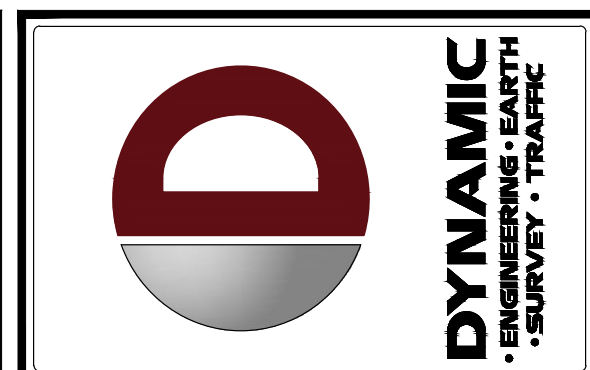
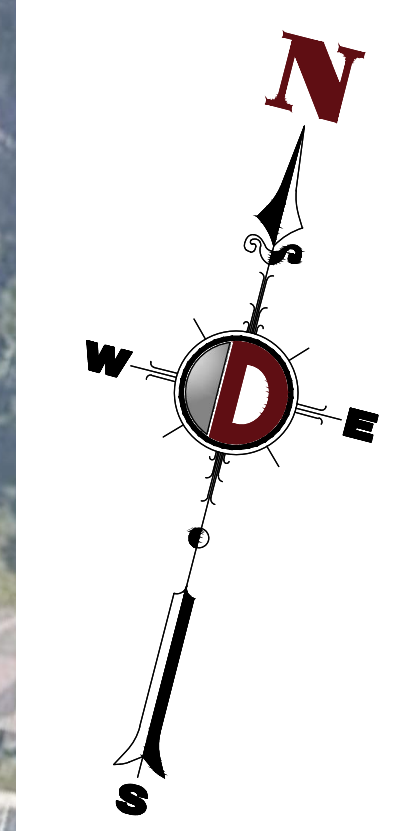
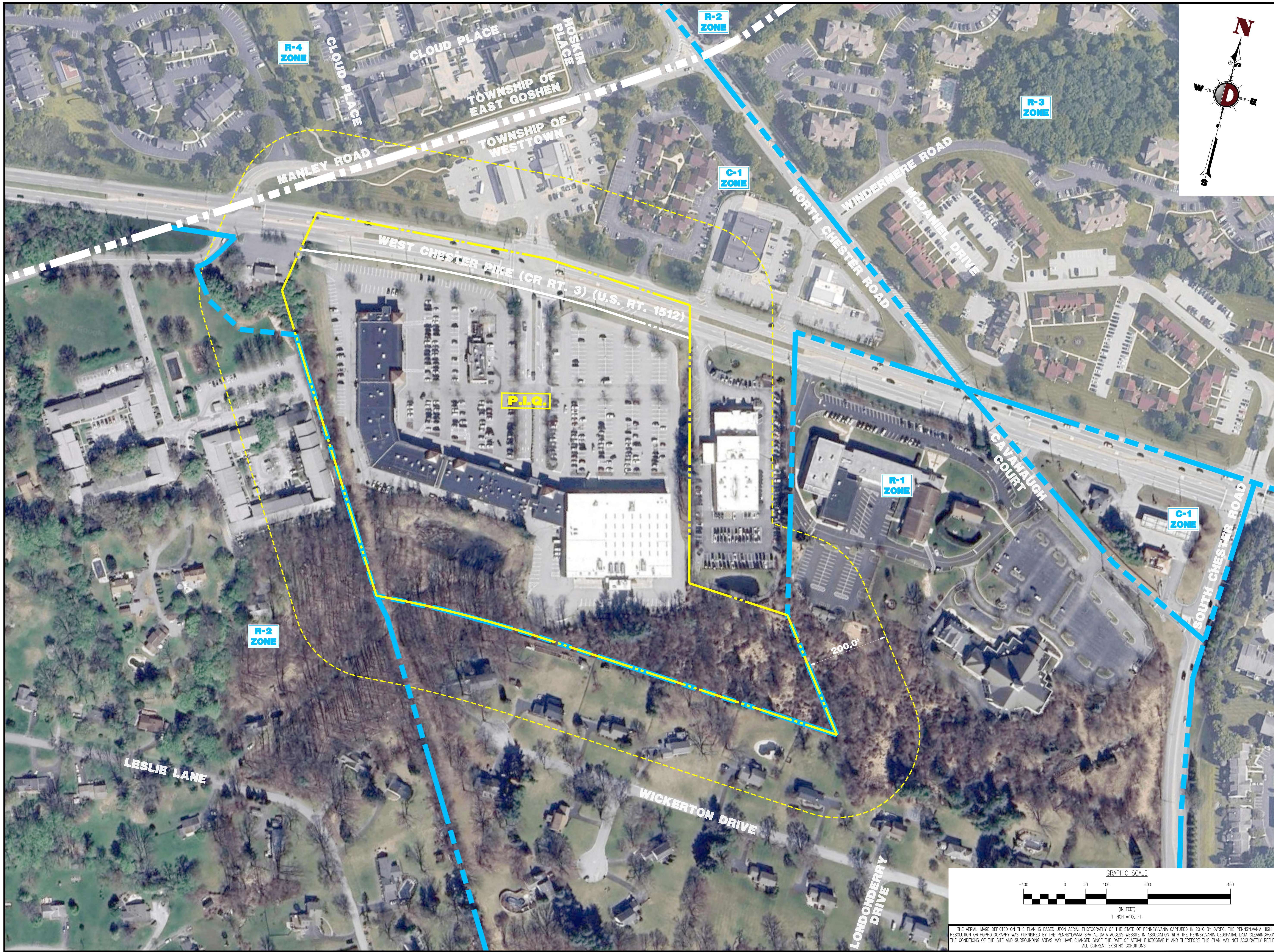




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NO.	DATE	REVISIONS	BY
3	12/27/24	RECORD PLANS	
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	
1	09/30/24	REV. PER TOWNSHIP COMMENTS	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

OWNER:  SPR MS MS  
 DESIGNER:  SPR MS MS  
 PROJECT: WESTTOWN AM WEST TIC LLC  
 PROPOSED CHASE BANK  
 CHASE O  
 PARCEL NO. 67-2-42-4  
 1506 PENNSYLVANIA STATE HIGHWAY ROUTE J (WEST CHESTER PIKE)  
 CHESTER COUNTY, PENNSYLVANIA

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 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 160629

**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

TITLE:  
**AERIAL MAP**

SCALE: (H) 1" = 100'  
 (V) DATE: 07/12/2024  
 PROJECT No: 1478-99-191  
 SHEET No: **2** OF 25  
 Rev. #: 3

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

PARTIAL TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
826 NEWTOWN YARDLEY ROAD, SUITE 201
NEWTOWN, PENNSYLVANIA 18940
DATED: 9/26/24
FILE #: 1478-99-191S

PARTIAL TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
826 NEWTOWN YARDLEY ROAD, SUITE 201
NEWTOWN, PENNSYLVANIA 18940
DATED: 1/10/23
LAST REVISED: 5/10/24
FILE #: 1478-99-191S

OWNER/APPLICANT: WESTONN AM WEST TIC LLC
120 N. POINTE BOULEVARD, SUITE 301
LANCASTER, PA 17601
PH: 732-961-8143

PARCEL DATA: UPL: 67-2-42.4
1506 WEST CHESTER PIKE (PA STATE HIGHWAY ROUTE 3)
TOWNSHIP OF WESTTOWN
CHESTER COUNTY, PENNSYLVANIA

ZONE: C-1 (NEIGHBORHOOD AND HIGHWAY COMMERCIAL)

EXISTING USE: RETAIL SERVICES (PERMITTED USE) (S170-1101)
BARBER SHOP (PERMITTED USE) (S170-1101)
BANK (PERMITTED USE) (S170-1101)
RESTAURANT (PERMITTED USE) (S170-1101)

PROPOSED USE: BANK (PERMITTED USE) (S170-1101)

SCHEDULE OF ZONING REQUIREMENTS (S170-1102)

Table with 3 columns: ZONE REQUIREMENT, EXISTING, PROPOSED. Rows include Minimum Lot Area, Minimum Lot Width, Minimum Front Yard Setback, etc.

- NOTES: (1) MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE... (2) MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA... (3) MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM FOR EACH...

- GENERAL REGULATIONS: A. ALL BUILDINGS SHALL FRONT UPON A MARINAL STREET, SERVICE ROAD, COMMON PARKING LOT OR SIMILAR AREA... B. THE MAXIMUM DENSITY FOR PERMITTED, SPECIAL EXCEPTION, OR CONDITIONAL USES IN THE C-1 DISTRICT SHALL BE THE PRODUCT OF THE TOTAL TRACT AREA AND D.S. (S170-1518.0)(1) (COMPLIES)

- PARKING REQUIREMENTS: A. PARKING SPACES FOR COMMERCIAL/RETAIL USES SHALL BE A MINIMUM OF TWENTY (20) FEET IN DEPTH AND TEN (10) FEET IN WIDTH... B. THE MINIMUM DISTANCE FOR PARKING AREAS, AS MEASURED FROM THE STREET LINE, SHALL BE EQUAL TO THE GREATER OF 1/2 OF THE FRONT YARD BUILDING SETBACK LINE OR THE SETBACK PRESCRIBED FOR PARKING AREAS IN THE PARTICULAR DISTRICT...

Table with 2 columns: SHOPPING CENTER, 3.5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA. Rows include Total Required, Total Existing, Total Proposed.

BANK PARKING: ONE (1) PARKING SPACE PER 75 SF OF FLOOR AREA DEVOTED TO CUSTOMER SERVICE, PLUS ONE (1) PARKING SPACE PER 225 SF OF FLOOR AREA USED FOR OFFICE PURPOSES

CHASE BANK: (1,414 SF) 11 SPACES/75 SF = 19 SPACES
(1,890 SF) 14 SPACES/225 SF = 27 SPACES

- LOADING REQUIREMENTS: A. REQUIRED LOADING SPACES TO SERVE COMMERCIAL USES AND OTHER FACILITIES WITH SIMILAR NEEDS SHALL BE AT LEAST TWELVE (12) FEET IN WIDTH AND AT LEAST THIRTY-FIVE (35) FEET IN LENGTH... B. COMMERCIAL OTHER USES WHICH DO NOT EXCEED 6,000 SQUARE FEET OF GROSS LEASABLE AREA AND WHICH INVOLVE REGULAR DELIVERIES AS PART OF THEIR OPERATION, SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) OFF-STREET LOADING SPACE.

- BUFFER REQUIREMENTS: A. IN ADDITION TO THE REQUIREMENTS OF S170-1508 OF THIS CHAPTER, THERE SHALL BE A FIFTY (50) FOOT BUFFER STRIP MAINTAINED ON THE PROPERTY CONTAINING ANY USE AUTHORIZED WITHIN THIS DISTRICT... B. ANY BUFFER STRIP SHALL BE PLANTED AND MAINTAINED WITH NATURALISTIC APPEARANCE WITH A MIX OF PLANT SPECIES...

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED... 14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY... 15. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.

GENERAL NOTES (CONT.)

- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNOLOGIES OR PROCEDURES FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES... 24. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA...

SIGNAGE TABLE

Table with 3 columns: SIGN, REQUIREMENTS, PROPOSED. Rows include Freestanding, Wall, Directional signs.

- NOTES: (N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
(1) UP TO TWO (2) ADDRESS SIGNS ARE ALLOWED ON NONRESIDENTIAL USES WITHOUT ANY PERMIT, SUBJECT TO EACH OF THE SIGNS BEING UNDER 5 SQUARE FEET IN AREA... (2) ONE (1) PRIVATE DRIVE SIGN PER DRIVEWAY ENTRANCE IS ALLOWED, NOT TO EXCEED FOUR (4) SQUARE FEET IN AREA... (3) THE AREA OF A SIGN SHALL MEAN THE AREA OF ALL LETTERING, WORDING, AND ACCOMPANYING DESIGNS, LOGOS, AND SYMBOLS...

IMPERVIOUS COVERAGE TABLE

Table with 2 columns: EXISTING IMPERVIOUS SURFACES TO BE REPLACED, 24,194 SF. Rows include Existing Impervious Surfaces, New Impervious Surface Areas.

SUPPLEMENTARY DATA

- SUPPLEMENTARY DATA PER SALDO (S149-602.0)(4)
A. THE SITE IS SERVED BY WEST CHESTER PIKE (SR 0003) WHICH IS AN URBAN PRINCIPAL ARTERIAL ROADWAY UNDER PENNDOT JURISDICTION AND HAS A GENERAL EAST/WEST ORIENTATION... B. THE SITE IS SERVED BY PUBLIC WATER AND SEWER, BOTH OF WHICH HAVE CAPACITY TO SERVE THE PROJECT... C. SEWERAGE IS CONVEYED AND TREATED BY WESTTOWN TOWNSHIP WATER TREATMENT PLANT...

APPROVED VARIANCES

VARIANCE APPROVED BY THE WESTTOWN TOWNSHIP ZONING HEARING BOARD ON MAY 8, 2023
A. VARIANCE FROM SECTION 170-1104.A TO PERMIT PROPOSED PARKING LOCATED IN THE REQUIRED FRONT YARD.

REQUESTED WAIVERS

- 1. SALDO S149-600C: A WAIVER IS REQUESTED TO ALLOW THE PRELIMINARY LAND DEVELOPMENT PLANS AND ALL SUPPORTING DATA TO PROCEED TO FINAL ACTION AT THE FIRST CONSIDERATION OF THE PLAN.
2. SALDO S149-925E(1): REQUIRES PROMINENT TREE AND SHRUB INSTALLATION OF SEVEN (7) SHADE TREES AND FIVE (5) ORNAMENTAL TREES, WHEREAS NONE OF THE REQUIRED TREES ARE PROPOSED ALONG THE PERIMETER.
3. SALDO S149-925E(2): REQUIRES PLANTER ISLAND TREE AND SHRUB INSTALLATION OF FIVE (5) TREES AND FIFTY (50) SHRUBS, WHEREAS ONE (1) SHADE TREE AND FIFTY (50) SHRUBS ARE PROPOSED WITHIN THE PLANTER ISLANDS.

LANDSCAPE AREA CALCULATION TABLE

Table with 2 columns: LANDSCAPED AREAS, 1,186 SF. Rows include Existing Landscaped Areas, Proposed Landscaped Areas, Difference, Parking Areas.

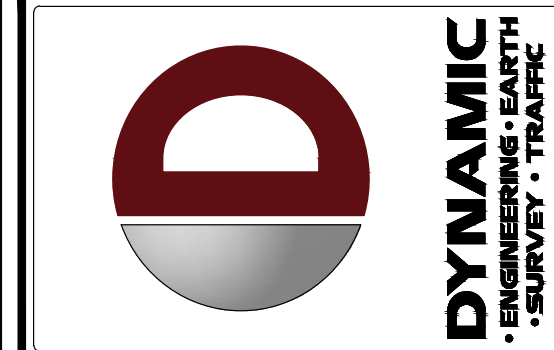


Table with 4 columns: NO, RECORD PLANS, REV, PER TOWNSHIP COMMENTS, DATE. Rows 1-3.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION. PROJECT: WESTTOWN AM WEST TIC LLC. CHASE O PROPOSED CHASE BANK.

