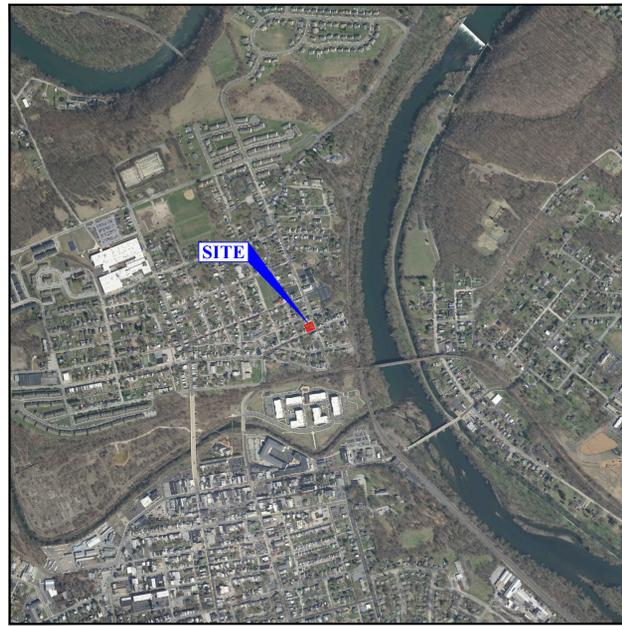


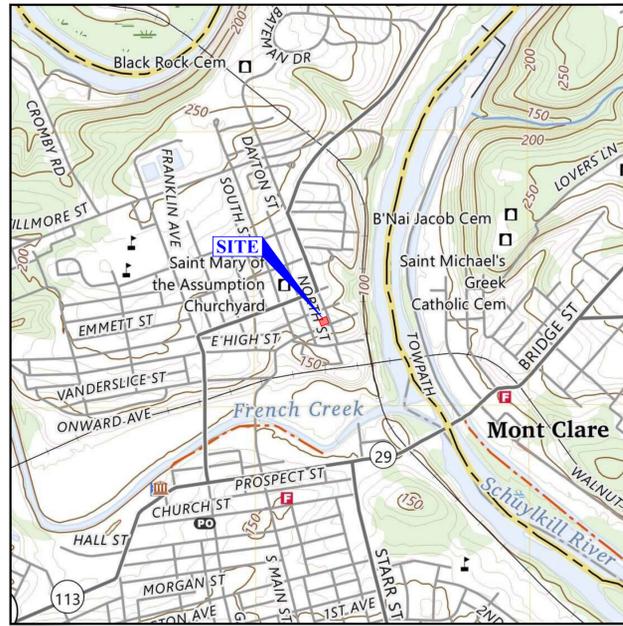
# PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS FOR 101 HIGH STREET PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	TITLE PLAN
3	EXISTING CONDITIONS PLAN
4	SITE LAYOUT AND GEOMETRY PLAN
5	GRADING AND UTILITIES PLAN
6	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7	PCSM NOTES AND DETAILS PLAN
8	EROSION & SEDIMENT CONTROL PLAN
9	E&S NOTES AND DETAILS PLAN
10	LANDSCAPING AND LIGHTING PLAN
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS

**ALL SHEETS ARE TO BE RECORDED**



**AERIAL MAP**  
 SCALE: 1" = 1000'



**USGS MAP**  
 SCALE: 1" = 1000'

**WAIVERS REQUESTED:**

1. SECTION 22-303: A WAIVER IS REQUESTED TO ALLOW THE SUBMISSION TO BE REVIEWED AS A PRELIMINARY/FINAL PLAN IN LIEU OF PRELIMINARY.
2. SECTION 22-411.3.B: A WAIVER IS REQUESTED TO PROVIDE A CLEAR SIGHT TRIANGLE LESS THAN 75'.
3. SECTION 22-414.10.E: A WAIVER IS REQUESTED TO ALLOW THE DRIVEWAYS TO BE LOCATED CLOSER THAN 60 FEET FROM THE RADIUS OF THE INTERSECTION.
4. SECTION 22-505.5B: A WAIVER IS REQUESTED TO ALLOW GRADING TO OCCUR UP TO THE PROPERTY LINE, IN LIEU OF 3'.

AREA OF TRACT	
GROSS TRACT AREA	7,815 S.F. (0.179 ACRES)
AREA WITHIN HIGH STREET DEDICATION	240 S.F. (0.005 ACRES)
PROPOSED TRACT AREA	7,575 S.F. (0.174 ACRES)

**EQUITABLE OWNER/  
APPLICANT:**  
 PCG DEVELOPMENT, LLC  
 ATTN: MARK R. GERAGHTY  
 153 PERSIMMON DRIVE  
 COLLEGETVILLE, PA 19426  
 (484) 886-2246  
 MGERAGHTY@PROVVCAPITALGROUP.COM

**OWNER OF RECORD:**  
 JOSEF PROPERTIES, LLC  
 670 W. ROSE TREE ROAD  
 MEDIA, PA 19063

RECORDER OF DEEDS  
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA, IN PLAN BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_.

RECORDER OF DEEDS  
 I, OWEN M. HYNNE, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION \_\_\_\_\_ AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

OWEN M. HYNNE, P.E.  
 DATE: \_\_\_\_\_

I HEREBY CERTIFY THAT THE BOROUGH OF PHOENIXVILLE PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO BOROUGH COUNCIL PRIOR TO CONCL'S ADOPTION OF RESOLUTION 2025-08, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CATHERINE BIANCO  
 PLANNING COMMISSION CHAIR PERSON

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 2025-08, ADOPTED, FEBRUARY 11, 2025, APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN, PURSUANT TO THE BOROUGH'S THEN CURRENT SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THAT THE BOROUGH, ON \_\_\_\_\_, HEREBY AUTHORIZES THIS PLAN FOR RECORDING.

E. JEAN KRACK  
 BOROUGH MANAGER

JONATHAN M. EWALD  
 COUNCIL PRESIDENT

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON \_\_\_\_\_.

CC/PC: \_\_\_\_\_ SECRETARY

AFFIDAVIT OF OWNERSHIP  
 COMMONWEALTH OF PENNSYLVANIA :  
 : SS:  
 COUNTY OF CHESTER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED MARK R. GERAGHTY, TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

HE IS THE SOLE MEMBER OF PCG DEVELOPMENT, LLC WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF ALL THE PROPERTY ("PROPERTY") TO WHICH THIS PLAN APPLIES AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THE SOURCE OF PCG DEVELOPMENT, LLC'S TITLE IS THE DEEDS RECORDED WITH THE OFFICE ("RECORDER'S OFFICE") OF THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, PENNSYLVANIA, IN RECORD BOOK \_\_\_\_\_ BEGINNING AT PAGE \_\_\_\_\_. THIS PLAN IS PCG DEVELOPMENT, LLC'S ACT AND DEED AND IS AUTHORIZED BY PCG DEVELOPMENT, LLC TO BE RECORDED WITH THE RECORDER'S OFFICE AND THAT SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY SAID PCG DEVELOPMENT, LLC TO MAKE THIS AFFIDAVIT.

PCG DEVELOPMENT, LLC

BY: \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

I, JASON E. HARMON, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

JASON E. HARMON, P.L.S. NO. SU075782

I, JOEL D. COMANDA, P.E., A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

JOEL D. COMANDA, P.E.

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PARCEL NO. 15-5-533, 15-5-534, 15-5-534.1, 15-5-534.2, 15-5-534.3

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 www.InLandDesign.net Info@InLandDesign.net

JOEL D. COMANDA  
 ENGINEER  
 PENNSYLVANIA

No.	Date:	Description:

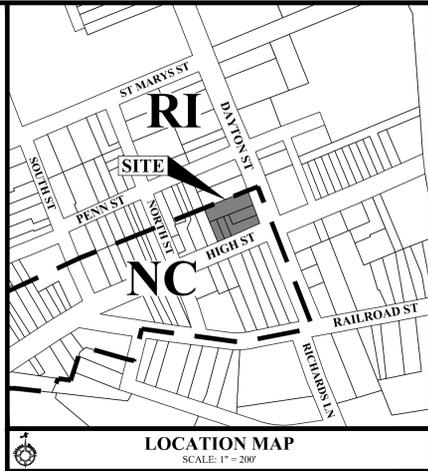
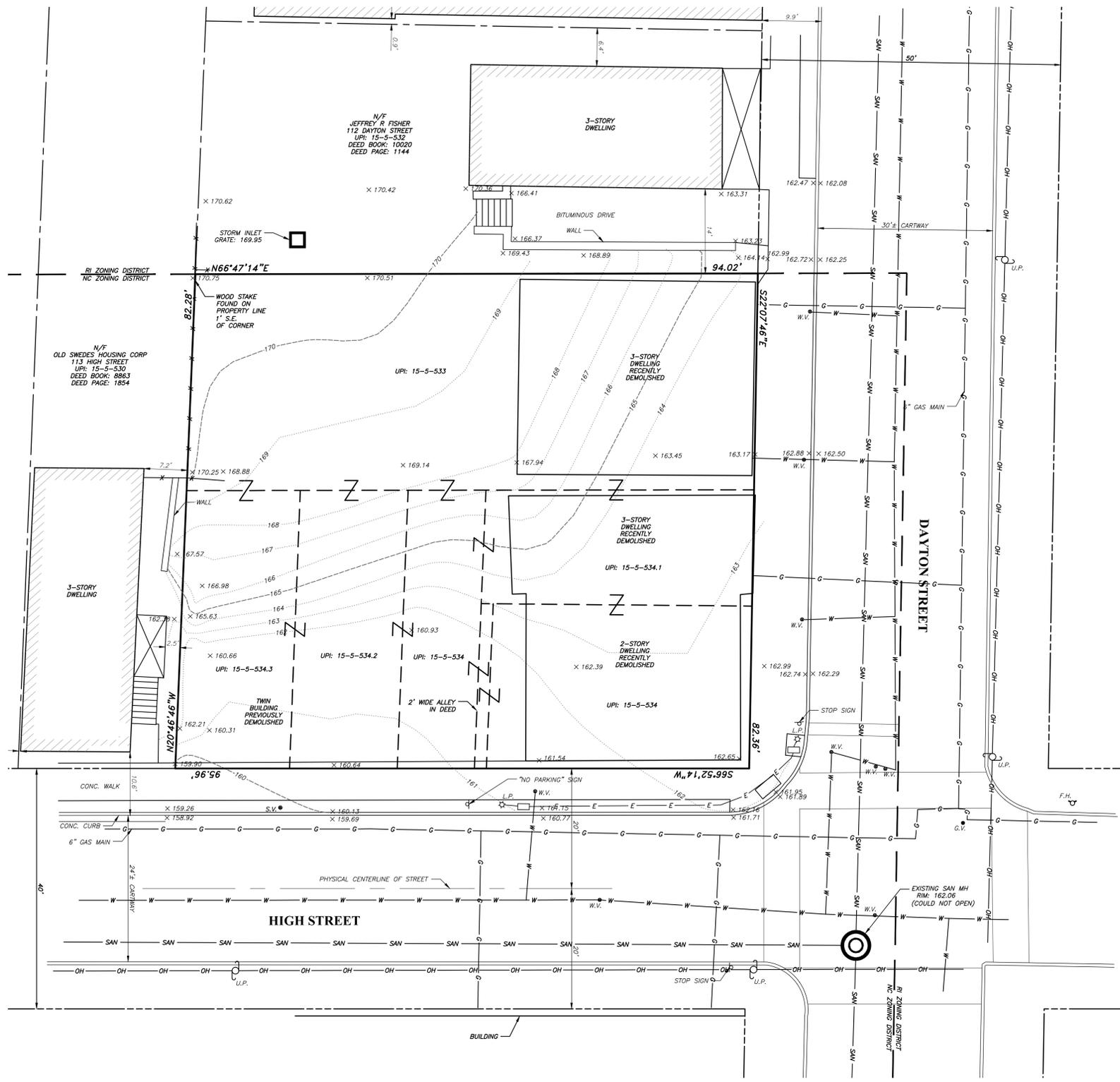
**PRELIMINARY / FINAL SUBDIVISION  
AND LAND DEVELOPMENT PLANS**

Date: 01/30/2026  
 Scale: AS NOTED  
 Drawn by: MMH  
 Checked by: JDC  
 Project No. 11523

COVER SHEET  
FOR  
**PCG DEVELOPMENT, LLC**  
101 HIGH STREET  
PHOENIXVILLE, PA 19460  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

S H E E T  
**1**  
OF 12





**LOCATION MAP**  
SCALE: 1" = 200'

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 5 EXISTING LOTS INTO 1 LOT AND REDEVELOP THE SITE WITH A DETACHED BUILDING. THE INTENT IS TO BUILD A FOUR STORY BUILDING WITH COMMON SPACE AND ONE APARTMENT ON THE GROUND FLOOR AND APARTMENTS ON EACH OF THE NEXT THREE FLOORS FOR A TOTAL OF FIFTEEN APARTMENTS.
  2. BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM "PRELIMINARY / FINAL MINOR LAND DEVELOPMENT AND SUBDIVISION PLAN FOR NORTH HILL FLATS" PREPARED BY H. GILROY DAMON ASSOCIATES, INC. DATED OCTOBER 2, 2020 AND LAST REVISED MAY 20, 2021.
  3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  4. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0066G, EFFECTIVE SEPTEMBER 29, 2017.
  5. ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
  6. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-PENN COMPLEX (URB).
  7. THERE ARE NO NATURAL AREAS OF STEEP AND VERY STEEP SLOPES ON THE PROPERTY. THERE ARE MAN-MADE SLOPES THAT EXCEED 15% AND 25% WHICH WERE THE RESULT OF DEMOLISHING THE EXISTING DWELLINGS.
  8. THE SIZE, MATERIAL, AND ELEVATIONS OF THE EXISTING SEWER AND WATER MAINS ARE UNKNOWN AT THIS TIME.
  9. SITE GEOLOGY IS CHARACTERIZED AS STOCKTON FORMATION (T5).
  10. THE SITE IS SERVICED BY PUBLIC SEWER AND WATER.
  11. THE PROPERTY IS LOCATED WITHIN THE NC - NEIGHBORHOOD CONSERVATION ZONING DISTRICT.
  12. THE SITE IS LOCATED IN THE FRENCH CREEK WATERSHED, PA CH 43 DESIGNATION TROUT STOCKING FISHES, MIGRATORY FISH (T5 MF).
  13. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.

