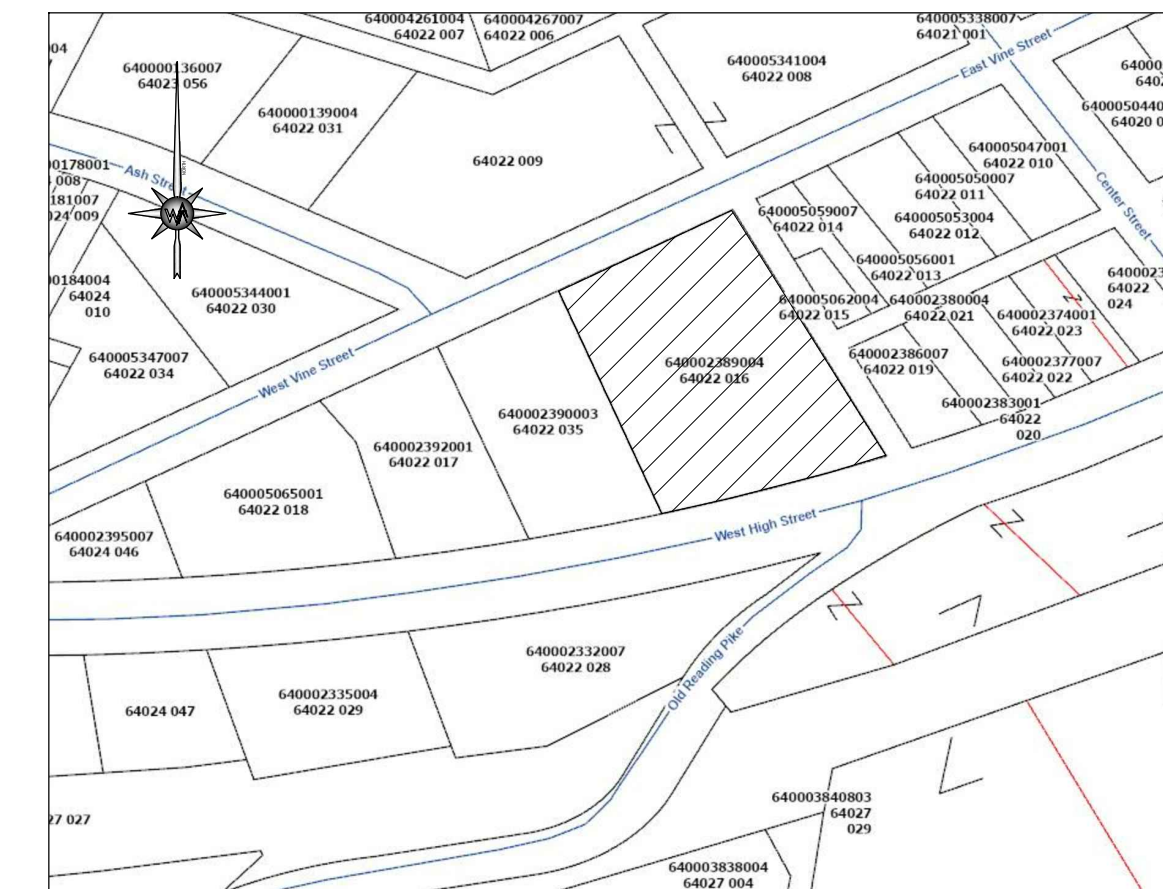
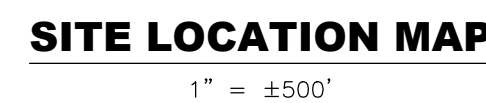


PREPARED FOR
ANGELO S. PAGNOTTI, INC.
COMMERCIAL BUILDING
WEST HIGH STREET, STOWE, PA 19464
WEST POTTSBORO TOWNSHIP
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA



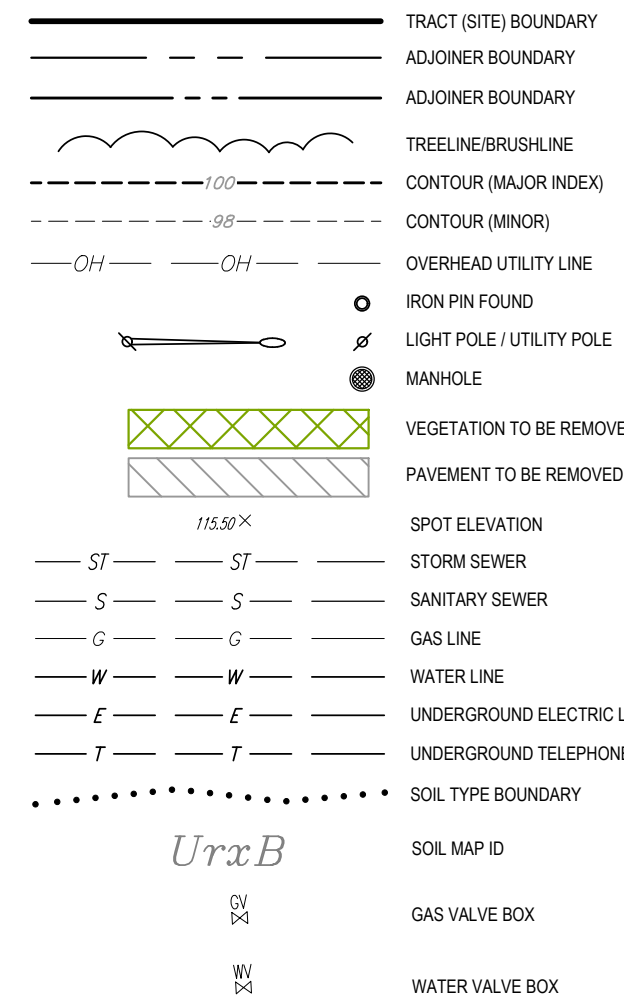
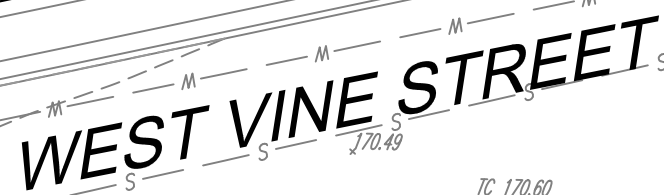
TAX MAP

INDEX OF DRAWINGS: LAND DEVELOPMENT PLAN		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	C-1	COVER SHEET
2	C-2	AERIAL SITE PLAN
3	C-3	SITE/RECORD PLAN
4	C-4	EXISTING FEATURES PLAN
5	C-5	E&S PLAN
6	C-6	GRADING/PCSM PLAN
7	C-7	LIGHTING PLAN
8	C-8	LANDSCAPING PLAN
9	C-9	E&S DETAILS
10	C-10	PCSM DETAILS
11	C-11	CONSTRUCTION DETAILS 1
12	C-12	CONSTRUCTION DETAILS 2

 **PA 1**
SYSTEM, INC.
1-800-242-1776

LOCAL UTILITY PROVIDERS
WEST POTTSBORO TOWNSHIP
POTTSTOWN BOROUGH
CENTURY LINK
VERIZON
MET ED
PECO

PROJECT MANAGER:	HORIZ. SCALE:	DRAFTED BY:
JAC	1" = 30'	JJM
DATE:	VERT. SCALE:	REVISION: 1
10-16-2023		
PROJECT NO.:		
2021-226		
DRAWING NO.:		
C-2		
© 2022 WILKINSON & ASSOCIATES INC. ALL RIGHTS RESERVED.		SHEET NO.:
		2 OF 12



CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3
 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10
 WORKING DAYS IN DESIGN STAGE -
 STOP CALL

PA 1 SERIAL NO. **20213212476**

 SYSTEM INC. **1-800-242-1776**

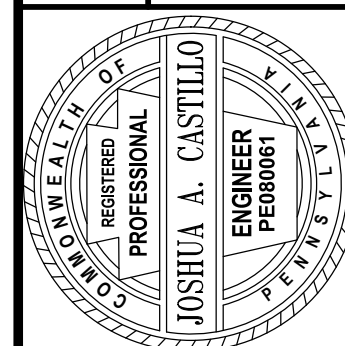
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ANGELO S. PAGNOTTI, INC.
WEST HIGH STREET
STOWE, PA 19464
WEST POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY

ANGELO'S CLEANERS
MIXED-USE BUILDING

EXISTING FEATURES/DEMO PLAN



PROJECT MANAGER:	JAC	HORIZ. SCALE:	1:20
DATE:	10-16-2023	VERT. SCALE:	
PROJECT NO.:	2021-226	DRAFTED BY:	JJM
DRAWING NO.:	C-3	REVISION:	1

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ASSOCIATES,
INC. ALL RIGHTS
RESERVED

SHEET NO.:
4 OF 12

TICKET No. 20213212476
WILKINSON ASSOCIATES, INC DOES NOT GUARANTEE THE
ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY
LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES WILKINSON ASSOCIATES, INC.
LAND SURVEYORS, LLC, GUARANTEE THAT ALL SUBSURFACE UTILITY
LINES, STRUCTURES, ETC. ARE SHOWN.

CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL
SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START
OF WORK, BY CALLING THE PENNSYLVANIA DIG SAFELY
AT 1-800-242-1776 OR 8-1-1.

RECORDED OWNER:

REPUTABLE OWNER: ANGELO S. PAGNOTTI, INC.
DEED BOOK 6261, PAGE 01622
ASSESSORS PARCEL NUMBER: 64-00-02389-00

1. PROPERTY ASSESSORS PARCEL NUMBER: 64-00-02389-00 AS SHOWN ON THE PROPERTY IDENTIFICATION MAPS OF THE TOWNSHIP OF WEST POSTTOWNE, COUNTY OF MONTGOMERY.
2. AREA OF PARCEL TO TITLE LINE 36,616 SQ. FT. OR 0.8406 ACRES.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, ALL LOCATIONS AND SIZES ARE BASED ON RECORDS OF THE TOWNSHIP OF WEST POSTTOWNE, COUNTY OF MONTGOMERY. THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY WERE USED TO LOCATE THE UTILITIES. THE RECORDS DO NOT ENSURE A COMPLETE LIST OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION, TO COMMENCE ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPERTY UTILITIES SERVICES (PENNSYLVANIA, CALL INC.) (800-243-2434).
4. THIS PLAN IS BASED ON INFORMATION A SURVEY WAS PREPARED IN THE FIELD (NOVEMBER 2021) BY WILKINSON ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
6. THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOODING) PER FLOOD MAP.
7. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO WARRANTY IS BEING MADE BY THE UNDERSIGNED AS TO THE ACCURACY OF ANY STATEMENT BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.
8. NO EASEMENTS PROVIDED FOR OVERHEAD UTILITIES AND UNDERGROUND UTILITIES AS LOCATED IN THE SURVEY ARE SHOWN ON THIS SURVEY.
9. THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE COUNTY OF MONTGOMERY, IN THE 2ND BORN BOOK, PAGE 01622, RECORDED IN THE COUNTY OF MONTGOMERY, IN THE COMMONWEALTH OF PENNSYLVANIA.

SURVEYOR'S CERTIFICATE:

— TO: ANGELO S. PAGNOTTI, INC.

THE UNDERSIGNED (ANDREW M. HODGE, PA., PLS. No. SU056467) CERTIFIES THAT:

1. THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED IN DB 6261, PAGE 0162.

2. THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS EXCEPT AS SHOWN ON THE SURVEY.

3. UTILITY SERVICES EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF MOST UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LANDS.

4. SURVEYOR HAS NOT REVIEWED THE TITLE COMMITMENT.

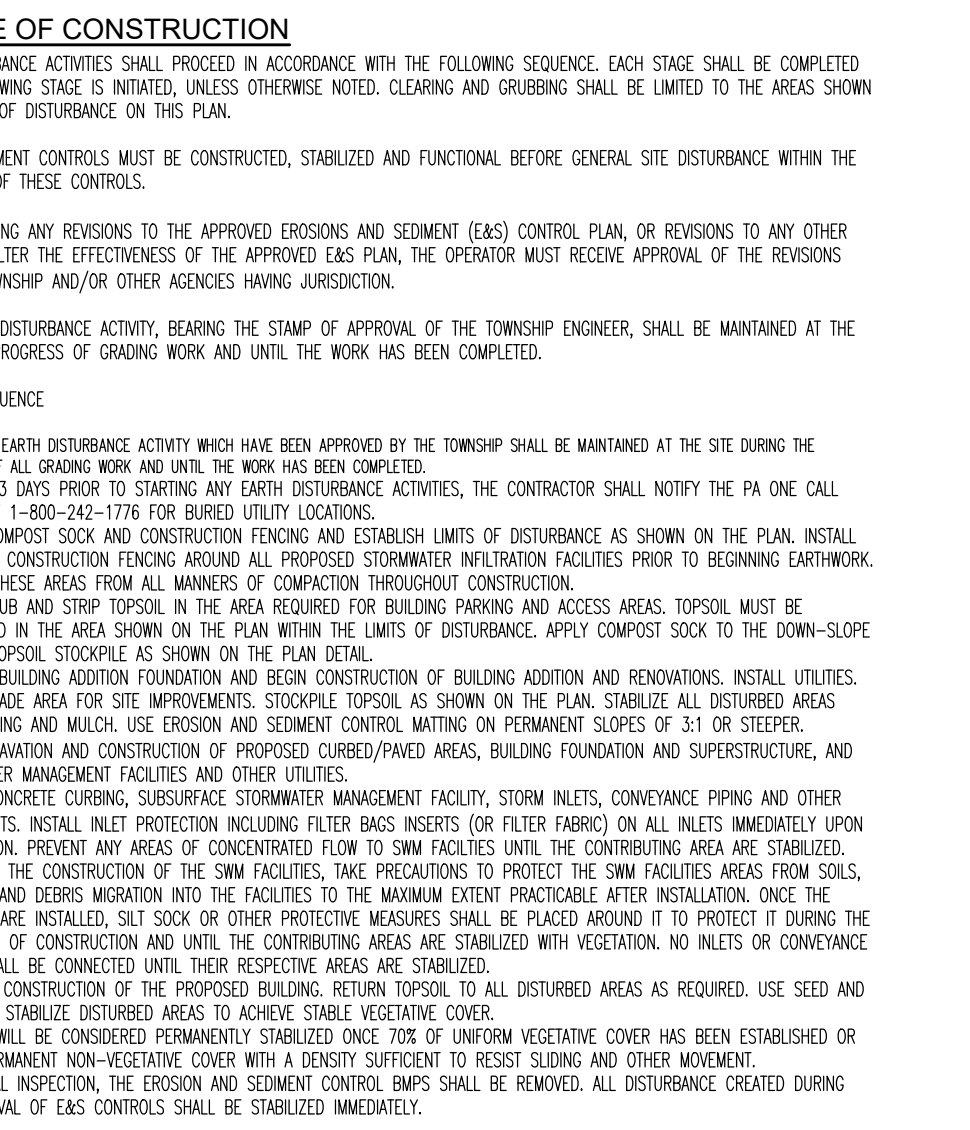
5. DESCRIPTION SHOWN ON SAID SURVEY PLAN OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

