

	SOIL	S	- 2			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES*	HSG	Z OF DISTURBED AREA	DEPTH (FT)	HYDRIC
PIB	PENN-LANSDALE COMPLEX, 3-8% SLOPES	0.36	8	88.00%	2.3 to 4.0	NO
PIC	PENN-LANSDALE COMPLEX, 8-15% SLOPES	0.05	В	12.00%	2.3 to 4.0	NO

#### TOTAL ACRES OF SOIL TYPE ON SITE **EXISTING FEATURES & DEMOLITION LEGEND** TRACT (SITE) BOUNDARY LEGAL RIGHT-OF-WAY LINE ADJOINING ROW / LOT LINE CENTERLINE ZONE CHANGE LINE EASEMENT LINE EDGE OF PAVENENT STREAM CL / BANK MAJOR ELEVATION CONTOUR \_\_\_\_\_ MINOR ELEVATION CONTOUR CABLE SANITARY SEWER SANITARY FORCE MAIN ELECTRIC SERVICE WATER LINE GAS SERVICE UNDERGROUND TELEPHONE LINE OVERHEAD UTILITY LINE FLOODPLAN BOUNDARY MISCELLANEOUS UTILITY LINE(S) FENCE (CHAIN LINK) FENCE (OTHER) GUIDE/GUARD RAI • • • • • CONCRETE WETLAND BOUNDARY HYDRIC SOLS 7/////// 15.00%-23.99% STEEP SLOPES 24 COX AND GREATER STEEP SLOPES SOIL BOUNDARY TREELINE SPOT ELEVATION IRON PIN SURVEY MONUMEN STORM INLETS STORM MANHOLE SANITARY MANHOLE CLEAN OUT SIGN 筑 BUILDING APPROXIMATE DATA PER AERIAL IMAGERY (FOR ORIENTATIONAL PURPOSES ONLY)

 $\bigcirc \otimes$ 

(TBR)

TREE / TREE T.B.R.

FEATURE TO BE REMOVED

#### UTILITIES

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: 20230112144-000

#### 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.COM

COMPANY: PECO AN EXELON COMPANY C/O USIC ADDRESS: 450 HENDERSON ROAD SUITE B KING OF PRUSSIA, PA. 19046 CONTACT: NIKKU SIMPKINS

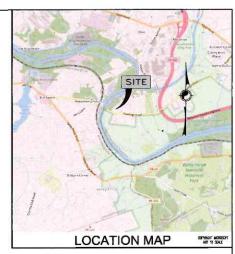
ADDRESS: 100 PARKLANE DRIVE EAGLEVILLE, PA. 19403 CONTACT: JOSEPH CHILLANO EMAIL: JCHILLANO@LOWERPROVIDENCE.ORG

COMPANY: LOWER PROVIDENCE TWP SWR AUTH ADDRESS: 20 PARKLANE DRIVE EAGLEVILLE, PA. 1940J CONTACT: ALAN RUBENDALL EMAIL: ARUBENDALL@ IPTSA.ORG

COMPANY. AUDUBON WATER COMPANY ADDRESS: 2650 EISENHOWER AVENUE PO BOX 7337 NORRISTOWN, PA. 19403 CONTACT: J H RUSSELL

EMAIL: JHØAUDUBONWATER.COM

# EXISTING 718 SF POS & FRAME GARAGE (TBD EGSING CHAKE 10 IF 4"# PVC @ 0.0075 68 LF 4"> PVC SANITARY LATERAL © 0.010 TO CONNECT TO EXISTING 6" SANITARY LATERAL VIA 6-INCH-WYE WITH 4" CONNECTION AT 45 DEGREE ANGLE. 0 0 SIORM C O — GR = 120 70 MM = 118 34 (4'3 PVC) N/T LANDS OF AMORING HE DUTD BOOK EDER, FACE DEPAG PARCET ID MUMBER 13-00-10578-00-1 (LOD) = 0.427 AC N87° 45' 49 W (S.P.C.S) 100.00 PAWLINGS ROAD



RECORD OWNER:

REPUTED OWNER:

SITE ADDRESS:

DELAWARE WILLEY PROPERTIES II LLC
PO BOX 2887
WILLEY FORGE, PA 19402
1433 PANILMOS GRADA
1433 PANILMOS GRADA
1435 PANILMOS GRADA
1450 BOX 6026, PAGE 1196
DEED BOOK 6026, PAGE 1196
BENG THE SAME PREMISES WHICH PANILMOS ROAD LAND ASSOCIATES.
BENG THE SAME PREMISES WHICH PANILMOS ROAD LAND ASSOCIATES.
LLC. BY DEED METED DECEMBER 5, 2016 MIO RECORDED IN THE
LLC. BY DEED PARTED DECEMBER 5, 2016 MIO RECORDED IN THE
ON DECEMBER 8, 2016, IN DEED BOOK 6026, PAGE 1196, GRANIED
AND CONVEYED UNITO DELAWARE VALLEY PROPERTIES II, LLC.

PARCEL ID NUMBER: 43-00-10579-00-7
AREA OF PARCEL TO TITLE LINE:
AREA OF PARCEL TO RIGHT OF MAY LINE:
SOURCE OF HORIZONTAL DATUM:
AMOBST BASED ON RTK GPS OBSERVATION
AMOBBE BASED ON RTK GPS OBSERVATION
AMOBBE BASED ON RTK GPS OBSERVATION

NOTES:

ILEJ. THE INTENT OF THIS PLAN IS TO ILLUSTRATE PROPOSED IMPROVEMENTS TO THIS MIXED USE PROPERTY, INCLUDING DEMOLTION OF THE EXISTING 2,121 ST AT-GRADE CONCRETE SLIB AND CONSTRUCTION OF A 3,880 SF POST AND FRANCE CAPAGE. CONSTRUCTION IS ANTICORIED TO BE COMPLETED BY 12/31/2023. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.