**LEGEND**

	PROPERTY BOUNDARY
	PROPERTY BOUNDARY TO BE EXTINGUISHED
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	TEST PIT LOCATION
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING ROAD CENTERLINE
	EXISTING CURB LINE
	EXISTING ROAD PAVING
	EXISTING DRIVEWAY
	EXISTING SIGN
	EXISTING CONCRETE PAD, SIDEWALK OR PATIO
	EXISTING WALL
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING SANITARY CLEAN-OUT OR VENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRE

**AREA OF TRACT**

GROSS TRACT AREA	7,815 S.F. (0.179 ACRES)
AREA WITHIN HIGH STREET DEDICATION	240 S.F. (0.005 ACRES)
PROPOSED TRACT AREA	7,575 S.F. (0.174 ACRES)

**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
URbB	URBAN LAND-PENN COMPLEX	0% - 8%	LOW (ABOUT 4.1 INCHES)	WELL DRAINED	MORE THAN 80 INCHES	20 TO 40 INCHES	2c	B

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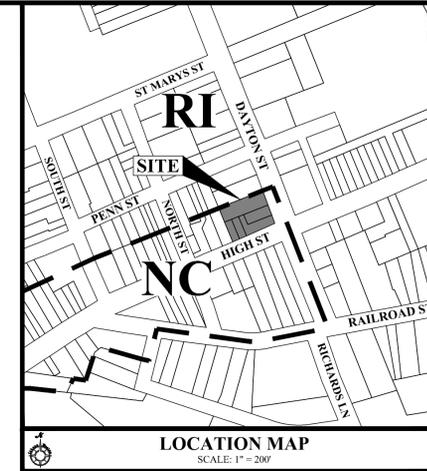
**PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS**

GRAPHIC SCALE  
1" = 10'  
(IN FEET)  
1 inch = 10'

Date: 01/30/2026  
Scale: 1" = 10'  
Drawn by: MMH  
Checked by: JDC  
Project No. 11523

**EXISTING CONDITIONS PLAN FOR**  
**PCG DEVELOPMENT, LLC**  
**101 HIGH STREET**  
**PHOENIXVILLE, PA 19460**  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**3**  
**OF 12**



**LOCATION MAP**  
SCALE: 1" = 200'

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 5 EXISTING LOTS INTO 1 LOT AND REDEVELOP THE SITE WITH A DETACHED BUILDING. THE INTENT IS TO BUILD A FOUR STORY BUILDING WITH COMMON SPACE AND ONE APARTMENT ON THE GROUND FLOOR AND APARTMENTS ON EACH OF THE NEXT THREE FLOORS FOR A TOTAL OF FIFTEEN APARTMENTS.
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- SITE NOTES:**
1. THE MINIMUM VERTICAL CLEARANCE WITHIN THE DRIVEWAY MUST BE 12.75 FEET.
  2. THE APPLICANT WILL PERFORM FULL WIDTH ROADWAY RESURFACING ALONG THE PROPERTY FRONTAGE. THIS RESURFACING SHALL CONSIST OF AN 1.5" ASPHALT MILL AND OVERLAY.
  3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE OPERATION & MAINTENANCE OF THE STORMWATER BMP.
  4. AS-BUILT PLANS SHALL BE PROVIDED UPON COMPLETION OF WORK IN ACCORDANCE WITH THE BOROUGH ORDINANCE.
  5. THE APPLICANT SHALL SUBMIT SIGNED SEALED PLANS AND DESIGNS FOR THE PROPOSED RETAINING WALL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  6. BUILDING MOUNTED LIGHTING IS PROPOSED TO PROVIDE LIGHTING IN ACCORDANCE WITH THE BOROUGH ORDINANCE. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM THE ADJACENT RESIDENTIAL PROPERTIES.
  7. MAILBOXES WILL BE PROVIDED WITHIN THE BUILDING.
  8. TRASH COLLECTION IS TO BE HANDLED WITHIN THE BUILDING.
  9. PER 224-17.7.D(1), TWO PARKING SPACES LOCATED BELOW THE BUILDING OVERHANG ARE TO BE EVPS SERVED BY A LEVEL 2 EVCS CONNECTION.

**ZONING (NC)**  
**NEIGHBORHOOD CONSERVATION DISTRICT - DETACHED BUILDING**

	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	30 FEET	95.90 FEET
MINIMUM LOT AREA	3,857 S.F. <sup>2</sup>	7,576 S.F.
MAXIMUM IMPERVIOUS COVERAGE	90%	89.7%
BUILD TO LINE: DAYTON STREET	10 FEET <sup>1</sup>	10 FEET
BUILD TO LINE: HIGH STREET	10 FEET <sup>1</sup>	10 FEET
MINIMUM SIDE YARD	5 FEET <sup>3</sup>	5.4 FEET
MINIMUM REAR YARD	NA <sup>4</sup>	NA
MINIMUM LOT DEPTH	EXISTING <sup>2</sup>	79.78 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	< 45 FEET

**NOTES:**

1. PER SECTION 27-301.1(A)(1) WITHIN RANGE OF FRONT BUILD-TO LINES ON BLOCK FACE
2. PER SECTION 27-301.1(A)(2) DETERMINED BY ADJACENT PARCEL 15-5-532
3. PER SECTION 27-301.1(A)(3) DETERMINED BY ADJACENT PARCEL 15-5-530 (5 FT. MIN OR 10 FT. MIN. BETWEEN ADJACENT BUILDINGS)
4. AS A CORNER LOT THIS LOT IS CONSIDERED TO HAVE TWO FRONT BUILD TO LINES, AND TWO SIDE YARDS. THEREFORE THERE IS NO REAR YARD.
5. LOT DEPTH IS UNCHANGED FROM EXISTING CONDITION.

**IMPERVIOUS COVERAGE**

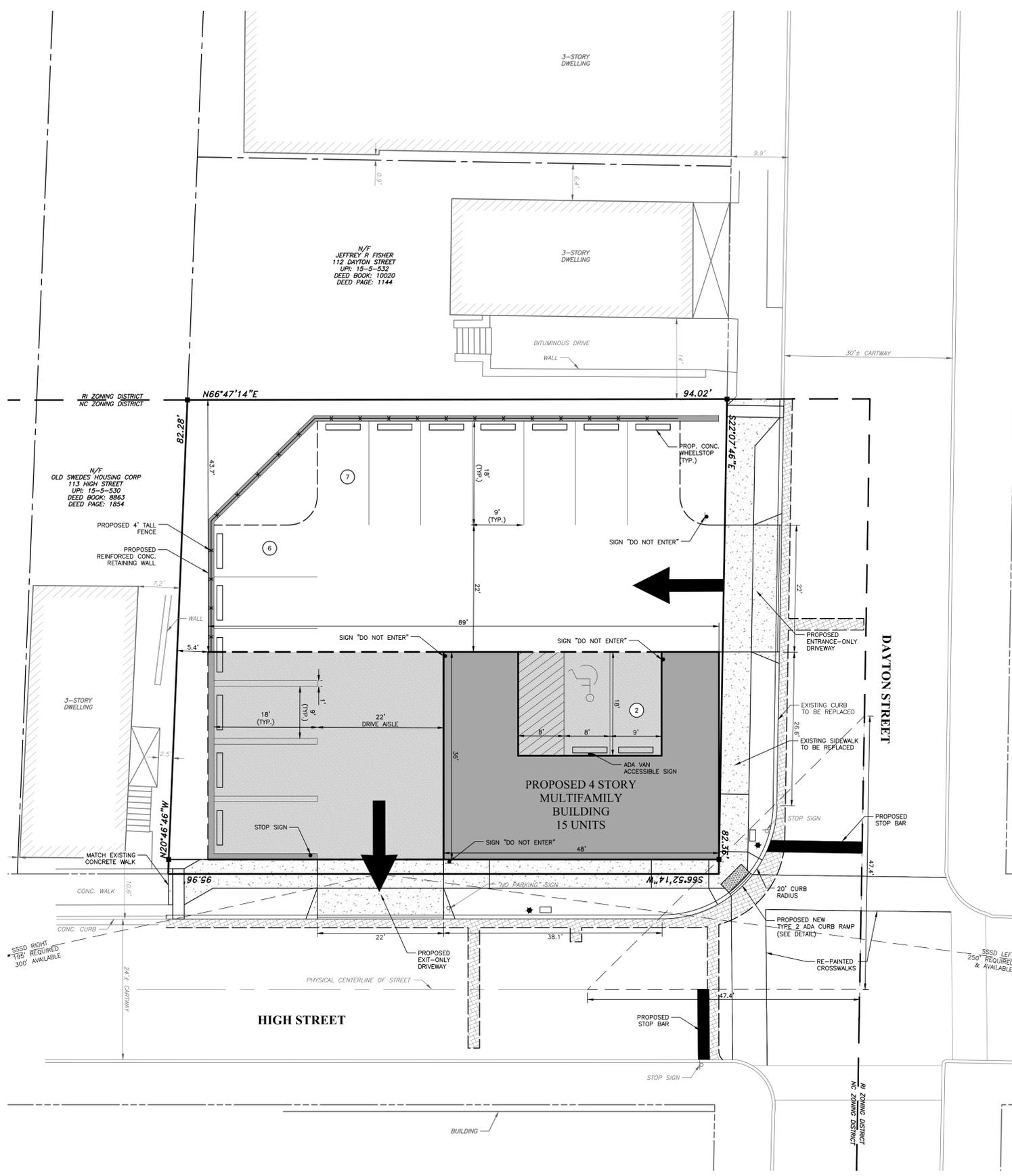
DESCRIPTION	EXISTING (REMOVED BY DEMOLITION)	PROPOSED
BUILDING	2,932 S.F.	3,204 S.F.
CONCRETE	1,067 S.F.	0 S.F.
PARKING AREA (NOT UNDER OVERHANG)	0 S.F.	3,102 S.F.
RETAINING WALL (NOT UNDER OVERHANG)	0 S.F.	118 S.F.
TOTAL IMPERVIOUS	3,999 S.F.	6,424 S.F.

STORMWATER CALCULATIONS WERE PERFORMED FOR A TOTAL OF 7,000 SF.

**PARKING TABULATION**

CALCULATION	PROPOSED
0.80 SPACES PER BEDROOM / 15 UNITS (UP TO 18 BEDROOMS) / 18 BEDROOMS x 0.8 = 14.4 SPACES	15 SPACES <sup>2</sup>

1) BASED ON PARKING ANALYSIS FOR DAYTON AND HIGH STREET, DATED 11-07-2023 PREPARED BY INLAND DESIGN  
2) 1 SPACE PER UNIT IS PROVIDED TO ENSURE ADEQUATE PARKING FOR ALL UNITS.



- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED BOUNDARY TO BE EXTINGUISHED
  - ADJOINING PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - TEST PIT LOCATION
  - EXISTING ROAD CENTERLINE
  - EXISTING CURB LINE
  - EXISTING ROAD / PAVING
  - EXISTING DRIVEWAY
  - EXISTING SIGN
  - EXISTING CONCRETE PAD, SIDEWALK OR PATIO
  - EXISTING WALL
  - PROPOSED IRON PIN
  - PROPOSED MONUMENT
  - PROPOSED RIGHT OF WAY LINE
  - PROPOSED LOT LINE
  - PROPOSED SETBACK LINE
  - PROPOSED EASEMENT LINE
  - PROPOSED CURB LINE
  - PROPOSED ROAD / PAVING
  - PROPOSED DRIVEWAY
  - PROPOSED SIGN
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED FENCE
  - PROPOSED WALL

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COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL ENGINEER  
JOEL D. COMANDA  
ENGINEER PEO70740

No.	Date:	Description:

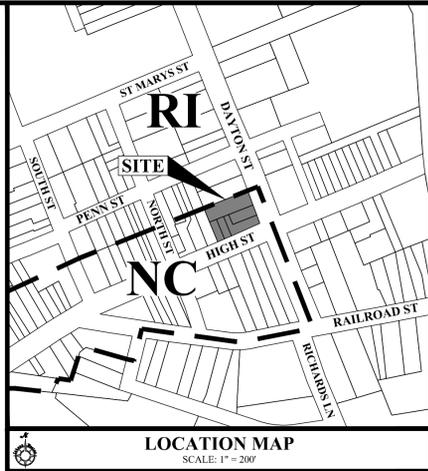
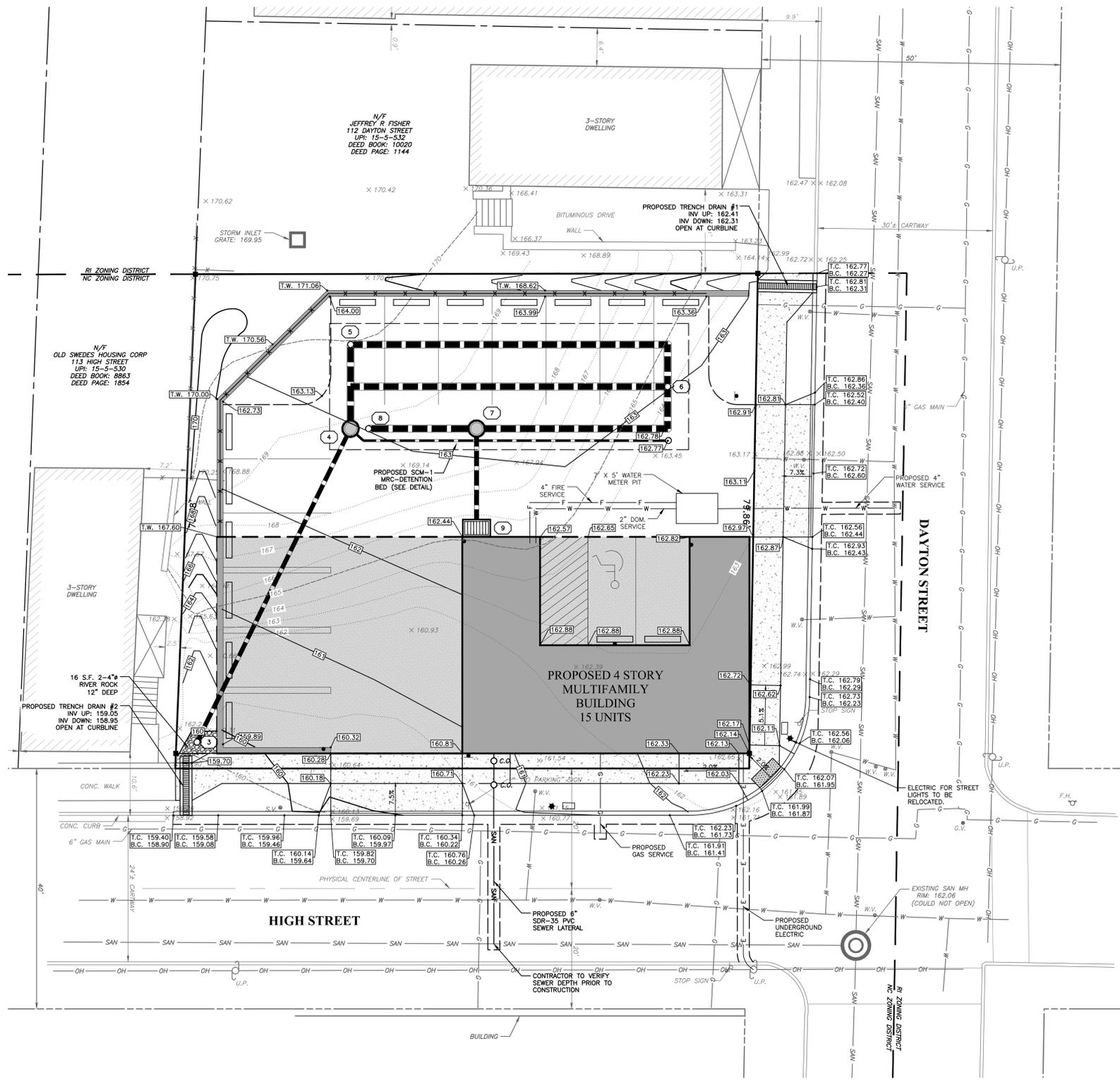
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**SITE LAYOUT AND GEOMETRY PLAN FOR**  
**PCG DEVELOPMENT, LLC**  
**101 HIGH STREET**  
**PHOENIXVILLE, PA 19460**  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**4**  
**OF 12**



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 5 EXISTING LOTS INTO 1 LOT AND REDEVELOP THE SITE WITH A DETACHED BUILDING. THE INTENT IS TO BUILD A FOUR STORY BUILDING WITH COMMON SPACE AND ONE APARTMENT ON THE GROUND FLOOR AND APARTMENTS ON EACH OF THE NEXT THREE FLOORS FOR A TOTAL OF FIFTEEN APARTMENTS.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM "PRELIMINARY / FINAL MINOR LAND DEVELOPMENT AND SUBDIVISION PLAN FOR NORTH HILL FLATS" PREPARED BY H. GILROY DAMON ASSOCIATES, INC. DATED OCTOBER 2, 2020 AND LAST REVISED MAY 20, 2021.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
  - THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 4029C0066G, EFFECTIVE SEPTEMBER 29, 2017.
  - ACCORDING TO AVAILABLE MAPPING THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.
  - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-PENN COMPLEX (UrbL).
  - THERE ARE NO NATURAL AREAS OF STEEP AND VERY STEEP SLOPES ON THE PROPERTY. THERE ARE MAN-MADE SLOPES THAT EXCEED 15% AND 25% WHICH WERE THE RESULT OF DEMOLISHING THE EXISTING DWELLINGS.
  - THE SIZE, MATERIAL, AND ELEVATIONS OF THE EXISTING SEWER AND WATER MAINS ARE UNKNOWN AT THIS TIME.
  - SITE GEOLOGY IS CHARACTERIZED AS STOCKTON FORMATION (Ts).
  - THE SITE IS SERVICED BY PUBLIC SEWER AND WATER.
  - THE PROPERTY IS LOCATED WITHIN THE NC - NEIGHBORHOOD CONSERVATION ZONING DISTRICT.
  - THE SITE IS LOCATED IN THE FRENCH CREEK WATERSHED, PA CH. 43 DESIGNATION TROUT STOCKING FISHES, MIGRATORY FISH (TSF MF).
  - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.

- GRADING AND UTILITY NOTES:**
- DRIVEWAY GRADES ARE NOT TO EXCEED 4% FOR THE 1ST 20 FEET.
  - SIDEWALK CROSSING OF THE DRIVEWAYS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
  - ALL INTERNAL WATER AND SEWER LINES ARE CONSIDERED PRIVATE AND SUBJECT TO COMPLIANCE WITH THE BOROUGH PLUMBING CODE.
  - ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD CONSTRUCTION DETAILS FOR THE BOROUGH OF PHOENIXVILLE.
  - ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
  - ALL PAD MOUNTED EQUIPMENT SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
  - WATER SERVICE LINES ARE TO BE 3" PE 80 K COPPER.
  - SANITARY SERVICE LINES ARE TO BE 6" SDR-35 PVC FROM THE BUILDING TO THE SEWER.
  - CONTRACTOR IS TO VERIFY SANITARY SEWER PRIOR TO LATERAL INSTALLATION.
  - WATER AND SANITARY LATERAL SIZING MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE CLOSEST HYDRANT IS LOCATED AT THE NORTHEAST CORNER OF DAYTON STREET AND HIGH STREET.
  - UTILITY CONTACT INFORMATION:  
COMCAST (CABLE): (800) 266-2278  
PECO ENERGY (GAS & ELECTRIC): (800) 494-4000  
PHOENIXVILLE BOROUGH: (WATER & SEWER): (610) 933-8801 EXT. 110

- RETAINING WALL NOTES:**
- THE WALL CONSTRUCTION WILL NOT REQUIRE ENCROACHMENT ONTO NOR EASEMENTS FROM THE ADJOINING PROPERTIES.
  - THE APPLICANT SHALL SUBMIT SIGNED SEALED PLANS AND DESIGNS FOR THE PROPOSED RETAINING WALL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

- LEGEND**
- PROPERTY BOUNDARY
  - PROPERTY BOUNDARY TO BE EXTINGUISHED
  - ADJOINING PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - TEST PIT LOCATION
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING SPOT ELEVATION
  - EXISTING ROAD CENTERLINE
  - EXISTING CURB LINE
  - EXISTING ROAD / PAVING
  - EXISTING DRIVEWAY
  - EXISTING SIGN
  - EXISTING CONCRETE PAD, SIDEWALK OR PATIO
  - EXISTING WALL
  - EXISTING FENCE LINE
  - EXISTING STORM STRUCTURES & PIPE
  - EXISTING SANITARY STRUCTURES & PIPE
  - EXISTING SANITARY CLEAN-OUT OR VENT
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD WIRE
  - PROPOSED IRON PIN
  - PROPOSED MONUMENT
  - PROPOSED RIGHT OF WAY LINE
  - PROPOSED LOT LINE
  - PROPOSED SETBACK LINE
  - PROPOSED EASEMENT LINE
  - PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED CURB LINE
  - PROPOSED ROAD / PAVING
  - PROPOSED DRIVEWAY
  - PROPOSED SIGN
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED FENCE
  - PROPOSED WALL
  - PROPOSED STORM STRUCTURES & PIPE
  - PROPOSED SANITARY CLEAN-OUT
  - PROPOSED SANITARY LATERAL
  - PROPOSED WATER LINE
  - PROPOSED WATER VALVE
  - PROPOSED ELECTRIC LINE

- TRENCH RESTORATION:**
- AREAS OF FULL DEPTH PAVEMENT RESTORATION ARE TO BE SAW CUT AND PAVEMENT IS TO BE RESTORED WITH THE PAVEMENT SPECIFICATION SHOWN IN THE STREET PAVING DETAIL.
  - ALL TRENCH RESTORATION SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 90 DAYS BEFORE THE AREAS ARE MILLED AND OVERLAYED WITH A 1.5 INCH SUPERPAVE WEARING COURSE SPECIFICATION.

**EQUITABLE OWNER/ APPLICANT:**  
PCG DEVELOPMENT, LLC  
ATTN: MARK R. GERAGHTY  
153 PERSIMMON DRIVE  
COLLEGEVILLE, PA 19426  
(484) 886-2246  
MGERAGHTY@PROVCAPITALGROUP.COM

**OWNER OF RECORD:**  
JOSEF PROPERTIES, LLC  
670 W. ROSE TREE ROAD  
MEDIA, PA 19063

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PARCEL NO. 15-5-533, 15-5-534, 15-5-534.1, 15-5-534.2, 15-5-534.3

**INLAND DESIGN**  
Engineering, Surveying & Land Planning  
16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
www.InLandDesign.net Info@InLandDesign.net



No.	Date:	Description:

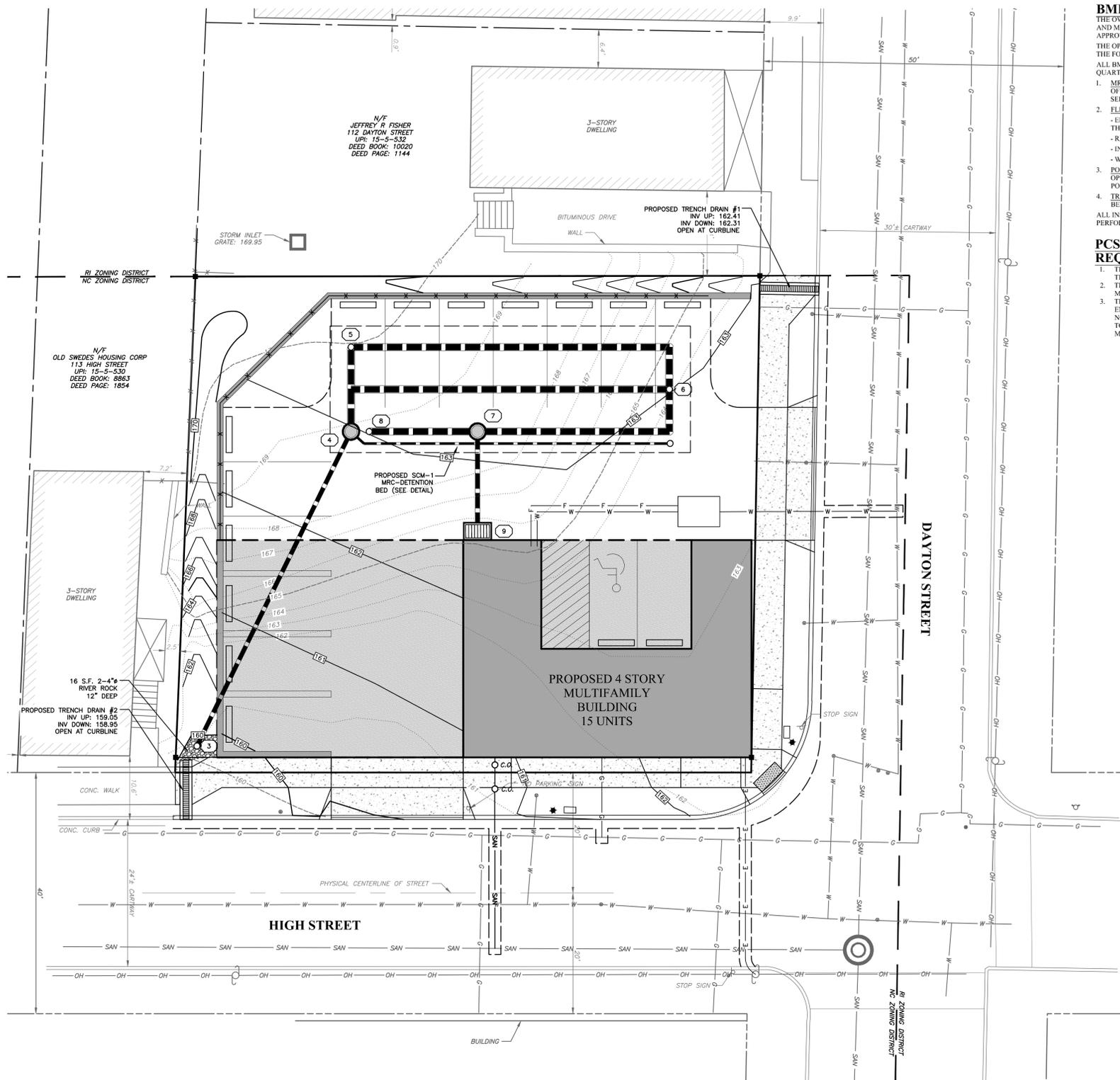
**PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS**

GRAPHIC SCALE  
1" = 10'  
(IN FEET)  
1 inch = 10'