ANDREW M. HODGE, NPA PLS No. SU056467

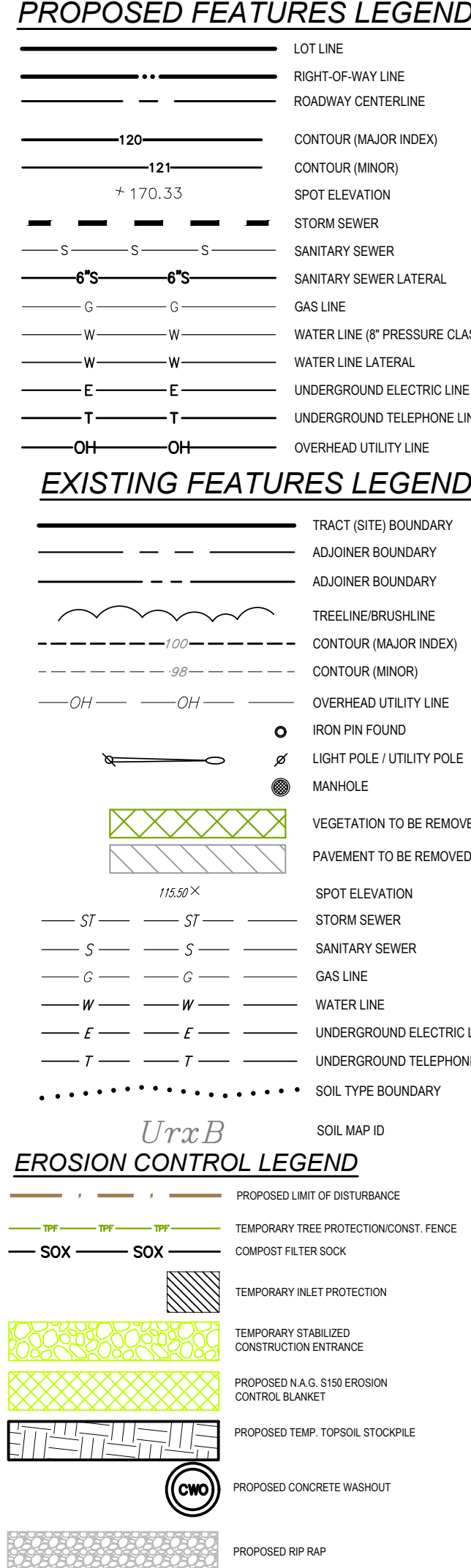
DATE: _____

THIS SITE IS KNOWN AS W. HIGH ST., STOWE, PA 19464. THE SITE IS ALSO KNOWN AS A.P.N. # 64-00-02389-004 AND RECORDED IN D.B. 6261, PG. 01622

1. APPLICANT:
ANGELO S. PIAZZOLI, INC.
312 BRIDGE STREET
PHOENIXVILLE, PA 19460
610-613-7648
2. AREA TO TITLE LINE = 39.616 (0.0094 ACRES)
3. DATA TAKEN FROM WEST POTTSBORO ZONING ORDINANCE
DISTRICT CLASSIFICATION = CB (COMMERCIAL, BUSINESS) AND R-3 (RESIDENTIAL) PER WEST POTTSBORO
TOWNSHIP ZONING MAP DATED OCTOBER 2009. PER TOWNSHIP ENGINEER'S
RECOMMENDATION ON 6/8/23, CB DISTRICT REGULATIONS WERE USED.
- PROPOSED USE: MIXED USE BUILDING WITH:
FIRST FLOOR: OFFICE WITH (1,000 SF); OPEN AREAS USED FOR COMMERCIAL
PURPOSES (3,680 SF)
SECOND FLOOR: GARDEN APARTMENTS (20 \$437) FLOOR (4) 2-BEDROOM DWELLING UNITS.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A QUALIFIED PERSON IN THE FIELD BY MUNDSON,
ASSOCIATES, INC. AND OTHER RELEVANT MATERIAL AS LISTED HEREON. THE SUBJECT PROPERTY MAY BE
SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WHETHER IMPLIED, ADJACENT, RIGHTS AN
CLAIMS BY OTHERS, EITHER RECORD OR UNRECORDED THAT A THOROUGH & ACCURATE TITLE REPORT WOULD
REVEAL. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
5. ALL OF THE UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY
MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAP
LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY
MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE AN
EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND
TYPE BY THE PROPER UTILITY COMPANIES.
6. NO ENVIRONMENTAL CONCERNS SUCH AS WATERCOURCES, WETLANDS, HAZARDOUS ISSUES OR HAZARDOUS
CONTAMINATES WERE INVESTIGATED OR LOCATED AS PART OF THE SURVEY, NOR ARE THEY SHOWN ON THE
SURVEY MAP.
7. ALL REMEDIATION TO BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL
APPLICABLE TOWNSHIP, STATE & FEDERAL CODES AND REGULATIONS. ALL DEBRIS TO BE REMOVED FROM SITE
AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE, & FEDERAL REGULATIONS.
8. THIS PLAN IS NOT INTENDED TO DEPICT ALL FACTS AND ITEMS TO BE ADDRESSED DURING THE COURSE OF
DEMOLITION AND CONSTRUCTION. THIS PLAN IS INTENDED TO REPRESENT ONLY THE READILY VISIBLE, EXISTING
IMPROVEMENTS ON SITE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS PRIOR TO
FINALIZING HIS BID AND PROVIDE ALL NECESSARY DEMOLITION SERVICES REQUIRED TO COMPLETE THE SCOPE OF
WORK OUTLINED ON THESE DRAWINGS. UPON INITIATION OF DEMOLITION, CONTRACTOR SHALL ADVISE IMMEDIATELY
SUCH CONTACTS ARE IN THE FIELD.
9. LOCATION OF ALL UTILITIES ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE RESPECTIVE UTILITY
COMPANIES.
10. THE SITE IS SERVED BY PUBLIC SANITARY SEWER & WATER.
11. (TBR) = TO BE REMOVED. ALL OTHER FEATURES ARE TO REMAIN UNLESS NOTED OTHERWISE.
12. CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY O.S.H.A., OWNER, AND THE LOCAL AND STATE
AUTHORITIES.
13. ALL UTILITIES AND STRUCTURES WITHIN PUBLIC RIGHTS-OF-WAY SHALL REMAIN UNLESS OTHERWISE NOTED.
14. ELEVATIONS SHOWN ARE EXPRESSED IN US SURVEY FEET AND ARE BASED UPON APPROX. SCALING FROM UGGS.
15. ANY UTILITIES DAMAGED DURING DEMOLITION AND CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED IN KIND
BY THE CONTRACTOR AT HIS OWN EXPENSE. UTILITY REMOVAL, ABANDONMENT, AND/OR RELOCATION SHALL BE
IN ACCORDANCE WITH REQUIREMENTS FROM THE RELEVANT UTILITY COMPANY.
16. STORM WATER MANAGEMENT & LIGHTING ARE THE ONLY NEW UTILITIES PROVIDED FOR THIS PROJECT.
17. A BLANKET STORMWATER MANAGEMENT (SW) EASEMENT IS PROVIDED, WHICH GRANTS THE TOWNSHIP THE RIGHT
TO ENTER THE PROPERTY TO ACCESS SW FACILITIES IN THE CASE OF REQUIRED MAINTENANCE AND
INSPECTIONS.
18. ALLEVIARY SHALL CLOSE AT THE DISCRETION OF THE TOWNSHIP.



1. THE CONTRACTOR SHALL DELINEATE, IN THE FIELD, AREAS OF DISTURBANCE AS SHOWN ON THE PLANS.
2. SEE THE DETAIL PLAN AND THE DRAINAGE REPORT FOR PROPOSED SUMP FACILITIES, INLETS AND DETAILS AS WELL AS THEIR RESPECTIVE DESIGN CALCULATIONS.
3. TOPSOIL FROM CONSTRUCTION AREAS SHALL BE STRIPPED AND STOCKPILED IN SITES AT LOCATIONS SHOWN ON THE PLAN.
4. TREES/TREELINES NOT SPECIFICALLY INDICATED FOR REMOVAL ON THE REMOVALS PLAN SHALL BE TO BE PROTECTED AND REMAIN UNDISTURBED DURING CONSTRUCTION.
5. ROCK CONSTRUCTION ENTRANCE - A ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN ON THE PLAN AND DETAIL. NO MUD OR DEBRIS MAY BE TRACKED AWAY FROM THE SITE AT ANY TIME DURING CONSTRUCTION.
6. COMPOST FILTER SOCK - FILTER SOCK SHOULD BE PLACED AT THE DOWNSTREAM EDGE OF AREA BEING DISTURBED AND AROUND TOPSOIL STOCKPILES, TO PREVENT SEEDS FROM LEAVING THE SITE. THE SOCK SHOULD BE STAKED AND ENTRENCHED AS SHOWN IN THE DETAILS ON THE PLANS. THE SOCK INSTALLATION SHOULD BE INSPECTED BEFORE AND AFTER EACH MEASURABLE RAINY EVENT. ANY NECESSARY REPAIR WILL BE MADE IMMEDIATELY.
7. A ACCUMULATED SEDIMENT WILL BE REMOVED AS REQUIRED TO KEEP THE FILTER SOCK FUNCTIONAL. REMOVE DEPOSITS WHEN ACCUMULATIONS REACH ONE INCH (1/2) THE HORIZONTAL GROUND HEIGHT OF THE SOCK.
8. ANY UNDISTURBED EROSION OF THE TOP ANCHOR WILL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIAL.
9. C-ADHERE TO ANY MUNICIPALITY'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.
10. ANY SECTION OF FILTER SOCK THAT HAS BEEN UNDISTURBED OR TOPPLED MUST BE IMMEDIATELY REPAIRED WITH A FILTER SOCK OUTLET.
11. ROCK FILTER OUTLET - ROCK FILTER OUTLETS SHALL BE INSTALLED IMMEDIATELY WHEREVER FILTER FABRIC BECOMES UNDERSHOWN OR TOPPLED. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET. FILTER MATERIALS WILL BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK WILL BE USED TO REBUILD THE ROCK FILTER SOCK. FILTERS SHALL BE REPLACED WHEN CLOGGED WITH SEDIMENT.
12. TOPSOIL STOCKPILE - TOPSOIL SHALL BE STRIPPED AND STOCKPILED WHERE INDICATED ON THE E&S PLAN. STOCKPILE HEIGHT SHALL NOT EXCEED THREE' - FIVE FEET (3') WITH SIDE SLOPES 2:1 OR FLATTER. SLIP BARRIER FENCE SHALL BE ERECTED AT THE TOP OF SLOPE OF THE DONNAL SIDE OF THE STOCKPILE. STABILIZE STOCKPILE IN CONJUNCTION WITH TEMPORARY SEEDING SPECIFICATIONS.
13. HIGHWAY DEBRIS - ANY MUD OR DEBRIS TRACKED OUTSIDE PUBLIC HIGHWAYS SHALL BE IMMEDIATELY REMOVED, TO THE SATISFACTION OF THE MUNICIPALITY BY BROOMING, IN HAZARDOUS SITUATIONS WHEN MUD CAUSES SLICK CONDITIONS ON TRAVELED HIGHWAYS. PRESSURE WASHING SHALL BE PERFORMED TO THE SATISFACTION OF THE TOWNSHIP. ALL TRUCKS SHALL BE EQUIPPED WITH WATER WASHERS. PRESSURE WASHING SHALL BE COLLECTED AND FILTERED THROUGH AN ADEQUATE FILTER CONTROL, SUCH AS A WATER FILTER BAG, PRIOR TO DISCHARGE TO SENIOR OR WATER COURSE. REMOVAL OF MUD OR DEBRIS FROM THE HIGHWAY SHALL BE AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR AND/OR DEVELOPER.
14. SEDIMENT OR SEDIMENT-LADEN WATER - NO SEDIMENT OR SEDIMENT-LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.

[illegible]

	LOT LINE
—	RIGHT-OF-WAY LINE
—	ROADWAY CENTERLINE
—120—	CONTOUR (MAJOR INDEX)
—121—	CONTOUR (MINOR)
+ 170.3.3	SPOT ELEVATION
— S — S — S —	STORM SEWER
— 6" — 6" —	SANITARY SEWER
— W — G —	SANITARY SEWER LATERAL
— W —	GAS LINE
— W —	WATER LINE (8" PRESSURE CLASS)
— E —	WATER LINE LATERAL
— T —	UNDERGROUND ELECTRIC LINE
— OH —	UNDERGROUND TELEPHONE LINE
— T —	OVERHEAD UTILITY LINE

TRACT (SITE) BOUNDARY

ADJOINER BOUNDARY

ADJOINER BOUNDARY

TREE LINE/BRUSH LINE

CONTOUR (MAJOR INDEX)

CONTOUR (MINOR)

OVERHEAD UTILITY LINE

IRON PIN FOUND

LIGHT POLE / UTILITY POLE

MANHOLE

VEGETATION TO BE REMOVED

PAVEMENT TO BE REMOVED

SPOT ELEVATION

STORM SEWER

SANITARY SEWER

GAS LINE

WATER LINE

UNDERGROUND ELECTRIC

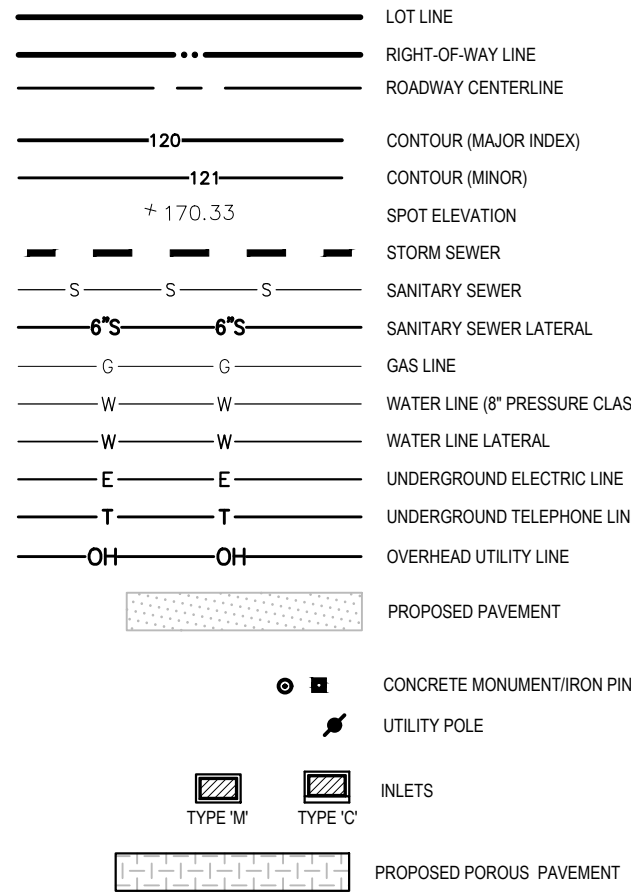
UNDERGROUND TELEPHONE

SOIL TYPE BOUNDARY

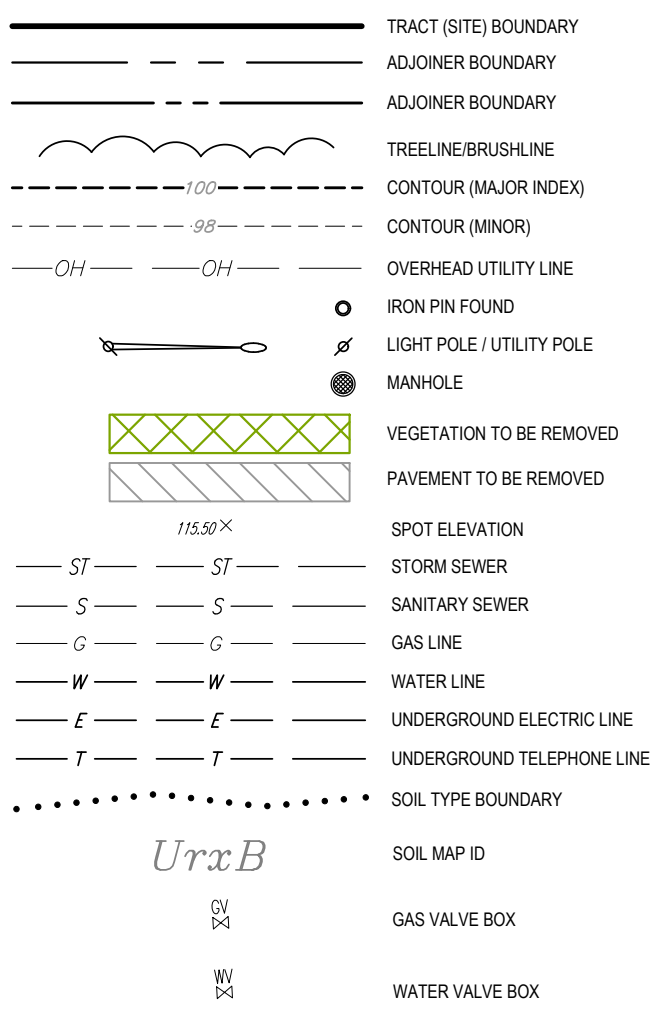
Diagram illustrating various erosion control methods and their corresponding symbols:

- PROPOSED LIMIT OF DISTURBANCE**: Indicated by a dashed line.
- TEMPORARY TREE PROTECTION/CONST. FENCE**: Indicated by a line with 'X' marks.
- SOX**: Indicated by a line with 'X' marks.
- COMPOST FILTER SOCK**: Indicated by a hatched pattern.
- TEMPORARY INLET PROTECTION**: Indicated by a hatched pattern.
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE**: Indicated by a pattern of small circles.
- PROPOSED N & S 515 EROSION CONTROL BLANKET**: Indicated by a pattern of small squares.
- PROPOSED TEMP. TOPSOIL STOCKPILE**: Indicated by a pattern of small squares.
- PROPOSED CONCRETE WASHOUT**: Indicated by a circular symbol with 'CWO' inside.
- PROPOSED RIP RAP**: Indicated by a pattern of small circles.