PRINISTIAMAL PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MINI-HAVE BEEN ALTERED.

THE LOCATION OF ALL UTILITES ARE APPROXIMATE ALL LOCATIONS AND SIZES ARE BASED
IN UTILITY MARK-OUTS, ADDIVECTORIST THAT WERE VISIBLE AND ACCESSIBLE
IN THE FIELD, AND MAPS OR PLANS AS LISTED IN THE REFERENCES NUMBER AT THE
THE OF THE SUMPLY, NAMEDELE AS-BUILT PLANS AND UTILITY MARK OUTS DOES NOT
ENSURE MAPPING OF ALL UNDERFORDING UTILITIES AND STRUCTURES. NO EXCANTIONS
WERE MADE DIRING THE PROGRESS OF THIS SUMPLY TO LOCATE BURNED UTILITIES,
STRUCTURES OR HOUSE CONNECTIONS, BEFORE ANY EXCANTION IS TO COMMERCE, ALL
UNDERFORDING UTILITIES SHALL BE VERIFIED AS TO THEM LOCATIONS, SIZE AND TIPE OF
THE PROPER UTILITY COMPANIES (PERMISTLANDA ONE CALL, INC.) (800-214-1776 OR
THE FIELD AND THE PROPER OF THE FEELD.

(JANUARY 4, 2023) BY WILKINSON & ASSOCIATES, INC., AND OTHER REFERENCE MATERI AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE

- CANDART 4, USB) BY MINISTON & ASSIGNMENT, MIN. AND OTHER REPRESENTS AND OTHER REPRESENTS OF THE BANKED REPRESENTS THE CONDITIONS FOUND AS OF THE WORTHANDON SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FOUND AS OF THE DATE OF FOUND AS OF THE DATE OF THE SURVEY IS O SHOW RECORD THE AND FELD EVIDENCE, AND THER MOST PROBBBLE RELATIONSHIP, BUSED UPON THE LAND SURVEYOR'S KNOWLEDGE, MY FORMATION AND ELEVEN TO BETERMINE THE ACTUAL EXTENT AND LOCATION OF TITLE RIGHTS AND INTEREST OF THE SURVEYOR PREVIOUS.

  6. THIS PARCEL MAY DE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, STHEP WRITTEN OR MINISTED TO MAKE ANY DETERMINATIONS OF THE EXISTENCE OF NORMASTERICE OF WELLANDS AND/OR CONTAINATIONS AFFECTIVE THE SURVEY HEREOFIED. NO STRUMENT HE SEND MADE OR MAY DESERVEN DOCUMENTATION WAS HEREOFIED THE BURNING HEREOFIED THE SURVEY HEREOFIED WAS AND ONE CONTAINATION AS THE PLANDS OF CONTAINATION IS SHOWN NO ESSENCIAL DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON AND EXPONENT FOR THE BURNING OF THE SURVEY PROPERTY OF THE BURNING OF THE SURVEY PROPERTY OF THE BURNING WAS THE PLANE COORDINATE SYSTEM (SOUTH ZONG).

  9. THE BUSINEST PROPERTY IS LOCATED WITHIN FLOODPLAIN ZONG YARRAS OFTERMINED TO BE OUTSIDE THE SURVEY ANNUAL CHANCE FLOODPLAIN) AS ILLUSTRATED ON COMMINISTY PANNEL COURSE IN THE BURNING WAS THE PLANE COORDINATE SYSTEM (SOUTH ZONG).

  9. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODPLAIN ZONG YARRAS DETERMINED TO BE OUTSIDE THE OLS ANNUAL CHANCE FLOODPLAIN) AS ILLUSTRATED ON COMMINISTY PANNEL COURSE IN MERCH ELECTRIC DATE OF JUSTICE OF THE STRUCTURES SHOWN ON THE PLAN HELD TO THE PLAN PREPARATION.

  10. FIELD MEASURED INVERTI ELECATIONS WERE NOT ATTAINABLE FOR THE STRUCTURES SHOWN ON THE PLAN HELD ON OT CONTAIN INVERT INFORMATION.

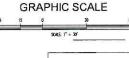
  REFERENCES:

## REFERENCES:

PLIN ENTITLED "STORMATER MANAGEMENT/EROSION & SEDMENT CONTROL/GRADING PLAN" PREPARED BY HOPKINS AND SCOTT INC PROFESSIONAL LAND SURVEYORS, DATED COTOBER 7, 2009 AND LAST REVISED FEBRUARY 16, 2010.

## PROJECT INTENT

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.