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JUSTINA A. GEONNOTTI logo and text: PROFESSIONAL ENGINEER. PENNSYLVANIA LICENSE NO. 060629

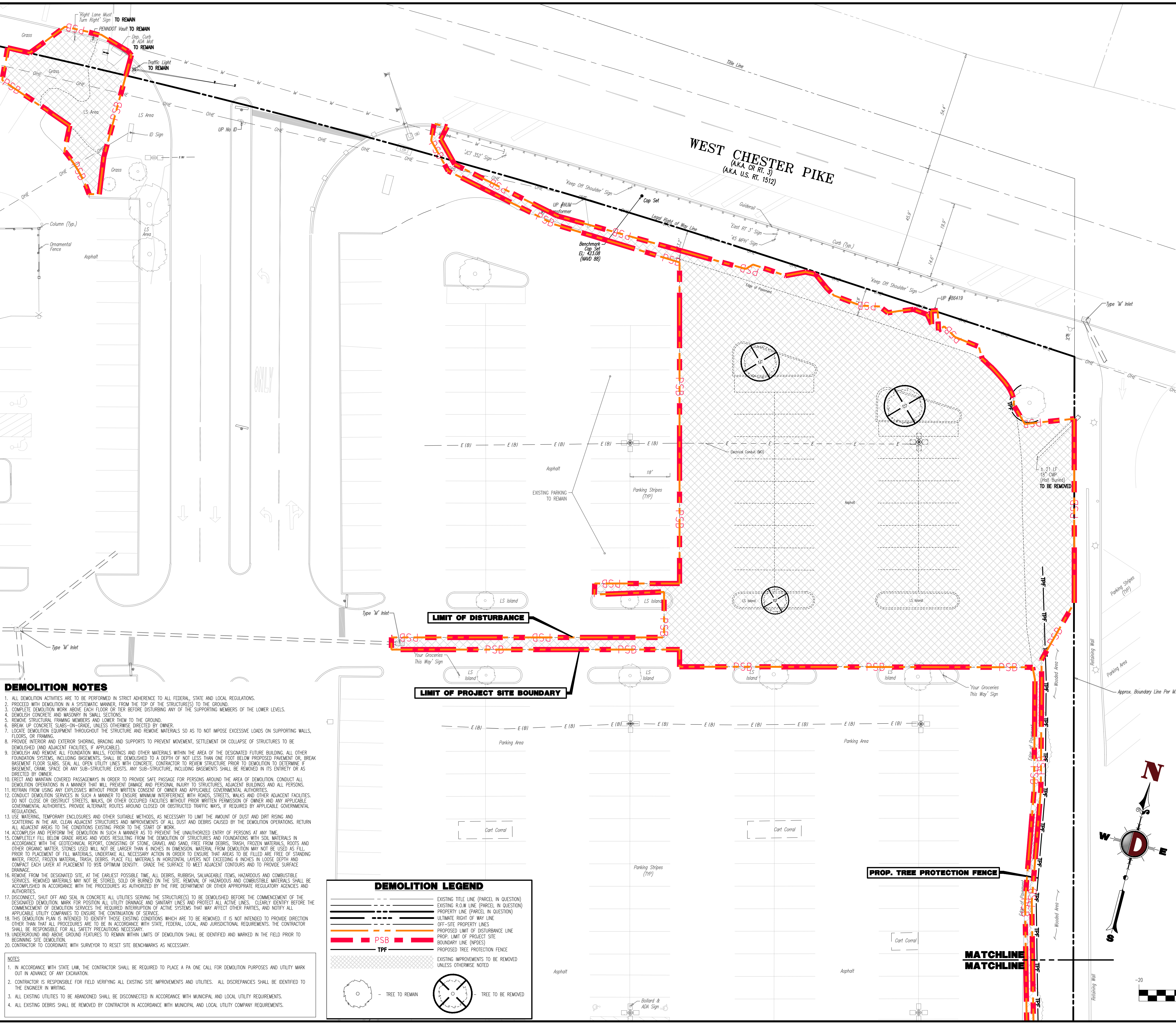
MATTHEW SHARO logo and text: PROFESSIONAL ENGINEER. NEW JERSEY LICENSE NO. 52989

TITLE: GENERAL NOTES

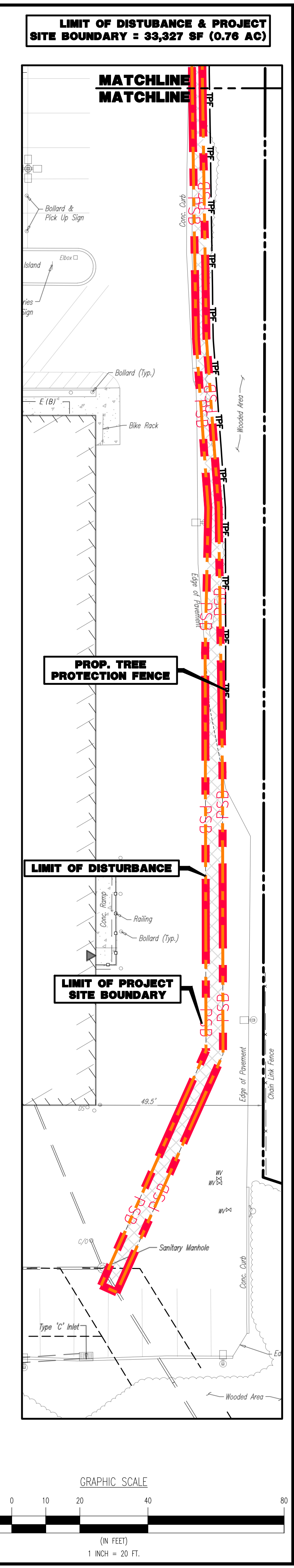
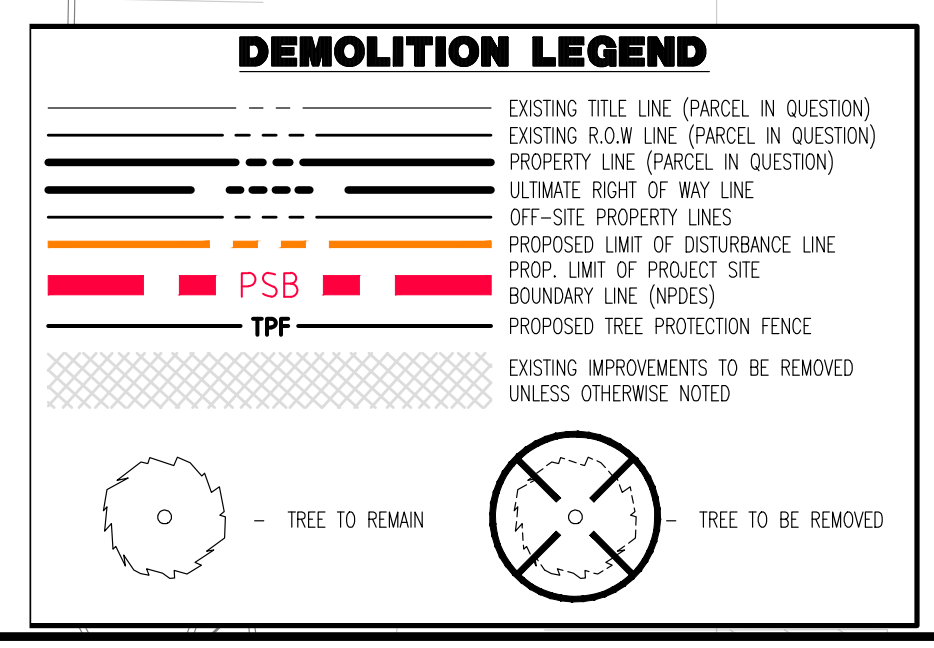
SCALE: (H) NOT TO (V) SCALE. DATE: 07/12/2024. PROJECT No: 1478-99-191

SHEET No: 3. Rev #: 3. OF 25

Plotted: 12/27/24 - 11:07 AM, By: Izhnev  
 File: P:\deep projects\1478 paramount north\99-191 west chester pa\Dev4 Land Dev Plans\147899191SR3.dwg, ----> 04 DEMOLITION PLAN



- DEMOLITION NOTES**
1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURES TO THE GROUND.
  3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
  4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
  5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND.
  6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
  7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR TRUSSING.
  8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
  9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS, SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
  10. ERECT AND MAINTAIN COVERED PASSAGeways IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
  11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
  12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
  13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
  14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
  15. COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 90% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
  16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
  17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION WORK FOR POSITIVE ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICES.
  18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
  19. UNDERGROUND AND ABOVE GROUND FEATURES TO REMAIN WITHIN LIMITS OF DEMOLITION SHALL BE IDENTIFIED AND MARKED IN THE FIELD PRIOR TO BEGINNING SITE DEMOLITION.
  20. CONTRACTOR TO COORDINATE WITH SURVEYOR TO RESET SITE BENCHMARKS AS NECESSARY.



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**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

TITLE: **DEMOLITION PLAN**

SCALE: (H) 1" = 20'  
 (V) 1" = 20'

DATE: 07/12/2024

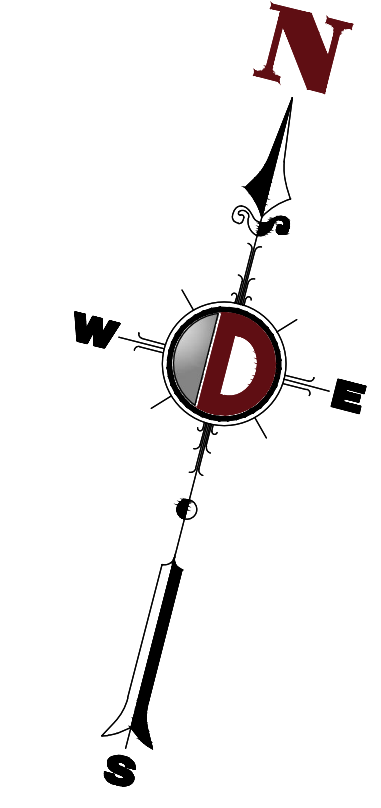
PROJECT No: 1478-99-191

SHEET No: **4** OF 25

Rev. #:

**GENERAL NOTES**

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - PARTIAL TOPOGRAPHIC SURVEY  
DYNAMIC SURVEY, LLC  
826 NEWTOWN YARDELY ROAD, SUITE 201  
NEWTOWN, PENNSYLVANIA 18940  
DATED: 9/26/24  
FILE #: 1478-99-1915
  - PARTIAL TOPOGRAPHIC SURVEY  
DYNAMIC SURVEY, LLC  
826 NEWTOWN YARDELY ROAD, SUITE 201  
NEWTOWN, PENNSYLVANIA 18940  
DATED: 1/10/23  
LAST REVISED: 5/10/24  
FILE #: 1478-99-1915
  - ALTA/NSPS LAND TITLE SURVEY  
AMERICAN SURVEYING & MAPPING INC.  
3191 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32803  
DATED: 4/21/2021  
LAST REVISED: 5/14/2021
- OWNER/APPLICANT: WESTTOWN AM WEST TIC LLC  
120 N. PRINCE BOULEVARD, SUITE 301  
LANCASTER, PA 17601  
PH: 732-861-8143
- PARCEL DATA: UPR: 67-2-42.4  
1508 WEST CHESTER PIKE (PA STATE HIGHWAY ROUTE 3)  
TOWNSHIP OF WESTTOWN  
CHESTER COUNTY, PENNSYLVANIA
- ZONE: C-1 (NEIGHBORHOOD AND HIGHWAY COMMERCIAL)
- EXISTING USE: RETAIL SERVICES (PERMITTED USE) (§170-1101)  
BARBER SHOP (PERMITTED USE) (§170-1101)  
BANK (PERMITTED USE) (§170-1101)  
RESTAURANT (PERMITTED USE) (§170-1101)
- PROPOSED USE: BANK (PERMITTED USE) (§170-1101)



7. SCHEDULE OF ZONING REQUIREMENTS (§170-1102)

ZONE REQUIREMENT	C-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	18.45 AC (803,818 SF)	18.45 AC (803,818 SF)
MINIMUM LOT WIDTH	300 FT [1]	±1,009.66 FT	±1,009.66 FT
MINIMUM FRONT YARD SETBACK	50 FT [2]	±12 FT (E)	±12 FT (E)
MINIMUM REAR YARD SETBACK	50 FT	±161.7 FT	±161.7 FT
MINIMUM SIDE YARD SETBACK	50 FT [3]	49.5 FT (E)	49.5 FT (E)
MAXIMUM BUILDING HEIGHT	38 FT	34 FT	34 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	1	1
MAXIMUM BUILDING COVERAGE	25%	±15.1% (121,531 SF)	±15.6% (125,296 SF)
MAXIMUM IMPERVIOUS COVERAGE	65%	±60.2% (484,203 SF)	±60.3% (484,262 SF)
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.15	0.16

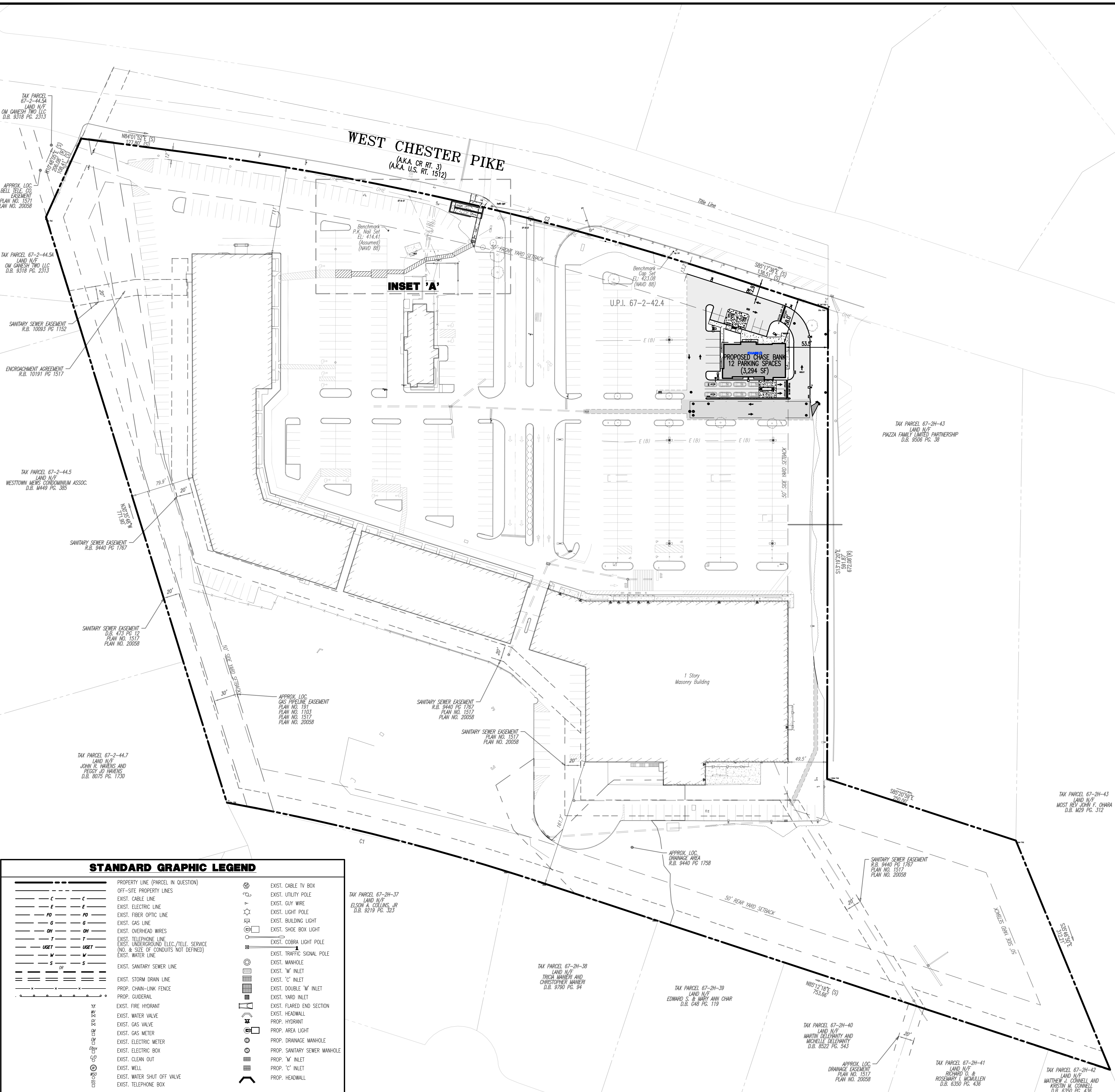
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
- NOTES:
- MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE; IN ADDITION, 300 FEET AT FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 926, 3 AND 352. (§170-1102.B)
  - MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA. (§170-1102.F)
  - MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM FOR EACH, EXCEPT FIFTY (50) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 202 OR ROUTE 3 AND THIRTY (30) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 926 OR ROUTE 352. (§170-1102.G(1))
  - ANY ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN COMPLIANCE WITH FRONT, SIDE AND REAR YARD REQUIREMENTS OF THIS DISTRICT. (§170-1102.J) (COMPLES)
  - NO USE SHALL BE CONDUCTED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS. (§170-1104.A)

**PAVEMENT LEGEND**

	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT

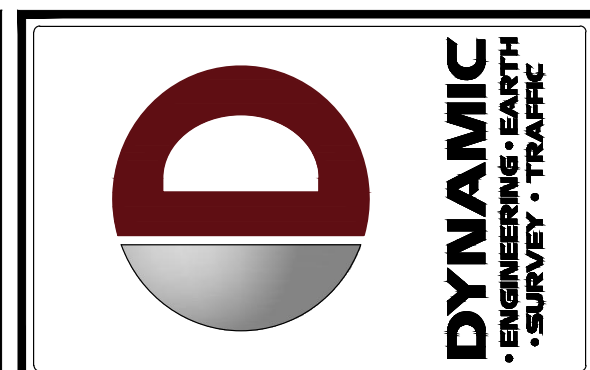
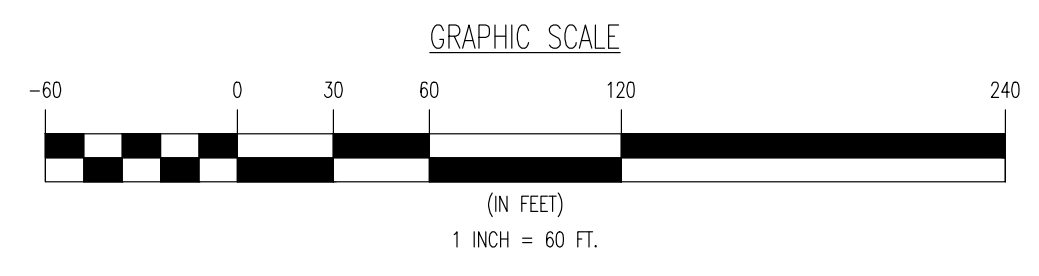
**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	409.48'	2959.83'	7°55.34"	N89°10'06"W	409.15'
C2	700.51'	3759.83'	10°40'30"	N82°22'07"E	699.50'



**STANDARD GRAPHIC LEGEND**

	PROPERTY LINE (PARCEL IN QUESTION)		EXIST. CABLE TV BOX
	OFF-SITE PROPERTY LINES		EXIST. UTILITY POLE
	EXIST. CABLE LINE		EXIST. GUY WIRE
	EXIST. ELECTRIC LINE		EXIST. LIGHT POLE
	EXIST. FIBER OPTIC LINE		EXIST. BUILDING LIGHT
	EXIST. GAS LINE		EXIST. SHOE BOX LIGHT
	EXIST. OVERHEAD WIRES		EXIST. COBRA LIGHT POLE
	EXIST. TELEPHONE LINE		EXIST. TRAFFIC SIGNAL POLE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. MANHOLE
	EXIST. WATER LINE		EXIST. 'W' INLET
	EXIST. SANITARY SEWER LINE		EXIST. 'C' INLET
	EXIST. STORM DRAIN LINE		EXIST. DOUBLE 'W' INLET
	PROP. CHAIN-LINK FENCE		EXIST. YARD INLET
	PROP. GUARDRAIL		EXIST. FLARED END SECTION
	EXIST. FIRE HYDRANT		PROP. HYDRANT
	EXIST. WATER VALVE		PROP. AREA LIGHT
	EXIST. GAS VALVE		PROP. DRAINAGE MANHOLE
	EXIST. GAS METER		PROP. SANITARY SEWER MANHOLE
	EXIST. ELECTRIC METER		PROP. 'W' INLET
	EXIST. ELECTRIC BOX		PROP. 'C' INLET
	EXIST. CLEAN OUT		PROP. HEADWALL
	EXIST. WELL		
	EXIST. WATER SHUT OFF VALVE		
	EXIST. TELEPHONE BOX		



NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	07/12/2024	MS
2	REVISED PER COMMENTS	07/12/2024	MS
3	REVISED PER COMMENTS	07/12/2024	MS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION.