PROPOSED FEATURES LEGEND



EXISTING FEATURES LEGEND



OPERATION AND MAINTENANCE NOTES (\$401.D(34)(a))

- THE LANDOWNER HEREBY GRANTS AND CONVEYS TO THE TOWNSHIP AN EASEMENT IN GROSS (I.E. A "BLANKET EASEMENT") OVER THE ENTIRE PROPERTY FOR ACCESS AT SUCH LIMITED TIMES AS THE TOWNSHIP REASONABLY DEEMES NECESSARY, TO INSPECT ANY STORMWATER MANAGEMENT FACILITIES, BMPs, EROSION AND SEDIMENT MANAGEMENT FACILITIES, AND OTHER IMPROVEMENTS COLLECTIVELY, THE "PROJECT FACILITIES", THE PURPOSE OF THE INSPECTION IS TO ENSURE SAFE AND PROPER FUNCTION OF THE PROJECT FACILITIES AND THE CONDITION OF ALL ADJACENT AREAS, ALL PURSUANT TO THE PROVISIONS OF THE STORMWATER MANAGEMENT ORDINANCE, THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONDUCT SUCH INSPECTIONS.
- THE LANDOWNER ACKNOWLEDGES THAT THE STORMWATER MANAGEMENT FACILITIES AND BMPs ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED, AND THE LANDOWNER SHALL NOT PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP OR WITHIN A CONSERVATION EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTION OF THE BMP, UNLESS A REVISED PLAN IS SUBMITTED AND APPROVED BY THE TOWNSHIP. SUCH REVISED PLAN SHALL BE RECEIVED WITH A NEW STORMWATER OPERATION & MAINTENANCE AGREEMENT, PRIOR TO ALTERATIONS BEING IMPLEMENTED.
- BEFORE PROCEEDING WITH ANY OF THE IMPROVEMENTS, THE LANDOWNER SHALL PROVIDE AT LEAST 72-HOURS ADVANCE NOTICE TO THE TOWNSHIP AND THE TOWNSHIP ENGINEER SO THAT ARRANGEMENTS CAN BE MADE FOR THE INSPECTION OF THE WORK AS IT PROGRESSES.
- BEFORE THE TOWNSHIP ISSUES A USE AND OCCUPANCY PERMIT, THE LANDOWNER SHALL SUBMIT AN AS-BUILT PLAN, PREPARED AND SIGNED BY A QUALIFIED PROFESSIONAL, TO THE TOWNSHIP. THE AS-BUILT PLAN SHALL SHOW THE LOCATION OF ANY BUILDINGS, THE PROPERTY CORNER MONUMENTS WITH ELEVATIONS, ROAD LEAKERS, UTILITY LINE LOCATIONS, BUILDING ENVELOPES, WALKWAYS, DRIVEWAYS, DECKS, PATIOS, DRIVEWAYS, STEEP SLOPES, FLOODPLAIN, THE STORMWATER MANAGEMENT FACILITIES AND ASSOCIATED CONSTRUCTION DETAILS WITH ELEVATIONS, THE FINAL GRADE ELEVATIONS, ALL LANDSCAPE FEATURES INCLUDING HARDSCAPES AND WALLS, AND ANY OTHER INFORMATION THAT MAY BE DEEMED NECESSARY BY THE TOWNSHIP WHICH SHALL BE CONSISTENT WITH THOSE SHOWN ON THE APPROVED PLAN. THE PLAN SHALL ALSO CONTAIN A CHART FOR EACH LOT LISTING THE IMPROVING AREA EACH STORMWATER MANAGEMENT FACILITY WAS DESIGNED TO HANDLE AND HOW MUCH IMPROVING AREA HAS BEEN INSTALLED TO DATE. IN ALL OTHER RESPECTS, THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE ORIGINAL APPROVED PLAN.
- THE LANDOWNER AGREES TO PROVIDE A COPY OF THE STORMWATER MAINTENANCE AND PROJECT IMPROVEMENTS AGREEMENT (THE "OAM AGREEMENT") BETWEEN THE LANDOWNER AND THE TOWNSHIP TO ITS SUCCESSORS AND/OR ASSIGNS AND AGREES TO INCORPORATE A REFERENCE TO THE TERMS OF THE OAM AGREEMENT IN ANY FUTURE DEED OF CONVEYANCE. THE FAILURE OF LANDOWNER TO PERFORM ANY ACT REQUIRED BY THIS PARAGRAPH SHALL NOT IMPAIR THE VALIDITY OF THE OAM AGREEMENT OR THE REQUIREMENTS OR RESPONSIBILITIES OF THE OAM PLAN. THE TERM "LANDOWNER" SHALL INCLUDE THE ABOVE-NAMED LANDOWNER, ITS SUCCESSORS, AND/OR ASSIGNS AND UPON THE HEIRS, ADMINISTRATORS, EXECUTORS, SUCCESSIONS, AND/OR ASSIGN, WHETHER OR NOT SUCH FUTURE OWNERS HAVE SIGNED THIS OAM AGREEMENT.

POST CONSTRUCTION STORMWATER OPERATIONS AND MAINTENANCE (PADEP BMP MANUAL)

- PERVIOUS PAVEMENT**
IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO COMPLETE ALL MAINTENANCE ITEMS AND TASKS DESCRIBED HERE FOR THE PERVIOUS PAVEMENT.
NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY SWM BMPs, FACILITIES, AREAS OR STRUCTURES WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- PERVIOUS PAVEMENT (BMP 6.4.1)**
A. THE PAVEMENT SURFACE SHOULD BE VACUUMED BIENNIALY WITH A COMMERCIAL CLEANING UNIT. PAVEMENT WASHING SYSTEMS OR COMPRESSED AIR UNITS ARE NOT RECOMMENDED. ALL INLET STRUCTURES WITHIN OR DRAINING TO THE INFILTRATION BASIN SHOULD ALSO BE CLEANED OUT BIENNIALY.
B. PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO THE PAVEMENT. PLANTED AREAS SHOULD BE INSPECTED ON A SEMIANNUAL BASIS. ALL TRASH AND OTHER LITTER THAT IS OBSERVED DURING THESE INSPECTIONS SHOULD BE REMOVED.
C. DO NOT ALLOW CONSTRUCTION STAGING, SOIL/MULCH STORAGE, ETC. ON UNPROTECTED PAVEMENT SURFACE.
- SURFACE INFILTRATION BASIN (BMP 6.4.2)**
A. CATCH BASINS AND INLETS (UPGRADE OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
B. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITIONS, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
C. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
D. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOS SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOS REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
E. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
F. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
G. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.
- SURFACE DETENTION BASIN (BMP 6.4.3)**
A. ALL BASIN STRUCTURES EXPECTED TO RECEIVE AND/OR TRAP DEBRIS AND SEDIMENT SHOULD BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST FOUR TIMES PER YEAR, AS WELL AS AFTER EVERY STORM GREATER THAN 1 INCH. STRUCTURES INCLUDE BASIN BOTTOMS, TRASH TRACKS, OUTLET STRUCTURES, RIPRAP, AND INLETS.
B. SEDIMENT REMOVAL SHOULD BE CONDUCTED WHEN THE BASIN IS COMPLETELY DRY. SEDIMENT SHOULD BE DISPOSED OF PROPERLY AND ONCE SEDIMENT IS REMOVED, DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND REVEGETATED.
C. MOWING AND OR TRIMMING OF VEGETATION SHOULD BE PERFORMED AS NECESSARY TO SUSTAIN THE SYSTEM, BUT ALL DEBRIS SHOULD BE REMOVED FROM THE BASIN.
C.A. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION.
C.B. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR UNWANTED GROWTH OF EXOTIC/INVASIVE SPECIES.
C.C. VEGETATIVE COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95 PERCENT. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10%, VEGETATION SHOULD BE REESTABLISHED.

INFILTRATION TEST DATA:

TEST ID	GROUND ELEVATION (FT)	TEST PIT ELEVATION (FT)
TP 1	171.3	168
TP 2	168	163
TP 3	168	164
TP 4	170.5	167.5

GRADING & DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75 MIN. SLOPE AGAINST ALL CURBS, ISLANDS AND OUTLETS, AND 1.0% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH ANY CONSTRUCTION HAVING DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE. FIELD GRADE TO CREATE A MIN. OF 0.75% GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- BICYCLE SAFE GRATES SHALL BE INSTALLED ON INLETS IN PAVED AREAS WHERE APPLICABLE.
- ALL STORM WATER AND ROADWAY MATERIALS AND RELATED SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWNSHIP STANDARDS AND SPECIFICATIONS AND PENNDOT PUBLICATION 408 AND ARE SUBJECT TO INSPECTION BY THE TOWNSHIP ENGINEER.
- ALL DISTURBED AREAS, OTHER THAN PROPOSED PAVED AREAS, SHALL BE STABILIZED WITH TOPSOIL TO A DEPTH OF FOUR (4) TO SIX (6) INCHES. THE TOPSOIL SHALL BE FREE OF ALL DEBRIS, ROOTS AND OTHER OBJECTS THAT MIGHT INTERFERE WITH PROPOSED PLANTING, FERTILIZING, OR MAINTENANCE OPERATIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE EITHER BOTTOM OF CURB OR FINISHED GROUND UNLESS OTHERWISE NOTED.
- THE SUBSURFACE STORMWATER FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PLAN OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER(S) ON WHOSE LAND THE STRUCTURE(S) (SARE) LOCATED. THE TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER(S). IN THE EVENT THAT MAINTENANCE AND STRUCTURAL INTEGRITY ARE NOT MAINTAINED BY THE OWNER AS REQUIRED BY THE TOWNSHIP, THE OWNER HEREBY GRANTS TO THE TOWNSHIP THE RIGHT TO ENTER UPON SUCH PROPERTY AND TO PERFORM ANY AND ALL IMPROVEMENTS, REVISIONS OR MAINTENANCE AS MAY BE DETERMINED NECESSARY AND TO RECOVER THE COSTS THEREOF FROM THE PROPERTY OWNER BY ALL LAWFUL MEANS INCLUDING, BUT NOT LIMITED TO, THE IMPOSITION OF A MUNICIPAL LIEN ON THE SUBJECT PROPERTY.
- THE CONTRACTOR(S) SHALL NOT ENCRUMBER ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCRUMBER WITHIN FIVE FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCRUMBERMENT ONTO ADJOINING PROPERTIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- NO FINISHED GRADE EXCAVATION OR FILL SLOPE SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL).
- DRAINAGE FACILITIES AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING OF EARTH DISTURBANCE AND/OR THE CREATION OF ANY ADDITIONAL IMPROVED SURFACE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF WEST POTTSBORO TOWNSHIP AND PENNDOT PUBLICATION 408, LATEST EDITION.
- A MINIMUM OF EIGHT INCHES OF TOPSOIL SHALL BE REDISTRIBUTED OVER ALL DISTURBED AREAS OF THE SITE, WITH THE EXCEPTION OF PAVED AND PROPOSED BUILDING AREAS.
- ALL MAINTENANCE FOR THE STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED BY THE OWNER.
- ALTHOUGH NOT ANTICIPATED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DE-WATERING OF SITE FOR CONSTRUCTION IF NEEDED. THIS INCLUDES LABOR AND MATERIALS ASSOCIATED WITH PUMPING WATER WHICH MAY REMAIN BELOW THE INVERT OUT ELEVATION OF PERMANENT STORMWATER MANAGEMENT FACILITY. IF SEDIMENT LIVEN WATER IS PUMPED, IT SHALL BE THROUGH THE USE OF A PNEUMATIC FILTER BAG.
- IF CONTRACTOR ELECTS TO PROPOSE AN "OR EQUAL" SUBSTITUTE PRODUCT FOR THE STORMWATER MANAGEMENT SYSTEMS, THEY MUST BEAR COST TO REDESIGN USING ALTERNATE SYSTEM AS STORAGE VOID RATIOS, LOADING RATIOS, SURFACE AREA AND INFLOW PIPING CONNECTIONS MAY NEED TO BE REVISED.
- THE CONTRACTOR SHALL TAKE MEASURES TO AVOID UNNECESSARY COMPACTION OF SOILS IN DISTURBED AREAS AS WELL AS MINIMIZE DISTURBANCE TO ONLY THE AREAS SHOWN WITHIN THE LIMIT OF DISTURBANCE PER THE PLAN.
- * WITH STORM STRUCTURE ID DENOTES A COVER OF 12"-16". THE APPLICANT IS REQUESTING A WAIVER FOR SALDO \$436,344.6K, WHICH REQUIRES A MINIMUM COVER OF 18" AND IS PROPOSING TO PROVIDE A 12" MINIMUM COVER, CONSISTENT WITH MANUFACTURER'S STANDARD COVER REQUIREMENTS FOR RPE.