INDEX OF DRAWINGS

1. EXISTING CONDITIONS & DEMOLITION PLAN
2. SITE PLAN
3. GRADING & UTILITIES PLAN
4. CONSTRUCTION NOTES & DETAILS





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

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

PARCEL ID MANGER 45-00 05512-00-7

**BUILDING PERMIT PLANS** 1433 PAWLINGS ROAD

**EXISTING CONDITIONS** & DEMOLITION PLAN



DESIGNED	PRG_LGT#
MYM	
CHECKED (PM)	2022-504
J.M.M	
DATE	SHEET IT
3-15-2023	1 /
SCALE	CF
AS SHOWN	/ 4



## PROPOSED & DESIGN FEATURES LEGEND ULTIMATE RIGHT-OF-WAY LIN EASEVENT LINE CONCRETE MON./IRON PIN TO BE SET STORM SEWER ROOF LEADER W/ CLEANO SANITARY SEWER BUILDING SETBACK LINE EDGE OF PAVENENT CURB CENTERLINE STRIPING FENCE RIPARIAN BUFFER RIPARIAN BUFFER ZONE RIPARIAN BUFFER ZONE Z STREAM BUFFER LINE WETLAND BUFFER LINE WETLAND MARGIN LINE WATER PIPE ELECTRIC LINE OVERHEAD LINE(S) MISCELLANEOUS LITHUTY LINE(S) FLEVATION CONTOUR, MAJOR ELEVATION CONTOUR, MINOR SPOT ELEVATION SURFACE FLOW ARROW $\Rightarrow$ SOILS BUILDING A MARKET CONCRETE PAVEMENT HEAVY DUTY PAVENEN LIGHTY DUTY PAVEMENT PRIMARY SEPTIC DISPOSAL FIELD SANITARY SEWER MANHOLE STORM SEWER INLET STORM SEWER YARD INLET (9) STORM SEWER MANHOLE STORM SEWER ENDWALL W/ RIPRAP APRON WATER VALVE FIRE HYDRANT LAMP - LANTERN TYPE UNP - POLE-MOUNTED LAMP - WALL-MOUNTED STORMWATER DESIGN SOIL INFLITRATION TEST PIT (TEST DEPTH/ELEVATION) ⊕ TP-10 SANITARY DESIGN SOIL PERCOLATION TEST PIT

#### STORM SYSTEM DATA:

PLAKED END SECTION STORM MANHOLE TYPE 'M' OUTLET STRUCTURE TYPE 'M' INLET STRUCTURE '4' PPC CLEANOUT A' PPC RECEMING D/S 4' PPC RECEMING D/S

#### UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REDUESTED TO MARK OUT UNDERCROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERUI NUMBER: 20230112144-000

#### 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.COM

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

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

ADDRESS: 20 PARKLANE DRIVE EAGLEVILLE, PA. 19403 CONTACT: ALAN RUBENDALL EMAIL: ARUBENDALL @ 1PTSA.OR

COMPANY: AUDUBON WATER COMPANY ADDRESS: 2650 EISENHOWER AVENUE PO BOX 7337 NORRISTOWN, PA. 19403 CONTACT: J H RUSSELL EMAIL: JHOAUDUBONWATER.COM

175 LF 12"¢ HOP€ € 0,092 PROPOSED 12" COMPOST FILTER SOCK (SEE DETAIL) PROPOSED 3,680 SF POST & FRAME GARAGE YPE 'U' INJET (SOLID 10º) ' 10 LF 4"# PVC @ 0 0075 -67 .F 4" PVC 0 0.0078 TYPE 'N' OUTLE! STRUCTURE (SOUD TOP)
GR - 119 50 (SOCH) 'TOP W/HAICH)
INV OUT = 116.50 (3-2)
INV IN = 116.17 (4"0 PVC IN)
INV IN = 115.50 (11-3) Onn wa 68 LF 4" PVC SANITARY LATERAL © 0.010 TO CONNECT TO EXISTING " SANITARY LATERAL VIA 6-INCH WYE WITH 4" CONNECTION AT 45 DEGREE ANGLE. STORN C C - CR = 170 70 NY = 116 34 (4"# PVC) STORM C Q GR = '20.70 " = 1'6.82 (4'0 PVC) (LOD) = 0.427 AC 6"4" SON PEDUCER FOLLOMED BY 4" C/O NYT LANGS OF CHARITS S JR DANDSON DEED HOOM STOT, PACE 044 PARCEL OD NOMBER 43-00-10387 5' 500 STONE TOUND 0 18" EAST OF LINE 26.73" FROM TITLE LINE N87° 45' 49"W (S.P.C.S) NB4" 57" 49"W (S.P.C.S) 100.00 PAWLINGS ROAD



RECORD OWNER:

SITE ADDRESS:

REPUTED OWNER:

DELAWARE WALLEY PROPERTIES II LLC
PO BOX 2987
WALLEY FORCE, PA 19482
1433 PAWLMES ROAD
DEED BOOK 6026, PAGE 1196
DEED BOOK 6026, PAGE 1196
DEED BOOK 6026, PAGE 1197
DEED DOOK 6026, PAGE 1198
DEED DOOK

PARCEL ID NUMBER: 43-00-10579-00-7
AREA OF PARCEL TO TITLE LINE: 2.051 ACRES (83,342 S.F.)
ARREA OF PARCEL TO RIGHT OF MAY LINE: 50URCE OF WERTALL BATUM: 4.088 ACRES (81,293 S.F.)
ANDREA OF WERTALL BATUM: 4.088 ACRES (81,293 S.F.)
ANDREA DE WERTALL BATUM: 4.088 ACRES (81,293 S.F.)
ANDREA DE WERTALL BATUM: 4.088 ACRES (81,293 S.F.)
ANDREA DE WERTALL BATUM: 4.088 ACRES (81,293 S.F.)

NOTES.

THE INTERP OF THIS PLAN IS TO ILLUSTRATE PROPOSED IMPROVEMENTS TO THIS MIXED USE PROPOSED TO THE CUSTING 2.121 SF AT-GRADE CONCRETE SIZE AND CONSTRUCTION OF A 1,880 SF PROST AND FRAME CAMCIE. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED BY 12/31/2023. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.

AMDIENATED TO BE COMPLETED BY 12/31/2023. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION.