PROJECT: WESTTOWN AM WEST TIC LLC  
PROPOSED CHASE BANK  
1508 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
CHESTER COUNTY, PENNSYLVANIA

DESIGNED BY: MS  
CHECKED BY: MS  
PERMITTED BY: MS  
DRAWN BY: PSD

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**JUSTIN A. GEONNOTTI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 60629

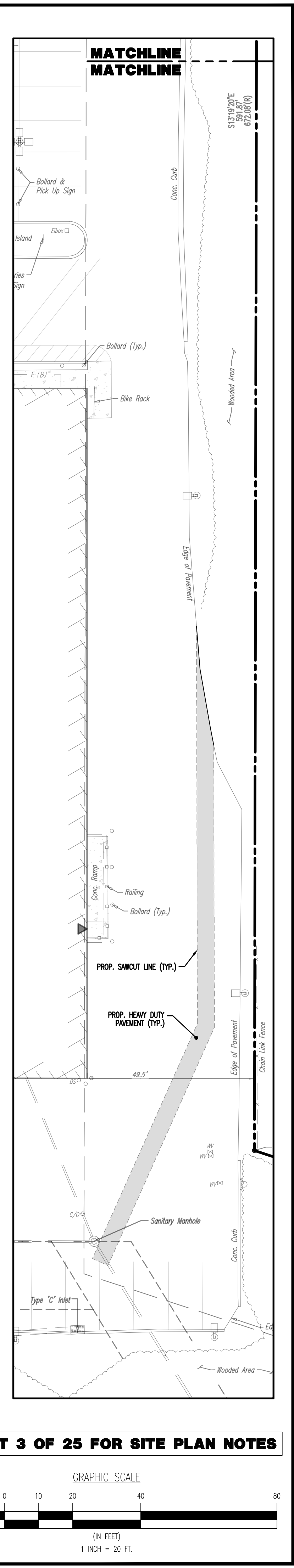
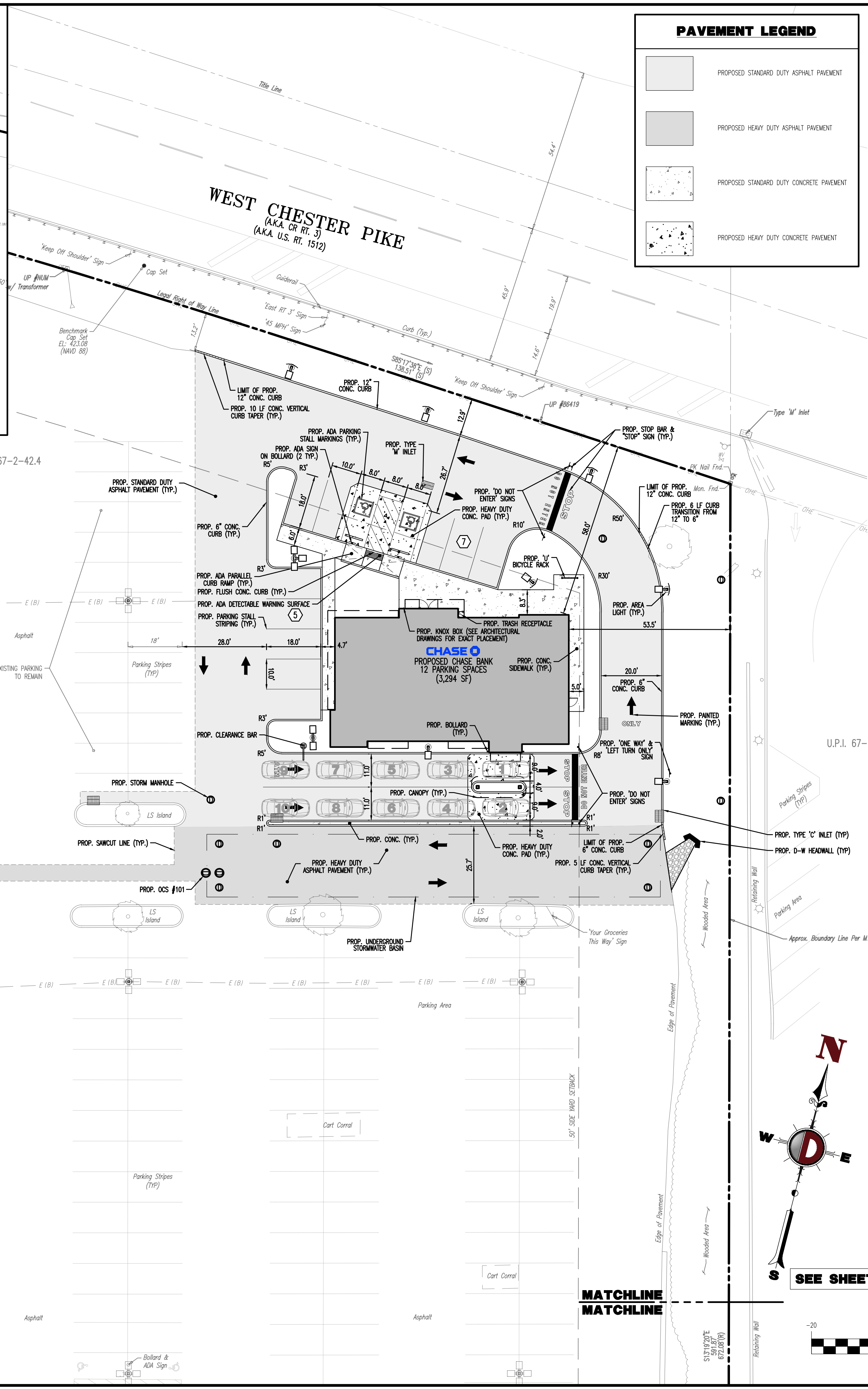
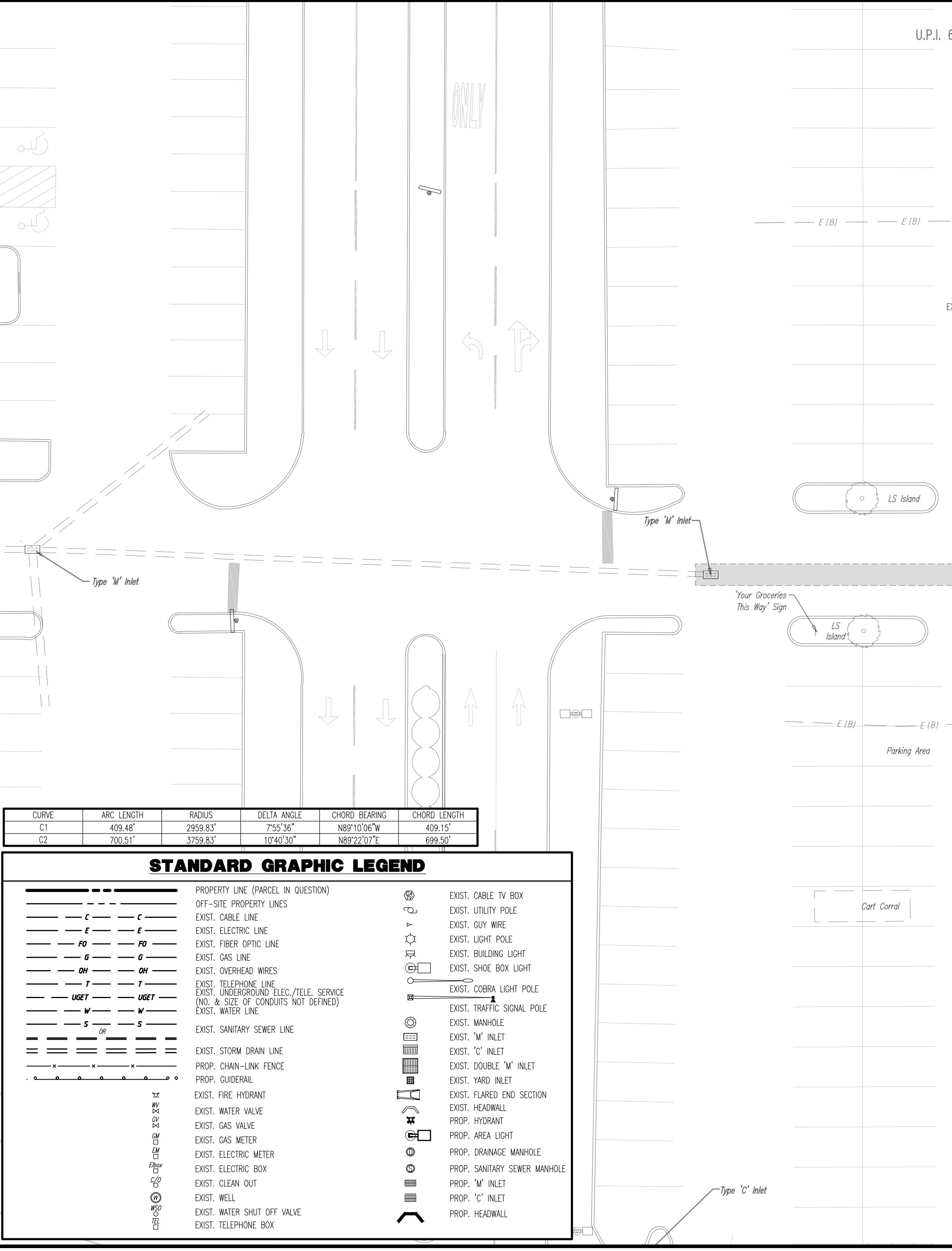
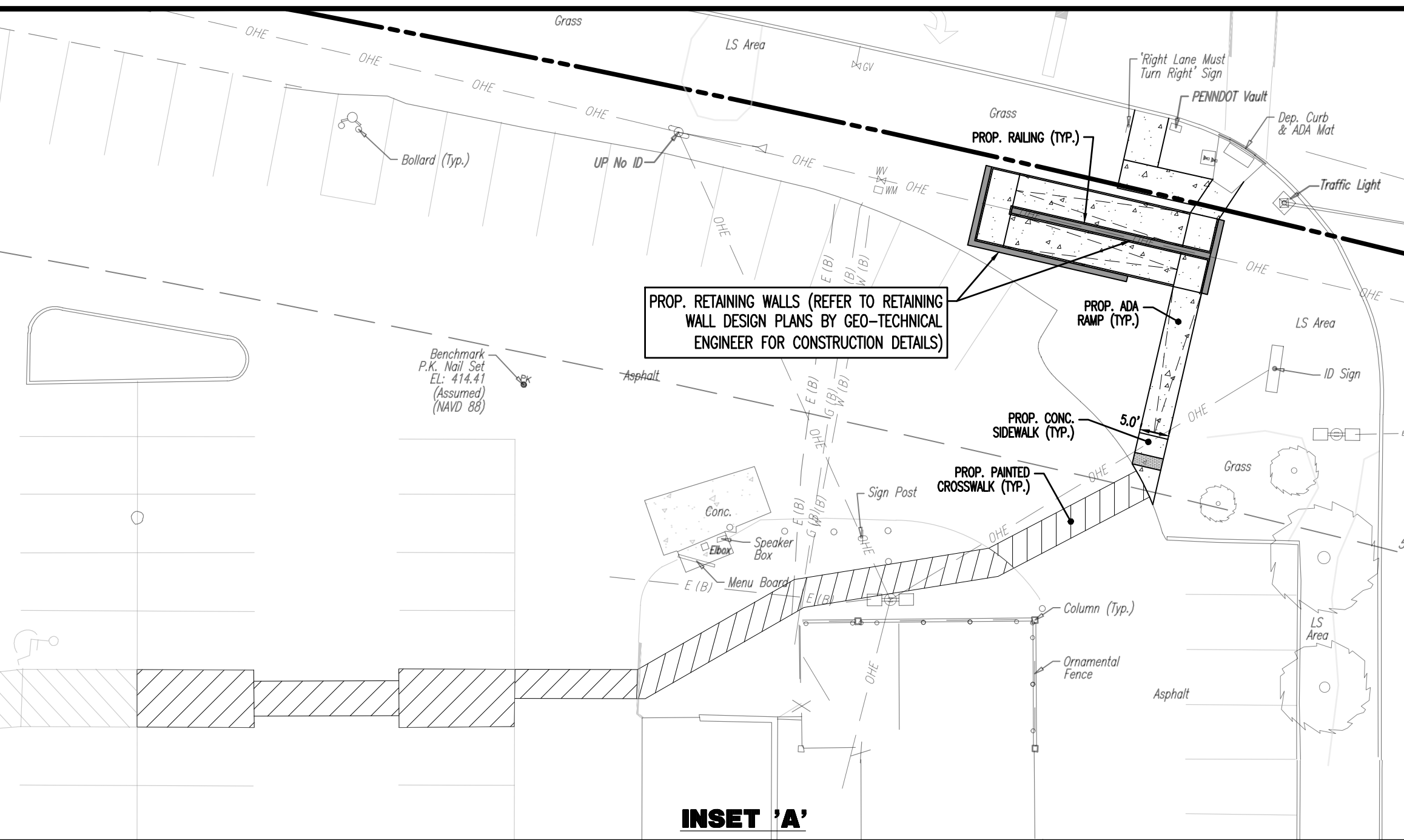
**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

TITLE: **OVERALL SITE PLAN**

SCALE: (H) 1" = 60'  
(V) 1" = 60'  
DATE: 07/12/2024  
PROJECT NO: 1478-99-191

SHEET NO: **5** OF 25  
Rev. #: 3

Plotted: 12/27/24 - 11:07 AM, By: izheng  
File: P:\deep\_projects\1478\_paramount\_nobby\99-191\_west\_chester\_pa\dwg\4\_Land\_Dev\_Plans\DWG\991911533.dwg, --- 06 SITE PLAN



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	409.48'	2959.83'	7°55'56"	N89°10'06"W	409.15'
C2	700.51'	3759.83'	10°40'30"	N89°22'07"E	699.50'

