

### EXISTING FEATURES & DEMOLITION LEGEND

## UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

SERIAL NUMBER: 202J012144-000

## UTILITY COMPANY

COMPANY: COMCAST  
ADDRESS: 190 SHOEMAKER ROAD  
POTTSTOWN, PA. 19464  
CONTACT: MIKE KIMBERLY  
EMAIL: MIKE.KIMBERLY@CABLE.COMCAST.COM

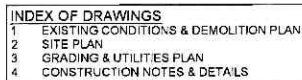
COMPANY: COMCAST  
ADDRESS: 4400 WAYNE AVENUE  
PHILADELPHIA, PA. 19140  
CONTACT: ROBERT HARVEY  
EMAIL: TOM\_RUSSO@CABLE.COMCAST.

COMPANY: PECO AN EXELON COMPANY C/O USIC  
ADDRESS: 450 HENDERSON ROAD SUITE B  
KING OF PRUSSIA, PA. 19046  
CONTACT: NIKKIA SIMPKINS  
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: LOWER PROVIDENCE TOWNSHIP  
ADDRESS: 100 PARKLANE DRIVE  
EAGLEVILLE, PA. 19403  
CONTACT: JOSEPH CHILLANO  
EMAIL: JCHILLANO@LOWERPROVIDENCE.ORG

COMPANY: LOWER PROVIDENCE TWP SWR AUTH  
ADDRESS: 20 PARKLANE DRIVE  
EAGLEVILLE, PA. 19403  
CONTACT: ALAN RUBENDALL  
EMAIL: ARUBENDALL@IPTSA.ORG

COMPANY: AUDUBON WATER COMPANY  
ADDRESS: 2850 EISENHOWER AVENUE  
PO BOX 7337  
NORRISTOWN, PA. 19403  
CONTACT: J H RUSSELL  
EMAIL: JH@AUDUBONWATER.COM



Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Coordinate your projects via Coordinate PA at [www.paonecall.org](http://www.paonecall.org).

Pennsylvania One Call System Serial Number  
20230112144-000



PROJECT

**PROPOSED 13,240 SF BUILDING  
1433 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460**

OWNER: PROVENCE TOWNSHIP MONTCOMERY COUNTY PENNSYLVANIA

PREPARED FOR

**ERIC FAGGIOLI  
DELAWARE VALLEY PROPERTIES II, LLC  
330 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460**

PLAN TITLE	<p><b>BUILDING PERMIT PLANS</b>  <b>for</b>  <b>1433 PAWLINGS ROAD</b></p>
SHEET TITLE	<p><b>EXISTING CONDITIONS</b>  <b>&amp; DEMOLITION PLAN</b></p>

PREPARED BY

**WILKINSON  
APEX**  
ENGINEERING GROUP, LLC

374 CIRCLE OF PROGRESS DRIVE  
POTTSTOWN, PA 19464 / 610-323-3400

DESIGNED W J N	PROJECT #
CHECKED (PM) J M M	2022-504
DATE 3-15-2023	SHEET #
SCALE AS SHOWN	1 OF 4



- STORM SYSTEM DATA:**
1. FLARED END SECTION
  2. STORM MANHOLE
  3. TYPE 'W' OUTLET STRUCTURE
  4. TYPE 'W' INLET STRUCTURE
  5. 4" PVC CLEANOUT
  6. 4" PVC RECEIVING D/S
  7. 4" PVC RECEIVING D/S
  8. 4" PVC RECEIVING D/S
  9. 4" PVC RECEIVING D/S
  10. 4" PVC RECEIVING D/S
  11. 4" PVC RECEIVING D/S

### PROPOSED & DESIGN FEATURES LEGEND

(NOT ALL ITEMS SHOWN IN THE LEGEND MAY APPEAR ON PLAN VIEWS)