FOR THIS DOCUMENT DOES NOT CONTIN A RED INK OF RASED IMPRESSION SPAL OF THE PENNSTRUMAN PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERES.

ON THE PROPERTY OF THE SURVEY AND CONTROL OF THE PROPERTY OF THE SURVEY TO LOCATE DISTRICT UTILITIES. STRUCTURES OF HOUSE CONNECTIONS, BEFORE ANY EXCANDION IS TO COMMENCE. LL.

THE PROPER FULLITY COMPANIES (PENSYLVANIA ONE CALL, INC.) (800-242-1776 OR DISTRICTURE) ON HOUSE CONNECTIONS PROVIDED BY A SURVEY PREPARED IN THE FIELD.

THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD.

DIAL 8-1-1) THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD

- AS LISTED MEMEON THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. IN MORPHMENON SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF FRELD SURVEY. THE PURPOSE OF THE SURVEY SID SHOW RECORD TITLE AND FILED COURDING. ON THE MOST PROBBELLE FLY TO STORY THE SUBCOMES OF THE DESTRUCTION OF THE PURPOSE OF THE SURVEY SID SHOWN AND BELLE FLY TO FOR THE BUDGARY TO COTTAMINE THE SURVEY WAS CONTINUED ON THE REPORTS AND INTEREST OF THE SURVEYED PREMISES. BUTCHEN SEED SURVEY TO SURVEY WAS ESTIMATED ON SUPPLIED TO MANE ANY DETERMINATIONS OF THE EXISTENCE OR NOMEMISTENCE OF WEILANDS AND/OR CONTAINMATION AFFORM THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MORE OR MUPLED NOR SHOULD IT BE CONSTRUED THAT NO METLANDS OR CONTAINMATION IS SHOWN. NO EASEMENT DOCUMENTATION WAS PROVIDED UNLESS SHOWN HEREON.

- UNLESS NOTED OTHERWISE, THE BEARINGS ARE PER THE PENNSYLWAMA STATE PLANE. COORDINATE SYSTEM, SOUTH ZONE).

  9. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODPLAN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.728 ANNIAL CHANCE FLOODPLAN) AS ILLUSTRATED ON COMMINITY PANEL 4200 ICOLOZIO, WITH AN EFFECTIVE DATE OF 1/2/2016, AS PREPARED BY THE FLOOPPLE DEMERGENCY WHATGENET AREACY. NO COMPUTATIONAL FLOOD PLAN STUDY HAS BEEN PERFORMED AS A PART OF THIS PLAN PREPARATION.

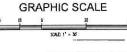
  10. FILED MEASURED WHATE LEWATIONS WERE NOT ATMINABLE FOR THE STRUCTURES SHOWN ON THE PLAN THAT DO NOT CONTAIN INVERT INFORMATION.
- REFERENCES:
- PLIN ENTITLED "STORMINATER MANAGEMENT/EROSION & SEDIMENT CONTROL/GRADING PLIN" PREPARED BY HOPKINS AND SCOTT IND PROFESSIONAL LIND SURVEYORS, DATED OCTOBER 7, 2009 AND LAST REVISED FEBRUARY 16, 2010.

REQUIRED	EXISTING	PROPOSED
40 000 SF (0 92 ASc	1 866 Ac	No Charge
175 FT	250 30 SF	No Change
50 FT	35.89 ГТ+	No Change
30 F f	91 92 FT	47.23 FT
60 FT	7 * 45 FT	No Change
20%	4.92% (0.092 Ad)	8 57 % (0 160 As;
35%	25 92 % (U.484 As)	25.25% (0.471 Ac)
35 FT	435 FT	<35 FF
	40 000 SF (0 97 ASc (75 FT 50 FT 30 FT 20% 35%	#0 000 SF (0 97 ASc)

- APPLICANT PROPOSES TO CONSTRUCT A NEW 3.880 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 SE CONCRETE SLAB.
- THE EXISTING 718 SF POST & FRAME GARAGE TOWARD THE REAR OF THE PROPERTY WILL BE DEMOLISHED.
- THE EXISTING RENTAL PROPERTY (DUPLEX 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 APPUCATION NO. Z-08-11 (PANLINGS ROAD LAND ASSOCIATES, LLC) AND DATED JANUARY 6, 2010.

**ILKINSON** 

WJN J.M.M 3-15-2023 SCALE







ROPOSED 13,240 SF BUILDING 1433 PAWLINGS ROAD PHOENIXVILLE, PA 19460 ERIC FAGGIOLI

PHOENIXVILLE, PA 19460

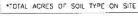
PARCEL ID NUMBER 45-00-05517-00-7

FROM CORNER

BUILDING PERMIT PLANS 1433 PAWLINGS ROAD

SITE PLAN

	SOIL	S				
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES*	HŞG	% OF DISTURBED AREA	DEPTH (F*)	HYDRIC
PIB	PENN-LANSOALE COMPLEX, 3-8% SLOPES	0.36	8	88.00%	2.3 to 4.0	NO
PIC	PENN-LANSDALE COMPLEX, 8-15% SLOPES	0.05	В	12.00%	2.3 to 4.0	NO



PROPOSED & DESIGN FEATURES LEGEND

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590.30

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ULT MATE RIGHT-DE-WAY LINE

ROOF LEASER W/ CLEANOU SANITARY SEWER

BULLONG SETBACK LINE FORE OF PAVENENT

CENTERLINE

RIPARAN BUFFER

RIPARIAN BUFFER ZONE

RIPARAN BUFFER ZONE 2

STREAM BUFFER UNE WETLAND BUFFER LINE

WETLAND MARGIN LINE

OVERHEAD LINE(S)