STANDARD GRAPHIC LEGEND	
	PROPERTY LINE (PARCEL IN QUESTION)
	OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE
	EXIST. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE
	EXIST. GAS LINE
	EXIST. OVERHEAD WIRES
	EXIST. TELEPHONE LINE
	EXIST. UNDERGROUD ELEC./TELE. SERVICE (NO. & SIZE OF CONDUCTS NOT DEFINED)
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE
	PROP. CHAIN-LINK FENCE
	PROP. GUIDERAIL
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. GAS VALVE
	EXIST. GAS METER
	EXIST. ELECTRIC METER
	EXIST. ELECTRIC BOX
	EXIST. CLEAN OUT
	EXIST. WELL
	EXIST. WATER SHUT OFF VALVE
	EXIST. TELEPHONE BOX
	EXIST. CABLE TV BOX
	EXIST. UTILITY POLE
	EXIST. GUY WIRE
	EXIST. LIGHT POLE
	EXIST. BUILDING LIGHT
	EXIST. SHOE BOX LIGHT
	EXIST. COBRA LIGHT POLE
	EXIST. TRAFFIC SIGNAL POLE
	EXIST. MANHOLE
	EXIST. "W" INLET
	EXIST. "C" INLET
	EXIST. DOUBLE "W" INLET
	EXIST. YARD INLET
	EXIST. FLARED END SECTION
	EXIST. HEADWALL
	PROP. HYDRANT
	PROP. AREA LIGHT
	PROP. DRAINAGE MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. "W" INLET
	PROP. "C" INLET
	PROP. HEADWALL

PAVEMENT LEGEND	
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT

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PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 60629

**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

TITLE: **SITE PLAN**

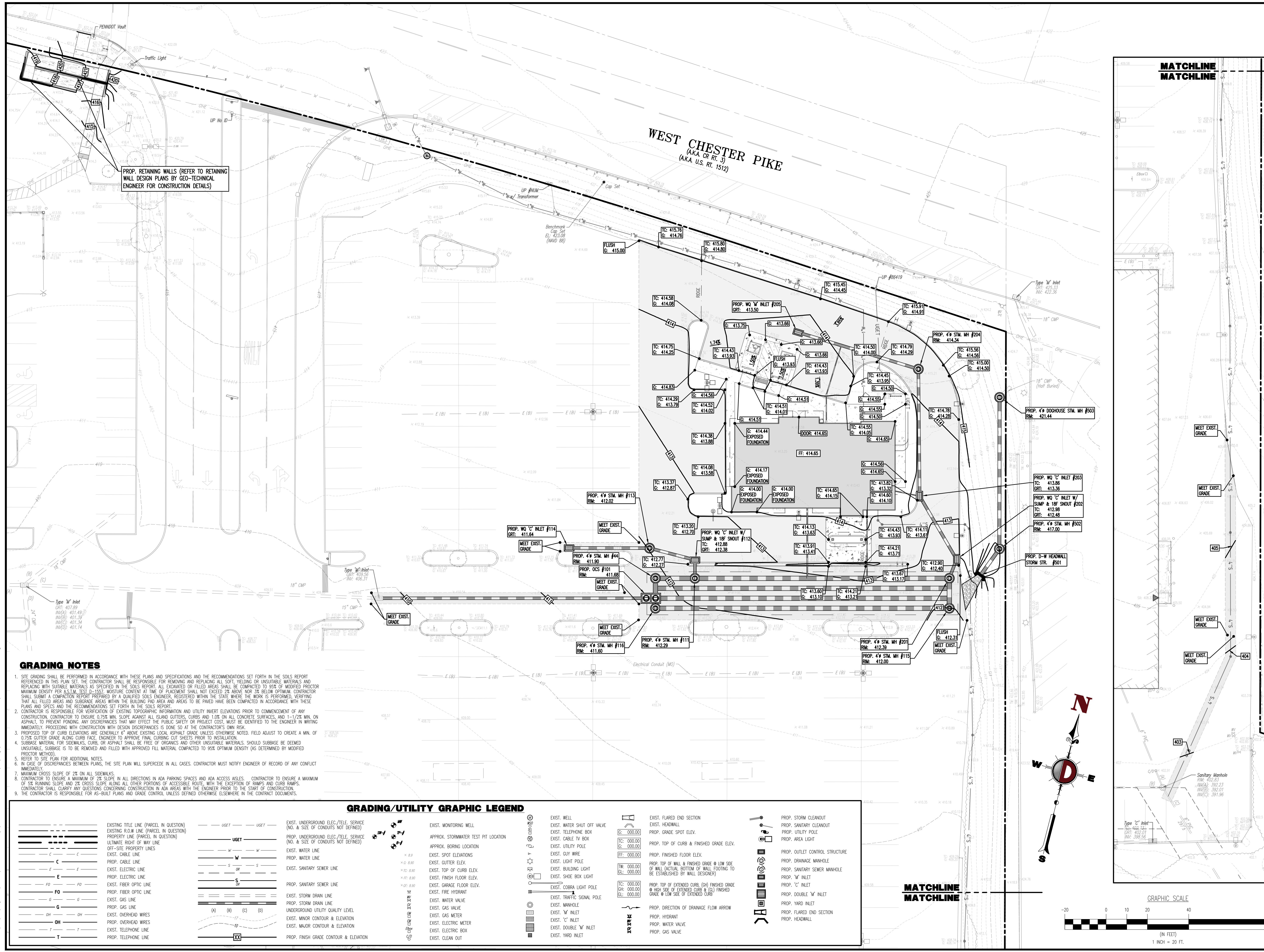
SCALE: (H) 1"=20'  
(V) 1"=20'

DATE: 07/12/2024

PROJECT NO: 1478-99-191

SHEET NO: **6** OF 25

REV. #1



PROP. RETAINING WALLS (REFER TO RETAINING WALL DESIGN PLANS BY GEO-TECHNICAL ENGINEER FOR CONSTRUCTION DETAILS)

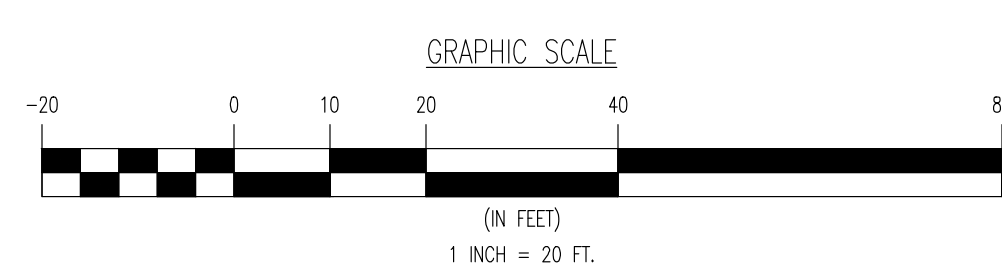
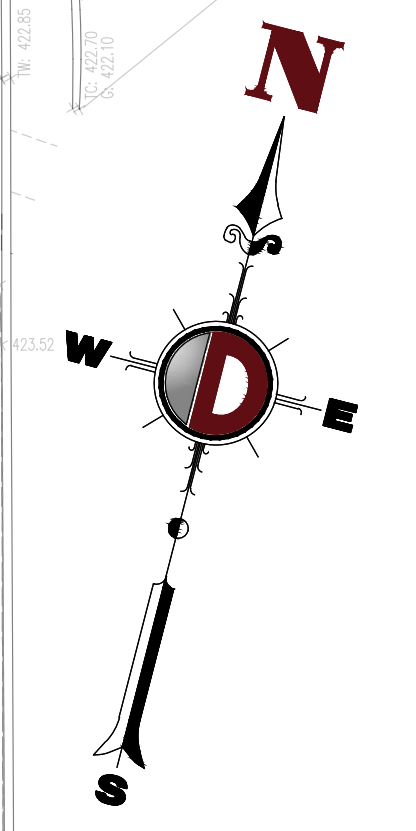
WEST CHESTER PIKE  
(AKA OR RT. 3)  
(AKA U.S. RT. 1512)

**GRADING NOTES**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. 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 ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 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 ISLAND, GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COSTS, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.5% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- 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).
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
- MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
- CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 5% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL, UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

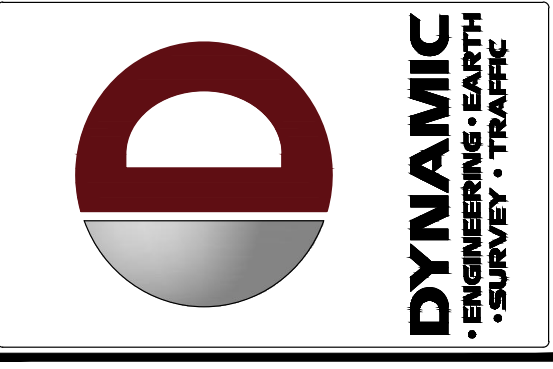
**GRADING/UTILITY GRAPHIC LEGEND**

	EXISTING TITLE LINE (PARCEL IN QUESTION)		EXISTING ROW LINE (PARCEL IN QUESTION)		PROPERTY LINE (PARCEL IN QUESTION)		ULTIMATE RIGHT OF WAY LINE		OFF-SITE PROPERTY LINES		EXIST. CABLE LINE		PROP. CABLE LINE		EXIST. ELECTRIC LINE		PROP. ELECTRIC LINE		EXIST. FIBER OPTIC LINE		PROP. FIBER OPTIC LINE		EXIST. GAS LINE		PROP. GAS LINE		EXIST. OVERHEAD WIRES		PROP. OVERHEAD WIRES		EXIST. TELEPHONE LINE		PROP. TELEPHONE LINE		EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)		EXIST. STORM DRAIN LINE		PROP. STORM DRAIN LINE		EXIST. UNDERGROUND UTILITY QUALITY LEVEL		EXIST. MINOR CONTOUR & ELEVATION		EXIST. MAJOR CONTOUR & ELEVATION		PROP. FINISH GRADE CONTOUR & ELEVATION		EXIST. WELL		EXIST. WATER SHUT OFF VALVE		EXIST. TELEPHONE BOX		EXIST. CABLE TV BOX		EXIST. UTILITY POLE		EXIST. GUY WIRE		EXIST. LIGHT POLE		EXIST. BUILDING LIGHT		EXIST. SHOE BOX LIGHT		EXIST. COBRA LIGHT POLE		EXIST. TRAFFIC SIGNAL POLE		EXIST. MANHOLE		EXIST. 'M' INLET		EXIST. 'C' INLET		EXIST. DOUBLE 'M' INLET		EXIST. YARD INLET		EXIST. FLARED END SECTION		EXIST. HEADWALL		PROP. GRADE SPOT ELEV.		PROP. TOP OF CURB & FINISHED GRADE ELEV.		PROP. FINISHED FLOOR ELEV.		PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)		PROP. TOP OF EXTENDED CURB (2) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (3) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB		PROP. DIRECTION OF DRAINAGE FLOW ARROW		PROP. HYDRANT		PROP. WATER VALVE		PROP. GAS VALVE		PROP. STORM CLEANOUT		PROP. SANITARY CLEANOUT		PROP. UTILITY POLE		PROP. AREA LIGHT		PROP. OUTLET CONTROL STRUCTURE		PROP. DRAINAGE MANHOLE		PROP. SANITARY SEWER MANHOLE		PROP. 'M' INLET		PROP. 'C' INLET		PROP. DOUBLE 'M' INLET		PROP. YARD INLET		PROP. FLARED END SECTION		PROP. HEADWALL
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MATCHLINE  
MATCHLINE

MATCHLINE  
MATCHLINE



NO.	DATE	REVISIONS	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	AM
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	SR
3	12/27/24	RECORD PLANS	AM

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PROJECT: WESTTOWN AM WEST TIC LLC  
PROPOSED CHASE BANK  
1506 PENNSYLVANIA STATE HIGHWAY ROUTE J (WEST CHESTER PIKE)  
CHESTER COUNTY, PENNSYLVANIA

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DOVER NEW JERSEY • 1000 W. MARKET ST.  
PHILADELPHIA PENNSYLVANIA • 31523 48TH ST.  
PHILADELPHIA PENNSYLVANIA • 1515 W. 10TH ST.  
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ANNAPOLIS MARYLAND • 11111 W. 10TH ST.

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PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 060629

**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

TITLE: GRADING PLAN

SCALE: (H) 1" = 20'  
(V) 1" = 20'

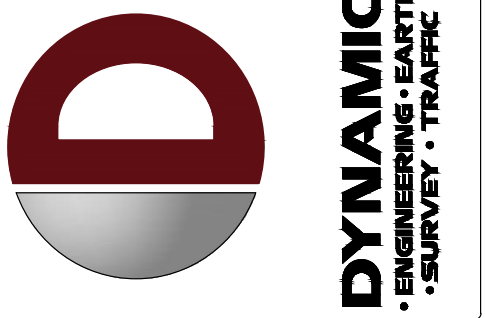
DATE: 07/12/2024

PROJECT NO: 1478-99-191

SHEET NO: 7 OF 25

Rev. # 3

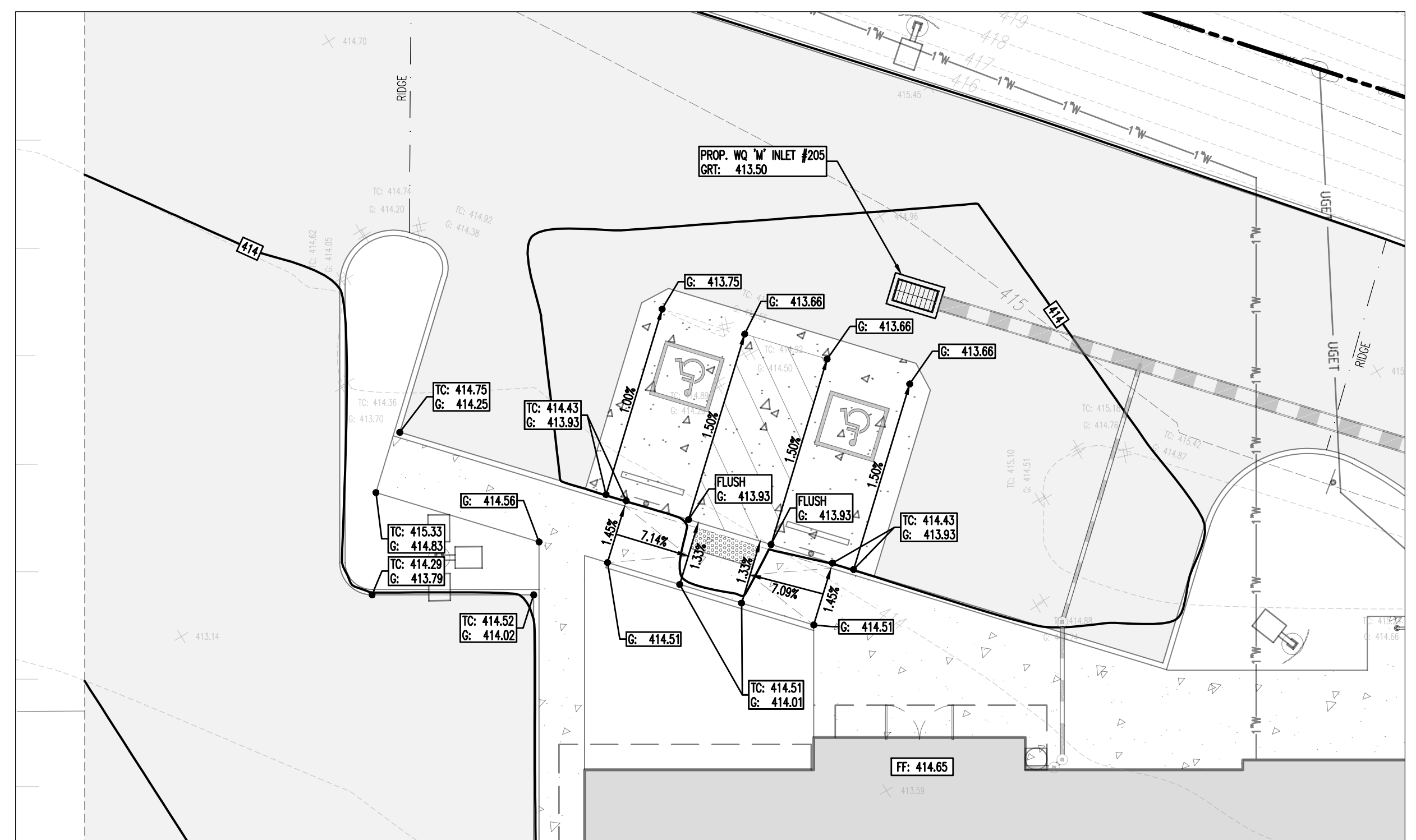
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File: P:\deep projects\1478 paramount north\99-191 west chester po\dwg\4 Land Dev Plans\147899191SC3.dwg, ----> 07 GRADING PLAN