STORM SEWER LATERAL DATA:

PIPE RUN ID	SIZE (IN)	MATERIAL	LENGTH (FT)	SLOPE (FT/FT)
1	12	HDPE	114.0	0.0050
2	8	HDPE	12.0	0.0050
3	12	HDPE	67.0	0.0051
4	12	HDPE	22.0	0.0068
5	12	HDPE	7.0	0.0051
6	12	HDPE	16.0	0.0050

DESIGNER AND LANDOWNER AGREEMENTS (\$401.D(34)(a)(vi)):

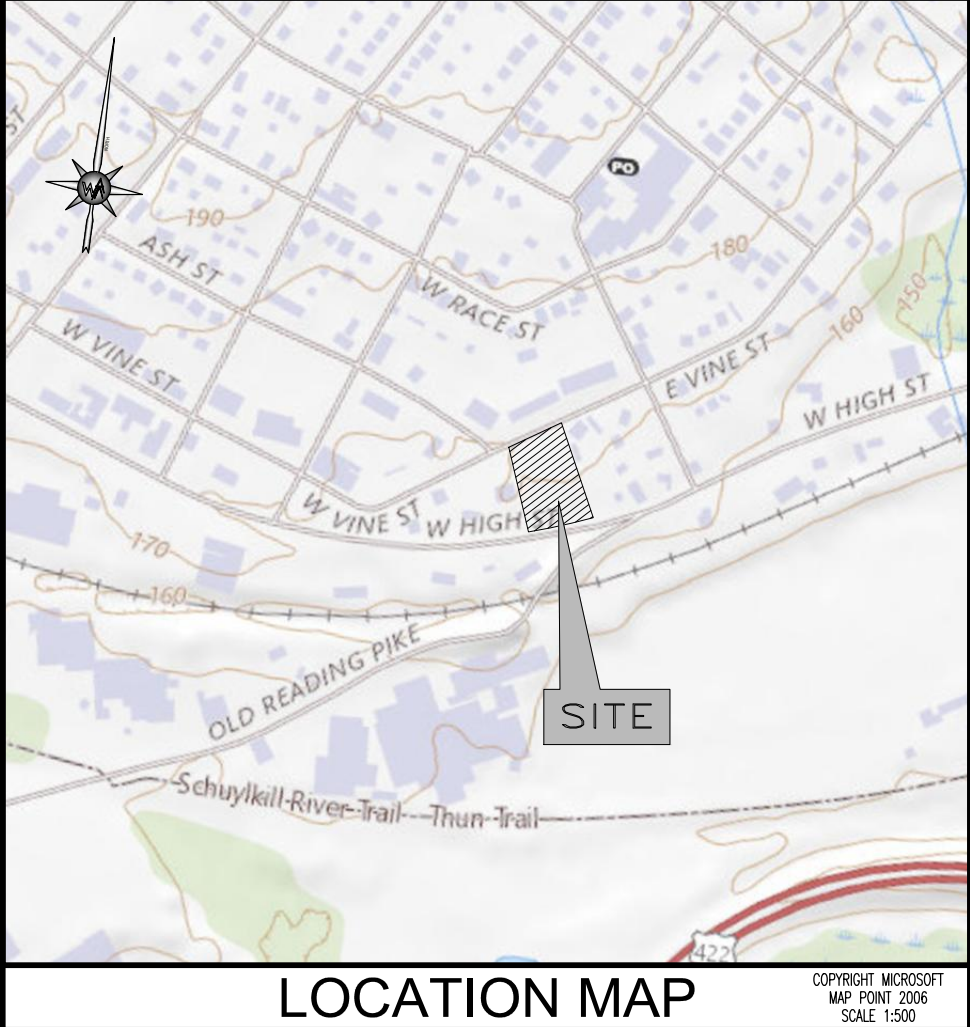
(THE "DESIGN ENGINEER") ON THIS ____ DAY OF ____, 20____ (DATE OF SIGNATURE) HAS REVIEWED AND HEREBY CERTIFIES THAT THIS STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WEST POTTSBORO TOWNSHIP STORMWATER MANAGEMENT ORDINANCE OF 2022.

(SIGNATURE)

(SEA)

- THE LANDOWNER, OR THE LANDOWNER'S QUALIFIED PROFESSIONAL, SHALL INSPECT THE STORMWATER MANAGEMENT FACILITIES AND BMPs INSTALLED UNDER THIS ORDINANCE ACCORDING TO THE FOLLOWING FREQUENCIES, AT A MINIMUM, TO ENSURE THE BMPs, FACILITIES, AND/OR STRUCTURES CONTINUE TO FUNCTION AS INTENDED:
- ANNUALLY FOR THE FIRST 5-YEARS AFTER THE CONSTRUCTION OF THE STORMWATER FACILITIES.
 - ONCE EVERY 3-YEARS THEREAFTER.
 - DURING OR IMMEDIATELY FOLLOWING THE CESSATION OF A 10-YEAR OR GREATER STORM EVENT.
 - WITHIN 30-DAYS FOLLOWING RECEIPT OF THE TOWNSHIP'S WRITTEN REQUEST FOR INSPECTION UNLESS A GREATER PERIOD OF TIME IS GRANTED BY THE TOWNSHIP.

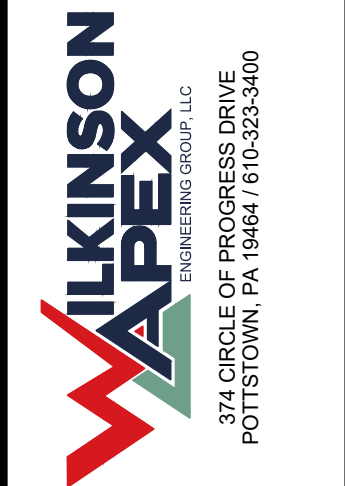
INSPECTIONS SHALL BE CONDUCTED DURING OR IMMEDIATELY FOLLOWING PRECIPITATION EVENTS. A WRITTEN INSPECTION REPORT WITH PHOTOS SHALL BE PREPARED TO DOCUMENT EACH INSPECTION. THE INSPECTION REPORT SHALL CONTAIN THE DATE AND TIME OF THE INSPECTION, THE INDIVIDUAL(S) WHO COMPLETED THE INSPECTION, THE LOCATION OF ALL STORMWATER MANAGEMENT FACILITIES, BMPs, OR OTHER STRUCTURES INSPECTED, OBSERVATIONS ON PERFORMANCE, AND RECOMMENDATIONS FOR IMPROVING PERFORMANCE, IF APPLICABLE. INSPECTION REPORTS SHALL BE SUBMITTED TO THE TOWNSHIP WITHIN 30-DAYS FOLLOWING COMPLETION OF THE INSPECTION. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO TRACK THE REQUIRED WRITTEN INSPECTION REPORTS.



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS IN ADVANCE OF CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

PA 1 SERIAL NO. 20213212476

1-800-242-1776

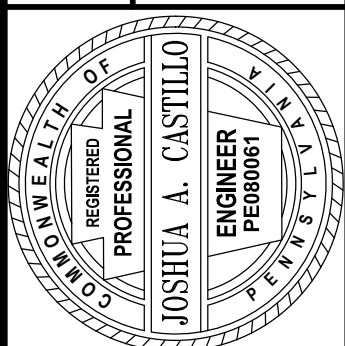


REVISIONS

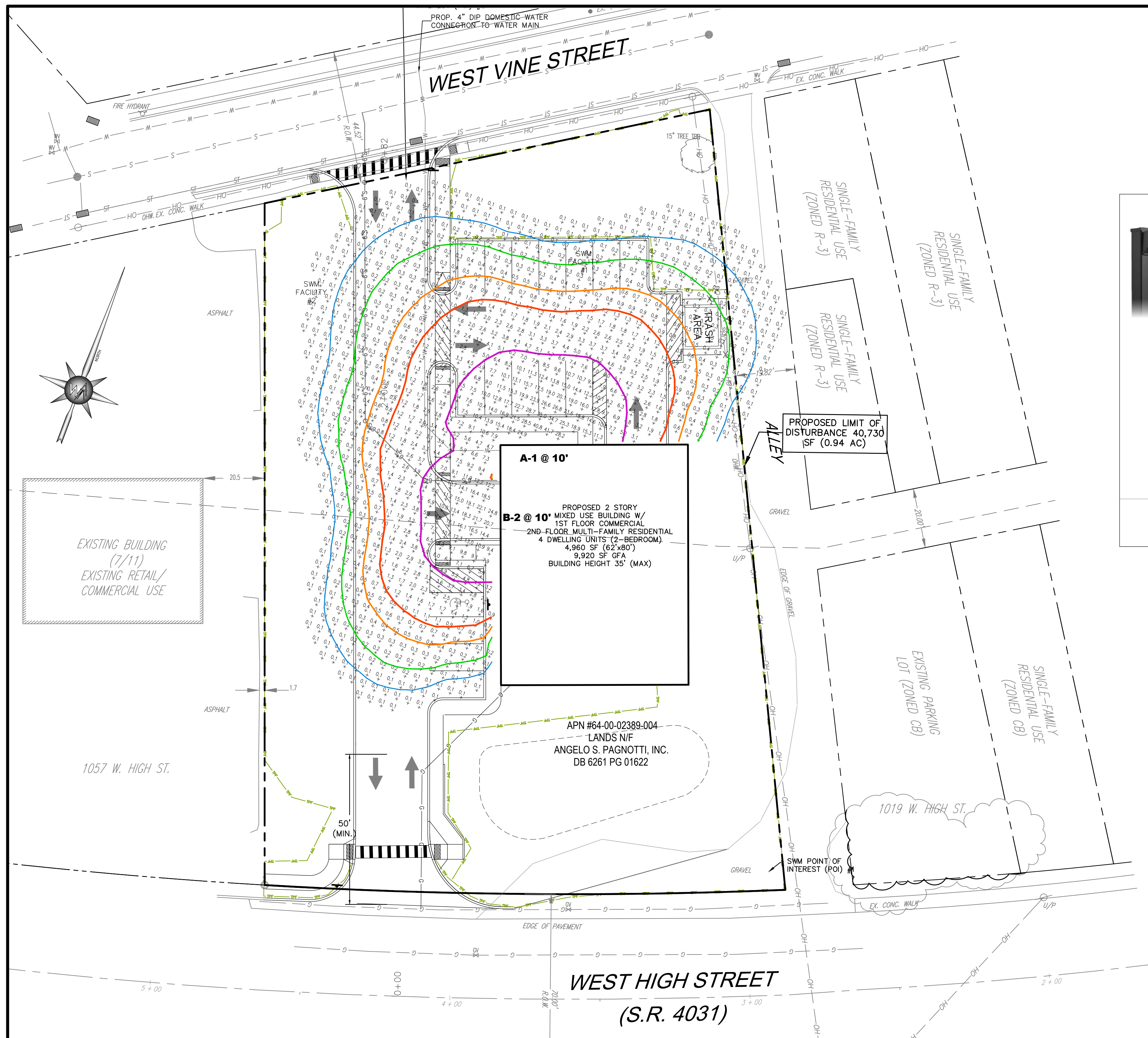
ANGELO S. PAGNOTTI, INC.
WEST HIGH STREET
STOWE, PA 19464
WEST POTTSBORO TOWNSHIP
MONTGOMERY COUNTY

ANGELO'S CLEANERS
MIXED-USE BUILDING

DATE TITLE



PROJECT MANAGER	DATE	PROJECT NO.	DRAWING NO.	REVISION
JAC	10-16-2023	2021228	JAM	1
DATE	10-16-2023	PROJECT NO.	DRAWING NO.	REVISION
10-16-2023	2021228	JAM	1	1



- NOTES:**

1. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR REVIEW AND APPROVAL.
2. THE MUNICIPALITY RESERVES THE RIGHT TO CONDUCT A POST-INSTALLATION NIGHTTIME INSPECTION TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS ORDINANCE, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE MUNICIPALITY.
3. THIS PLAN IS FOR LIGHTING ILLUMINANCE CALCULATION PURPOSES ONLY. REFER TO SEPARATE ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
4. ALL LANDSCAPING SHALL BE PLACED AND MAINTAINED AS NECESSARY TO ENSURE THAT REQUIRED ILLUMINATION LEVELS ARE ALWAYS PROVIDED.
5. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES AND BELOW GRADE STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
6. LIGHTING SYSTEM INFRASTRUCTURE TO BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
7. ALL LIGHTING FIXTURES PROPOSED SHALL MEET IESNA FULL-CUTOFF CRITERIA.
8. THE PROPOSED FIXTURES SHALL BE MOUNTED AT THE HEIGHT ABOVE FINISHED GRADE INDICATED ON THIS PLAN.
9. LIGHTING FIXTURES AND ANCILLARY EQUIPMENT SHALL BE MAINTAINED SO AS ALWAYS TO MEET THE REQUIREMENTS OF THE TOWNSHIP ORDINANCE.

LAMP SCHEDULE							
Label	Quantity	Manufacturer	Description	Number Lamps	Lumens Per Lamp	Tiτ	Wattage
A	1	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	1	32683	3.00	270
B	1	Lithonia Lighting	DSX2 LED P1 40K T4M MVOLT	1	18551	0.00	140

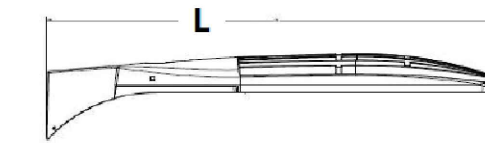
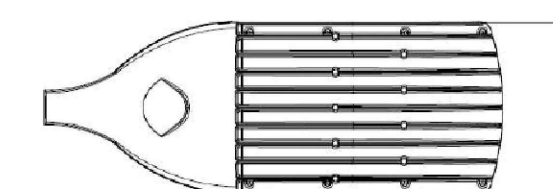


D-Series Size 2

LED Area Luminaire

Specifications

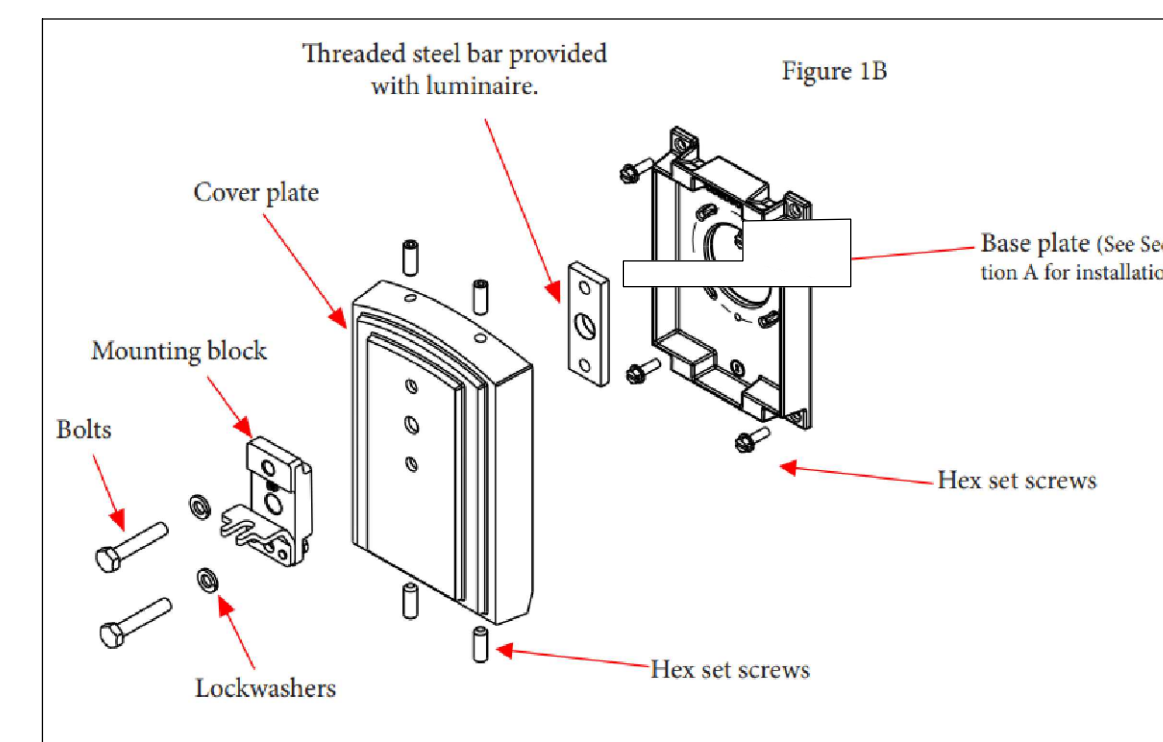
EPA:	1.1 ft ² (0.10 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