ULTIMATE RIGHT-OF-WAY LINE	---
LOT LINE	---
EASEMENT LINE	---
CONCRETE MON./IRON PIN TO BE SET	■
STORM SEWER	---
ROOF LEADER W/ CLEANOUT	---
SANITARY SEWER	---
BUILDING SETBACK LINE	---
EDGE OF PAVEMENT	---
CURB	---
CENTERLINE	---
STRIPING	---
FENCE	---
FLOODWAY LINE	---
RIPARIAN BUFFER	---
RIPARIAN BUFFER ZONE 1	---
RIPARIAN BUFFER ZONE 2	---
STREAM BUFFER LINE	---
WETLAND BUFFER LINE	---
WETLAND MARGIN LINE	---
WATER PIPE	---
ELECTRIC LINE	---
OVERHEAD LINE(S)	---
MISCELLANEOUS UTILITY LINE(S)	---
ELEVATION CONTOUR, MAJOR	---
ELEVATION CONTOUR, MINOR	---
SPOT ELEVATION	---
SURFACE FLOW ARROW	---
TREE LINE	---
SOILS	---
BUILDING	---
CONCRETE PAVEMENT	---
HEAVY DUTY PAVEMENT	---
LIGHT DUTY PAVEMENT	---
GREENWAY OPEN SPACE	---
PRIMARY SEPTIC DISPOSAL FIELD	---
SECONDARY SEPTIC DISPOSAL FIELD	---
SANITARY SEWER MANHOLE	---
STORM SEWER INLET	---
STORM SEWER YARD INLET	---
STORM SEWER MANHOLE	---
STORM SEWER ENDWALL W/ RIPRAP APRON	---
WATER VALVE	---
FIRE HYDRANT	---
LAMP - LANTERN TYPE	---
LAMP - POLE-MOUNTED	---
LAMP - WALL-MOUNTED	---
STORMWATER DESIGN SOIL INFILTRATION TEST PIT (TEST DEPTH/ELEVATION)	---
SANITARY DESIGN SOIL PERCOLATION TEST PIT	---

### UTILITIES

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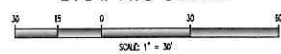
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CONTACT: J H RUSSELL  
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### GRAPHIC SCALE



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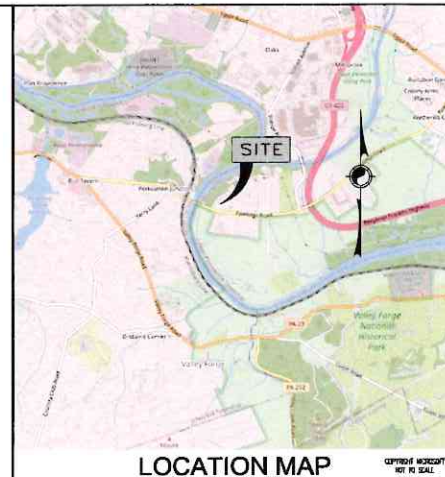


PROJECT: PROPOSED 13,240 SF BUILDING  
1433 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460  
OWNER: DELAWARE VALLEY PROPERTIES II, LLC  
330 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460  
PREPARED FOR: ERIC FAGGIOLI  
DELTA ENGINEERING GROUP, LLC

PLANNING TITLE: BUILDING PERMIT PLANS  
for  
1433 PAWLINGS ROAD  
SHEET TITLE: SITE PLAN

PREPARED BY: WILKINSON APEX  
374 CIRCLE OF PROGRESS DRIVE  
POTTSTOWN, PA 19464 / 610-323-3400

DESIGNED: W.J.N.  
CHECKED: J.V.M.  
DATE: 3-15-2023  
SCALE: AS SHOWN  
PROJECT #: 2022-504  
SHEET #: 2 of 4



### RECORD OWNER:

REPUTED OWNER: DELAWARE VALLEY PROPERTIES II LLC  
PO BOX 2987  
VALLEY FORGE, PA 19462  
1433 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460  
SITE ADDRESS: DEED BOOK 6026, PAGE 1196  
RECORD LOCATION: BEING THE SAME PREMISES WHICH PAWLINGS ROAD LAND ASSOCIATES, LLC, BY DEED DATED DECEMBER 5, 2016 AND RECORDED IN THE OFFICE FOR THE RECORDED OF DEEDS OF MONTGOMERY COUNTY ON DECEMBER 8, 2016, IN DEED BOOK 6026, PAGE 1196, GRANTED AND CONVEYED UNTO DELAWARE VALLEY PROPERTIES II, LLC.

PARCEL ID NUMBER: 43-00-10579-00-7  
AREA OF PARCEL TO TITLE LINE: 2.051 ACRES (89,342 S.F.)  
AREA OF PARCEL TO RIGHT OF WAY LINE: 1.866 ACRES (81,293 S.F.)  
SOURCE OF HORIZONTAL DATUM: NAD83 BASED ON RTK GPS OBSERVATION  
SOURCE OF VERTICAL DATUM: NAVD83 BASED ON RTK GPS OBSERVATION

### NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE PROPOSED IMPROVEMENTS TO THIS MIXED USE PROPERTY, INCLUDING DEMOLITION OF THE EXISTING 2,121 SF AT-GRADE CONCRETE SLAB AND CONSTRUCTION OF A 3,680 SF POST AND FRAME GARAGE. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED BY 12/31/2023. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.
2. IF THIS DOCUMENT DOES NOT CONTAIN A RED INK OR RAISED IMPRESSION SEAL OF THE PENNSYLVANIA PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
3. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD AND MAPS OR PLANS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, STRUCTURES OR HOUSE CONNECTIONS. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATIONS, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PENNSYLVANIA ONE CALL, INC.) (800-242-1776 OR DIAL 8-1-1).
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (JANUARY 4, 2023) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FIELD SURVEY. THE PURPOSE OF THIS SURVEY IS TO SHOW RECORD, TITLE AND FIELD EVIDENCE, AND THEIR MOST PROBABLE RELATIONSHIP, BASED UPON THE LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. IT IS FOR THE JUDICIARY TO DETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE, RIGHTS AND INTEREST OF THE SURVEYED PREMISES.
6. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
7. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATIONS OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT NO WETLANDS OR CONTAMINATION IS SHOWN. NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.
8. THE BASIS OF THE BEARINGS OF THIS SURVEY ARE PER THE RECORDING INFORMATION ABOVE AND THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), UNLESS NOTED OTHERWISE, THE BEARINGS ARE PER THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
9. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODPLAIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS ILLUSTRATED ON COMMUNITY PANEL 42091C0327G, WITH AN EFFECTIVE DATE OF 1/2/2016, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOOD PLAN STUDY HAS BEEN PERFORMED AS A PART OF THIS PLAN PREPARATION. FIELD MEASURED INVERT ELEVATIONS WERE NOT ATTAINABLE FOR THE STRUCTURES SHOWN ON THE PLAN THAT DO NOT CONTAIN INVERT INFORMATION.
10. REFERENCES:  
PLAN ENTITLED "STORMWATER MANAGEMENT/EROSION & SEDIMENT CONTROL/GRADING PLAN" PREPARED BY HOPKINS AND SCOTT INC PROFESSIONAL LAND SURVEYORS, DATED OCTOBER 7, 2009 AND LAST REVISED FEBRUARY 16, 2010.

### ZONING REQUIREMENTS FOR R-2 RESIDENTIAL ZONING DISTRICT

PROPERTY/PRINCIPAL BUILDINGS	REQUIRED	EXISTING	PROPOSED
M.N. LOT AREA	20,000 SF (0.52 AC)	1,866 Ac.	No Change
M.N. LOT WIDTH AT BUILDING LINE	175 FT	250.38 SF	No Change
M.N. FRONT YARD SETBACK	50 FT	35.89 FT	No Change
M.N. SIDE YARD SETBACK (AGGREGATE)	30 FT	81.02 FT	47.73 FT
M.N. REAR YARD SETBACK	60 FT	71.45 FT	No Change
MAXIMUM BUILDING COVERAGE	20%	4.92% (0.092 AC)	8.57% (0.180 AC)
MAXIMUM IMPERVIOUS COVERAGE	35%	25.97% (0.484 AC)	25.25% (0.474 AC)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

### PROJECT DESCRIPTION:

- APPLICANT PROPOSES TO CONSTRUCT A NEW 3,680 SF POST AND FRAME COMMERCIAL BUILDING WITH ROLLUPS DOORS, TO BE SITUATED OVER THE EXISTING 2,121 SF CONCRETE SLAB ADJACENT TO THE EXISTING 2,122 SF POLE BARN.
- THE NEW BUILDING WILL REPLACE THE EXISTING 2,121 SF CONCRETE SLAB.
- THE EXISTING 718 SF POST & FRAME GARAGE TOWARD THE REAR OF THE PROPERTY WILL BE DEMOLISHED.
- THE EXISTING RENTAL PROPERTY (DUPLICATE BUILDING) IS A NONCONFORMING RESIDENTIAL USE THAT IS PERMITTED TO CONTINUE ON THIS PROPERTY PER THE "OPINION, DECISION AND ORDER OF THE LOWER PROVIDENCE TOWNSHIP ZONING HEARING BOARD" ISSUED FOR APPLICATION NO. Z-09-11 (PAWLINGS ROAD LAND ASSOCIATES, LLC) DATED JANUARY 6, 2010.