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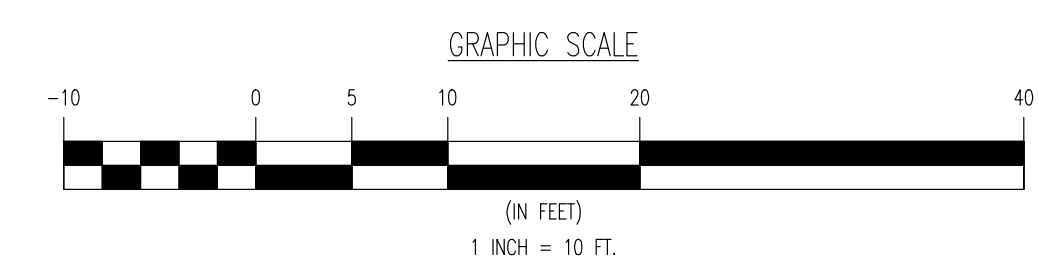
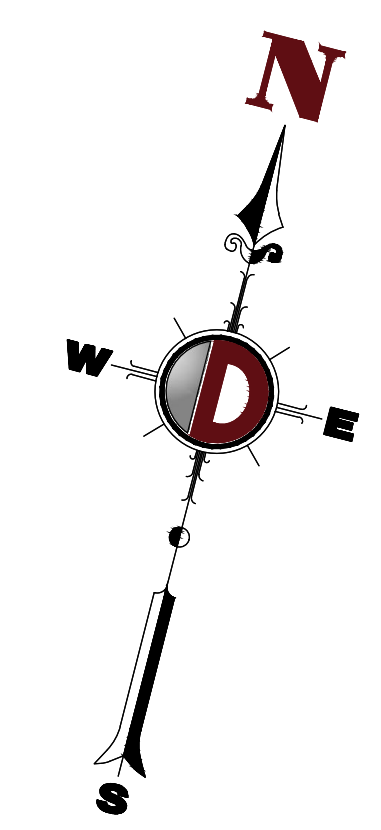
**ADA INSET**



**CHASE BANK ADA PARKING INSET**

**ADA NOTES**

- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:
- SIDEWALKS/ ACCESSIBLE ROUTES**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
  - CROSS SLOPE: 1:48 (2.08%) MAX. (1.0% MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
  - INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
  - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
  - CURBS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- CURB RAMP**
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
  - SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE FEEDS CROSS RAMP)
  - BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
  - TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)
- ACCESSIBILITY PARKING STALLS**
- SPACE AND ACCESSIBLE ASLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)
- CROSSBUNKS**
- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)
  - CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)
  - CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.
  - CURBS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL
- RAMP**
- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)
  - EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"
  - MAX. RISE: 30"
  - MIN. CLEAR WIDTH: 36"
  - MIN. LANDING CLEAR LENGTH: 60"
  - MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)



NO.	DATE	REV.	BY	COMMENTS
1	09/30/24	REV. PER TOWNSHIP COMMENTS	AM	
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	AM	
3	12/27/24	RECORD PLANS	AM	

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PROJECT: **WESTTOWN AM WEST TIC LLC**  
**CHASE O PROPOSED CHASE BANK**  
 1506 PENNSYLVANIA STATE HIGHWAY ROUTE J (WEST CHESTER PIKE)  
 CHESTER COUNTY, PENNSYLVANIA

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**JUSTIN A. GEONNOTI**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 160629

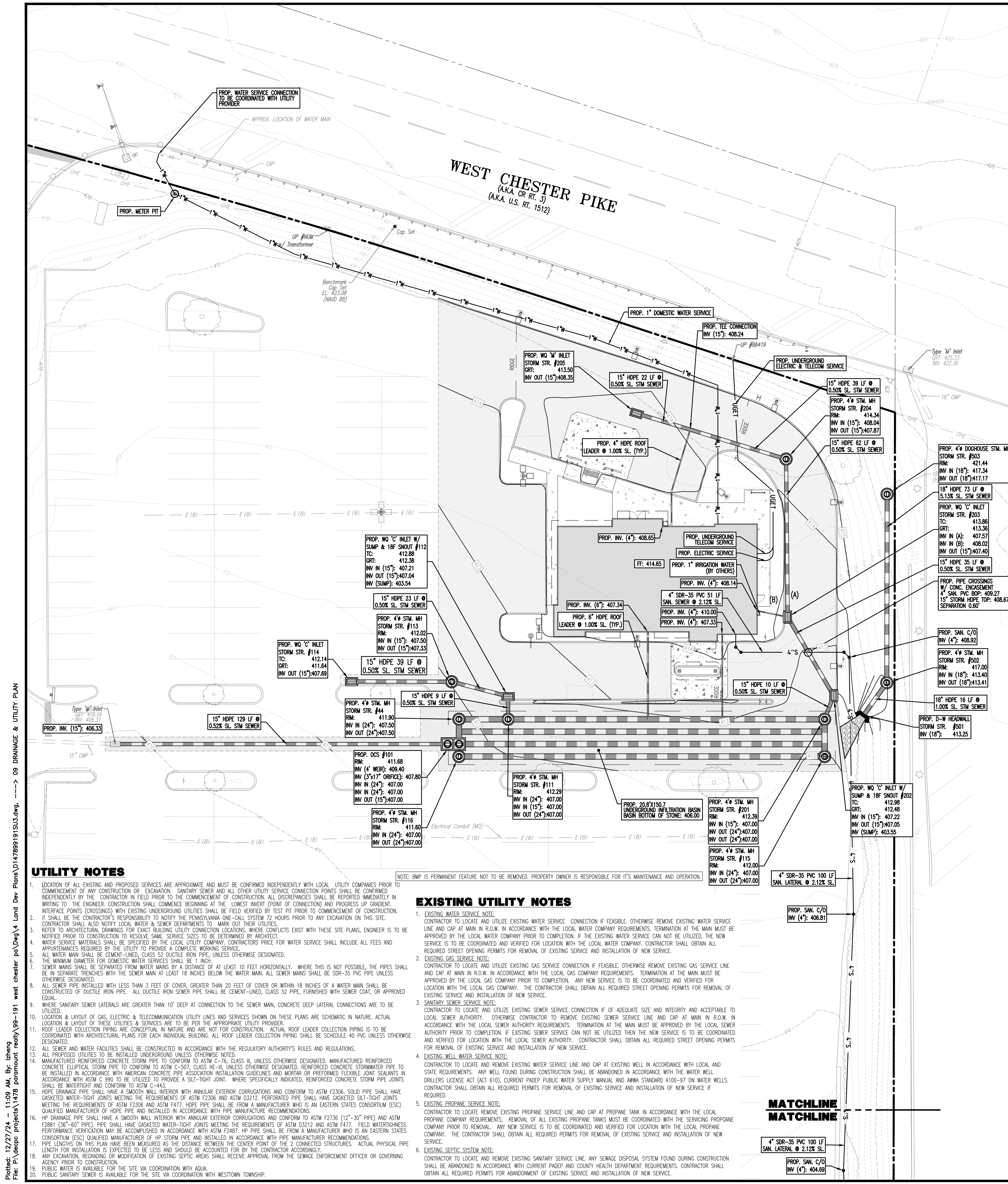
**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

TITLE: **ADA GRADING PLAN**

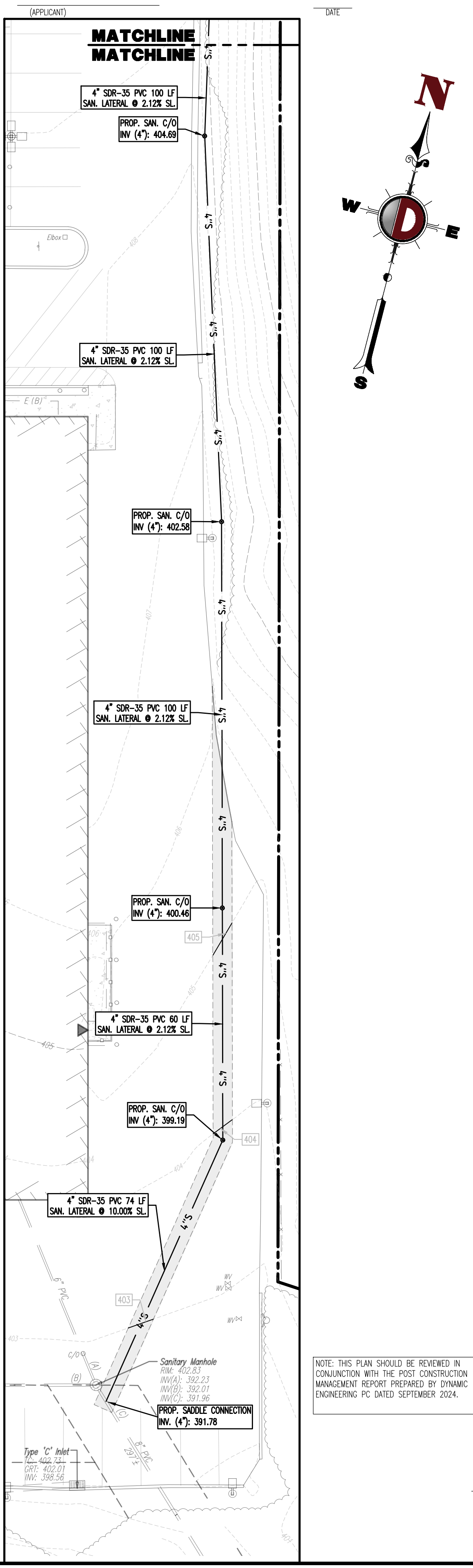
SCALE: (H) 1" = 10'  
 (V) DATE: 07/12/2024  
 PROJECT No: 1478-99-191

SHEET No: **8** OF 25  
 Rev. #: 3





**PROFESSIONAL ENGINEER**  
 I, JUSTIN A. GEONNOTTI, P.E., ON THIS DATE \_\_\_\_\_ HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WESTTOWN TOWNSHIP CODE, CHAPTER 144, STORMWATER MANAGEMENT.  
 (REGISTERED PROFESSIONAL ENGINEER) P.E. 080629 (REGISTRATION NUMBER)  
**TOWNSHIP ENGINEER**  
 ON BEHALF OF WESTTOWN TOWNSHIP, \_\_\_\_\_ ON THIS DATE \_\_\_\_\_ HAS REVIEWED AND HEREBY CERTIFIES TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF WESTTOWN TOWNSHIP CODE, CHAPTER 144, STORMWATER MANAGEMENT.  
 (MUNICIPAL OFFICIAL OR DESIGNER) \_\_\_\_\_ (DATE) \_\_\_\_\_  
 I, \_\_\_\_\_ ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.



**GRADING/UTILITY GRAPHIC LEGEND**

	EXISTING TITLE LINE (PARCEL IN QUESTION)
	EXISTING R.O.W. LINE (PARCEL IN QUESTION)
	ULTIMATE RIGHT OF WAY LINE
	OFF-SITE PROPERTY LINES
	EXIST. CABLE LINE
	EXIST. ELECTRIC LINE
	EXIST. ELECTRIC LINE
	EXIST. FIBER OPTIC LINE
	EXIST. GAS LINE
	EXIST. OVERHEAD WIRES
	EXIST. TELEPHONE LINE
	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
	EXIST. WATER LINE
	EXIST. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	EXIST. STORM DRAIN LINE
	PROP. STORM DRAIN LINE
	UNDERGROUND UTILITY QUALITY LEVEL
	EXIST. MINOR CONTOUR & ELEVATION
	EXIST. MAJOR CONTOUR & ELEVATION
	PROP. FINISH GRADE CONTOUR & ELEVATION
	EXIST. MONITORING WELL
	APPROX. STORMWATER TEST PIT LOCATION
	APPROX. BORING LOCATION
	EXIST. SPOT ELEVATIONS
	EXIST. GUTTER ELEV.
	EXIST. TOP OF CURB ELEV.
	EXIST. FINISH FLOOR ELEV.
	EXIST. GARAGE FLOOR ELEV.
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. GAS VALVE
	EXIST. GAS METER
	EXIST. ELECTRIC METER
	EXIST. CLEAN OUT
	EXIST. WELL
	EXIST. WATER SHUT OFF VALVE
	EXIST. TELEPHONE BOX
	EXIST. CABLE TV BOX
	EXIST. UTILITY POLE
	EXIST. 800# TRAILER
	EXIST. BUILDING LIGHT
	EXIST. SHOE BOX LIGHT
	EXIST. COBRA LIGHT POLE
	EXIST. TRAFFIC SIGNAL POLE
	EXIST. MANHOLE
	EXIST. 12" INLET
	EXIST. 18" INLET
	EXIST. DOUBLE 12" INLET
	EXIST. YARD INLET
	EXIST. FLARED END SECTION
	EXIST. HEADWALL
	PROP. GRADE SPOT ELEV.
	PROP. TOP OF CURB & FINISHED GRADE ELEV.
	PROP. FINISHED FLOOR ELEV.
	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
	PROP. TOP OF EXTENDED CURB (OR) FINISHED GRADE @ HIGH SIDE OF EXTENDED CURB & (OR) FINISHED GRADE @ LOW SIDE OF EXTENDED CURB
	PROP. DIRECTION OF DRAINAGE FLOW ARROW
	PROP. HYDRANT
	PROP. WATER VALVE
	PROP. GAS VALVE
	PROP. STORM CLEANOUT
	PROP. SANITARY CLEANOUT
	PROP. UTILITY POLE
	PROP. AREA LIGHT
	PROP. OUTLET CONTROL STRUCTURE
	PROP. DRAINAGE MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. 12" INLET
	PROP. 18" INLET
	PROP. DOUBLE 12" INLET
	PROP. YARD INLET
	PROP. FLARED END SECTION
	PROP. HEADWALL

**UTILITY NOTES**

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND AFFILIANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
- THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
- SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
- WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
- LOCATION & LAYOUT OF GAS, ELECTRIC, & TELECOMMUNICATION UTILITIES LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
- ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED WITH ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MANUFACTURER'S RECOMMENDATIONS.
- HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATER/GAS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.
- ANY EXCAVATION, REGRADING OR MODIFICATION OF EXISTING SEPTIC AREAS SHALL RECEIVE APPROVAL FROM THE SEWAGE ENFORCEMENT OFFICER OR GOVERNING AGENCY PRIOR TO CONSTRUCTION.
- PUBLIC WATER IS AVAILABLE FOR THE SITE VIA COORDINATION WITH AQUA.
- PUBLIC SANITARY SEWER IS AVAILABLE FOR THE SITE VIA COORDINATION WITH WESTTOWN TOWNSHIP.

**EXISTING UTILITY NOTES**

- EXISTING WATER SERVICE NOTE:**  
CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- EXISTING GAS SERVICE NOTE:**  
CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- SANITARY SEWER SERVICE NOTE:**  
CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- EXISTING WELL WATER SERVICE NOTE:**  
CONTRACTOR TO LOCATE AND REMOVE EXISTING WATER SERVICE LINE AND CAP AT PROPRANE TANK IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS. ANY WELL FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH THE WATER WELL DRILLERS LICENSE ACT (ACT 610), CURRENT PAEPD PUBLIC WATER SUPPLY MANUAL AND ANWA STANDARD A100-97 ON WATER WELLS. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE IF REQUIRED.
- EXISTING PROPANE SERVICE NOTE:**  
CONTRACTOR TO LOCATE AND REMOVE EXISTING PROPANE SERVICE LINE AND CAP AT PROPANE TANK IN ACCORDANCE WITH THE LOCAL PROPANE COMPANY REQUIREMENTS. REMOVAL OF ALL EXISTING PROPANE TANKS MUST BE COORDINATED WITH THE SERVING PROPANE COMPANY PRIOR TO REMOVAL. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL PROPANE COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- EXISTING SEPTIC SYSTEM NOTE:**  
CONTRACTOR TO LOCATE AND REMOVE EXISTING SANITARY SERVICE LINE AND SEWAGE DISPOSAL SYSTEM FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PAEPD AND COUNTY HEALTH DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR ABANDONMENT OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

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**JUSTIN A. GEONNOTTI**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 080629