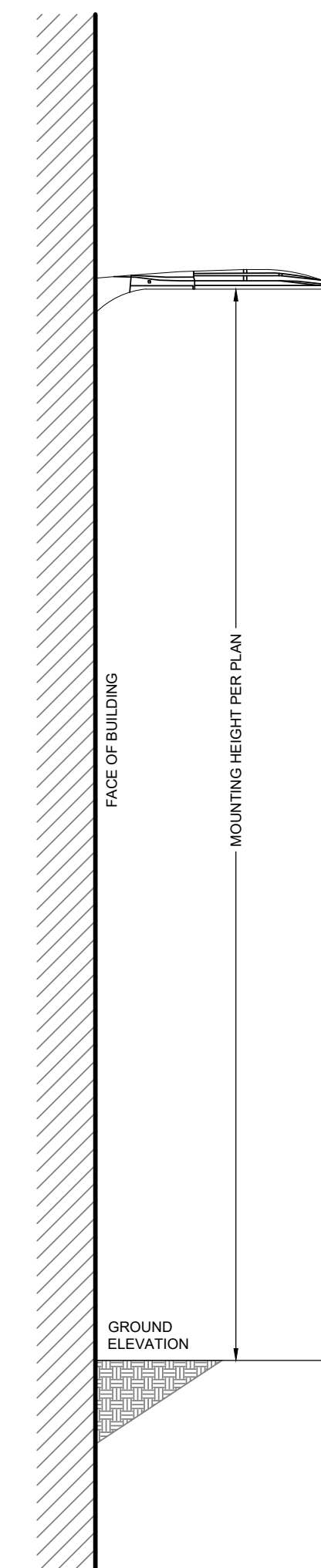
COLOR: DARK BRONZE

LIGHT COLOR TEMPERATURE: 4000K (NATURAL WHITE)

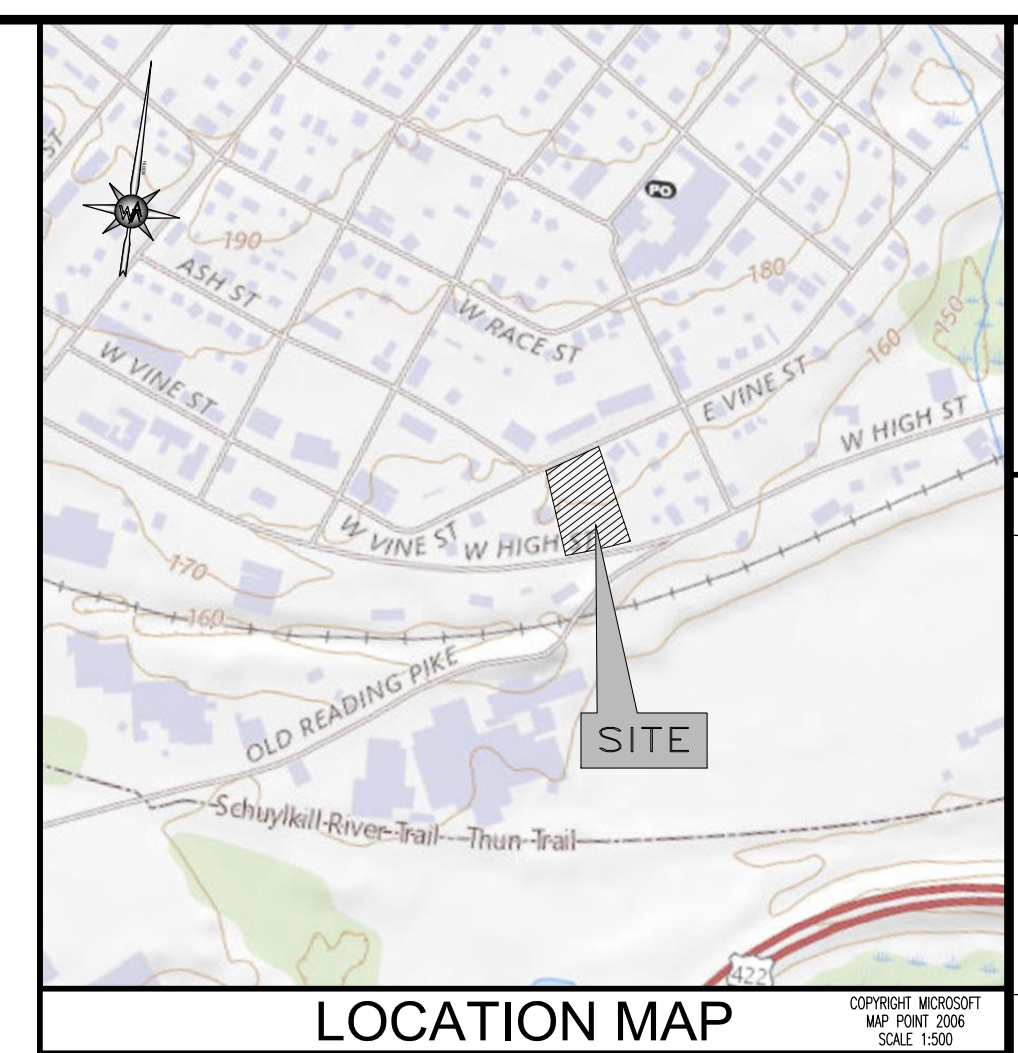
**LITHONIA DSX1 & DSX2
OR APPROVED EQUAL**



WALL BRACKET MOUNTING DETAIL



BUILDING MOUNTED LIGHT DETAIL



CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3
WORKING DAYS' NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN STAGE -
STOP CALL

PA 1 SERIAL NO. **20213212476**

SYSTEM INC. **1-800-242-4776**

[illegible]

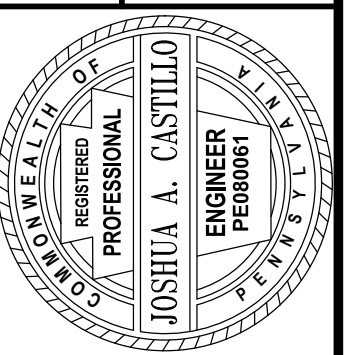
PREPARED BY:

ANGELO S. PAGNOTTI, INC.
WEST HIGH STREET
STOWE, PA 19464
WEST POTTS GROVE TOWNSHIP
MONTGOMERY COUNTY

PREPARED FOR:

ANGELO'S CLEANERS
MIXED-USE BUILDING

LIGHTING PLAN



PROJECT MANAGER:	JAC	HORIZ. SCALE:	1:20
DATE:	10-16-2023	VERT. SCALE:	
PROJECT NO.:	2021-226	DRAFTED BY:	JJM
DRAWING NO.:	C-7	REVISION: 1	

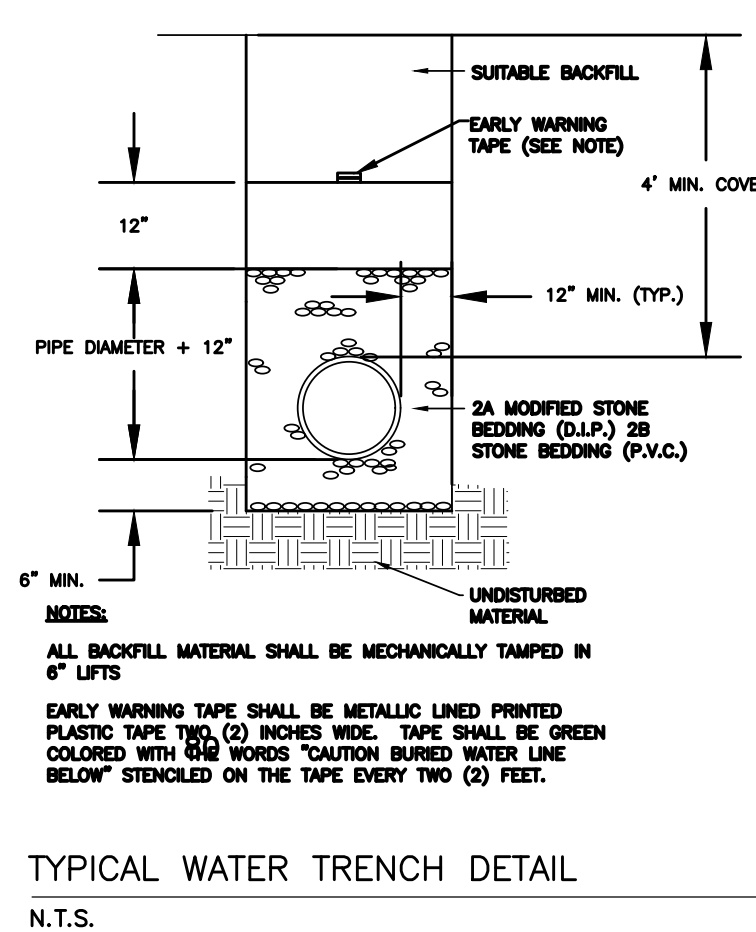
© 2022 WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED.	SHEET NO.: 7 OF 12
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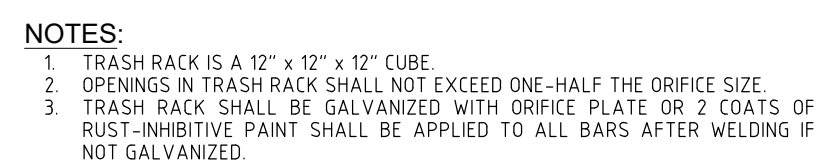
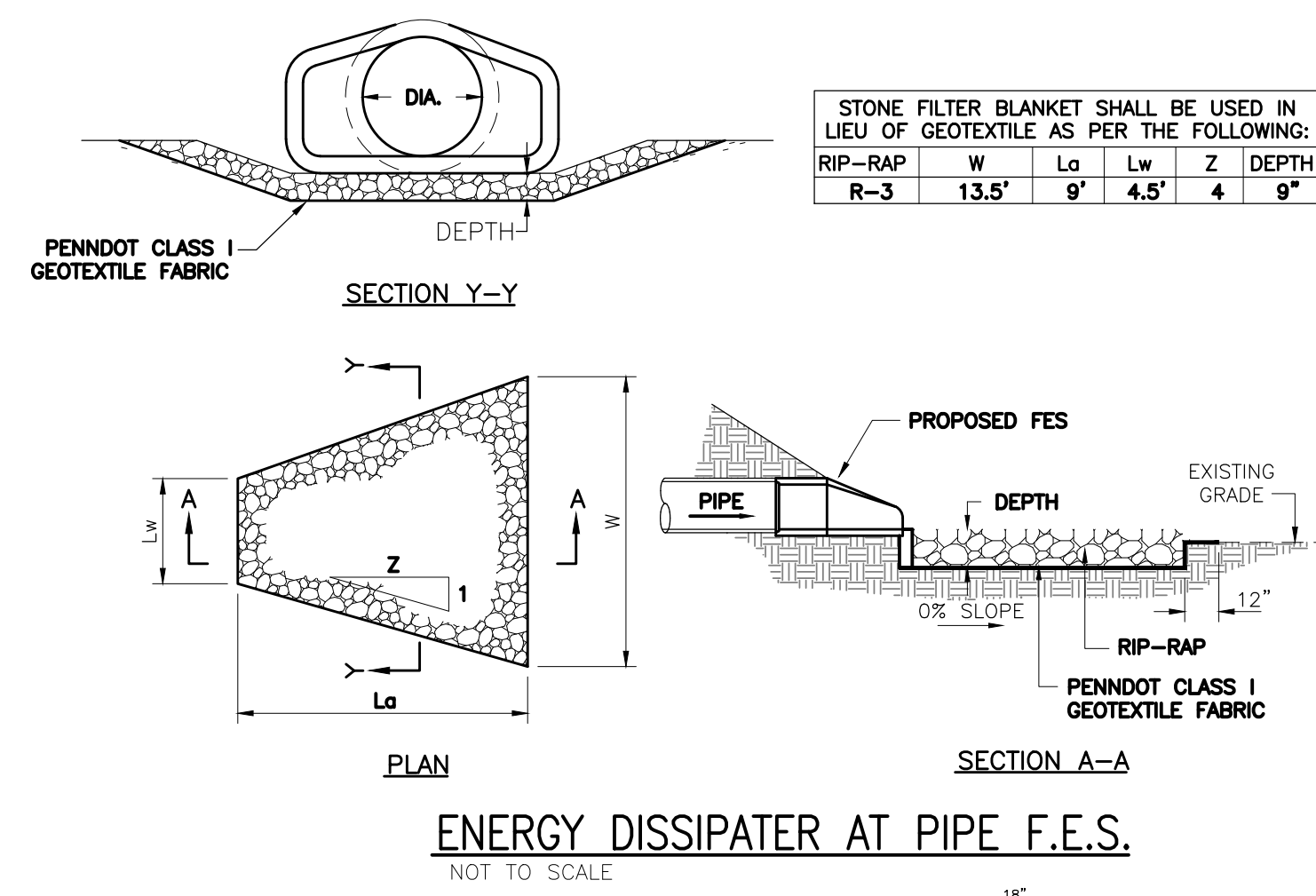
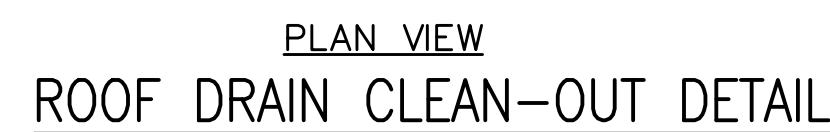
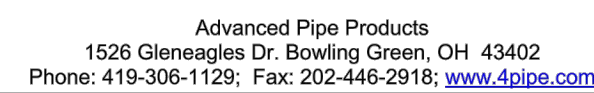
PLAN VIEW