MISCELLANEOUS UTILITY LINE(S)

ELEVATION CONTOUR, WAIGR ELEVATION CONTOUR, MINOR SPOT ELEVATION

SURFACE FLOW ARROW

TREE LINE

SOILS

BUIL DING

CONCRETE PAVENEN

HEAVY OUTY PAVENENT

LIGHTY DUTY PAVENENT

STORM SEWER INLET

STORM SEWER YARD INLET

STORM SEWER ENDWALL W/ RIPRAP AFRON

SANITARY DESIGN SOIL PERCOLATION TEST PIT

STORM SEWER WANHOLE

LANP - LANTERN TYPE

LANP - POLE-MOUNTED

LAVP - WALL-MOUNTED

WATER VALVE

TIRE HYDRANT

WATER PIERW ELECTRIC LINE

STRPNC FLOODWAY LINE

CONCRETE NON /IRON PIN TO BE SET

EASEMENT LINE

#### SEQUENCE OF CONSTRUCTION:

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

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 ROTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH "HIS SEQUENCE OF CONSTRUCTION, DEVIATION FROM "HIS 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 SMALL 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 S-OWN. ALL DEBRIS AND CONSTRUCTION MATERIAL WASTE SHALL BE DISPOSED AT AN APPROVED DUMPSTE OR 37 METHODS APPROVED BY THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT. EXCAVATED MATERIAL SHALL 3E PLACED NAMENER SUCH THAT HOW WATER OR RUNOFF DOES NOT WASH IT AWAY. THE STOCKPILES S-YOULD BE UNFORMLY 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 MAMPDIATELY.
- REMOVE EXISTING 2,121 SF AT-GRADE CONCRETE SLAB (INCLUDING FOOTERS). BACKFILL.
- MARK OUT, EXCAVATE, AND INSTALL NEW UNDERGROUND CTLITY SERVICE LINES TO NEW BUILDING ENVELOPE.
- EXCAVATE TO BOTTOM OF STONE SUBBASE ELEVATION FOR NEW 3,680 SF POST AND FRAME BUILDING.
- 6. INSTALL CONCRETE FOOTERS AND FOUNDATION FOR 3,680 SF BUILDING.
- 7 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 EROSIGN CONTROL DEVICES AFTER FACH RUNOFF EVENT, OR AS NEEDED TO MAIN'AN 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 OPERAICR SHALL CONTACT THE MONIGOMERY COUNTY CONSERVATION DISTRICT (MCCC) FOR AN
- 10. 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

THE FOLLOWING COMPANIES WERE MOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REDUESTED 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 REDUEST. SERUL NUMBER 20230112144-000

#### UTILITY COMPANY

ADDRESS. 190 SHOEMAKER RGAD POTISTOWN, PA 19464

CONTACT MIKE KIMBERLY EMAIL: MIKE\_KIMBERLY@CABLE COMCAST COM

ADDRESS: 4400 WAYNE AVENUE PHILADELPHIA, PA. 19140 CONTACT: ROBERT HARVEY EMAIL: TOM\_RUSSO@C+BLE COMCAST COM

COMPANY: PECO AN EXELON COMPANY C/O USIC ADDRESS: 450 HENDERSON ROAD SUITE B

KING OF PRUSSIA PA 19046 CONTACT: NIKKU SIMPKINS

COMPANY LOWER PROVIDENCE TOWNSHIP ADDRESS. 100 PARKLANE DRIVE EAGLEVILLE. PA. 19403

EMAIL NIKKIASIMPKINSGUSICLLC.COM

CONTACT: JOSEPH CHILLAND EMAIL: JCHILLAND@LOWERPROVIDENCE.ORG

COMPANY: LOWER PROJUENCE TWP SWR AUTH ADDRESS, 20 PARKLANE DRIVE EAGLEWILE, PA. 19403 EMAIL ARUBENDALL@IPTSA ORG

COMPANY: AUDUBON WATER COMPANY ADDRESS. 2650 EISENHOWER AVENUE PO BOX 7337 CONTACT: J H RUSSELL EMAIL JHOAUGUBONWATER COM



## CHAPER 93 STREAM CLASSIFICATION

N87° 45' 49"W (S.P.C.S)

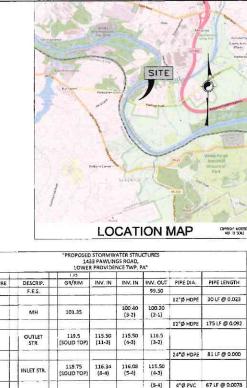
THE SITE DRAINS TO THE SCHUYLKILL RIVER, MAIN STEM (LITTLE SCHUYLKILL RIVER TO VALLEY CREEK). THE STREAM CLASSIFICATION FOR THIS SECTION OF THE SCHUYLKILL RIVER IS WWW-MF