SOILS						
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES*	HSG	% OF DISTURBED AREA	DEPTH (FT)	HYDRIC
PIB	PENN-LANSDALE COMPLEX, 3-8% SLOPES	0.36	B	88.00%	2.3 to 4.0	NO
PIE	PENN-LANSDALE COMPLEX, 8-15% SLOPES	0.05	B	12.00%	2.3 to 4.0	NO

\*TOTAL ACRES OF SOIL TYPE ON SITE

## SEQUENCE OF CONSTRUCTION:

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPs, AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE CONTRACTOR SHALL PROVIDE NOTIFICATION TO THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEPARTMENT) OR LOWER PROVIDENCE TOWNSHIP (LPT).

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THIS SEQUENCE OF CONSTRUCTION. DEVIATION FROM THIS SEQUENCE MUST BE APPROVED BY LPT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

ALL EARTHMOVING ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING STAGING OF EARTHMOVING ACTIVITIES:

- PRIOR TO DISTURBANCE ACTIVITIES, THE LIMITS OF CONSTRUCTION SHALL BE MARKED WITH CONSTRUCTION FENCE, SURVEY STAKES, POSTS AND ROPE, ETC.
- INSTALL COMPOST FILTER SOCK AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. ALL DEBRIS AND CONSTRUCTION MATERIAL WASTE SHALL BE DISPOSED AT AN APPROVED DUMP SITE OR BY METHODS APPROVED BY THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT. EXCAVATED MATERIAL SHALL BE PLACED IN A MANNER SUCH THAT HIGH WATER OR RUNOFF DOES NOT WASH IT AWAY. THE STOCKPILES SHOULD BE UNIFORMLY PLACED AND SHAPED WITH SIDE SLOPES ASSUMING A NATURAL ANGLE OF REPOSE. PLACE COMPOST FILTER SOCK AROUND THE DOWNGRADIENT SIDE OF STOCKPILE. IMMEDIATELY STABILIZE STOCKPILES WITH RYE GRASS (PENNDOT FORMULA E) IF MATERIAL WILL NOT BE REUSED IMMEDIATELY.
- REMOVE EXISTING 2,121 SF AT-GRADE CONCRETE SLAB (INCLUDING FOOTERS), BACKFILL.
- MARK OUT, EXCAVATE, AND INSTALL NEW UNDERGROUND UTILITY SERVICE LINES TO NEW BUILDING ENVELOPE.
- EXCAVATE TO BOTTOM OF STONE SUBBASE ELEVATION FOR NEW 3,680 SF POST & FRAME GARAGE.
- INSTALL CONCRETE FOOTERS AND FOUNDATION FOR 3,680 SF BUILDING.
- SPREAD TOPSOIL ON EXPOSED DISTURBED EARTH AREAS. SEED AND FERTILIZE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE SILT FROM THE COMPOST FILTER SOCKS AND TO CLEAN, REPAIR, OR REPLACE ALL OTHER EROSION CONTROL DEVICES AFTER EACH RUNOFF EVENT, OR AS NEEDED TO MAINTAIN EFFICIENCY. ANY SILT THAT IS REMOVED FROM THE EROSION CONTROL FACILITIES SHALL BE PLACED ON SITE, IN AN AREA NOT SUSCEPTIBLE TO EROSION, AND STABILIZED.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE MONTGOMERY COUNTY CONSERVATION DISTRICT (MCCD) FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- ONCE MCCD APPROVES THE STABILIZED AREAS, REMOVE ALL EROSION CONTROL MEASURES, INCLUDING COMPOST FILTER SOCK, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.

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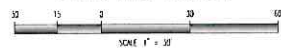
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## GRAPHIC SCALE

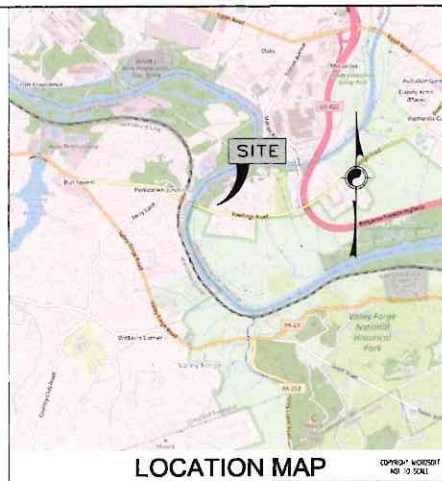


## CHAPTER 93 STREAM CLASSIFICATION

THE SITE DRAINS TO THE SCHUYLKILL RIVER. MAIN STEM (LITTLE SCHUYLKILL RIVER TO VALLEY CREEK). THE STREAM CLASSIFICATION FOR THIS SECTION OF THE SCHUYLKILL RIVER IS WWF-WP (WARM WATER FISHES MIGRATORY FISHES).