**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

**TITLE: DRAINAGE & UTILITY PLAN**

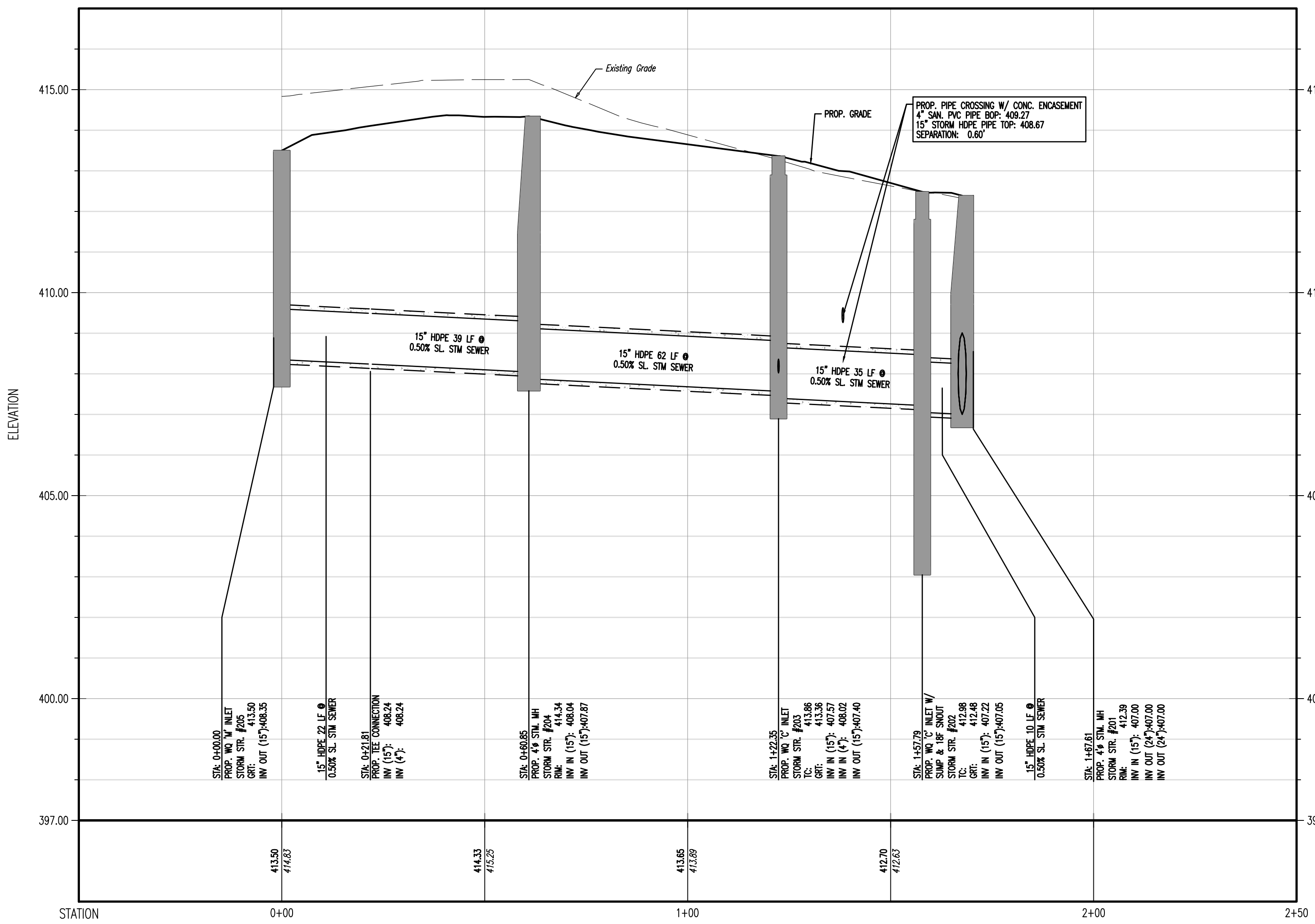
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DATE: 07/12/2024

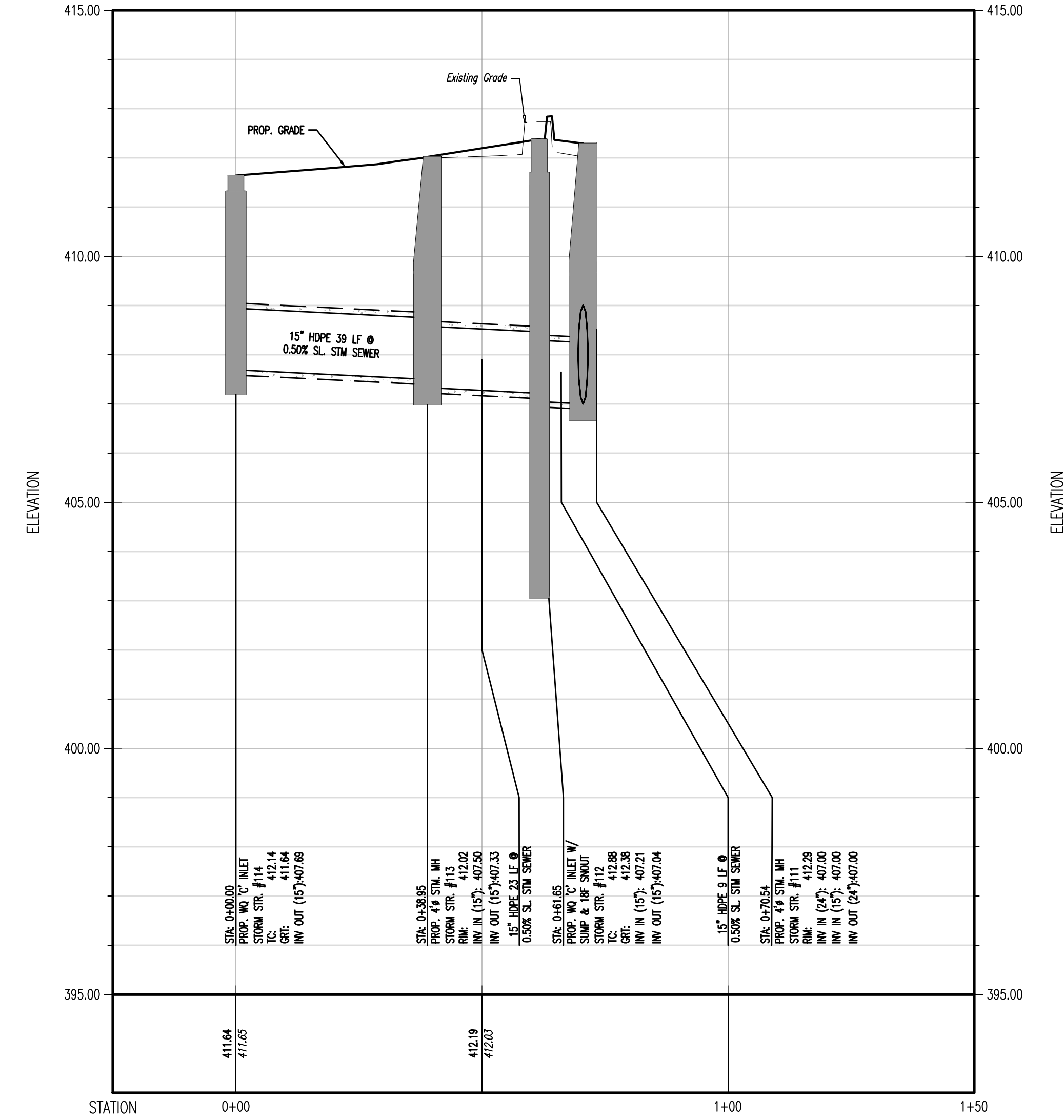
PROJECT NO: 1478-99-191

SHEET NO: 9 OF 25

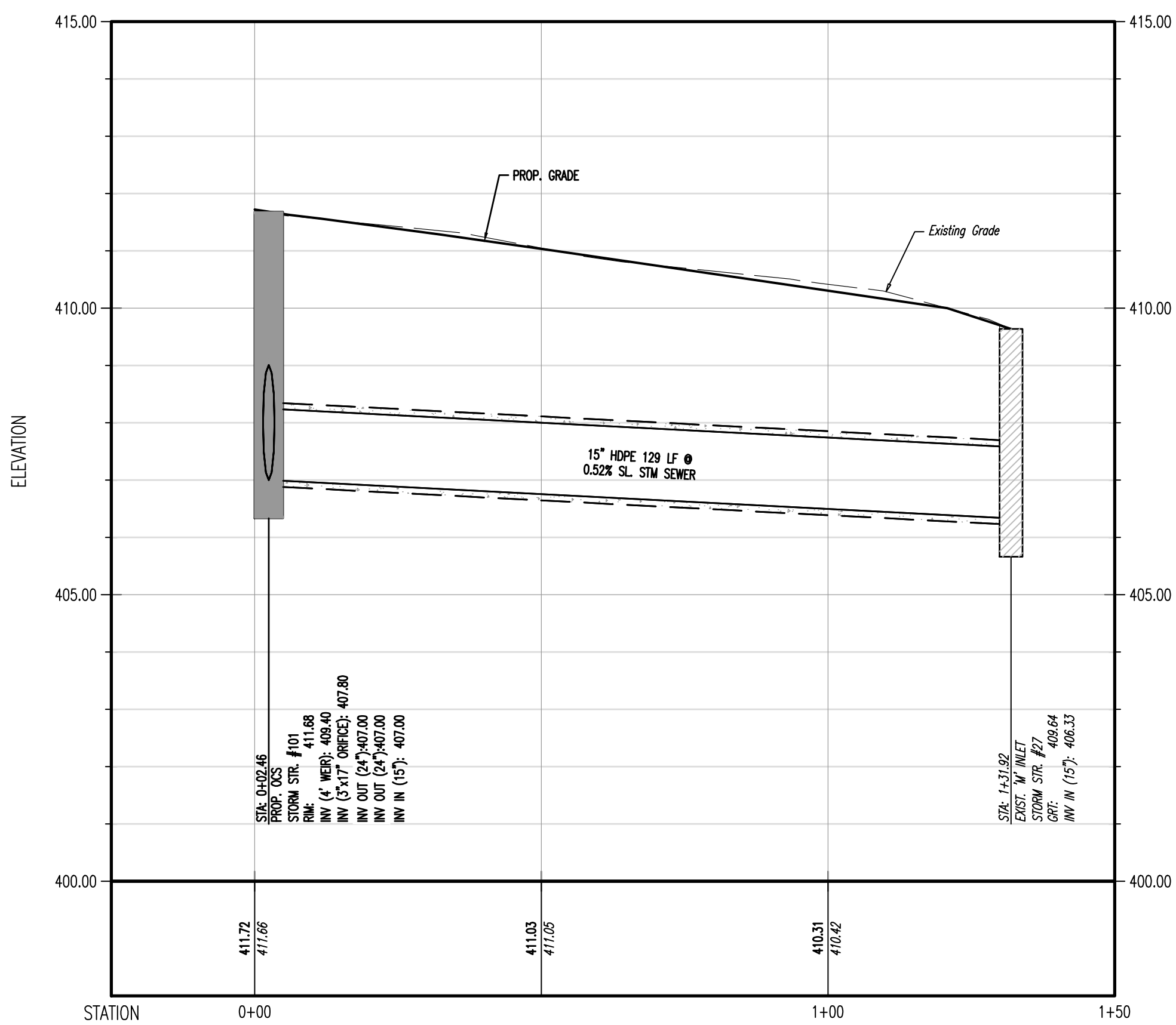
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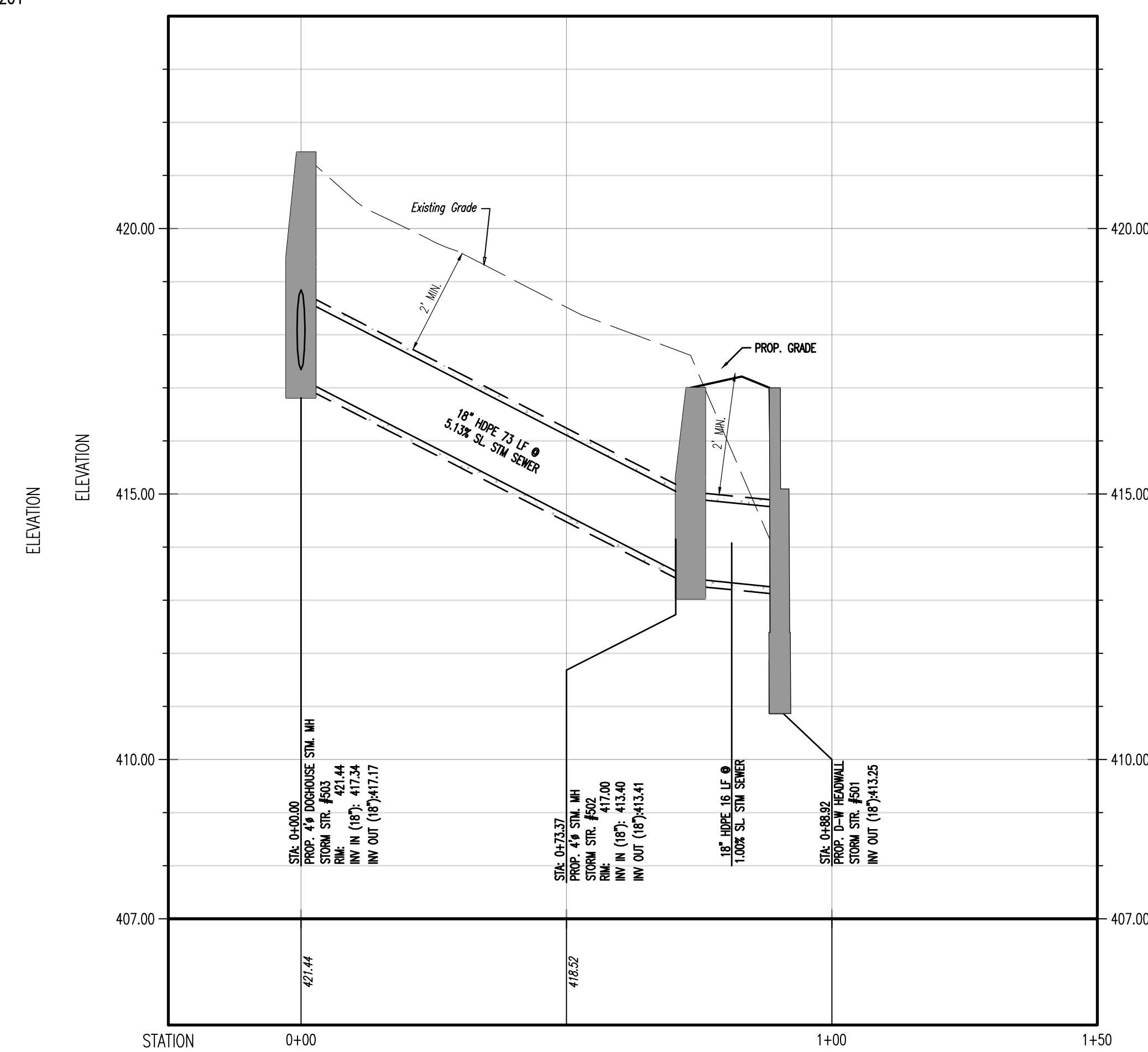
PROFILE VIEW OF 'M' INLET #205 TO STORM MANHOLE #201  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



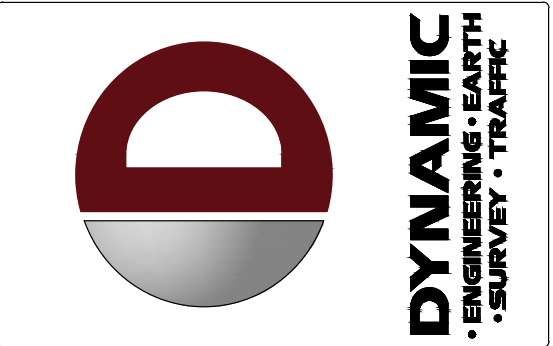
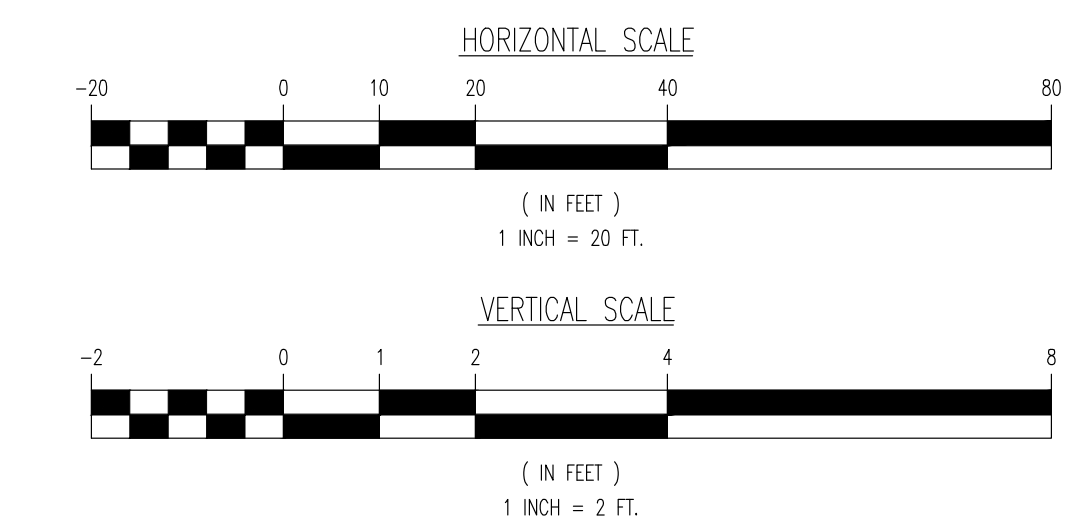
PROFILE VIEW OF 'C' INLET #114 TO STORM MANHOLE #111  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



PROFILE VIEW OF OCS #101 TO EXISTING 'M' INLET  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



PROFILE VIEW OF DOGHOUSE STM. MH #503 TO D-W HEADWALL #501  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



NO.	DATE	REV.	BY
3	12/27/24	RECORD PLANS	MSB
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	MSB
1	09/30/24	REV. PER TOWNSHIP COMMENTS	MSB