Date: 01/30/2026  
Scale: 1" = 10'  
Drawn by: MMH  
Checked by: JDC  
Project No. 11523

**GRADING AND UTILITIES PLAN FOR**  
**PCG DEVELOPMENT, LLC**  
**101 HIGH STREET**  
**PHOENIXVILLE, PA 19460**  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**5**  
**OF 12**



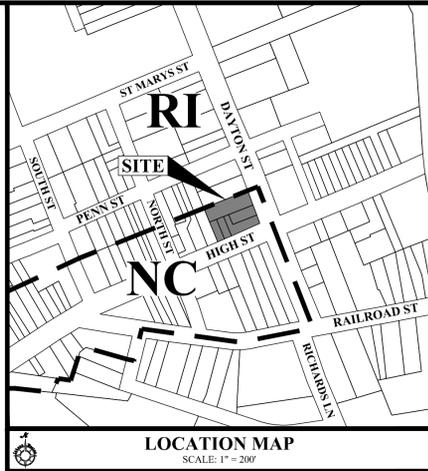
**BMP OPERATIONS AND MAINTENANCE PROCEDURES**  
 THE OWNER (OR ITS ASSIGNS) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs IDENTIFIED ON THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT (PCSWM) PLAN.  
 THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THIS PROJECT INCLUDE THE FOLLOWING:  
 ALL BMPs ON SITE SHALL BE CHECKED AFTER EACH RAIN EVENT GREATER THAN 1" AND A MINIMUM OF QUARTERLY (FOUR TIMES PER YEAR). MAINTENANCE FOR EACH BMP IS AS FOLLOWS:

- MRC-DETENTION BED** - ALL GUTTERS, DOWNSPOUTS, AND TRIBUTARY PIPING SHALL BE KEPT FREE OF DEBRIS. THE OUTLET STRUCTURE SHOULD BE VISUALLY INSPECTED AND ANY DEBRIS OR SEDIMENT REMOVED.
- FLEXSTORM INLET FILTER** - MAINTAIN ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
  - EMPTY THE FILTER BAG MANUALLY OR BY INDUSTRIAL VACUUM TAKING CARE NOT TO DAMAGE THE GEOTEXTILE BAG WHEN MORE THAN HALF FULL OR DURING SCHEDULED INSPECTION PERIOD.
  - REMOVE COMPACTED SILT FROM THE SEDIMENT BAG AND FLUSH WITH MEDIUM SPRAY.
  - INSPECT AND REPLACE BAG IF TORN OR PUNCTURED.
  - WHILE FILTER IS REMOVED, REMOVE ANY DEBRIS FROM THE INLET SUMP.
- POP-UP EMITTER** - THE POP-UP EMITTER IS TO BE VISUALLY INSPECTED TO MAKE SURE THAT IT IS OPERATING FREELY. ANY ACCUMULATED DEBRIS OR SEDIMENT IN THE STONE SURROUNDING THE POP-UP EMITTER IS TO BE REMOVED AND DISPOSED OF.
- TRENCH DRAINS** - THE TRENCH DRAINS ARE TO BE CLEANED AND ANY DEBRIS OR SEDIMENT IS TO BE REMOVED AND DISPOSED OF.

ALL INSPECTIONS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE PERFORMED BY THE APPOINTED REPRESENTATIVE OF THE OWNER.

**PCSWM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS:**

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSWM BMP LOCATED ON THEIR PROPERTY.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE ROOF GUTTERS AND DOWNSPOUTS LOCATED ON THE PROPERTY.
- THE ENTITY RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSWM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE.



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 5 EXISTING LOTS INTO 1 LOT AND REDEVELOP THE SITE WITH A DETACHED BUILDING. THE INTENT IS TO BUILD A FOUR STORY BUILDING WITH COMMON SPACE AND ONE APARTMENT ON THE GROUND FLOOR AND APARTMENTS ON EACH OF THE NEXT THREE FLOORS FOR A TOTAL OF FIFTEEN APARTMENTS.
  - BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM "PRELIMINARY / FINAL MINOR LAND DEVELOPMENT AND SUBDIVISION PLAN FOR NORTH HILL FLATS" PREPARED BY H. GILROY DAMON ASSOCIATES, INC. DATED OCTOBER 2, 2020 AND LAST REVISED MAY 20, 2021.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
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  - THE SITE IS SERVICED BY PUBLIC SEWER AND WATER.
  - THE PROPERTY IS LOCATED WITHIN THE NC - NEIGHBORHOOD CONSERVATION ZONING DISTRICT.
  - THE SITE IS LOCATED IN THE FRENCH CREEK WATERSHED, PA CH. 93 DESIGNATION TROUT STOCKING FISHES, MIGRATORY FISH (TSF MF).
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**IMPERVIOUS COVERAGE**

DESCRIPTION	EXISTING (REMOVED BY DEMOLITION)	PROPOSED
BUILDING	2,932 S.F.	3,204 S.F.
CONCRETE	1,067 S.F.	0 S.F.
PARKING AREA (NOT UNDER OVERHANG)	0 S.F.	3,102 S.F.
RETAINING WALL (NOT UNDER OVERHANG)	0 S.F.	118 S.F.
TOTAL IMPERVIOUS	3,999 S.F.	6,424 S.F.

STORMWATER CALCULATIONS WERE PERFORMED FOR A TOTAL OF 7,000 SF.

**OWNER'S CERTIFICATION:**  
 I, MARK E. GERAGHTY, CERTIFY THAT I AM THE SOLE MEMBER OF PCG DEVELOPMENT, LLC, WHICH IS A LIMITED LIABILITY COMPANY AND IS THE RECORD OWNER OF THIS PROPERTY AND ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

**ENGINEER'S CERTIFICATION:**  
 I, JOEL D. COMANDA, ON THIS DATE JANUARY 30, 2026, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF PHOENIXVILLE ORDINANCE NO. 23, STORMWATER MANAGEMENT, AS LAST AMENDED.

*Joel D. Comanda*  
 JOEL D. COMANDA, P.E.

**EQUITABLE OWNER/APPLICANT:**  
 PCG DEVELOPMENT, LLC  
 ATTN: MARK E. GERAGHTY  
 153 PERSIMMON DRIVE  
 COLLEGETVILLE, PA 19026  
 (484) 886-2246  
 MGERAGHTY@PROVCAPITALGROUP.COM

**OWNER OF RECORD:**  
 JOSEF PROPERTIES, LLC  
 670 W. ROSE TREE ROAD  
 MEDIA, PA 19063

- LEGEND**
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  - PROPOSED WATER VALVE
  - PROPOSED ELECTRIC LINE

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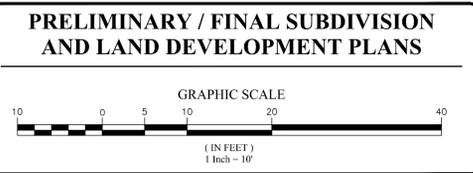
Pennsylvania One Call System  
 PA. act 172 of 1986 requires three working days notice  
 Serial Numbers:  
 20260220275

PENNSYLVANIA ACT 187 REQUIREMENTS:  
 Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

**INLAND DESIGN**  
 Engineering, Surveying & Land Planning  
 16 Hagerty Blvd. Phone: (484) 947-2928  
 West Chester, PA 19382 Fax: (484) 947-2946  
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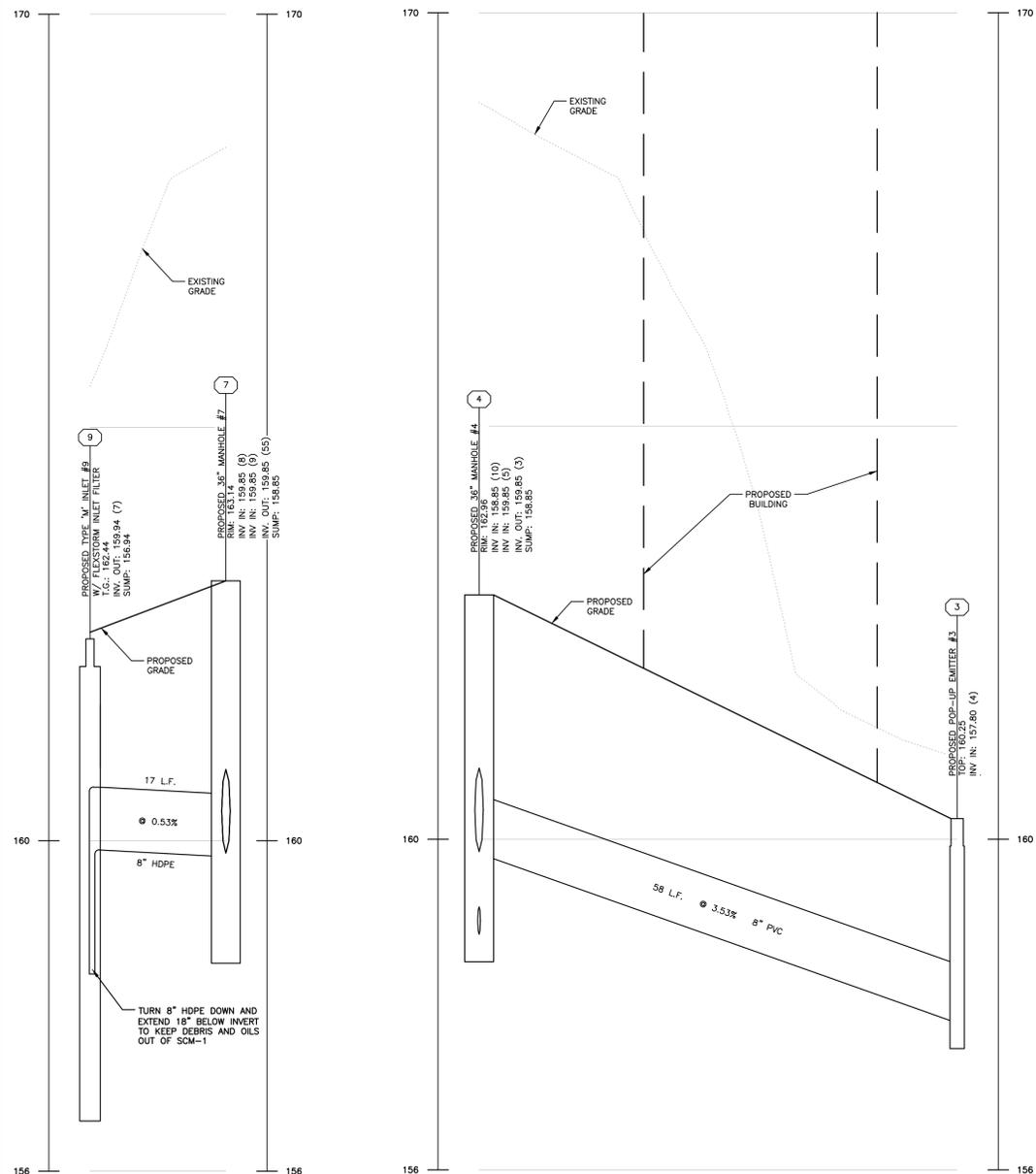
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Date: 01/30/2026  
 Scale: 1" = 10'  
 Drawn by: MMS  
 Checked by: JJC  
 Project No. 11523

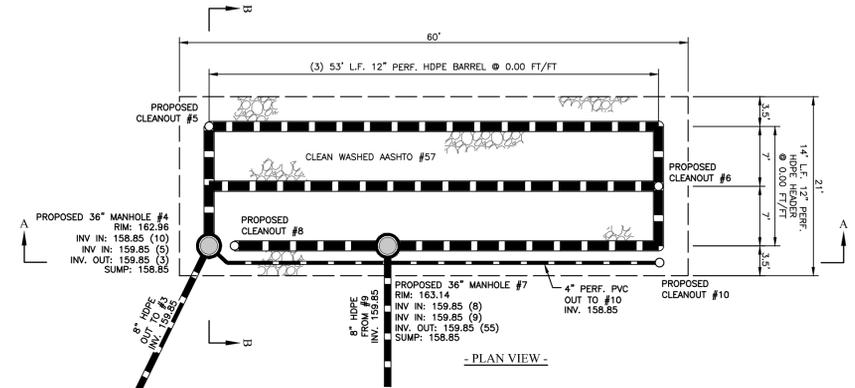
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR  
**PCG DEVELOPMENT, LLC**  
 101 HIGH STREET  
 PHOENIXVILLE, PA 19460  
 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