100.00

BOH OF MAT INC

SNETARY WILDIN

BUILDING PERMIT PLANS



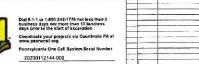
			PROVIDE		A"		
.2		1.15					
STRUCTURE	DESCRIP.	GR/RIM	INV. IN	INV. IN	INV. OUT	PIPE DIA.	PIPE LENGTH
1	F.E.S.				99.50		
						12"Ø HOPE	30 LF @ 0.023
2	мн	101.35		100.40	100.20 (2-1)		
						12"Ø HDPE	175 LF @ 0.092
3	OUTLET STR.	119.5 (SOUD TOP)	115.50 (11-3)	115.50 (4-3)	116.5 (3-2)		
						24"Ø HDPE	81 LF @ 0.000
4	INLET STR.	118.75 (SOUD TOP)	116.34 (8-4)	116.08 (5-4)	115.50 (4-3)		
1	7	9			(5-4)	4"Ø PVC	67 LF @ 0.0078
5	C.O.	119.10			116.60		
					(6-5)	4"Ø PVC	10 LF @ 0.0075
6	D/S	119.20			116.68		
					(7-4)	4"Ø PVC	4 LF @ 0.014
7	C.O.	119.30			116.11		
					(8-7)	4"Ø PVC	4 LF @ 0.014
8	D/S	119.50			116.73		
1					(9-4)	4"Ø PVC	42 LF @ 0.014
9	C.O.	119.50	-		116.67		
					(10-9)	4"Ø PVC	5 LF @ 0.010
10	D/S	119.50		-	116.73		
11	C.O.	119,80			115.54		
					(12-11)	4'Ø PVC	4 LF @ 0.020
12	D/S	119.80			115.52		-
13	c.o.	119.80			116.34		
		250			(14-13)	4"Ø PVC	4 LF @ 0.020
14	D/S	119,80			116.42		
	- 8			!	(15-3)	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		

#### PROPOSED SANITARY SEWER STRUCTURES 1433 PAWLINGS ROAD. VER PROVIDENCE TWP. PA

STRUCTURE	DESCRIP.	GR/RIM	INV. IN	INV, OUT	PIPE DIA.	PIPE LENGTH
A	INV. OUT	119.50		115.72		
					4"Ø PVC	5 LF @ 0.010
В	SAN. C.O.	119.50	115.67			
					4"Ø PVC	68 LF @ 0.010
c	EX. C.O.	119.15	114.99			
					6"Ø PVC	



TOTAL LIMIT OF DISTURBANCE LOD = 18,597 SF (0.427 AC)



N/T LANDS OF WITHER BERRY DETO BOOK 6124, PACT CO623 HARCEL D NAMER K 13-00-10523-DO-1

STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL)

10 LF 4°d PVC @ 0.0075



DETO BOCK GOZE, PACE DEES PARCEL ID HAMBER 43-00-105/9-00-7

NB4° 57' 49"W (S.P.C.6)



100.00

1433 PAWLINGS ROAD PARED ON ERIC FAGGIOLI
DELAWARE VALLEY PROPERTIES II, LLC
330 PAWLINGS ROAD **GRADING & UTILITIES PLAN** PHOENIXVILLE, PA 19460

SIGNE FOUND Q II' WEST OF LINE 29.72' FROM TALE I N

PAWLINGS ROAD

PAPELL O NUMBER 13-00-05512-00-7

W 18" & 10" IFCE

TYPE W PATULE SHRUCTURE (SOLIO TOP) OR = 110 50 (SOLIO TOP W/HATCH) REV OUT = 116 50 (3-2) MEV DE = 116 17 (24 PMC DE) MEV DE = 116 10 (11-3)

(LOD) = 0.427 AC

60 LF 4" PVC @ 0.020

510HM C.O GR = 120 TO INV = 116 92 (4°d PVC)



	DES GNED W.J.N	PROJECT #
<b>d</b>	J M M	2022-504
	DATE 3-15-2023	3
	SCALE AS SHOWN	4



#### EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

- 1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT
- 2 THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ENSURE THAT THE APPROVED EROSION AND SEDMENT CONTROL PLAN IS PROPERLY AND COMPLETELY
- 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
- 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 SEING 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
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SECIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- B. 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 ANDOWNER, ALL APPROPRIATE MUNICIPAL DEFICALS. THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE COUNTY CONSERVATION DISTURBED TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN TWAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1 BOO 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, MUCLH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FIN SHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION
- 11. DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT B 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 SUDING AND OTHER
- 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 (WATERLIGHT).
- 14. AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED, ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, FOULPMENT TRAFFIC SHOULD BE MINMIFED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINATER FROM TREACHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
- 15. UNTIL A SITE IS STABILIZED, ALL EROS ON AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROS ON CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANQUIT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BWPS FAIL IC PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE NSTALLED, WILL BE REQUIRED.
- 16. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED ONSITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- 17. ALL BUILDING MATERIAL AND WASTERS MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH PADEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271." ET SEO., AND 287." FT SEO.) 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

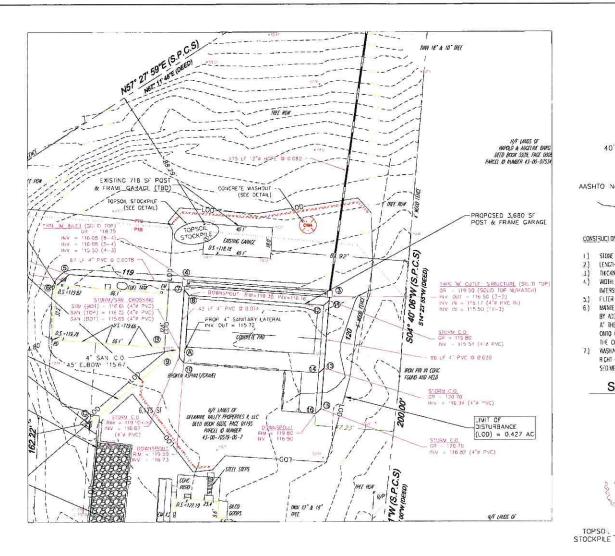
- THE CONTRACTOR SHALL HAVE AVAILABLE WATER TRUCKS AND/OR OTHER MEANS OF CONTROLLING EXCESSIVE DUST AND AIRBORNE DEBRIS.
- 2. DUS" CONTROLS ARE DEPENDENT ON SPECIFIC SITE AND WEATHER CONDITIONS THEREFORE, BEGLAR INSPECTION AND MAINTENANCE ARE CRITICAL TO ENSURE ARRORNE DUST DICES NOT MIGRALE HOM THE CONSTRUCTION SITE.