## TOTAL LIMIT OF DISTURBANCE

LOD = 18,597 SF (0.427 AC)



PROPOSED STORMWATER STRUCTURES 1433 PAWLINGS ROAD, LOWER PROVIDENCE TWP, PA							
STRUCTURE	DESCRIP.	GR/RIM	INV. IN	INV. OUT	PIPE DIA.	PIPE LENGTH	
1	F.E.S.			99.50	12" Ø HDPE	30 LF @ 0.023	
2	MH	101.35		100.40 (3-2)	12" Ø HDPE	175 LF @ 0.092	
3	OUTLET STR.	119.5 (SOLID TOP)	115.50 (11-3)	115.50 (4-3)	24" Ø HDPE	81 LF @ 0.000	
4	INLET STR.	118.75 (SOLID TOP)	116.34 (8-4)	116.08 (5-4)	24" Ø HDPE	81 LF @ 0.000	
5	C.O.	119.10		116.60	4" Ø PVC	10 LF @ 0.0075	
6	D/S	119.20		116.68	4" Ø PVC	4 LF @ 0.014	
7	C.O.	119.30		116.11	4" Ø PVC	4 LF @ 0.014	
8	D/S	119.50		116.73	4" Ø PVC	5 LF @ 0.010	
9	C.O.	119.50		116.67	4" Ø PVC	4 LF @ 0.020	
10	D/S	119.50		116.73	4" Ø PVC	4 LF @ 0.020	
11	C.O.	119.80		115.54 (12-11)	4" Ø PVC	4 LF @ 0.020	
12	D/S	119.80		115.62	4" Ø PVC	67 LF @ 0.020	
13	C.O.	119.80		116.34 (14-13)	4" Ø PVC	4 LF @ 0.020	
14	D/S	119.80		116.42	4" Ø PVC	67 LF @ 0.020	
15	C.O.	119.80		116.82 (16-15)	4" Ø PVC	4 LF @ 0.020	
16	D/S	119.80		116.90	4" Ø PVC	4 LF @ 0.020	

## PROPOSED SANITARY SEWER STRUCTURES 1433 PAWLINGS ROAD, LOWER PROVIDENCE TWP, PA

STRUCTURE	DESCRIP.	GR/RIM	INV. IN	INV. OUT	PIPE DIA.	PIPE LENGTH
A	INV. OUT			115.72	4" Ø PVC	5 LF @ 0.010
B	SAN. C.O.	119.50	115.67		4" Ø PVC	64 LF @ 0.010
C	EX. C.O.	119.15	114.99		6" Ø PVC	

## PROPOSED & DESIGN FEATURES LEGEND

(NOT ALL ITEMS SHOWN IN THE LEGEND MAY APPLY TO THIS PLAN)

ULTIMATE RIGHT-OF-WAY LINE	
LOT LINE	
EASEMENT LINE	
CONCRETE M/W/IRON PIN TO BE SET	
STORM SEWER	
ROOF LEADER W/ CLEAROUT	
SANITARY SEWER	
BUILDING SETBACK LINE	
EDGE OF PAVEMENT	
CURB	
CENTERLINE	
STREET	
FENCE	
FLOODWAY LINE	
RIPARIAN BUFFER	
RIPARIAN BUFFER ZONE 1	
RIPARIAN BUFFER ZONE 2	
STREAM BUFFER LINE	
WETLAND BUFFER LINE	
WETLAND MARGA LINE	
WATER PIPE	
ELECTRIC LINE	
OVERHEAD LINE(S)	
MISCELLANEOUS UTILITY LINE(S)	
ELEVATION CONTOUR, MAJOR	
ELEVATION CONTOUR, MINOR	
SPOT ELEVATION	
SURFACE FLOOD HATCH	
TREE LINE	
SOILS	
BUILDING	
CONCRETE PAVEMENT	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
GREENWAY OPEN SPACE	
PRIMARY SEPTIC DISPOSAL FIELD	
SECONDARY SEPTIC DISPOSAL FIELD	
SANITARY SEWER MANHOLE	
STORM SEWER INLET	
STORM SEWER YARD INLET	
STORM SEWER MANHOLE	
STORM SEWER (DOWNHILL W/ RIPARIAN BUFFER)	
WATER VALVE	
TIRE HYDRANT	
LAMP - LANTERN TYPE	
LAMP - POLE-MOUNTED	
LAMP - WALL-MOUNTED	
STORMWATER DESIGN SOIL INFILTRATION TEST PIT (TEST DEPTH/ELEVATION)	
SANITARY DESIGN SOIL PERCOLATION TEST PIT	