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OWNER: A/J/W  
 DESIGNED BY: M/S  
 CHECKED BY: M/S

PROJECT: WESTTOWN AM WEST TIC LLC  
 CHASE O PROPOSED CHASE BANK  
 1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
 CHESTER COUNTY, PENNSYLVANIA

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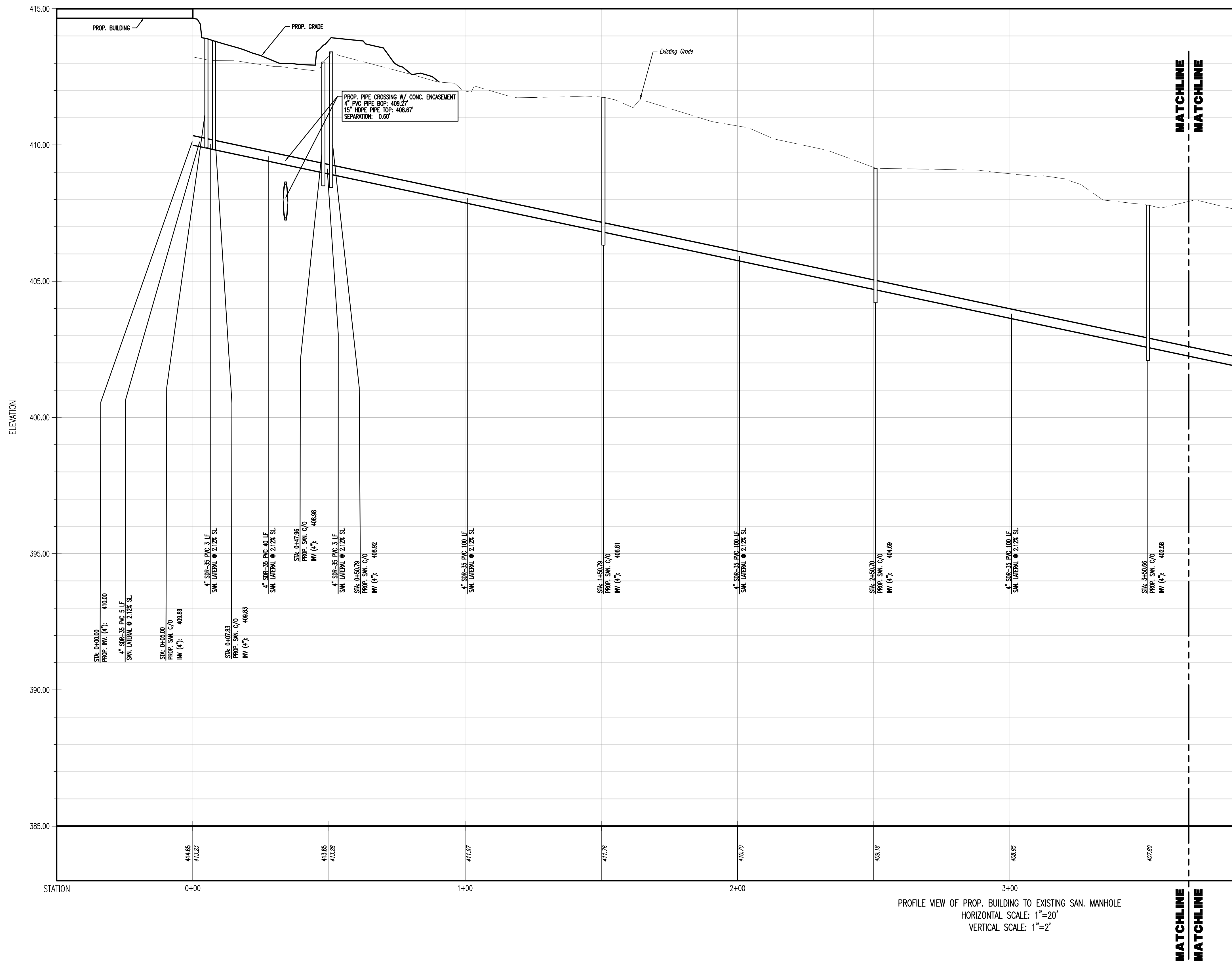
**JUSTIN A. GEONOTTI**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 160629

**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

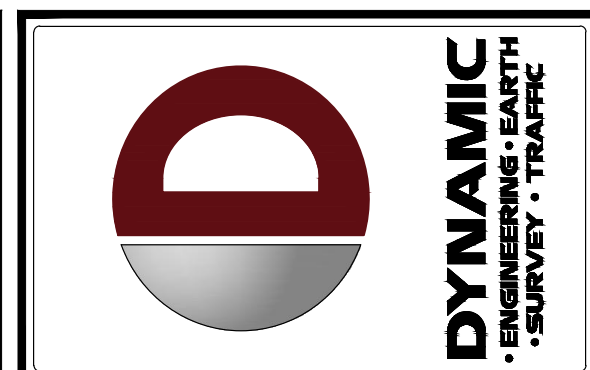
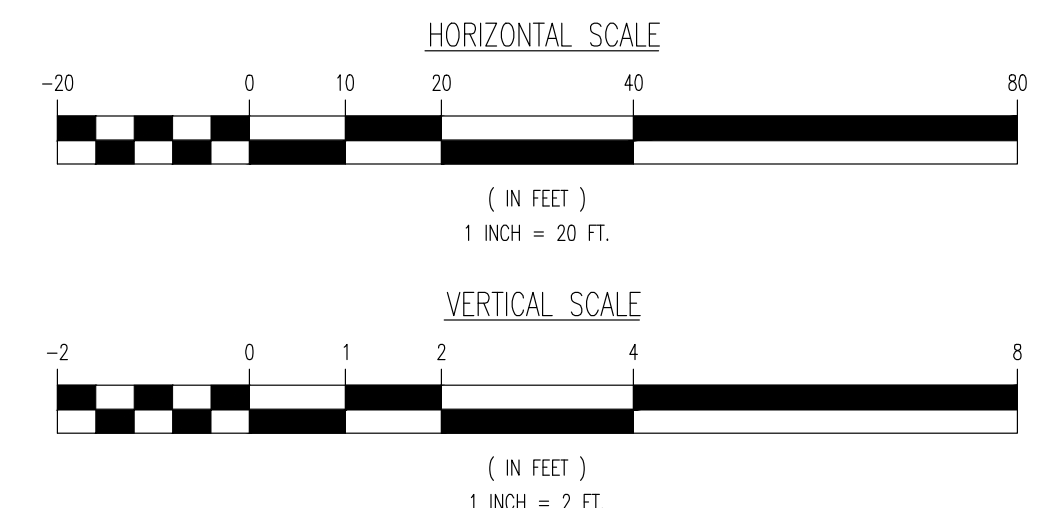
TITLE: **STORM PROFILES**

SCALE: (H) 1"=20'  
 (V) 1"=2'  
 DATE: 07/12/2024  
 PROJECT NO: 1478-99-191

SHEET NO: **10** OF 25  
 Rev. #: 3



PROFILE VIEW OF PROP. BUILDING TO EXISTING SAN. MANHOLE  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=2'



NO.	REV.	DATE	COMMENTS
1	09/30/24		REV. PER TOWNSHIP COMMENTS
2	11/04/24		REV. PER TOWNSHIP & CCD COMMENTS
3	12/27/24		RECORD PLANS

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OWNER: PSB  
 DESIGNER: MS  
 CHECKER: MS

PROJECT: WESTTOWN AM WEST TIC LLC  
 PROPOSED CHASE BANK  
 CHASE O  
 PARCEL NO. 67-2-42-4  
 1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
 CHESTER COUNTY, PENNSYLVANIA

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**JUSTIN A. GEONOTTI**  
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**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

TITLE: **SANITARY PROFILES**

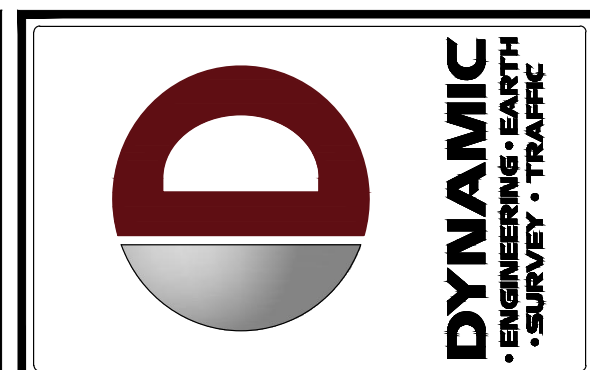
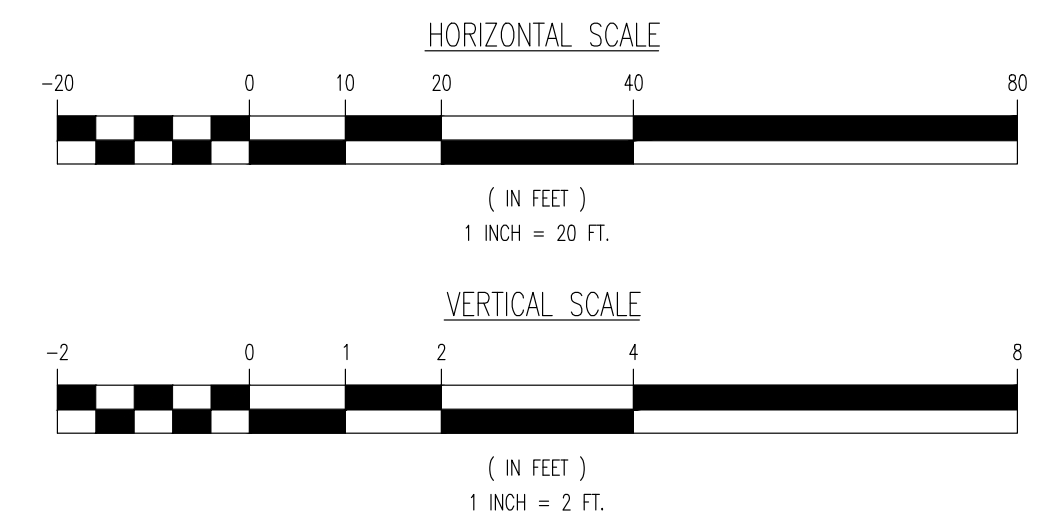
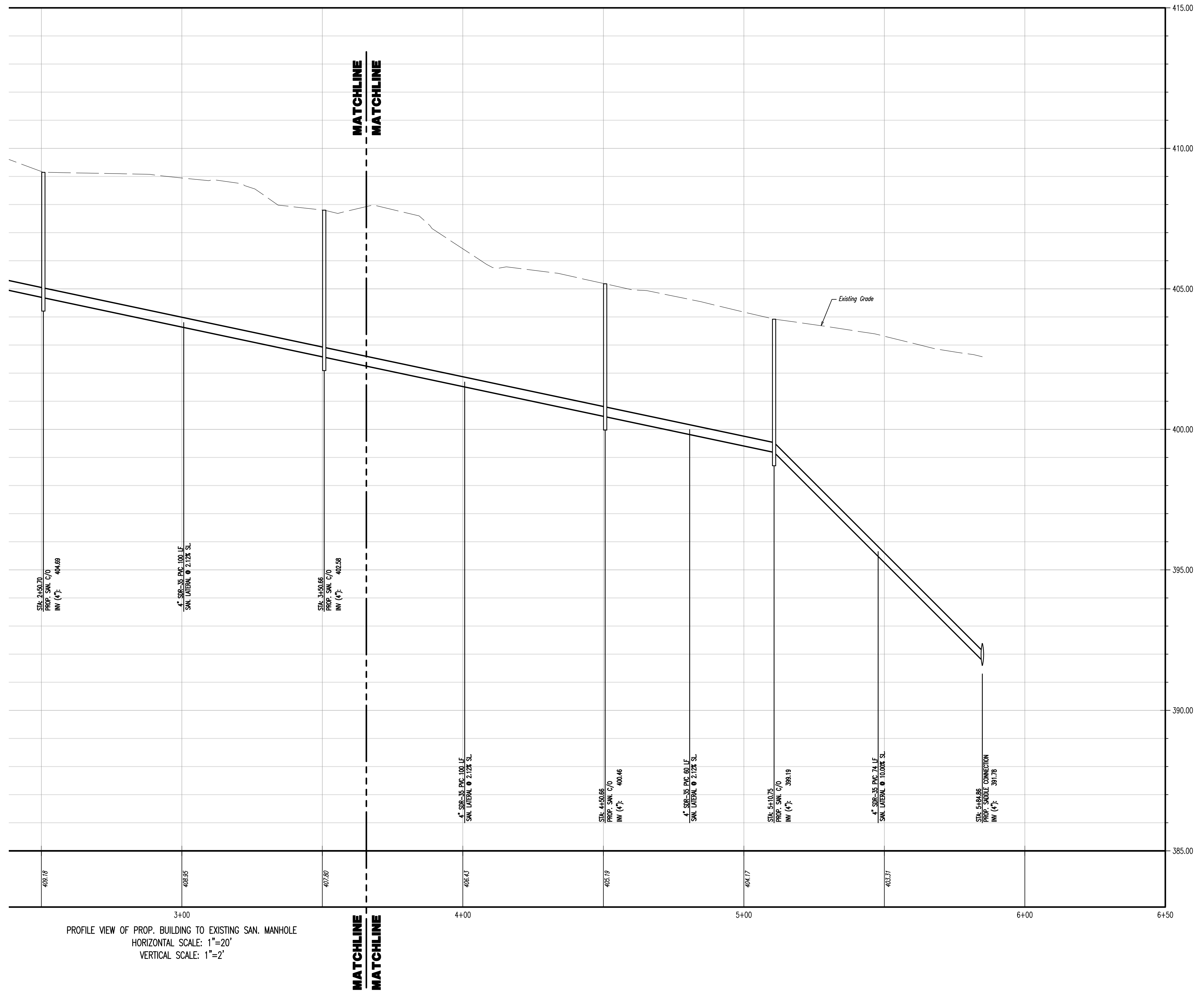
SCALE: (H) 1"=20'  
 (V) 1"=2'

DATE: 07/12/2024

PROJECT No: 1478-99-191

SHEET No: **11** OF 25

Rev. #: 3



NO.	DATE	REV.	BY	COMMENTS
1	09/30/24	REV.	PER TOWNSHIP COMMENTS	
2	11/04/24	REV.	PER TOWNSHIP & CCD COMMENTS	
3	12/27/24	RECORD PLANS		

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PROJECT: **WESTTOWN AM WEST TIC LLC**  
**PROPOSED CHASE BANK**  
 1506 PENNSYLVANIA STATE HIGHWAY ROUTE J (WEST CHESTER PIKE)  
 CHESTER COUNTY, PENNSYLVANIA

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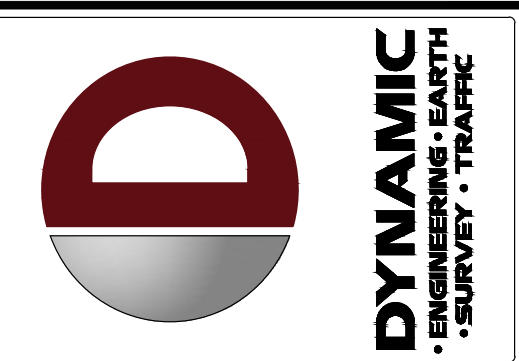
**JUSTIN A. GEONOTTI**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE No. 160629