SHEET  
**6**  
 OF 12

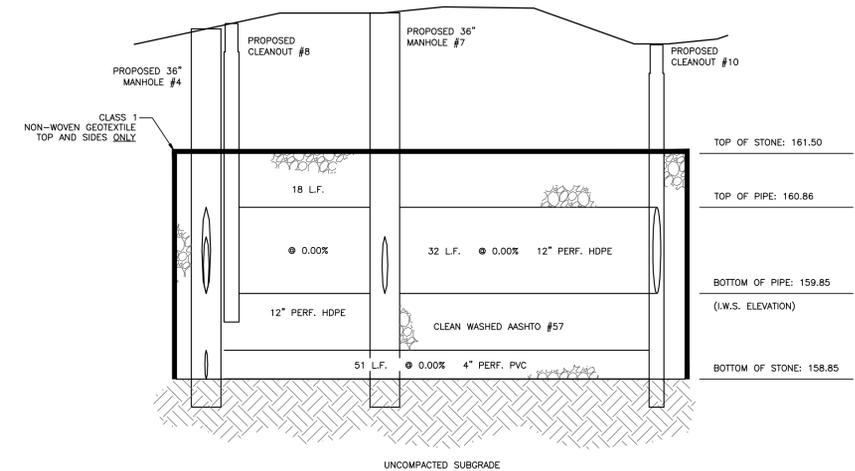


**INLET 9 TO MANHOLE 7**  
SCALE: (H) 1"=10' (V) 1"=1'

**OUTLET STRUCTURE 4 TO POP-UP EMITTER 3**  
SCALE: (H) 1"=10' (V) 1"=1'

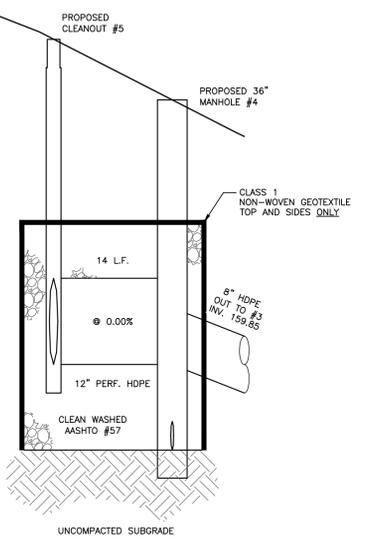


- PLAN VIEW -



- SECTION A -

**SCM-1 MRC-DETENTION BED**  
(NOT TO SCALE)



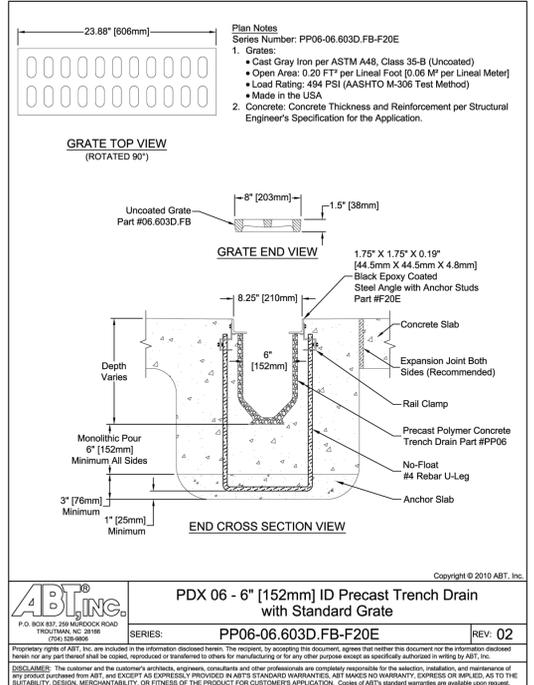
- SECTION B -

**TYPICAL MRC-DETENTION BED CONSTRUCTION SEQUENCE**  
THIS SEQUENCE IS INTENDED TO BE USED IN CONJUNCTION WITH THE OVERALL SEQUENCE OF CONSTRUCTION FOR THE ENTIRE PROJECT. CONSTRUCTION OF THE MRC-DETENTION BED MUST NOT START UNTIL IT IS CALLED FOR IN THE OVERALL CONSTRUCTION SEQUENCE.  
BEFORE THE MRC-DETENTION BED CAN BE UTILIZED, ALL AREAS TRIBUTARY TO THE MRC-DETENTION BED SHALL BE STABILIZED WITH GRASS (MIN 70% COVER) IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS PROVIDED WITHIN THE PLAN SET.

- STRIP TOPSOIL FROM THE MRC-DETENTION BED AREA AND STOCKPILE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS.
- EXCAVATE THE MRC-DETENTION BED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLAN. EXCAVATION OF THE MRC-DETENTION BED SHALL BE COMPLETED USING AN EXCAVATOR (i.e. TRAC-HOE) THAT DOES NOT REQUIRE TRAVEL ACROSS THE BOTTOM OF THE MRC-DETENTION BED. ALL EXCAVATIONS SHALL BE MADE FROM THE EDGE OF THE MRC-DETENTION BED TO AVOID COMPACTION OF THE BOTTOM OF THE MRC-DETENTION BED.
- ONCE THE MRC-DETENTION BED HAS BEEN EXCAVATED TO THE REQUIRED ELEVATION, INSTALL THE FABRIC, PIPING AND STONE AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAIL. CARE MUST BE TAKEN TO AVOID COMPACTION OF THE MRC-DETENTION BED BOTTOM. ANY AREAS THAT ARE INADVERTENTLY COMPACTED MUST BE SCARIFIED WITH A CHISEL PLOW OR SIMILAR NON-COMPACTING MEASURES.
- UPON COMPLETION OF THE FABRIC, PIPE AND STONE INSTALLATION, INSTALL THE PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS TO THE BUILDING.
- CHECK THE MRC-DETENTION BED AFTER EACH STORM EVENT AND CLEAN OUT ANY ACCUMULATED SEDIMENT IMMEDIATELY. ACCUMULATIONS OF ANY SEDIMENT SHALL BE REMOVED BY HAND AND PLACED IN A STABILIZED AREA IN ACCORDANCE WITH THE LONG TERM OPERATIONS AND MAINTENANCE NOTES SHOWN ON THIS PLAN.

**SCM-1 NOTES:**

- ALL PIPING SHALL BE ADS-12 HDPE OR APPROVED EQUAL.
- ALL PIPING SHALL BE FULLY PERFORATED. PERFORATIONS SHALL BE ORIENTED ON THE PIPE PERFORATION DETAIL SHOWN ON THIS SHEET. ALL PERFORATIONS SHALL HAVE A MINIMUM DIAMETER OF 0.394". THERE SHALL BE A MINIMUM OF 3 RINGS OF PERFORATIONS PER LINEAL FOOT OF PIPE.
- ALL PIPE CONNECTIONS SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL GEOTEXTILE FABRIC SHALL BE CLASS 1 NON-WOVEN GEOTEXTILE IN ACCORDANCE WITH PENNDOT FORM 408 SPECIFICATIONS OR APPROVED EQUAL.
- GEOTEXTILE FABRIC SHALL BE USED ON THE SIDES AND TOP OF THE SCM ONLY. ALL OVERLAPS ON THE TOP OF THE FACILITY SHALL BE A MINIMUM OF 2 FEET.

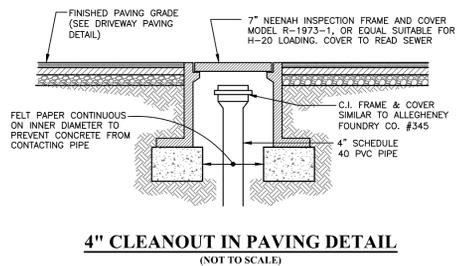


**PDX 06 - 6" [152mm] ID Precast Trench Drain with Standard Grate**

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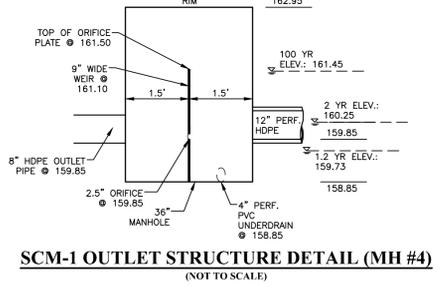
- NOTES:**
- CONTRACTOR SHALL HAVE THE OPTION OF SUBSTITUTING AN APPROVED EQUAL TRENCH DRAIN & GRATE.
  - TRENCH DRAINS TO BE 9.81" LONG, 6" DEEP, AND HAVE A SLOPE OF 1%.



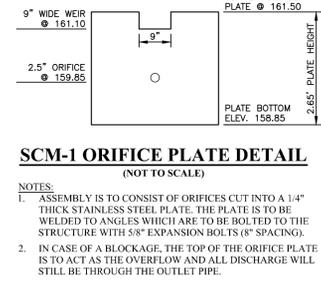
**4" CLEANOUT IN PAVING DETAIL**  
(NOT TO SCALE)



**12" HDPE PIPE PERFORATION DETAIL**  
(NOT TO SCALE)

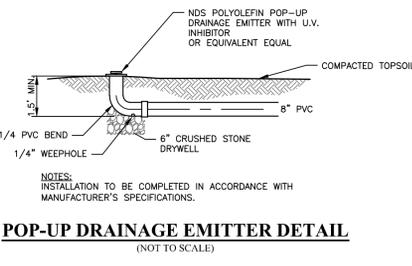


**SCM-1 OUTLET STRUCTURE DETAIL (MH #4)**  
(NOT TO SCALE)



**SCM-1 ORIFICE PLATE DETAIL**  
(NOT TO SCALE)

- NOTES:**
- ASSEMBLY IS TO CONSIST OF ORIFICES CUT INTO A 1/4" THICK STAINLESS STEEL PLATE. THE PLATE IS TO BE WELDED TO ANGLES WHICH ARE TO BE BOLTED TO THE STRUCTURE WITH 5/8" EXPANSION BOLTS (8" SPACING).
  - IN CASE OF A BLOCKAGE, THE TOP OF THE ORIFICE PLATE IS TO ACT AS THE OVERFLOW AND ALL DISCHARGE WILL STILL BE THROUGH THE OUTLET PIPE.



**POP-UP DRAINAGE EMITTER DETAIL**  
(NOT TO SCALE)

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PA. act 172 of 1986 requires three working days notice  
Serial Numbers: 20260220275

PENNSYLVANIA ACT 187 REQUIREMENTS:  
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

PARCEL NO. 15-S-533, 15-S-534, 15-S-534.1, 15-S-534.2, 15-S-534.3

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COMMONWEALTH OF PENNSYLVANIA  
REGISTERED PROFESSIONAL ENGINEER  
JOEL D. COMANDA  
ENGINEER PEO70740

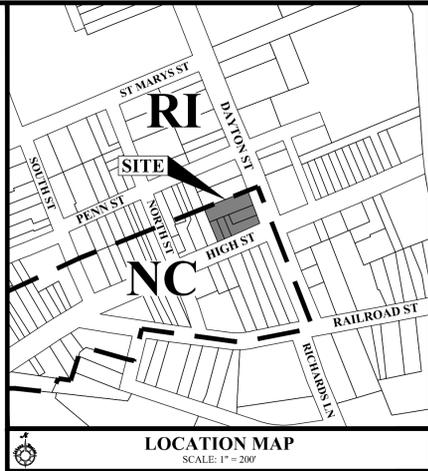
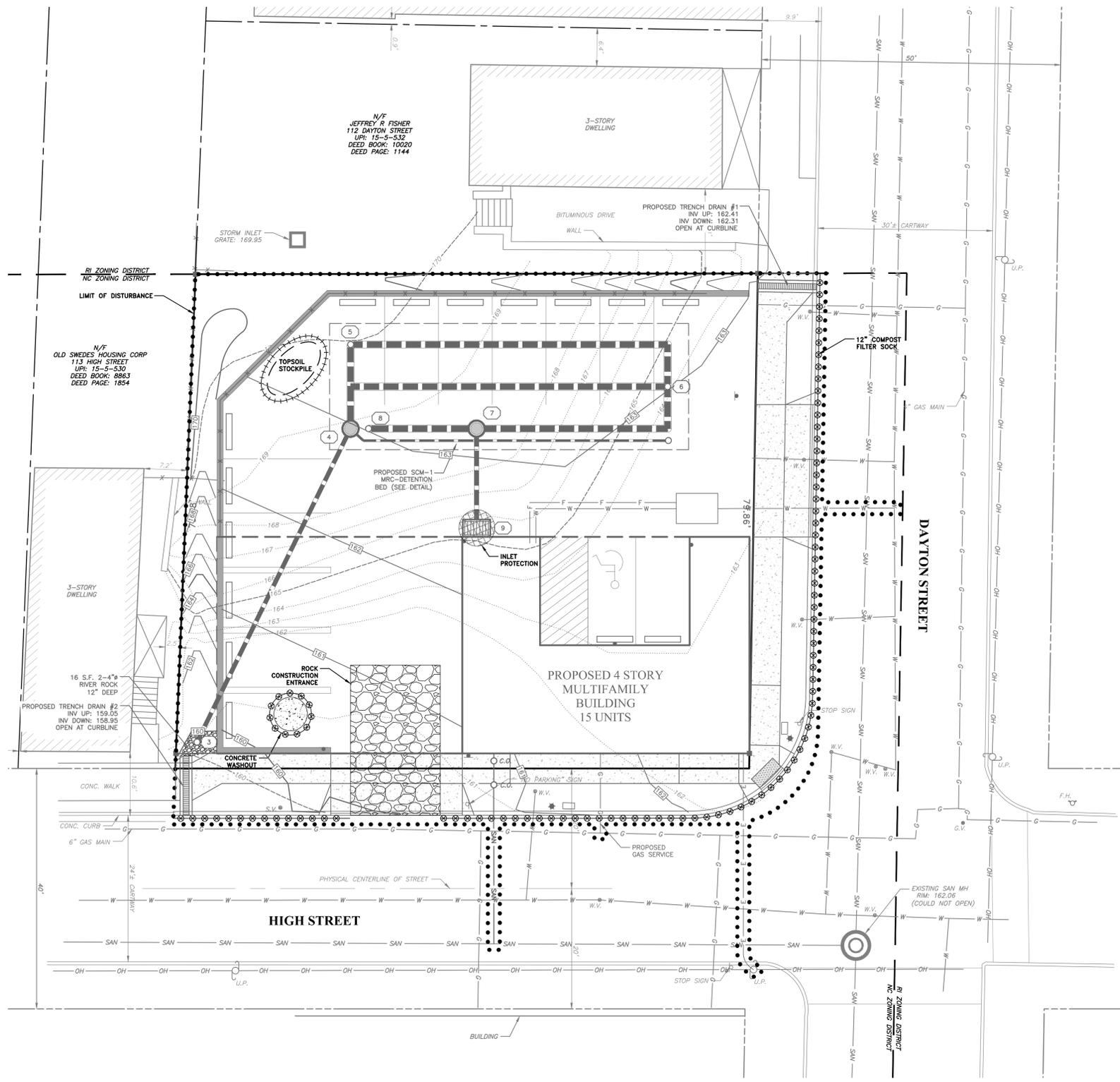
No.	Date:	Description:

**PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS**

Date: 01/30/2026  
Scale: AS NOTED  
Drawn by: MHH  
Checked by: JDC  
Project No. 11523

**PCSM NOTES AND DETAILS PLAN FOR**  
**PCG DEVELOPMENT, LLC**  
101 HIGH STREET  
PHOENIXVILLE, PA 19460  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

**SHEET**  
**7**  
**OF 12**



- SEQUENCE OF CONSTRUCTION**
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS FOR AN ON SITE PRE-CONSTRUCTION MEETING.
1. DELINEATE LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.
  2. INSTALL ROCK CONSTRUCTION ENTRANCE AND SILT SOCK AS SHOWN ON THE PLAN AND ACCORDING TO THE DETAILS.
  3. STRIP TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE AS SHOWN ON THE PLAN.
  4. ROUGH GRADE SITE AND INSTALL RETAINING WALL.
  5. INSTALL SCM-1 AND BLOCK SO NO RUNOFF CAN ENTER. IMMEDIATELY INSTALL INLET PROTECTION IN ALL TRIBUTARY INLETS. SCM-1 (SEE SEPARATE SEQUENCE OF CONSTRUCTION) SHALL NOT BE UTILIZED UNTIL ALL AREAS DRAINING TO IT ARE PERMANENTLY STABILIZED.
  6. INSTALL BUILDING FOUNDATION AND BEGIN BUILDING CONSTRUCTION.
 

**NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
  7. INSTALL ALL UNDERGROUND UTILITIES.
  8. INSTALL PROPOSED GUTTERS, DOWNSPOUTS AND ROOF LEADERS FOR THE BUILDING. CONNECT THE ROOF LEADERS TO SCM-1 AS SHOWN ON THE PLAN.
  9. COMPLETE FINE GRADING OF THE PARKING AREA AND INSTALL STONE BASE COURSE AND PAVING.
  10. INSTALL PERMANENT SEEDING AND MULCH ON ALL DISTURBED AREAS IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS SHOWN ON THE PLAN. INSTALL LANDSCAPING AS SHOWN ON THE PLAN AND IN THE DETAIL.
 

**NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITIES THAT WILL EXCEED 4 DAYS, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.**
  11. ONCE ALL AREAS HAVE BEEN PERMANENTLY STABILIZED (DETERMINED BY MINIMUM 70% ESTABLISHED GRASS COVER), REMOVE ALL REMAINING EROSION CONTROL MEASURES AND STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF THE EROSION CONTROL MEASURES.

- LEGEND**
- PROPERTY BOUNDARY
  - PROPERTY BOUNDARY TO BE EXTINGUISHED
  - ADJOINING PROPERTY LINE
  - EXISTING RIGHT OF WAY LINE
  - TEST PIT LOCATION
  - EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - EXISTING SPOT ELEVATION
  - EXISTING ROAD CENTERLINE
  - EXISTING CURB LINE
  - EXISTING ROAD / PAVING
  - EXISTING DRIVEWAY
  - EXISTING CONCRETE PAD, SIDEWALK OR PATIO
  - EXISTING WALL
  - EXISTING FENCE LINE
  - EXISTING STORM STRUCTURES & PIPE
  - EXISTING SANITARY STRUCTURES & PIPE
  - EXISTING SANITARY CLEAN-OUT OR VENT
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER LINE
  - EXISTING UTILITY POLE
  - EXISTING OVERHEAD WIRE
  - PROPOSED IRON PIN
  - PROPOSED MONUMENT
  - PROPOSED RIGHT OF WAY LINE
  - PROPOSED LOT LINE
  - PROPOSED SETBACK LINE
  - PROPOSED EASEMENT LINE
  - PROPOSED CURB LINE
  - PROPOSED ROAD / PAVING
  - PROPOSED DRIVEWAY
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED FENCE
  - PROPOSED WALL
  - PROPOSED STORM STRUCTURES & PIPE
  - PROPOSED SANITARY CLEAN-OUT
  - PROPOSED SANITARY LATERAL
  - PROPOSED WATER LINE
  - PROPOSED WATER VALVE
  - PROPOSED ELECTRIC LINE
  - LIMIT OF DISTURBANCE
  - 18" SILT FENCE
  - 12" COMPOST FILTER SOCK
  - ORANGE CONSTRUCTION FENCE
  - ROCK CONSTRUCTION ENTRANCE
  - INLET SEDIMENT FILTER

**WATERSHED: THE SITE IS TRIBUTARY TO THE MAIN STEM OF THE SCHUYLKILL RIVER, WHICH IS DESIGNATED AS A WARM WATER FISHES/MIGRATORY FISH (WWF/MF) BY CHAPTER 93.**

**LIMIT OF DISTURBANCE: 9,828 S.F. (0.23 AC.)**

**EQUITABLE OWNER/ APPLICANT:**  
 PCG DEVELOPMENT, LLC  
 ATTN: MARK R. GERAGHTY  
 153 PERSIMMON DRIVE  
 COLLEGEVILLE, PA 19426  
 (484) 886-2246  
 MGERAGHTY@PROVCAPITALGROUP.COM

**OWNER OF RECORD:**  
 JOSEF PROPERTIES, LLC  
 670 W. ROSE TREE ROAD  
 MEDIA, PA 19063

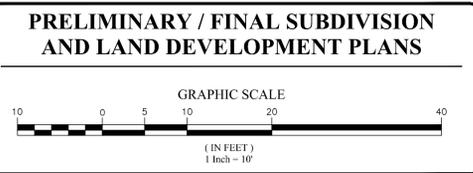
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PARCEL NO. 15-5-533, 15-5-534, 15-5-534.1, 15-5-534.2, 15-5-534.3

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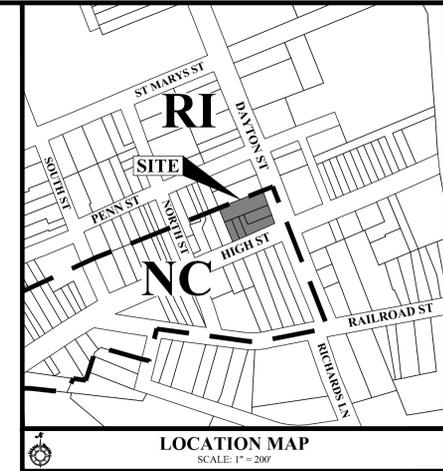


Date: 01/30/2026  
 Scale: 1" = 10'  
 Drawn by: MMH  
 Checked by: JDC  
 Project No. 11523

**EROSION & SEDIMENT CONTROL PLAN FOR**  
**PCG DEVELOPMENT, LLC**  
**101 HIGH STREET**  
**PHOENIXVILLE, PA 19460**  
 PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

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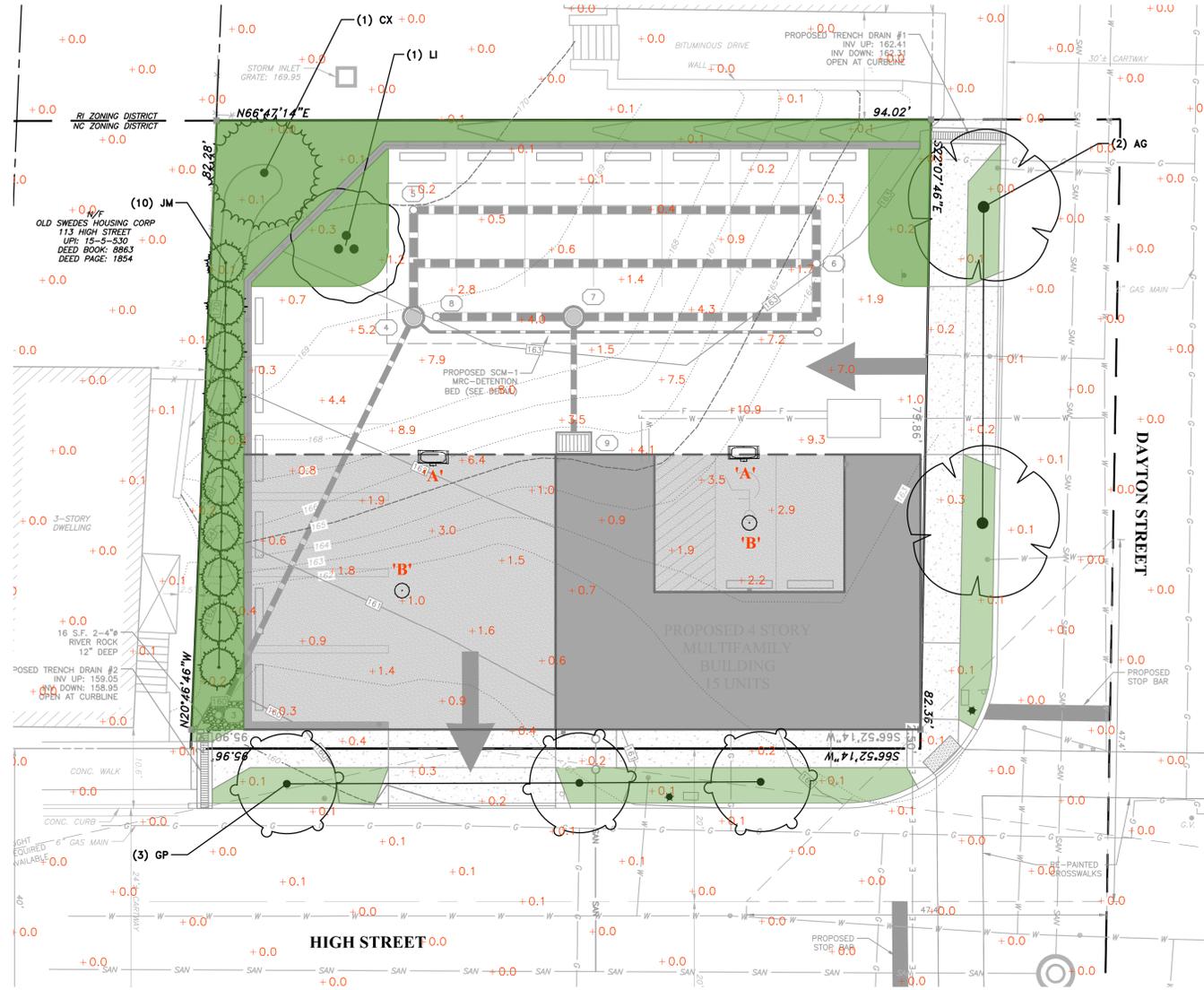
**LANDSCAPING GENERAL NOTES**

- ALL PLANTING AREAS SHALL HAVE SOIL AMENDED WITH HUMUS OR COMPOST AND SHALL BE MULCHED TO A DEPTH OF THREE INCHES WITH SHREDED HARDWOOD MULCH OR EQUAL.
- TREE WRAP SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD.
- DO NOT CUT THE LEADER OF DECIDUOUS TREES.
- NO DECIDUOUS SHADE TREES WILL BE LOCATED CLOSER THAN 10 FEET TO SANITARY AND WATER UTILITIES.
- NO PLANTS, EXCEPT GROUND COVER, SHALL BE PLANTED LESS THAN FIVE FEET FROM A STRUCTURE, WALKS OR CURB LINES.
- ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK, BALLED AND BURLAPPED. IT SHALL BE OF SYMMETRICAL GROWTH, TYPICAL OF ITS SPECIES OR VARIETY, CERTIFIED FREE OF INSECTS, PESTS AND DISEASE, HAVE A NORMAL GROWTH HABIT, AND A VIGOROUS HEALTHY ROOT SYSTEM.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 18 MONTHS FROM DATE OF INSTALLATION BY THE LANDSCAPING CONTRACTOR.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- ALL PLANTING MATERIALS SHALL MEET THE MINIMUM STANDARDS OF THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR HEALTH, FORM, AND ROOT CONDITION.
- ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE BOROUGH.
- PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- TREES AND SHRUBS SHALL BEAR THE SAME RELATIONSHIP TO THE FINISHED GRADE IN THE NEW DEVELOPMENT AS THEY DID IN THE NURSERY.
- ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS AS DELINEATED ON THE PLANS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS AS SPECIFIED IN THE PLANT SCHEDULE AND SHALL INSTALL ALL MATERIAL IN ACCORDANCE WITH THE PLANTING DETAILS, NOTES AND SPECIFICATIONS IN THE APPROVED LANDSCAPE PLANS.
- ANY SUBSTITUTIONS OF PLANT MATERIALS MUST BE REVIEWED AND APPROVED BY THE BOROUGH BEFORE INSTALLATION.
- ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NEED NOT BE LIMITED TO, PROVISIONS FOR SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPE AREAS, INCLUDING WATERING, FERTILIZING TO MAINTAIN HEALTHY GROWTH, PRUNING, WEEDING, AND CLEANING DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
- ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ANY DEAD, DISEASED OR DECAYING TREES FROM THE PROPERTY.
- ALL STAKING SHALL BE REMOVED WITHIN ONE YEAR OF PLANTING.
- TREES IN PAVED AREAS SHALL BE UNIFORM IN SHAPE, SIZE, AND CHARACTER. LOWEST BRANCHES SHALL BE AT LEAST 5' FROM GROUND.
- LAWN AREAS. ALL AREAS OF OPEN GROUND NOT DESIGNATED FOR LANDSCAPE PLANTINGS, WALKWAYS, UTILITIES, OR PARKING SHOULD BE SEEDED OR SODDED. A LAYER OF HUMUS OR SCREENED TOP SOIL NO LESS THAN FOUR INCHES IN DEPTH SHALL BE PLACED OVER THE AREA TO BE SEEDED OR SODDED. SEED MIXTURES SHALL CONSIST OF PERENNIAL RYEGRASS, CREEPING FESCUE, AND BLUEGRASS. NO ANNUAL RYEGRASS IS PERMITTED. ALL SEEDED AREAS SHALL BE COVERED BY STRAW, STRAW BLANKET OR OTHER PROFESSIONALLY ACCEPTED GRASS SEED MULCH.