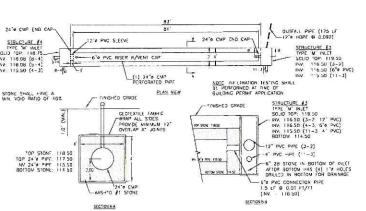
#### RECYCLING OR DISPOSAL OF WASTE MATERIALS

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 HEGULATIONS AT 25 PA. CODE 260 I ET SEG., 271.1. AND 287.1 ET. SEO NO BULDING MATERIALS OR WASTES OR CINDSED BULDING MATERIALS OR WASTES OR CINDSED BULDING MATERIALS SHALL BE BURNED. BURNED. BURNED. BURNED. BURNED. BURNED.

ANTICIPATED CONSTRUCTION WASIES. BUILDING VATERIALS AND OTHER CONSTRUCTION SITE WASTES, INCLUDING SUIT NOT LIMITED TO EXCESS SOLIU VATERALS, BUILDING WASH WASIES, BED, "FAT COULD ADVERSELY MPACT WATER OLALITY, VEASURES SHOULD BE PLANNED AND IMPLEMENTED BY THE PREMITTEE OF CO-PERMITTE FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER

- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY "HE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED."
- J. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED IN THESE NOTES. IN NO CASE SHALL IT BE ALLOWED TO EXTER ANY SURFACE WATERS, GROUNDWATER SYSTEMS OR STORM SEWER SYSTEMS
- WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN
- 5. ALL APPLICABLE FEDERAL, S'ATS, AND LOCAL LAWS AND RECULATIONS MUST BE FOLLOWED IN THE USE, HANDLING, AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.
- UNDER NO CIRCUNSTANCES MAY EROS ON CONTROL BMPS BE USED FOR TEMPORAR' STORAGE OF DEMOLITION WATERVALS OR CONSTRUCTION WASTES



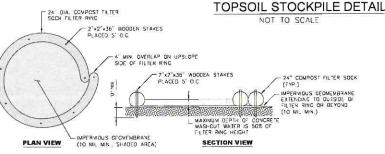


# UNDERGROUND STONE SEEPAGE BED DETAIL

- MAINTENANCE NOTES

  1. INSPECT INFILITATION BED AT LEAST FOUR TIMES PER YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH
  2. O SPORS OF SEDMENT, DEBRISTRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM MINISTRATION BED AT
  SUITABLE DISPONLATECYCLING SITES IN COMPULANCE WITH LOCAL, STATE AND FEDERAL WASTE RECULATIONS
  2. EVALUATE DRAIN-DOWN TIME OF INFILITATION BED TO RENSURE THE MAXIMAM TIME OF THOUSING HOW DEBY
  EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMAM, DRAIN-THE MILITATION BED VIA PLANTING AND
  CLEAN OUT PERFORATED PROX, IF INCLUDED. IS SLOW DRAINANCH PERS STAT, THE SYSTEM MAY NEED REPLACATION.
  4. NEGULARLY OLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE
  INFILITATION BED.

- INFILTRATION BED.
  5. REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
  6. IF AN INTERMEDIATE SUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.



**CONCRETE WASH AREA** 

NOTES:

1 WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN SO FEET OF STORM DIRAINS, DPEN DITCHES OR SURFACE WATERS THEY SHOULD BE N A CONVENIENT LOCAL TON FOR THE TRUCKS. PREFERABLY NEAR THE PLACE WEERE THE CONCRETE IS BEENE POLORED, BUT FARE RECOUNTER IS BEENE POLORED, BUT FARE RECOUNTER LOT OR ACCOUNTED TO MININGE THE POTENTAL FOR ACCOUNTAIL, DAVAGE, OR SPILLS.

2 INSTALL ON CRADES \$2.2. FOR OPTIMUM PERFORMANCE

- J. 18" DIAMETER FLIER SOCKS MAY BE STACKED ON TO DOUBLE 28" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDID HIGHET SET STACKED SOCK STAKING DETAIL.

  A.ALL CONCRETE WASHOUT FAQLIFIES SHOULD BE INSPECTED DAILY DAVAGED OR LEARING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED INVEDIATELY AND REPAIRED OR REPLACED INVEDIATELY SHOULD BE REMOVED WHEN THEY BEACH 75% CAPACITY

  PLAST CHIPSES SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FAQUETY.

**r**►A

PAVE CONSTRUCTION ENTRANCE WITHIN THE PADOT R.C.W. INSTALL STONE SUBBASE AND B.C.B.C.

PLAN VEW

SECTION A-A

STONE SIZE: USE AMSHTO #1 STONE AS SPECIFIED IN SECTION 703.2 OF PENNDOT PUBLICATION 408.