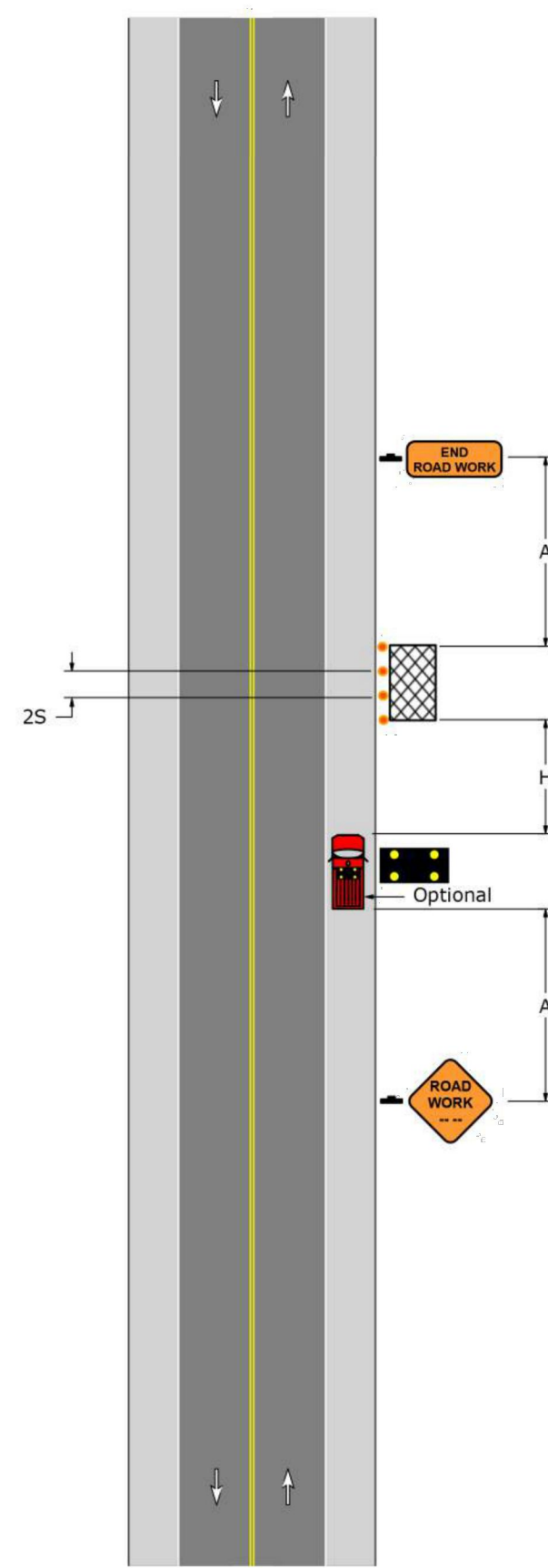
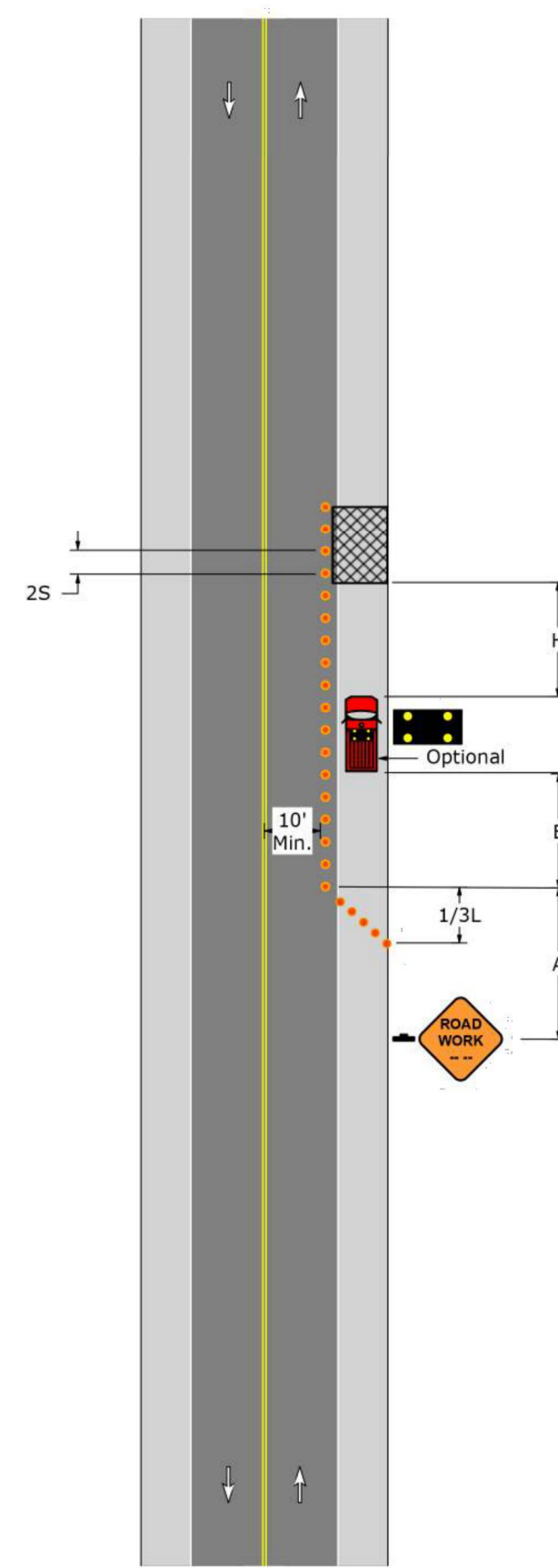
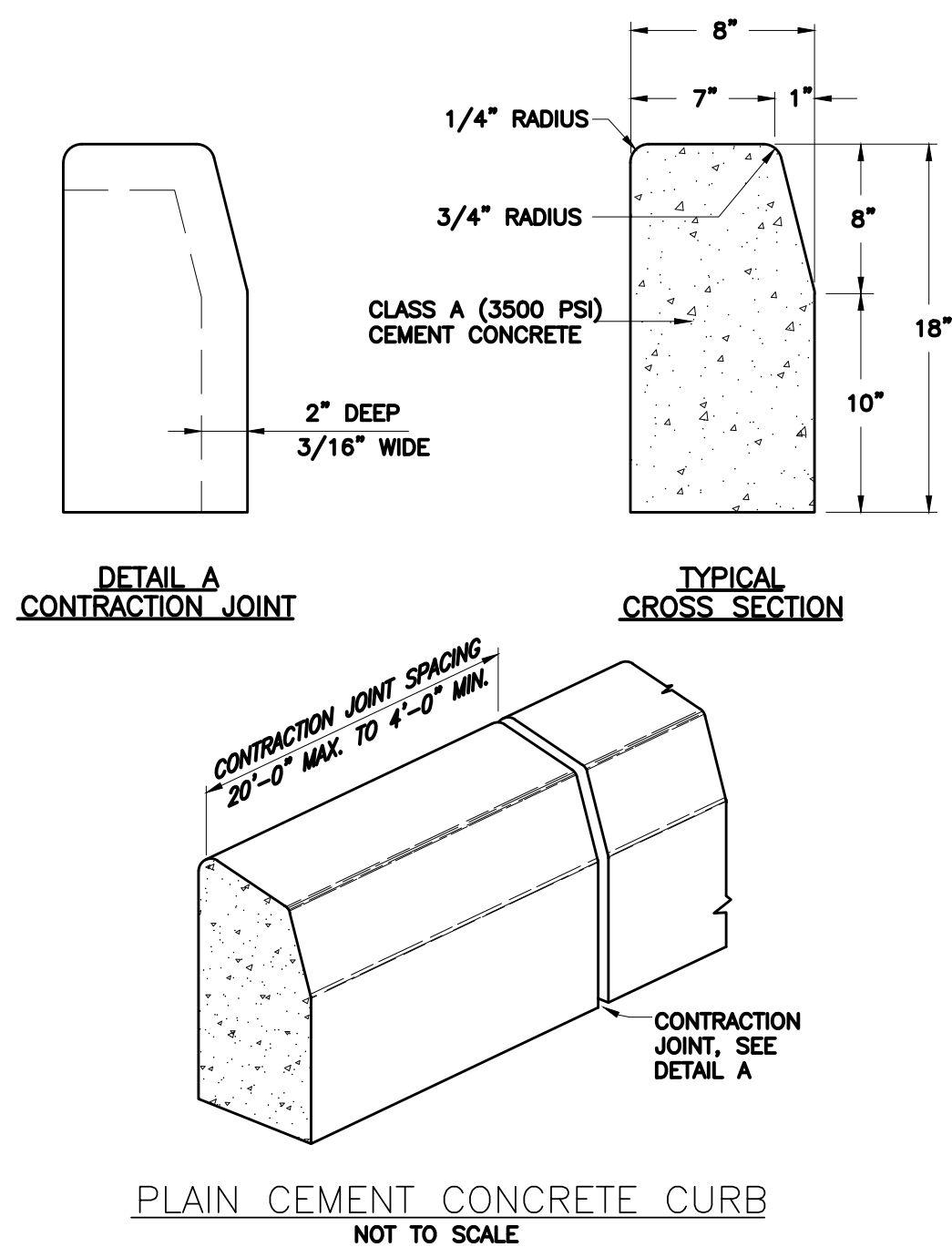
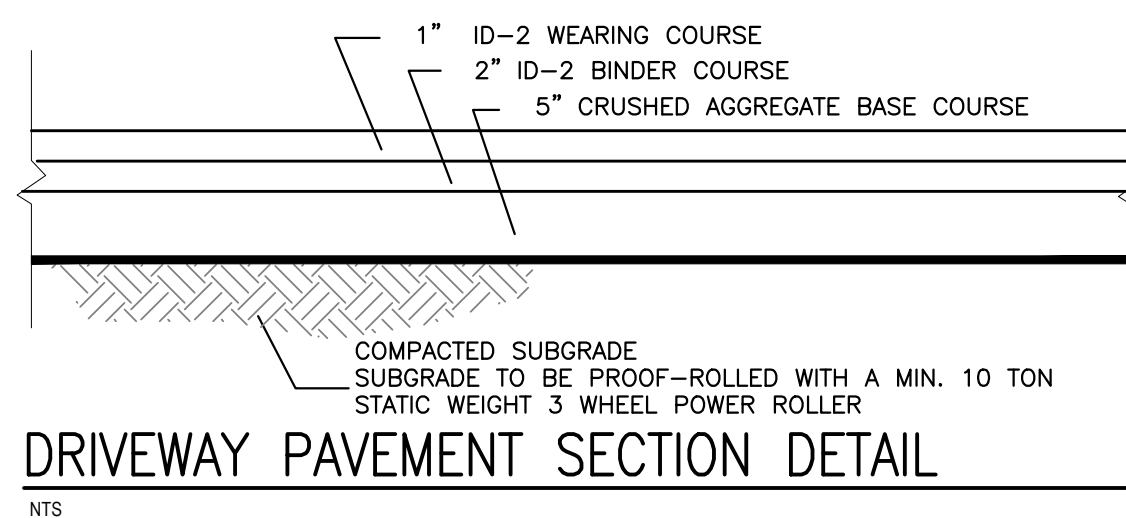
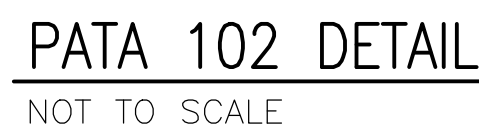
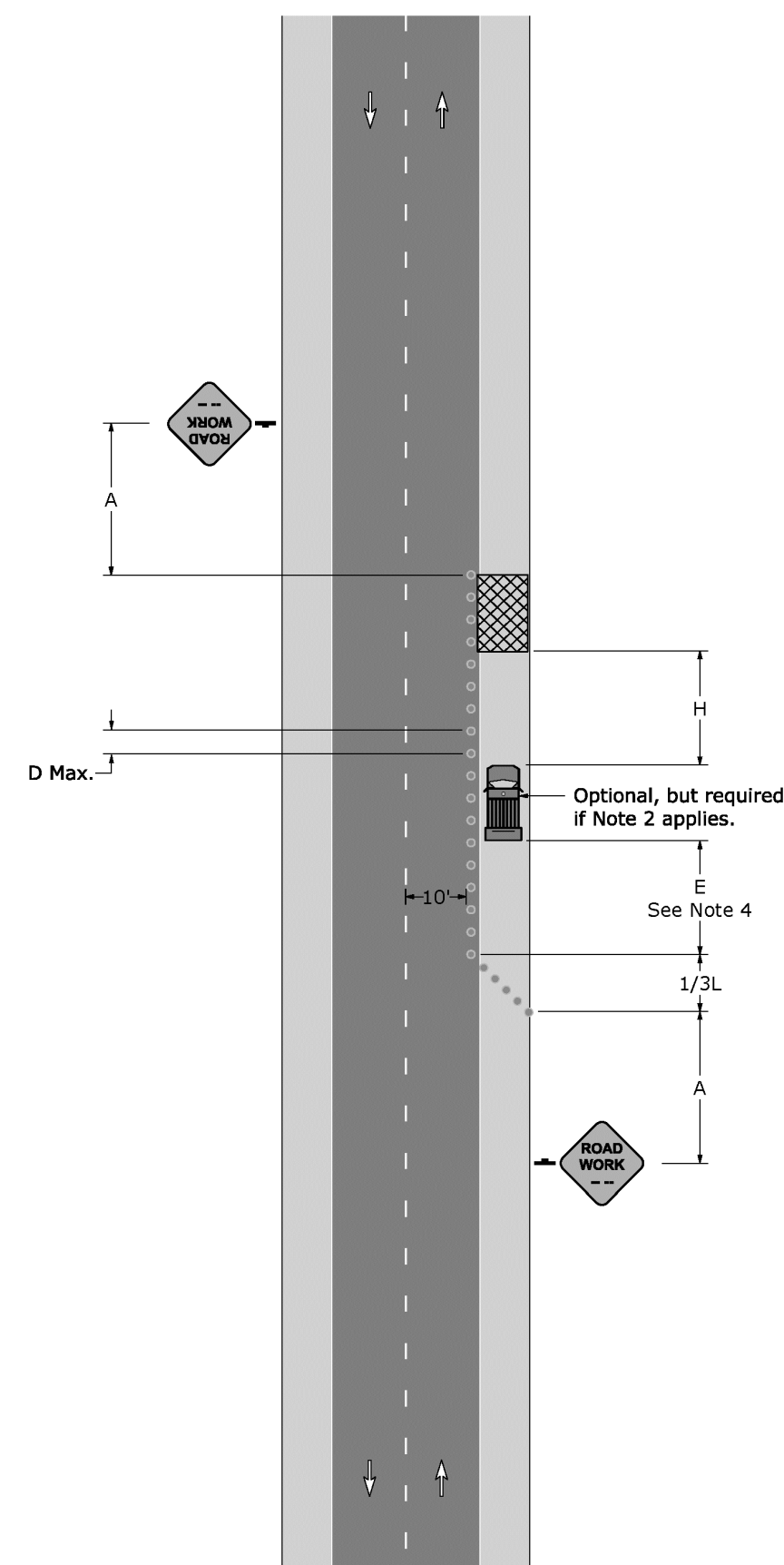
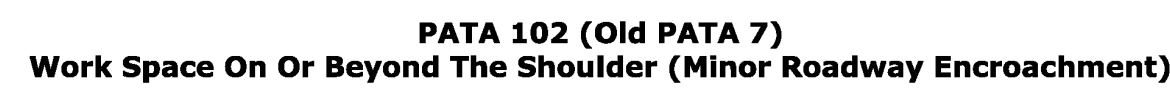
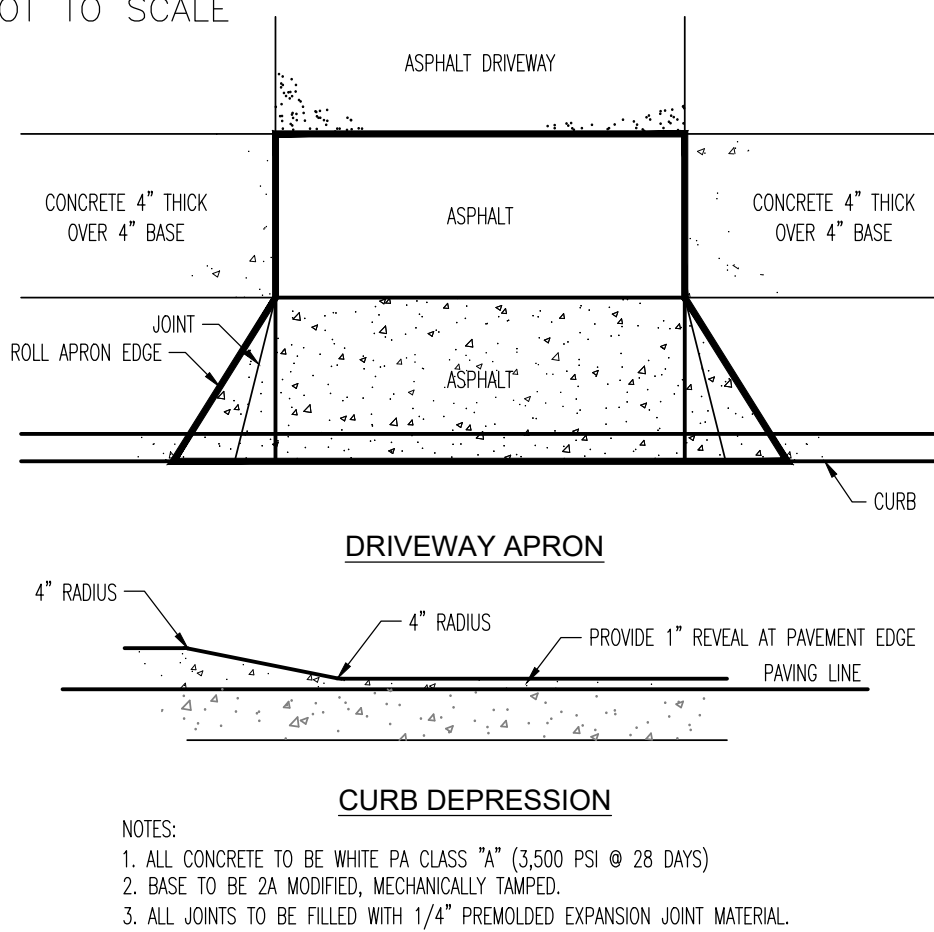
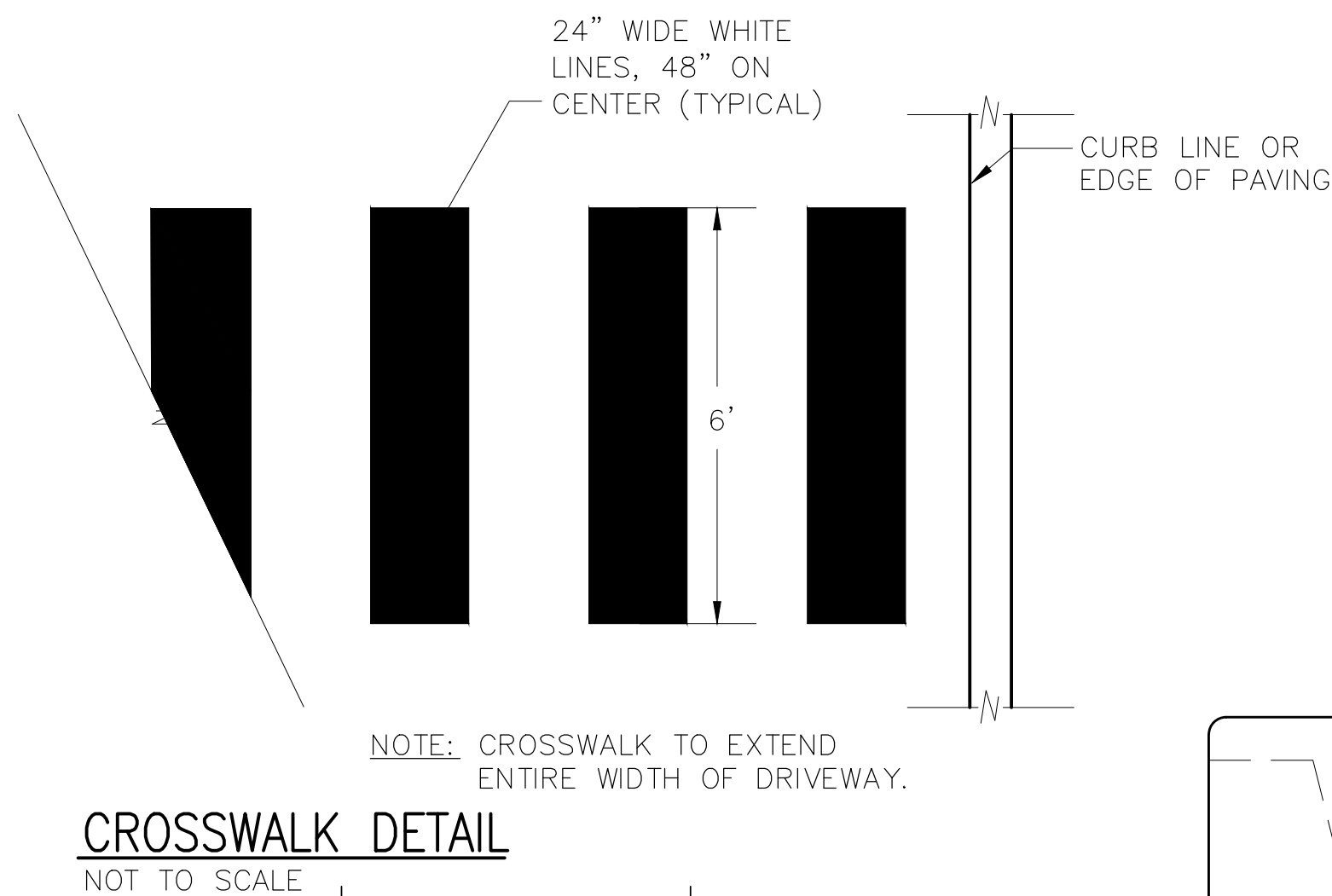
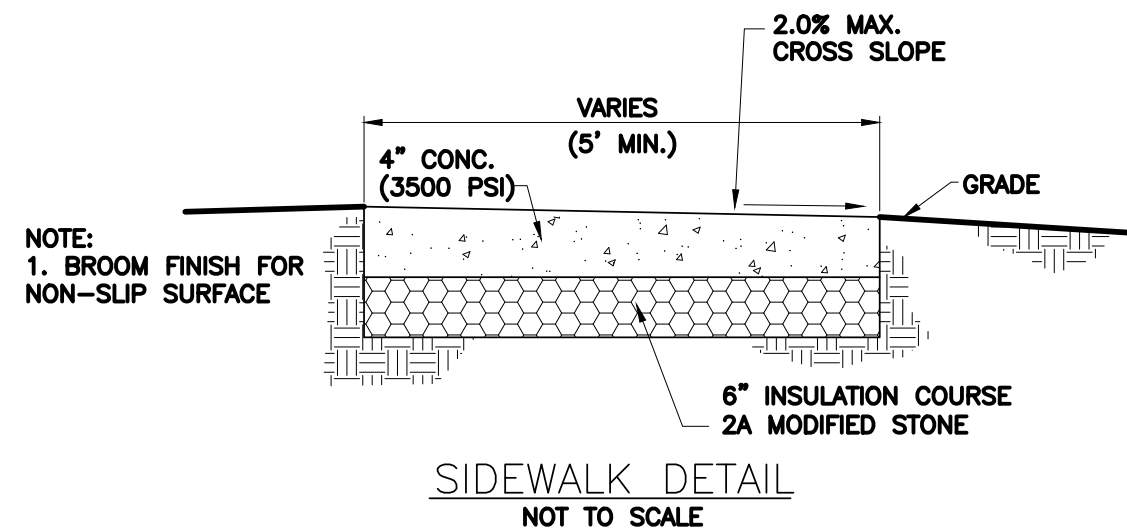
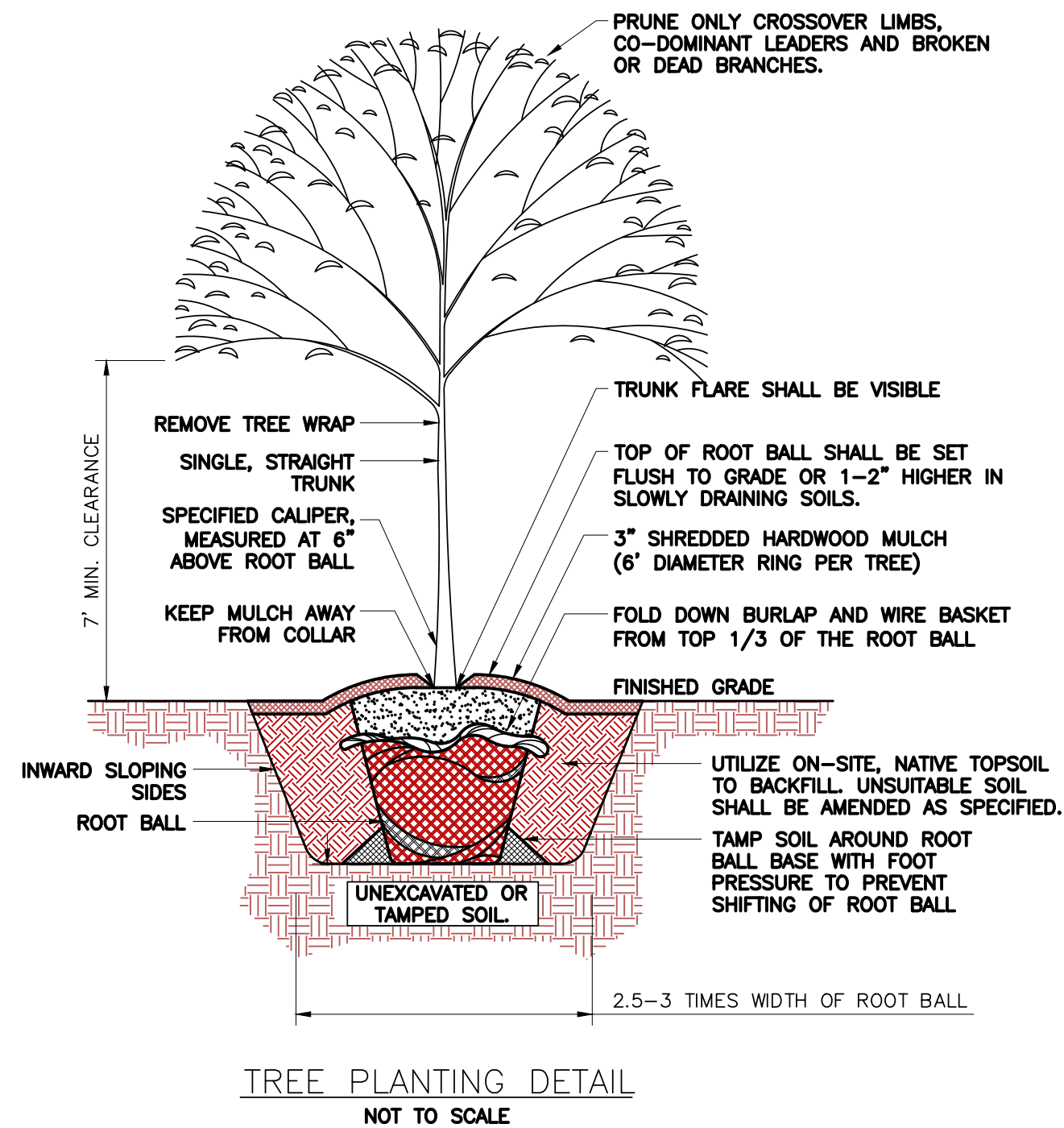
Diagram illustrating the plan view of a square outlet structure, showing reinforcement details:

- OUTLET STRUCTURE WALL**: Indicated by an arrow pointing to the top edge of the structure.
- ORIFICE PLATE (SEE OUTLET STRUCTURE DETAIL)**: Indicated by an arrow pointing to the top edge of the structure.
- WELD ALL BARS TO ORIFICE PLATE**: Indicated by an arrow pointing to the top edge of the structure.
- 10" MIN. LENGTH #5 REBARS (TYP.) DOWELED INTO STRUCTURE**: Indicated by an arrow pointing to the top edge of the structure.
- TACK WELD BARS EVERY OTHER INTER.**: Indicated by an arrow pointing to the top edge of the structure.
- 8" ± DOWEL SPACING**: Dimension across the top edge of the structure.
- 6" MAX.**: Dimension across the top edge of the structure.
- 12' ±**: Dimension across the bottom edge of the structure.
- ± 21'**: Dimension across the right edge of the structure.
- #3 REBARS (TYP.)**: Indicated by an arrow pointing to the right edge of the structure.



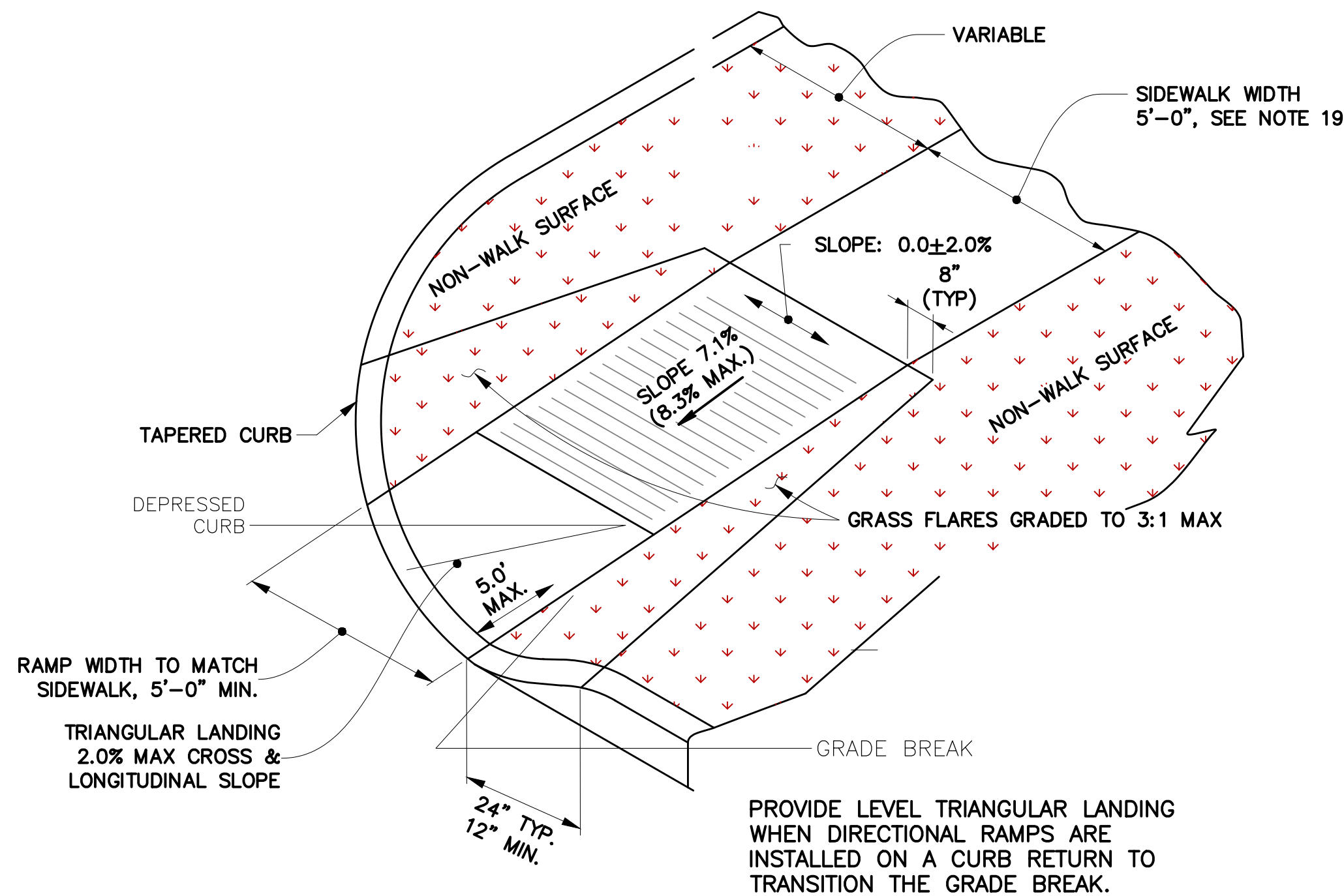
All measurements are approximate and subject to change