**SEEDING SPECIFICATIONS:**

- ALL AREAS DISTURBED BY CONSTRUCTION, NOT DESIGNATED FOR LANDSCAPE PLANTINGS, WALKWAYS, UTILITIES OR PARKING SHALL BE SEEDED.
- SEEDING SHALL COMMENCE BETWEEN AUGUST 15 AND SEPTEMBER 30, OR BETWEEN MARCH 15 AND APRIL 30, AS WEATHER PERMITS AND/OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" AND FINE GRADED, REMOVING ALL DEBRIS PRIOR TO THE END OF THE GUARANTEE PERIOD.
- INCORPORATE BY DISCING INTO THE TOP 2" OF THE TOPSOIL THE FOLLOWING:
  - A) AGRICULTURAL LIMESTONE AT 50 LBS./1000 S.F.
  - B) FERTILIZER (5-10-5) AT 30 LBS./1000 S.F.
- SEEDING MIX: APPLY GRASS SEED COMPOSED OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED IN THE PROPORTIONS AND SHALL TEST THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
 

MIXTURE A: (SEED RATE @ 4-1/2 LBS./1,000 S.F. OR 200 LB./ACRE)	PROP. % MIN. % MAX. %	COMMON NAME	GERMINATION	PURE SEED
20%	0.02	HYBRID KY BLUEGRASS	80	95
20%	0.02	HYBRID TURF TYPE TALL FESCUE	80	95
40%	0.02	HYBRID PERENNIAL RYE	80	95
- FIRM SEED BED WITH ROLLER AND MULCH WITH SALT HAY AND ASPHALTIC TACK COAT OR HYDRO MULCH AT THE RATE OF 1,500 LBS. PER ACRE.
- ALL LAWN WORK INCLUDING THE REPAIR OF WASHOUTS, GULLIES, ETC., SHALL BE GUARANTEED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
- SOD (IF REQUIRED) SHALL BE SAME AS SEED MIX AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOD PRODUCERS' STANDARDS.



**PLANT SCHEDULE LANDSCAPE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
<b>TREES</b>					
	CX	1	CUPRESSUS X LEYLANDII / LEYLAND CYPRESS	6'-7" MIN. HT.	B&B
	JM	10	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	6' MIN.	B&B
	LI	1	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE	6'-7" MIN. HT.	B&B
<b>STREET TREES</b>					
	AG	2	ACER RUBRUM 'PNI 0268' / OCTOBER GLORY® RED MAPLE	3" - 3 1/2" CAL.	B&B
	GP	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	3" - 3 1/2" CAL.	B&B

**LEGEND**

- PROPERTY BOUNDARY
- PROPERTY BOUNDARY TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
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- EXISTING 2" CONTOUR
- EXISTING 10" CONTOUR
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- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED ELECTRIC LINE

**LANDSCAPE REQUIREMENTS**

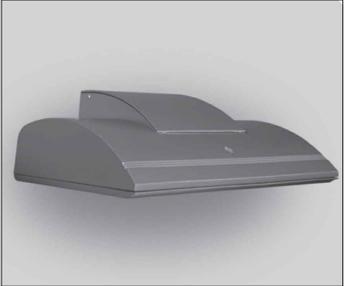
	NO. PLANTS	REQUIRED	PROPOSED
§ 7-401 - STREET TREES: 1 SHADE TREE (3-3 1/2" CAL.) FOR EVERY 40 FEET OF ROAD LENGTH.			
HIGH STREET LENGTH : 93' (93' / 40' = 2.33 ~ 3)	1	3	3
DAYTON STREET LENGTH : 83' (83' / 40' = 2 ~ 2)	1	2	2
	TOTAL LANDSCAPE	REQUIRED	PROPOSED
	TREES	5	5

**CALCULATION SUMMARY**

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG MIN
GARAGE	Illuminance	Fc	2	4.6	0.2	10
PARKING LOT	Illuminance	Fc	3	10.9	0.2	15

**LUMINAIRE SCHEDULE**

SYMBOL	QTY	LABEL	DESCRIPTION	MOUNTING HEIGHT
	2	A	WDS-D-24L-60-3K7-4F	10
	2	B	SRT1-15-3K7-5QW-UNV	12.75



**A: WALL DIRECTOR 2.0**

- NOTES:
- MANUFACTURER: KIM LIGHTING
  - MODEL NUMBER: WDS-D-24L-60-3K7-4F
  - COLOR: BLACK MATTE TEXTURED (BLT)
  - CONTACT INFORMATION: HLI Solutions, Inc. <https://www.currentlighting.com/contact-us> 864-678-1000



**B: SRT1 EDGE-LIT**

- NOTES:
- MANUFACTURER: BEACON LIGHTING
  - MODEL NUMBER: SRT1-15-3K7-5QW-UNV
  - COLOR: BLACK MATTE TEXTURED (BLT)
  - CONTACT INFORMATION: HLI Solutions, Inc. <https://www.currentlighting.com/contact-us> 864-678-1000

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PENNSYLVANIA ONE CALL SYSTEM  
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Serial Number: 20260220275

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www.InLandDesign.net Info@InLandDesign.net

**PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS**

GRAPHIC SCALE  
10 0 5 10 20 40  
(IN FEET)  
1 inch = 10'

**LANDSCAPING AND LIGHTING PLAN FOR PCG DEVELOPMENT, LLC 101 HIGH STREET PHOENIXVILLE, PA 19460**

Scale: 1" = 10'  
Drawn by: MMH/MEAS  
Checked by: MEAS  
Project No. 11523

**LANDSCAPING AND LIGHTING PLAN FOR PCG DEVELOPMENT, LLC 101 HIGH STREET PHOENIXVILLE, PA 19460**

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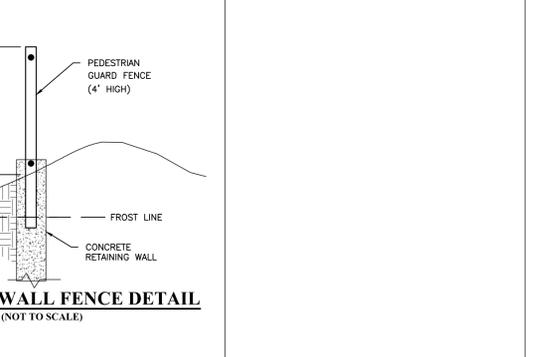
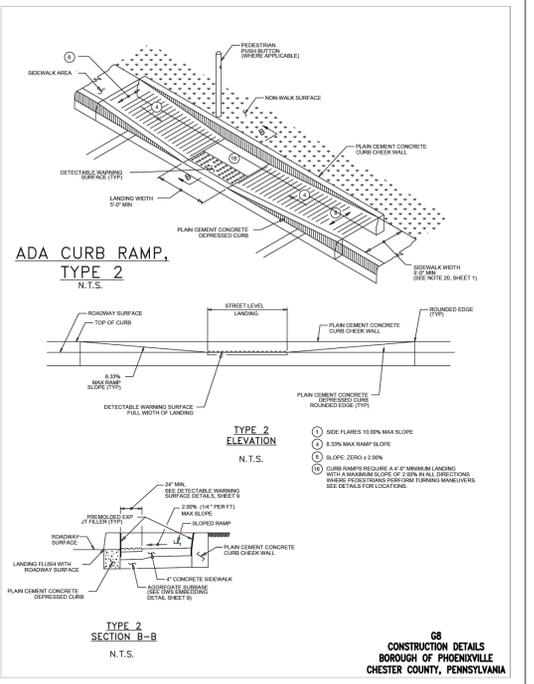
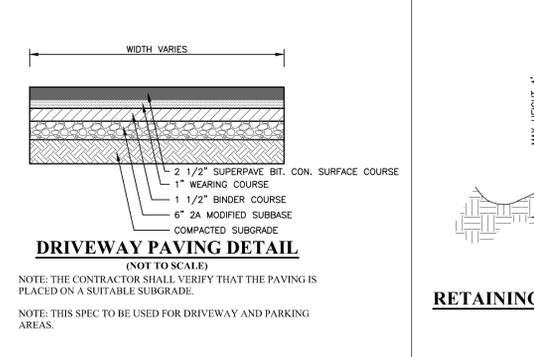
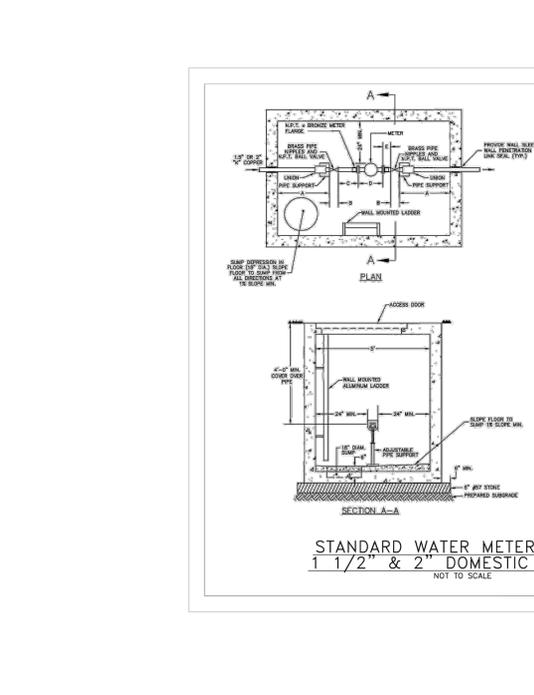
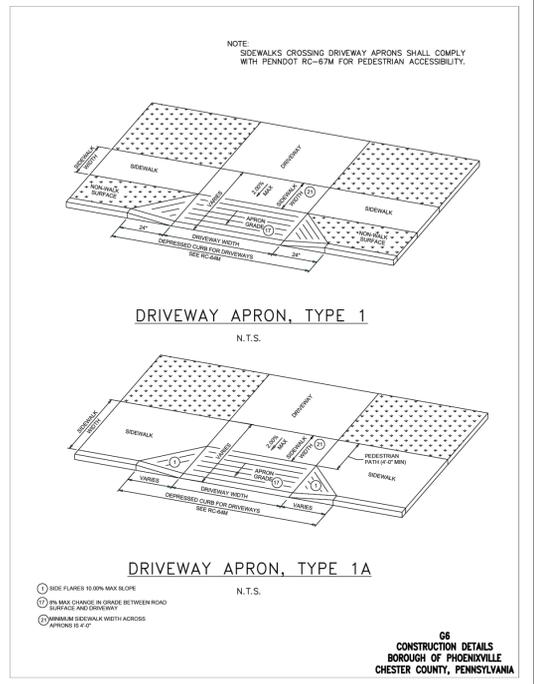
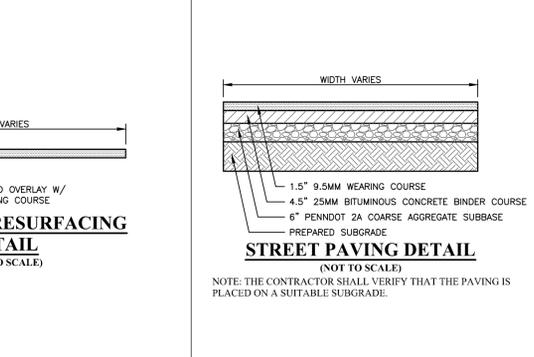
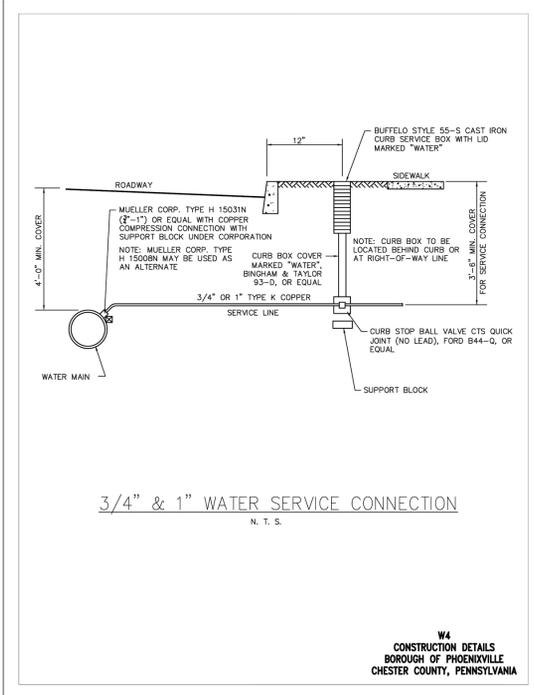
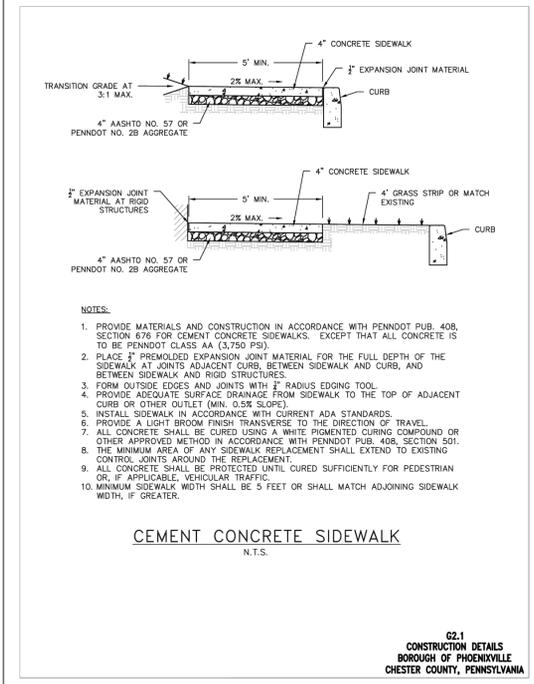
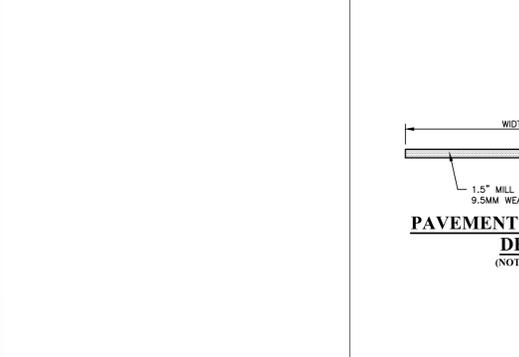
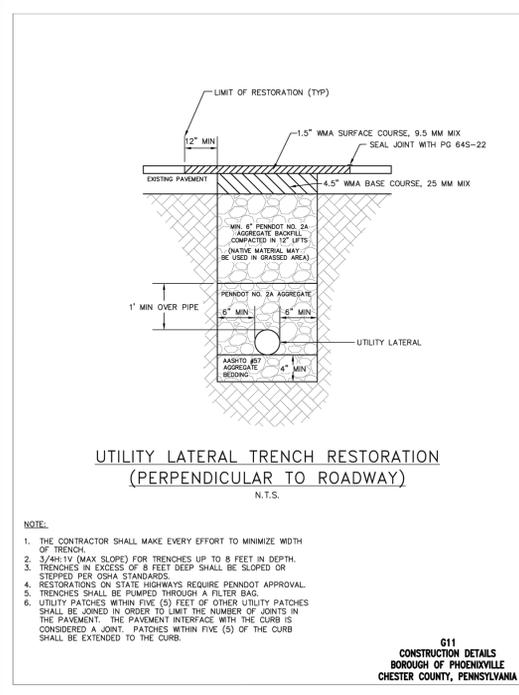
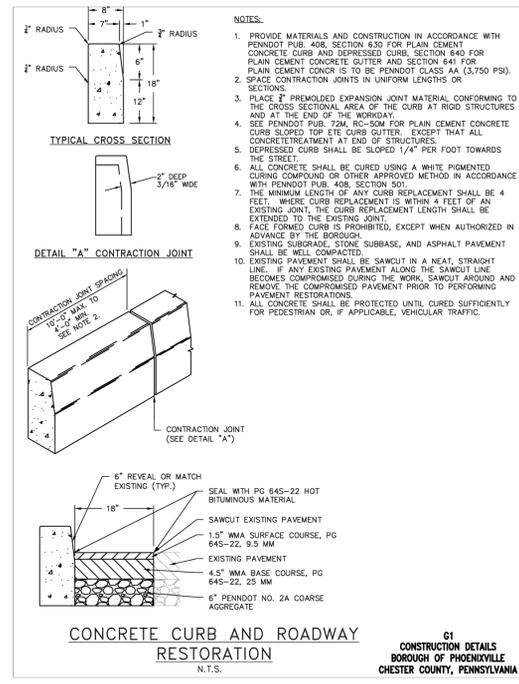
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Scale: 1" = 10'  
Drawn by: MMH/MEAS  
Checked by: MEAS  
Project No. 11523