WIDTH: 20' MIN MUM BUT NOT LESS THAN TOTAL WIDTH OF THE DRIVEWAY AND FLARE OUT A! THE

MAINTENANCE: THE STRUCTURES THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIC DIMENSION BY ACOMG ROCK. A STOCKPLE OF ROCK WATERAL WILL BE MANTAMED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ANY, OR ALL SEDMENT SPILLED, DROPPED, WASHED, TRACKED ONTO OR DEPOSITED (IN ANY WAY) ONTO PUBLIC RIGHT-OF-WAY, MUST BE RENOVED AND RETURNED TO

WASHING, WHEELS SHALL BE CLEANED TO REMOVE SECMENT PRIOR TO ENTRANCE CNTO PUBLIC RICHT-OF-WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON THIS SUCH THAT IT TRAFS ALL

STABILIZED CONSTRUCTION ENTRANCE NO SCALE

TOPSOIL STOCKPILE

-COMPOST SOCK

35' (MAX.)

(DOWNSLOPE

SIDE ONLY)

AASHTO No. 1 ROCK-

LENGTH: 50° MINIMUM

THICKNESS: 8" MINIMUM

INTERSECTION AREAS TO ALLOW FOR TURNS.

THE CONSTRUCTION SITE IMMEDIATELY.

SED MENTS. WASHING ON ROADWAY IS NOT PERMITTED

FLIER CLOTH: PLACE AN UNDERLAYMENT PRICE TO PLACING THE STONE

PLAN VIEW

2 (MAX)

COMPOST SOCK

SICES)-

(ALL DOWNS OPE

1 COMPOST SOCK MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPLES.
2. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPLES.

STOCKPILE TO BE NO GREATER THAN 20 FT IN HEIGHT AND HAVE A SLOPE NO GREATER THAN 2::

PROFILE

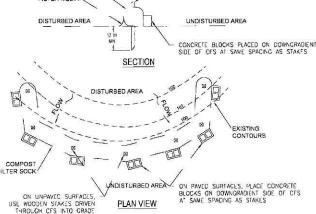
OR MATCH TOTAL WIDTH OF ROADWAY

COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 MIL HOPE	5 MIL HOPE	S MIL HOPE	MULTI: FILAMENT POLYPROPYLENE INCHEPPI	HEAVY DUTY MULTI- FILAMENT POLYPROPYLENE INDMEPPI
MATERIAL (HARACTERISTICS	PHOTO- DEGRACASLE	PHOTO- DEGRADABLE	BIO- DECRADABLE	PHGTO. DEGRADABLE	PHOTO- DEGRADABLE
SOCK DIAMETERS	17	13" 18" 24 17	17" 18" 21." 32"	12" 18" 24" 32"	12" 18" 24." 32"
MESH OPENING	3/8"	3/8	3/8"	3/5-	178
TENSILE STRENSTH		76 PSI	26 PSI	LL PSI	202 251
ULTRAVICLET STABILITY % ORIGNAL STRENGTH IASTM G-1551	73% AT 28H 000 f	23% AT		102% AT 1020 HRS	14 X 6H 2AH 909,1
MINHUM FUNCTIONAL LONGEVITY	6 MONTHS	# MONTHS	E MONTHS	1 YEAR	2 YEARS
***		TWO-PLY	SYSTEMS	-	Per Table 1
				HOPE BLAXIAL NE	
4150 500	TANTENI NEI	tile.		CONTINUOUSLY WOL	IND
INVEH CON	IA STENI NO	Inv	FU	SION-WELDED , JNC	ru RES
			3/1	1/L" MAX APERT	uai siai
001[8]	L TRAT ON MES	н	IWOVEN	SITE POLYPROPYLE LAYEN AND NON-WO LAYEN ALV DSEN VIA NE	VEN FLEECE
			37	IC" MAX APERTURE	SIZE
SOCK FABRICS (	CMPOSED OF BU	R. AP MAY BE	SED ON PROJE	TELASTING 6 MONI	THE DRILLESS

COMPOST STANDARDS ER CONTENT 25% - 100% IDRY WEIGHT BASIST ORTION FIBROUS AND ELONGATED MOISTURE (CNIENT PARTICLE SIZE

SCIUBLE SALT CONCENTRATION 5 9 dS/M (mmhes/em) MAXIMU FLOW COMPOST FILTER SOCK-2 IN. x 2 IN. WOODEN STAKES PLACED 10 FT ON CENTER - ON PAVED AREAS PLACE CONCRETE BLOWN/PLACED FILTER MEDIA DISTURBED AREA UNDISTURBED AREA SECTION



SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1

SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 41
 COMPOST SHALL MEET THE STANDARDS OF TABLE 42
 COMPOST SHALL MEET THE STANDARDS OF TABLE 42
 COMPOST SOCKS SHALL BE PLACED AT EXISTING LEVEL CRADE. 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 42. STAKES WAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK'F SO SPECIFIED BY THE MANUFACTURER.
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS. SEE NOTE 9.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANUFA DISCREDE LISEWHER IN THE PLAN.
 SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNGFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTUREN'S SPECIFICATIONS OR REPLACED WITHIN 24 FOURS OF INSPECTION.
 SHODE GRADABLE FILTER SOCK SHALL BE REPLACED ATTER & MONTHS. PHOTOS FORGARD IS SOCKS. AFTER 1 YEAR.

7 BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS, PHOTOEGRADABLE SOCKS AFTER 1 YEAR POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS UPON STABLIZATION OF THE AREA THIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT N PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A

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 PADER 2012 "SROSICN AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL"

COMPOST FILTER SOCK



business days nor more than 10 business days prior to the start of excavation.



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

ERIC FAGGIOLI
DELAWARE VALLEY PROPERTIES II, LLC 330 PAWLE PHOENIXVILLE, PA 19460

BUILDING PERMIT PLANS **1433 PAWLINGS ROAD** CONSTRUCTION

**NOTES & DETAILS** 



WIN 2022-504 J.M.M 3-15-2023 SCALE