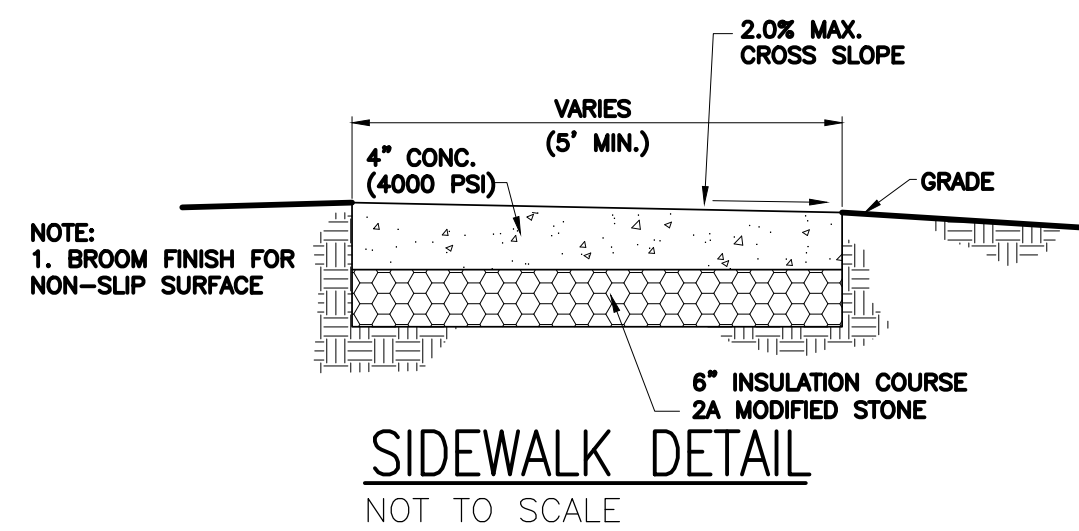


- NOTES:

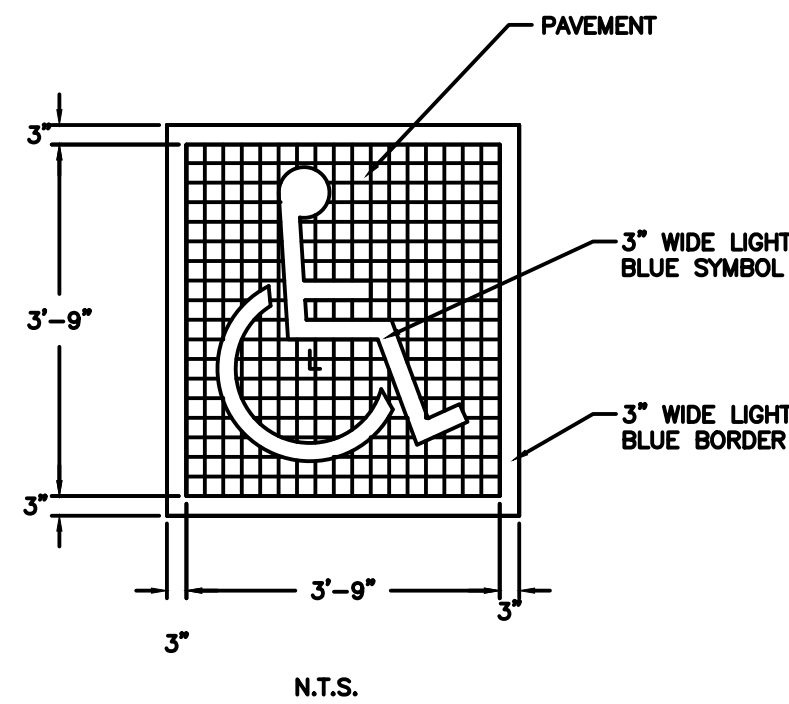
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408 SPECIFICATIONS, SECTIONS 350, 409, 630, 676, 694 AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0"x4'-0" CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE, AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. NON-WALK AREA IS AN OBSTRUCTED OR GRASS/NO-PAVED AREA ADJACENT TO THE PEDESTRIAN ACCESS ROUTE THAT IS NOT USED BY THE PEDESTRIAN FOR ACCESS.
10. THE DETAILS DEPICT PEDESTRIAN PUSHBUTTON POLES TO ILLUSTRATE THE RECOMMENDED PLACEMENT OF SAME. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT FEASIBLE. INSTALL PEDESTRIAN PUSHBUTTON STUB POLES, WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS.
11. ALONG DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
12. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM, IN THE DIRECTION OF PEDESTRIAN TRAVEL, ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK, NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR FULL WIDTH OF RAMP.
13. FOR NEW CONSTRUCTION, DO NOT EXCEED 2.00% CROSS SLOPE ON THE CURB RAMP OR ACCESSIBLE ROUTE.
14. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHALL BE THE MAXIMUM ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
15. CONSTRUCT SIDEWALKS AT LONGITUDINAL SLOPE NOT TO EXCEED 5.00%. FOR ROADWAY PROFILES SLOPES THAT EXCEED 5.00%, CONSTRUCT PARALLEL SIDEWALKS ADJACENT TO THE ROADWAY AT LONGITUDINAL SLOPES NOT TO EXCEED ROADWAY PROFILE SLOPE.
16. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SLOPE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%.
17. THE CONSTRUCTION STANDARDS SPECIFIED ARE MOST APPROPRIATE FOR NEW CONSTRUCTION. ALL CONSTRUCTION MUST MEET THE STANDARDS CONTAINED HEREIN OR EXISTING OTHERWISE SPECIFIED.
18. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE, THEREFORE THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB.
19. SIDEWALK WIDTH MAY BE REDUCED TO 4'-0" WHEN PASSING AREAS, 5'-0"x5'-0" MINIMUM, ARE PROVIDED EVERY 200'
20. THE TRAVEL LANE IS DEFINED BY THE OUTSIDE EDGE OF THE WHITE PAVEMENT MARKING LINE. IF A WHITE PAVEMENT MARKING LINE DOES NOT EXIST, THE TRAVEL LANE IS DEFINED BY THE CONTRACT DOCUMENTS.
21. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
22. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 MAXIMUM. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN ACCESS ROUTE.
23. CONSTRUCT TOP OF PLAIN CEMENT CONCRETE DEPRESSED CURB TO BE FLUSH WITH ADJACENT SURFACES (RAMPS, SIDEWALKS, FLARES).
24. FOR CURB RAMPS THAT LEAD TO A SINGLE CROSSWALK, THE RAMP (EXCLUDING FLARES) TO BE FULLY INSIDE OF MARKED CROSSWALK LINES.
25. A 4'-0" MAXIMUM, DIGITAL DISPLAY LEVEL WILL BE USED TO VERIFY THE SLOPES OF CURB RAMPS AND SIDEWALKS.
26. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
27. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.0% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
28. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY.



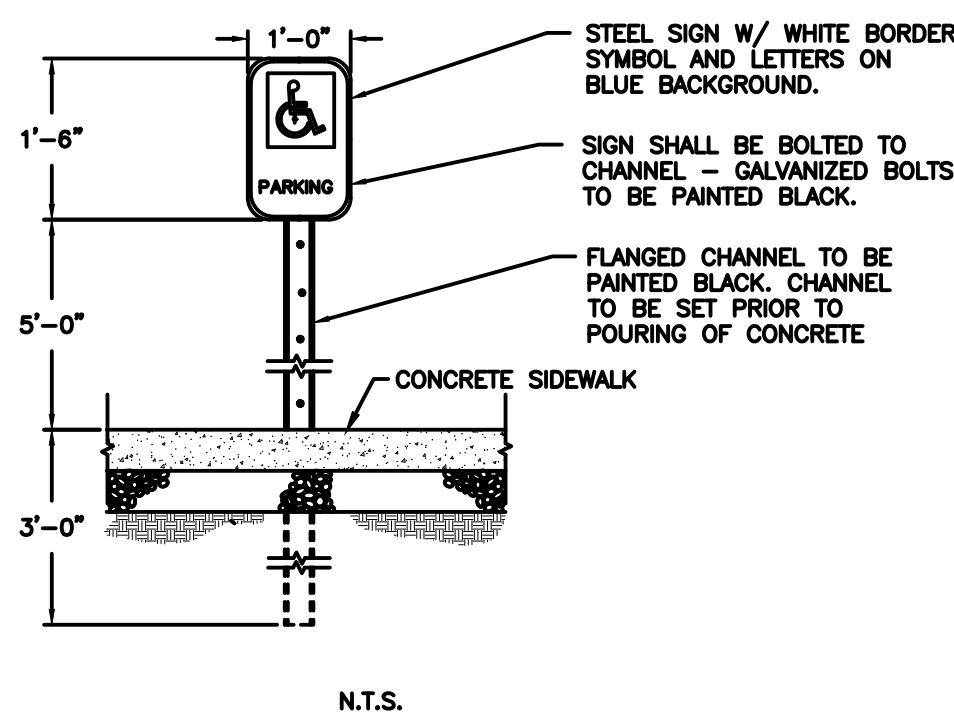
PADOT ALTERNATE TYPE 4A CURB RAMP PARALLEL DETAIL
NOT TO SCALE



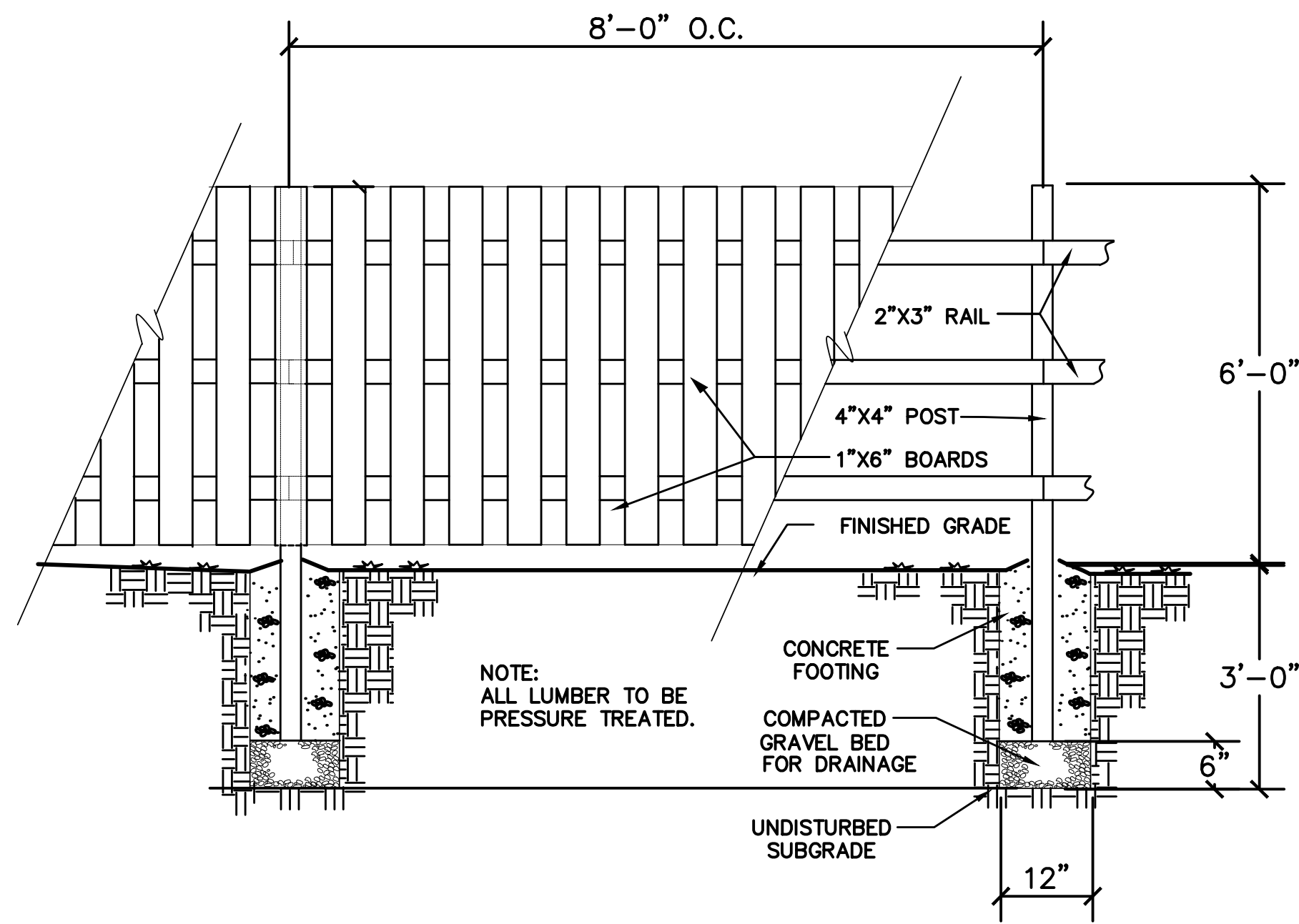
SIDEWALK DETAIL
NOT TO SCALE



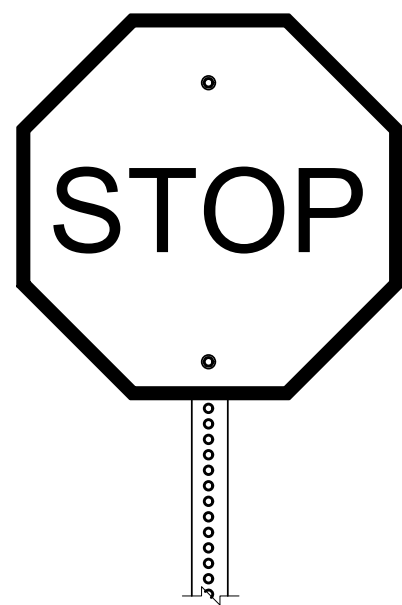
N.T.S.



N.T.S.



BOARD ON BOARD FENCE DETAIL
NTS



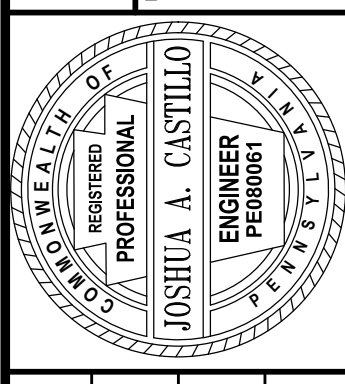
R1-1

REV	DATE	DESCRIPTION	BY

WILKINSON
APEX
ENGINEERING GROUP, LLC
374 CIRCLE OF PROGRESS DRIVE
POTTSTOWN, PA 19464 | 610-323-3400

PREPARED FOR:
ANGELO'S CLEANERS
MIXED-USE BUILDING
WEST HIGH STREET
STOWE, PA 19464
WEST POTTSBORO TOWNSHIP
MONTGOMERY COUNTY

ANGELO'S CLEANERS
MIXED-USE BUILDING
CONSTRUCTION DETAILS 2



PROJECT MANAGER: JAC	HORIZ SCALE: AS NOTED	VERT SCALE: 10'-16'-2023	DRAFTED BY: JAM	REVISION: 1
DATE: 10-16-2023	PROJECT NO: 202128	DRAWING NO: C-10	SHEET NO: 12 OF 12	