**LANDSCAPING AND LIGHTING PLAN FOR PCG DEVELOPMENT, LLC 101 HIGH STREET PHOENIXVILLE, PA 19460**

Scale: 1" = 10'  
Drawn by: MMH/MEAS  
Checked by: MEAS  
Project No. 11523

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PARCEL NO. 15-5-533, 15-5-534, 15-5-534.1, 15-5-534.2, 15-5-534.3

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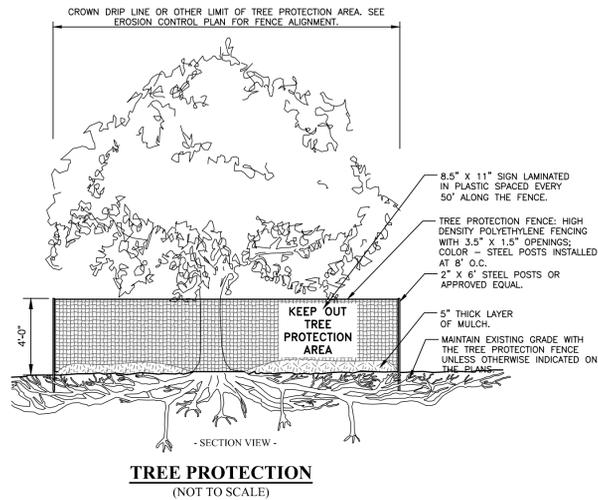
**PRELIMINARY / FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS**

No.	Date:	Description:

**CONSTRUCTION DETAILS FOR**  
**PCG DEVELOPMENT, LLC**  
101 HIGH STREET  
PHOENIXVILLE, PA 19460  
PHOENIXVILLE BOROUGH • CHESTER COUNTY • PENNSYLVANIA

Date: 01/30/2026  
Scale: AS NOTED  
Drawn by: MNH  
Checked by: JDC  
Project No: 11523

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**OF 12**

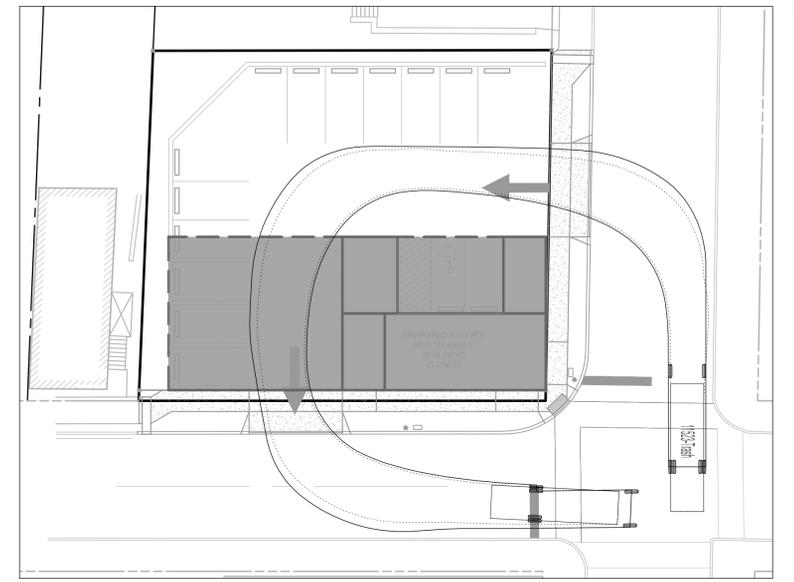
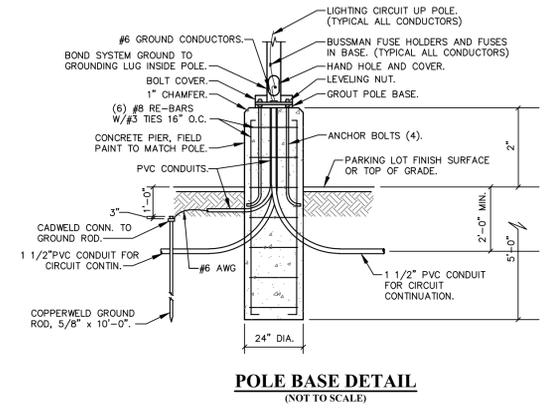
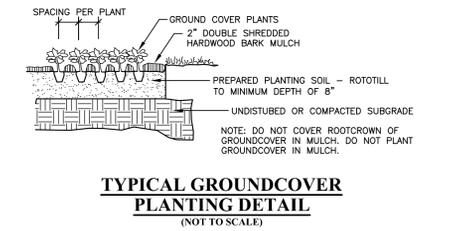
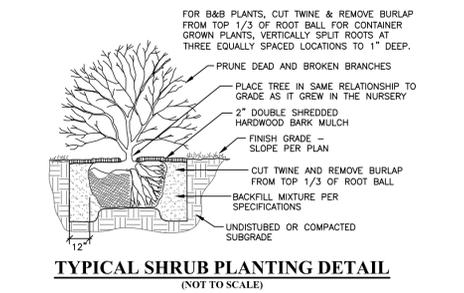
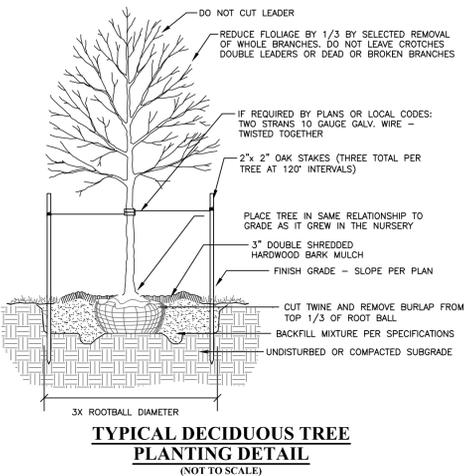


**ROOT PRUNING:**  
IF SOIL EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONE ADJACENT TO AN AGED TREE, TRY TO CLEAR AROUND LARGER ROOTS BY HAND AND LEAVE AS MANY OF THEM AS INTACT AS POSSIBLE. IDEALLY, USE AN AIR-SPADE™ OR SIMILAR EQUIPMENT TO REMOVE SOIL FROM AROUND THE ROOTS, AS AN ALTERNATIVE TO EXCAVATING WITH POWERED EQUIPMENT OR HAND DIGGING.

- ROOT PRUNING SHALL ONLY BE AS DEEP AS NECESSARY TO ENSURE THE CUTTING OF ALL ROOTS WHICH WOULD BE IMPACTED BY THE DISTURBANCE.
- ROOT PRUNING SHALL BE DONE WITH A SHARP TOOL, IN SUCH A WAY THAT DOES NOT PULL ON THE ROOTS, BUT LEAVES SMOOTH CUTS. IT IS PREFERABLE TO EXPOSE THE ROOTS PRIOR TO ROOT PRUNING.
- AFTER PRUNING, FILL THE AREA WITH QUALITY TOPSOIL AND WATER UNTIL THOROUGHLY SOAKED.
- ONCE EXPOSED, ROOTS MUST BE COVERED WITHIN 8 HOURS. IF ROOTS WILL BE LEFT EXPOSED FOR LONGER THAN 8 HOURS.
- THEY MUST BE KEPT MOIST. ONE OPTION IS TO PUT MOIST BURLAP OVER THE EXPOSED ROOTS.
- ROOT PRUNING SHALL BE DONE BY OR UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST, AND MEET OR EXCEED ANSI A300 OR APPROVED TREE CARE INDUSTRY STANDARDS. A CERTIFIED ARBORIST MUST BE ON SITE DURING THE ENTIRETY OF ROOT PRUNING.

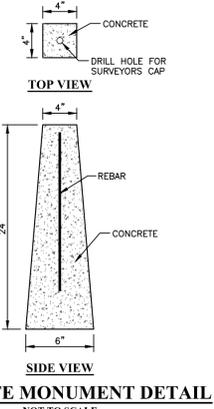
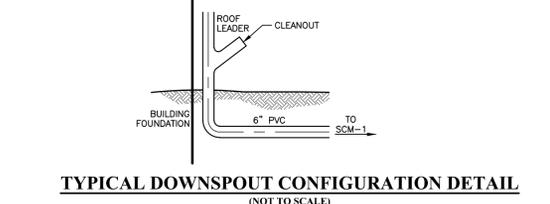
**NOTES:**

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

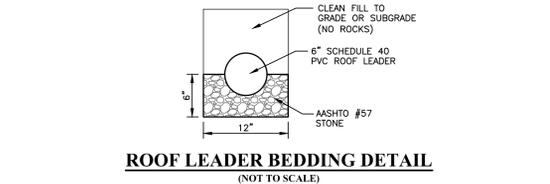


**11523-TRASH TRUCK**

OVERALL LENGTH	34 FT.
OVERALL WIDTH	7.8 FT.
OVERALL BODY HEIGHT	10.6 FT.
MIN BODY GROUND CLEARANCE	1.1 FT.
TRACK WIDTH	8.8 FT.
LOCK-TO-LOCK TIME	6.0s
CURB TO CURB TURNING RADIUS	38.7 FT.



1. PERMANENT STONE OR CONCRETE MONUMENTS SHALL BE ACCURATELY PLACED AT THE INTERSECTION OF ALL LINES FORMING ANGLES AND AT CHANGES IN DIRECTIONS OF LINES IN THE BOUNDARY (PERIMETER) OF THE PROPERTY BEING SUBDIVIDED. EXISTING PERMANENT MONUMENTATION OF A BOUNDARY SHALL NOT BE DISTURBED. EXISTING MONUMENTATION IS ACCEPTABLE IF IN THE FORM OF PIPES, PINS, STONES OR OTHER PERMANENT MARKERS.
2. ALL MONUMENTS SHALL BE PLACED BY A REGISTERED SURVEYOR SO THAT THE SCORED POINT CREATED BY AN INDENTED CROSS OR DRILL HOLE IN THE TOP OF THE MONUMENT SHALL COINCIDE EXACTLY WITH THE POINT OF INTERSECTION OF THE LINES BEING MONUMENTED.
3. MONUMENTS ALONG STREETS SHALL BE SET WITH THE TOP LEVEL WITH THE FINISHED GRADE OF THE SURROUNDING GROUND.
4. DRILL HOLES MAY BE USED IN LIEU OF MONUMENTS WHERE MARKERS ARE REQUIRED IN CONCRETE.



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**COMMONWEALTH OF PENNSYLVANIA**  
REGISTERED PROFESSIONAL ENGINEER  
JOEL D. COMANDA  
ENGINEER  
PE070740

No.	Date:	Description:

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**SHEET**  
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