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PROJECT: PROPOSED 13,240 SF BUILDING  
1433 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460  
PREPARED FOR: ERIC FAGGIOLI  
DELAWARE VALLEY PROPERTIES II, LLC  
330 PAWLINGS ROAD  
PHOENIXVILLE, PA 19460

PLAN TITLE: BUILDING PERMIT PLANS  
for  
1433 PAWLINGS ROAD  
SHEET TITLE: GRADING & UTILITIES PLAN

PREPARED BY: WILKINSON APEX  
374 CIRCLE OF PROGRESS DRIVE  
POTTSTOWN, PA 19464 / 610-323-3400

DESIGNED: W.J.N.  
CHECKED: J.M.M.  
DATE: 3-15-2023  
SCALE: AS SHOWN  
PROJECT #: 2022-504  
SHEET #: 3 of 4

EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1
2. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ENSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
4. THE O/RP SHALL ENSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
7. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
9. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1 800 242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
11. DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
12. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
13. UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
14. AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOIL DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STAKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
15. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-MULCHING AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
16. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED ONSITE IN LANDSCAPED AREAS OUTSIDE OF SLEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
17. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH PADEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE, OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

DUST CONTROL REQUIRED

1. THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS AND/OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
2. DUST CONTROLS ARE DEPENDENT ON SPECIFIC SITE AND WEATHER CONDITIONS. THEREFORE, REGULAR INSPECTION AND MAINTENANCE ARE CRITICAL TO ENSURE AIRBORNE DUST DOES NOT MIGRATE FROM THE CONSTRUCTION SITE.

RECYCLING OR DISPOSAL OF WASTE MATERIALS

1. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR "DISPOSED" OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

ANTICIPATED CONSTRUCTION WASTES: BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES, INCLUDING BUT NOT LIMITED TO EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. "A" COULD ADVERSELY IMPACT WATER QUALITY. VESSEL'S SHOULD BE PLANNED AND IMPLEMENTED BY THE PERMITTEE OR CO-PERMITTEE FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL.

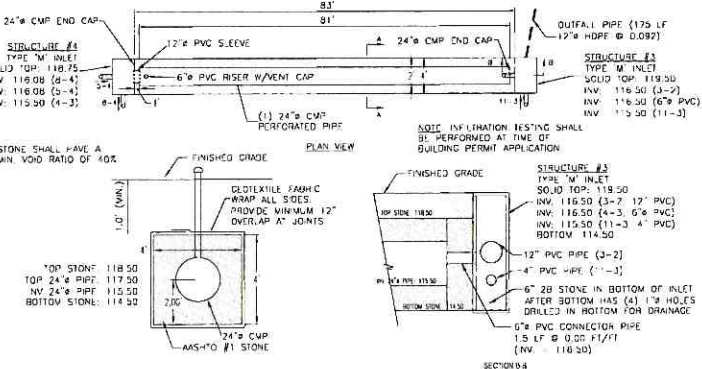
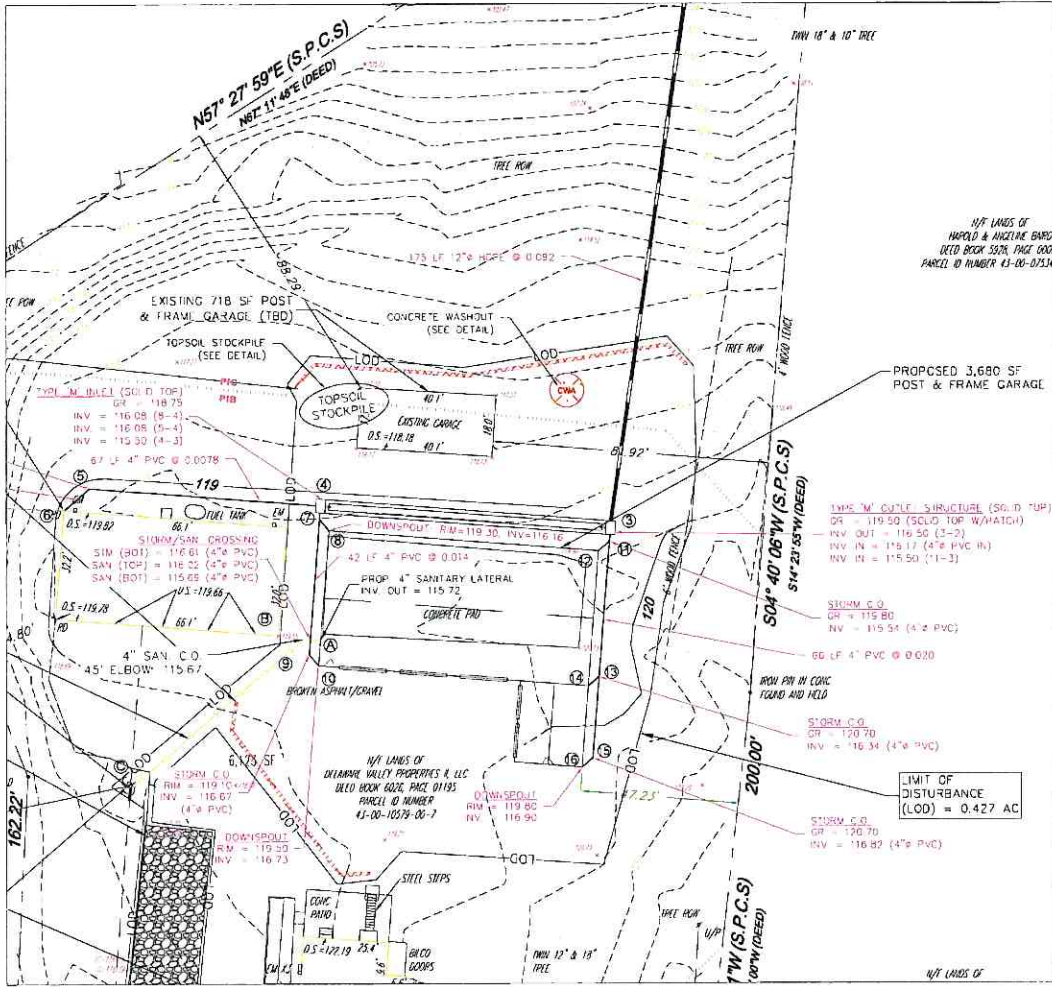
2. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

3. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED IN THESE NOTES. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS, GROUNDWATER SYSTEMS OR STORM SEWER SYSTEMS.

4. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

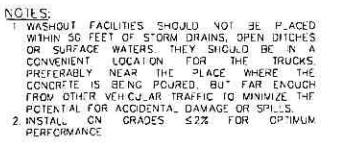
5. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS MUST BE FOLLOWED IN THE USE, HANDLING, AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.

6. UNDER NO CIRCUMSTANCES MAY EROSION CONTROL BMPs BE USED FOR TEMPORARY STORAGE OF DEMOLITION MATERIALS OR CONSTRUCTION WASTES.

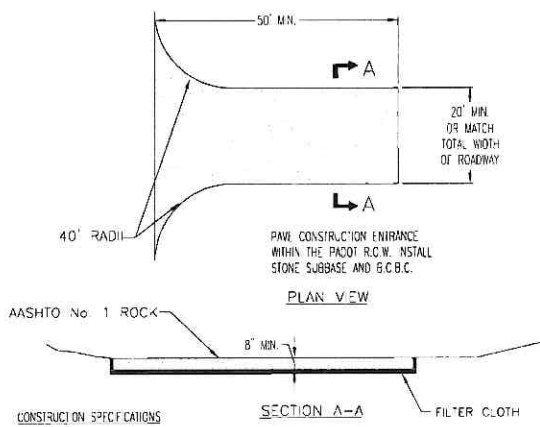


UNDERGROUND STONE SEEPAGE BED DETAIL

- NOTES:
1. INSPECT INFILTRATION BED AT LEAST FOUR TIMES PER YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
  2. DISPOSE OF SEDIMENT, DEBRIS/RASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM INFILTRATION BED AT SUITABLE DISPOSAL/RECYCLING SITES IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL WASTE REGULATIONS.
  3. EVALUATE DRAIN-DOWN TIME OF INFILTRATION BED TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE INFILTRATION BED VIA PUMPING AND CLEAN OUT PERFORATED PIPING. IF INCLUDED, IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
  4. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE INFILTRATION BED.
  5. REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
  6. IF AN INTERMEDIATE SLUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.



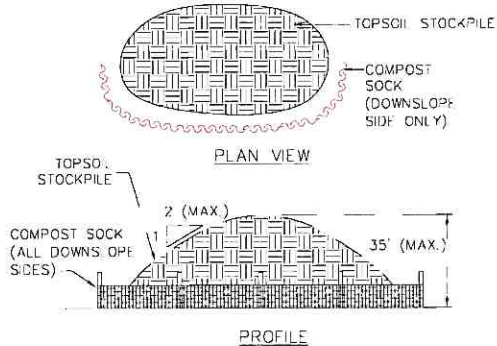
CONCRETE WASH AREA



- CONSTRUCTION SPECIFICATIONS
- 1) STONE SIZE: USE AASHTO #1 STONE AS SPECIFIED IN SECTION 703.2 OF PENNDOT PUBLICATION 408.
  - 2) LENGTH: 50" MINIMUM.
  - 3) THICKNESS: 8" MINIMUM.
  - 4) WIDTH: 20" MINIMUM BUT NOT LESS THAN TOTAL WIDTH OF THE DRIVEWAY AND FLARE OUT AT THE INTERSECTION AREAS TO ALLOW FOR TURNS.
  - 5) FILTER CLOTH: PLACE AN UNDERLAYMENT PRIOR TO PLACING THE STONE.
  - 6) MAINTENANCE: THE STRUCTURES THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIC DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ANY, OR ALL SEDIMENT SPILLED, DROPPED, WASHED, TRACKED ONTO OR DEPOSITED (IN ANY WAY) ONTO PUBLIC RIGHT-OF-WAY, MUST BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY.
  - 7) WASHING: WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THIS SUCH THAT IT TRAVELS ALL SECTIONS. WASHING ON ROADWAY IS NOT PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE

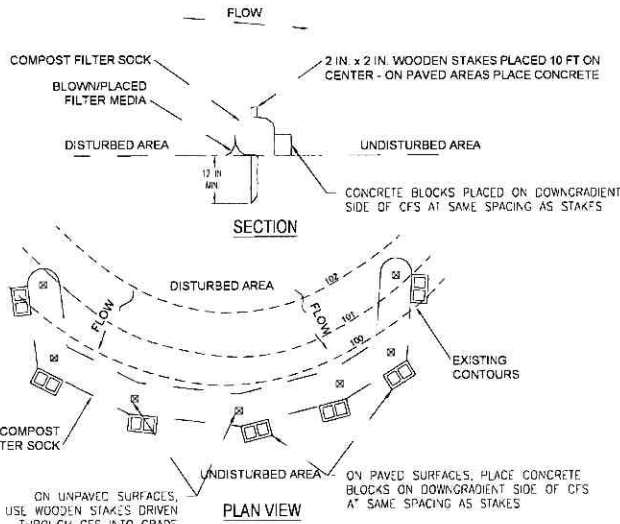
NO SCALE



1. COMPOST SOCK MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES.
2. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.
3. STOCKPILE TO BE NO GREATER THAN 20 FT IN HEIGHT AND HAVE A SLOPE NO GREATER THAN 2:1.

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE





NOTES:

1. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1
2. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2
3. COMPOST SOCKS SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (SEE FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
4. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS. SEE NOTE 9.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
6. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
7. BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
9. SECTIONS OF FILTER SOCK MAY BE INSTALLED IN SHORTER SEGMENTS TO ALLOW FOR EASIER REMOVAL AND REPLACEMENT FOR EQUIPMENT ACCESS. SEGMENTS MUST BE OVERLAPPED AS DETAILED.
10. THE FLAT DIMENSION OF THE SOCK SHOULD BE AT LEAST 1.5 TIMES THE NOMINAL DIAMETER.

1. SEE PADEP 2012 "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL"

COMPOST FILTER SOCK

NTS

 Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation. Coordinate your projects via Coordinate PA at <a href="http://www.paonecall.org">www.paonecall.org</a> . Pennsylvania One Call System Serial Number: 20200121144-000	 ERIC FAGGIOLI DELAWARE VALLEY PROPERTIES II, LLC 330 PAWLINGS ROAD PHOENIXVILLE, PA 19460	PROJECT <b>PROPOSED 13,240 SF BUILDING</b> <b>1433 PAWLINGS ROAD</b> <b>PHOENIXVILLE, PA 19460</b>	PLAN TITLE <b>BUILDING PERMIT PLANS</b> <b>for</b> <b>1433 PAWLINGS ROAD</b>	PREPARED BY  374 CIRCLE OF PROGRESS DRIVE POTTSTOWN, PA 19464 / 610-373-3400	DESIGNED W.J.N.	PROJECT # 2022-504
		OWNER "DEVELOPER" TOWN/SHIP MONROEMERY COUNTY, PENNSYLVANIA	SHEET TITLE <b>CONSTRUCTION</b> <b>NOTES &amp; DETAILS</b>	DATE 3-15-2023	SHEET # 4	