**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 52989

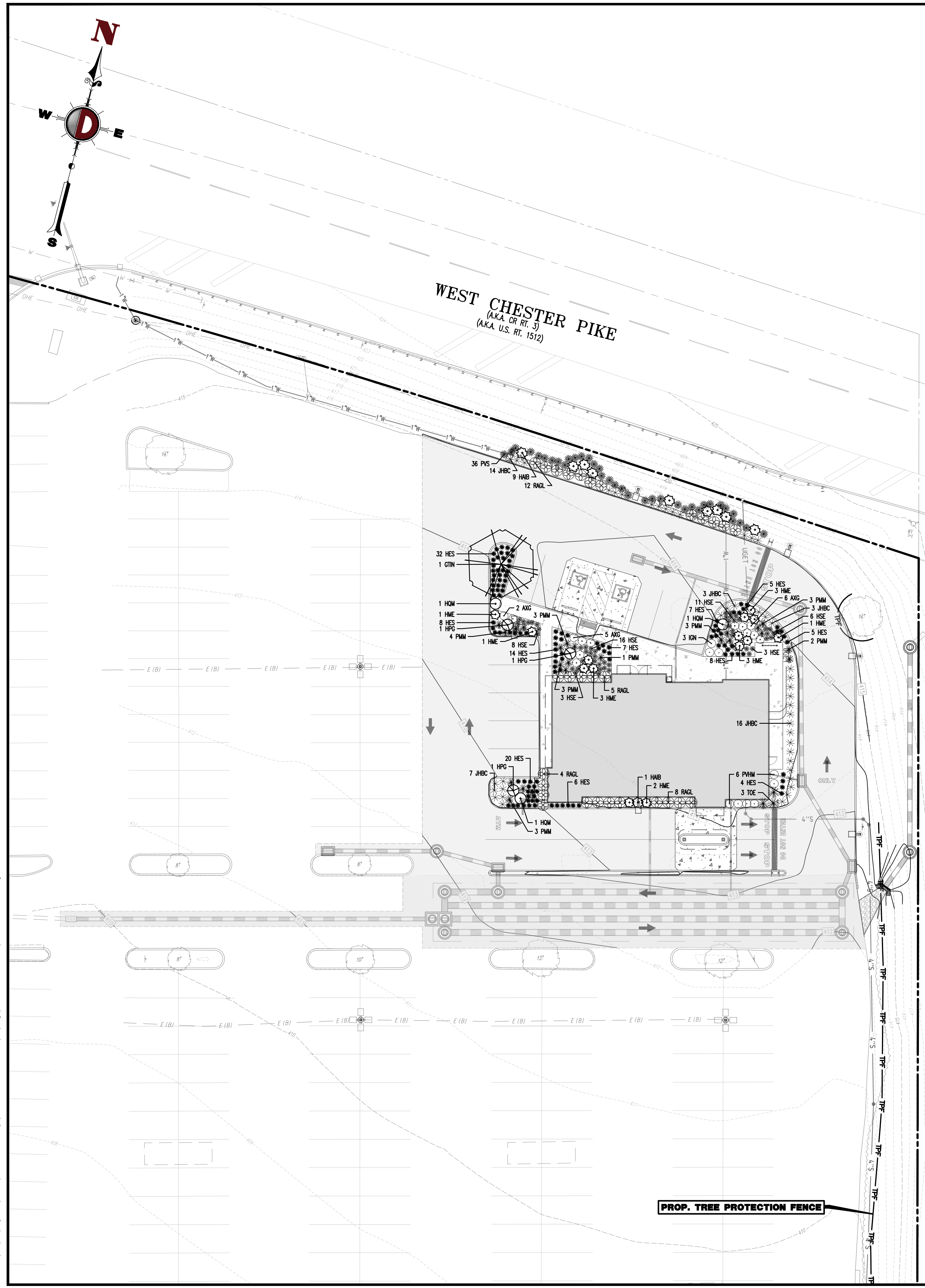
TITLE: **SANITARY PROFILES**

SCALE: (H) 1"=20'  
 (V) 1"=2'  
 PROJECT No: 1478-99-191  
 DATE: 07/12/2024

SHEET No: **12** OF 25  
 Rev. #: 3



SECTION	REQUIREMENTS	CALCULATIONS	PROPOSED	COMPLIANCE
§ 149-925(1)	LOT OR PERIMETER YARD REQUIREMENTS, EACH YARD SHALL BE LANDSCAPED AS FOLLOWS: LANDSCAPING PER 100 LINEAR FEET SHRUBS CANOPY TREES MATURE HEIGHT OVER 30 FEET ORNAMENTAL FLOWERING TREES NONRESIDENTIAL STREET FRONTS/FRONTS ALL OTHER PROPERTY LINES	Total LF of Street frontage: 327 LF 327 LF / 100 LF = (3.27) FACTOR 3.27 X 2 = 7 LARGE SHADE TREES 3.27 X 1.5 = 5 ORNAMENTAL TREES 3.27 X 6 = 20 SHRUBS	SHADE TREES: 1 ORNAMENTAL TREES: 3 (HPG) SHRUBS: 48	WAVES
§ 149-925(2)	(A) EACH PLANTER ISLAND WHICH IS 20 FEET OR LESS IN LENGTH SHALL CONTAIN ONE TREE AND 10 SHRUBS. (B) EACH PLANTER ISLAND WHICH IS MORE THAN 20 FEET IN LENGTH SHALL CONTAIN TWO TREES AND 20 SHRUBS.	(A) AMOUNT OF ISLANDS 20 FEET OR LESS IN LENGTH: 1 1 X 1 = 1 TREE 1 X 10 = 10 SHRUBS (B) AMOUNT OF ISLANDS MORE THAN 20 FEET IN LENGTH: 2 2 X 2 = 4 TREES 2 X 20 SHRUBS = 40 SHRUBS	(A) ORNAMENTAL TREE: 1 SHRUBS: 11 (B) TREES: 1 ORNAMENTAL 1 SHADE SHRUBS: 29	(A) - COMPLIES (B) - WAVES
§ 149-925(1)	ALL LANDSCAPE PLANS SHALL BE PREPARED AND SEALED BY A LANDSCAPE ARCHITECT REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA.	NA	NA	COMPLIES
§ 149-925(2)	A TWO-YEAR MAINTENANCE AND REPLACEMENT GUARANTY SHALL BE PROVIDED TO THE TOWNSHIP BY THE LANDSCAPE CONTRACTOR. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTY SHALL BE REPLACED BY THE OWNER.	NA	NA	COMPLIES



**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
GTN	1	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST THORNLESS HONEYLOCUST	3 1/2-4' CAL.	B+B
EVERGREEN TREE(S)					
TOE	3	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	8'	B+B
EVERGREEN SHRUB(S)					
IGN	3	ILEX GLABRA X 'CHAMZIN'	NORDIC INKBERRY	24-30"	#3 CAN
PMM	22	PINUS MUGO MUGUS	DWARF MUGO PINE	24-30"	#3 CAN
DECIDUOUS SHRUB(S)					
AVG	13	ABELIA X GRANDIFLORA	GLOSSY ABELIA	18-24"	#3 CAN
HAB	10	HYDRANGEA ABORESCENTES 'INCREDIBALL BLUSH'	'INCREDIBALL BLUSH' HYDRANGEA	24-30"	#3 CAN
HME	14	HYDRANGEA MACROPHYLLA 'BALMER'	ENDLESS SUMMER HYDRANGEA	24-30"	#3 CAN
HPG	3	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	24-30"	#5 CAN
HOM	3	HYDRANGEA QUERCIFOLIA 'MUNCHWIND'	MUNCHWIND OAKLEAF HYDRANGEA	24-30"	#3 CAN
GROUND COVER					
JHBC	43	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	15-18" SPRD.	#3 CAN
RAQL	29	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	2 GAL.	CONTAINER
PERENNIAL(S)					
HSE	47	HOSTA 'SIEBOLDIANA ELEGANS'	SIEBOLDIANA ELEGANS HOSTA	2 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
HES	116	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	CONTAINER
PVMH	6	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
PVS	36	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER
TSS					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

NO.	DATE	REVISIONS
1	09/30/24	REV. PER TOWNSHIP COMMENTS
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS
3	12/27/24	RECORD PLANS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: WESTTOWN AM WEST TIC LLC  
PROPOSED CHASE BANK  
PARCEL NO. 67-2-42-4  
1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
CHESTER COUNTY, PENNSYLVANIA

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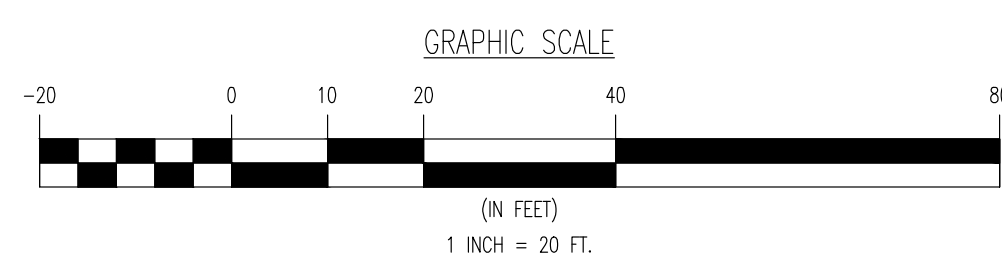
**MARIA A. ROLLER**  
REGISTERED LANDSCAPE ARCHITECT  
PENNSYLVANIA LICENSE # 000002859

**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52989

TITLE: **LANDSCAPING PLAN**

SCALE: (H) 1" = 20'  
(V) DATE: 07/12/2024  
PROJECT No: 1478-99-191

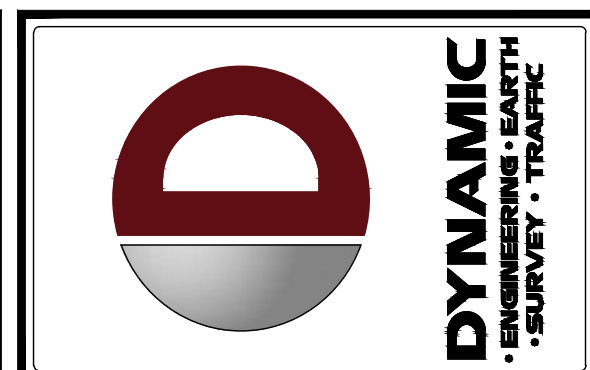
SHEET No: **13** OF 25  
Rev. #: 3



Plotted: 12/27/24 - 11:09 AM, By: Izheng  
File: P:\deep projects\1478 paramount realty\99-191 west chester pi\1478 LANDSCAPING PLAN



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



NO.	DATE	REVISIONS	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	AM
2	11/04/24	REV. PER TOWNSHIP COMMENTS	AM
3	12/27/24	RECORD PLANS	AM

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 PENNSYLVANIA LICENSE NO. 100629

**MATTHEW SHARO**  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

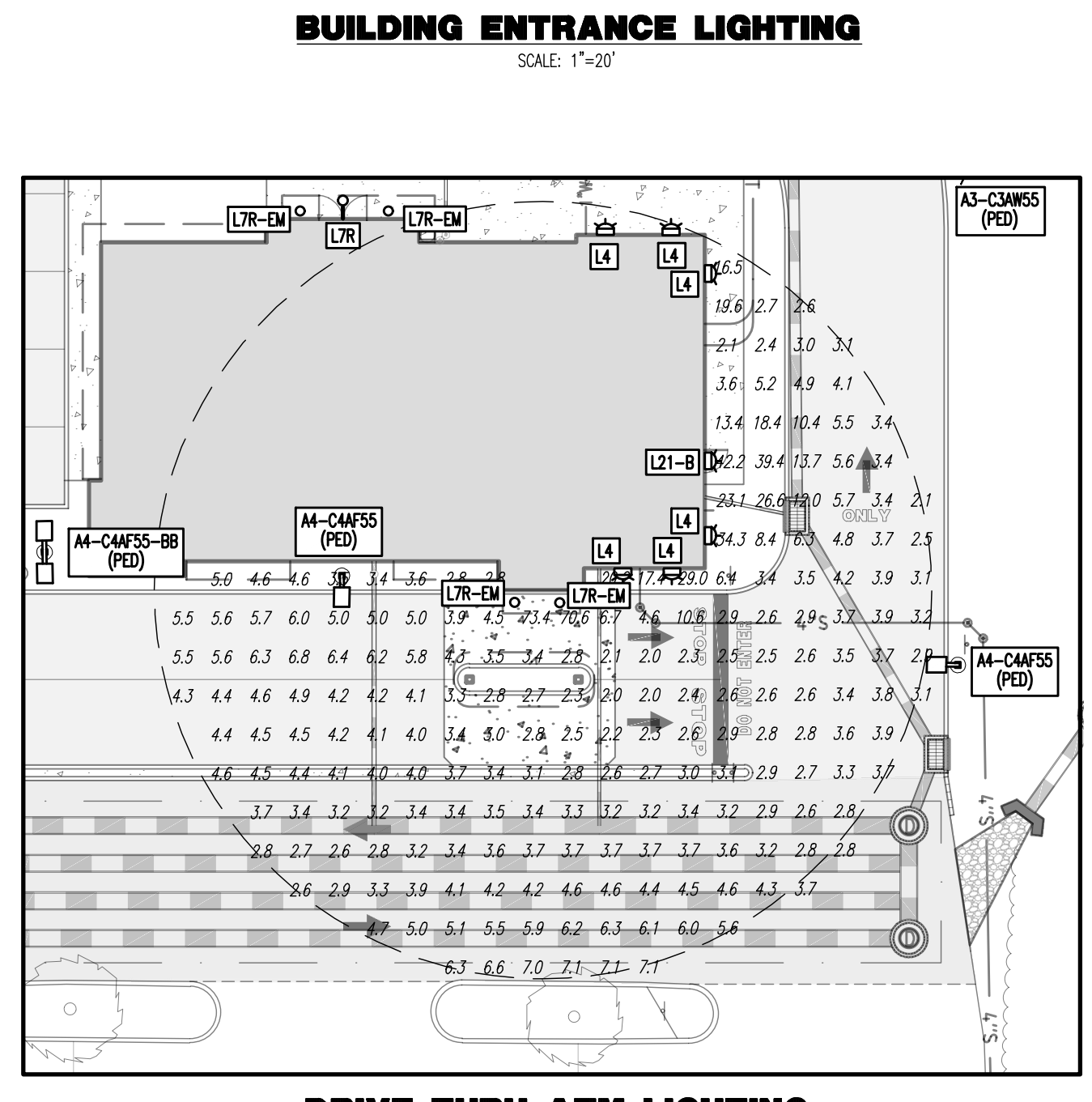
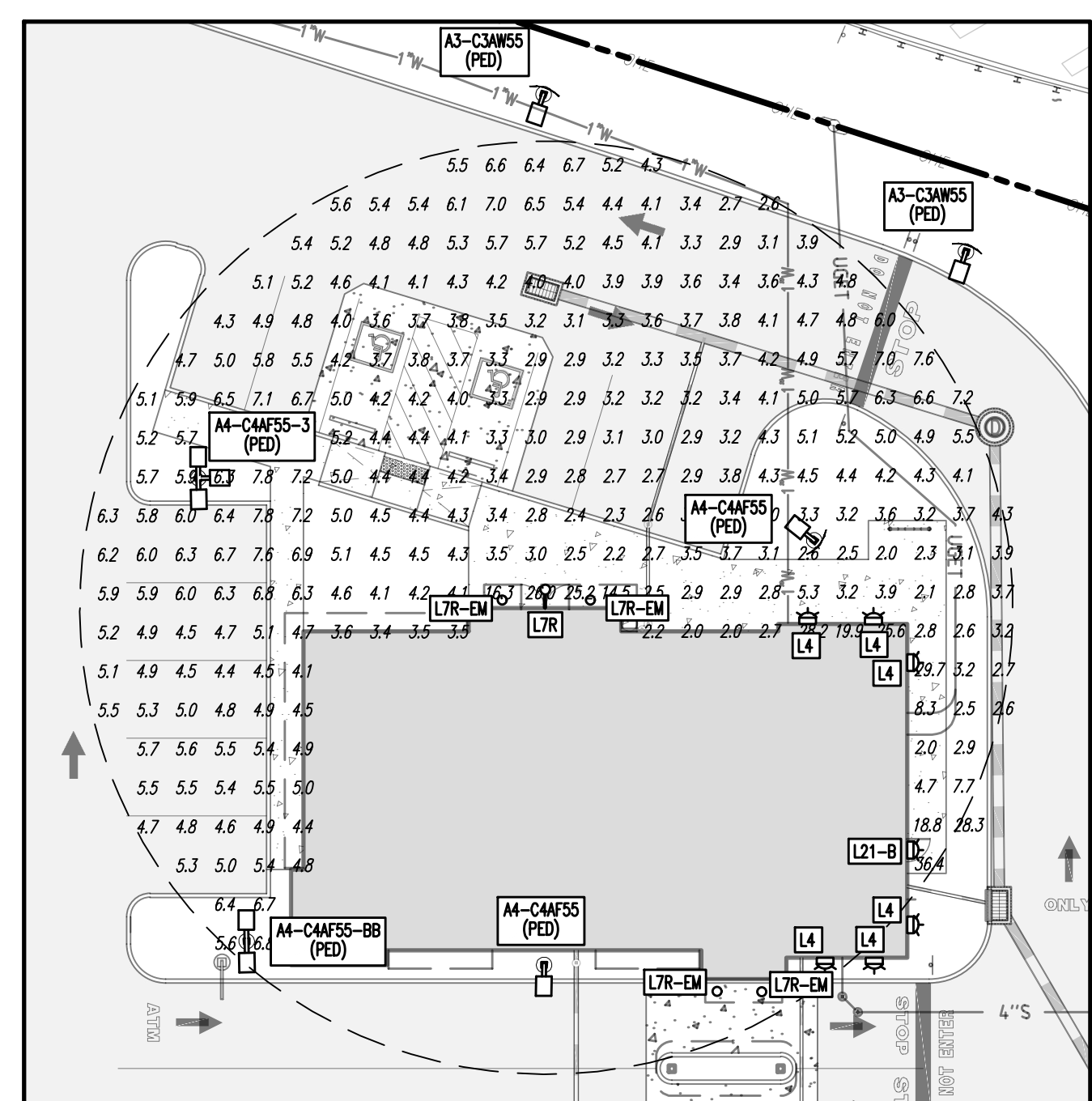
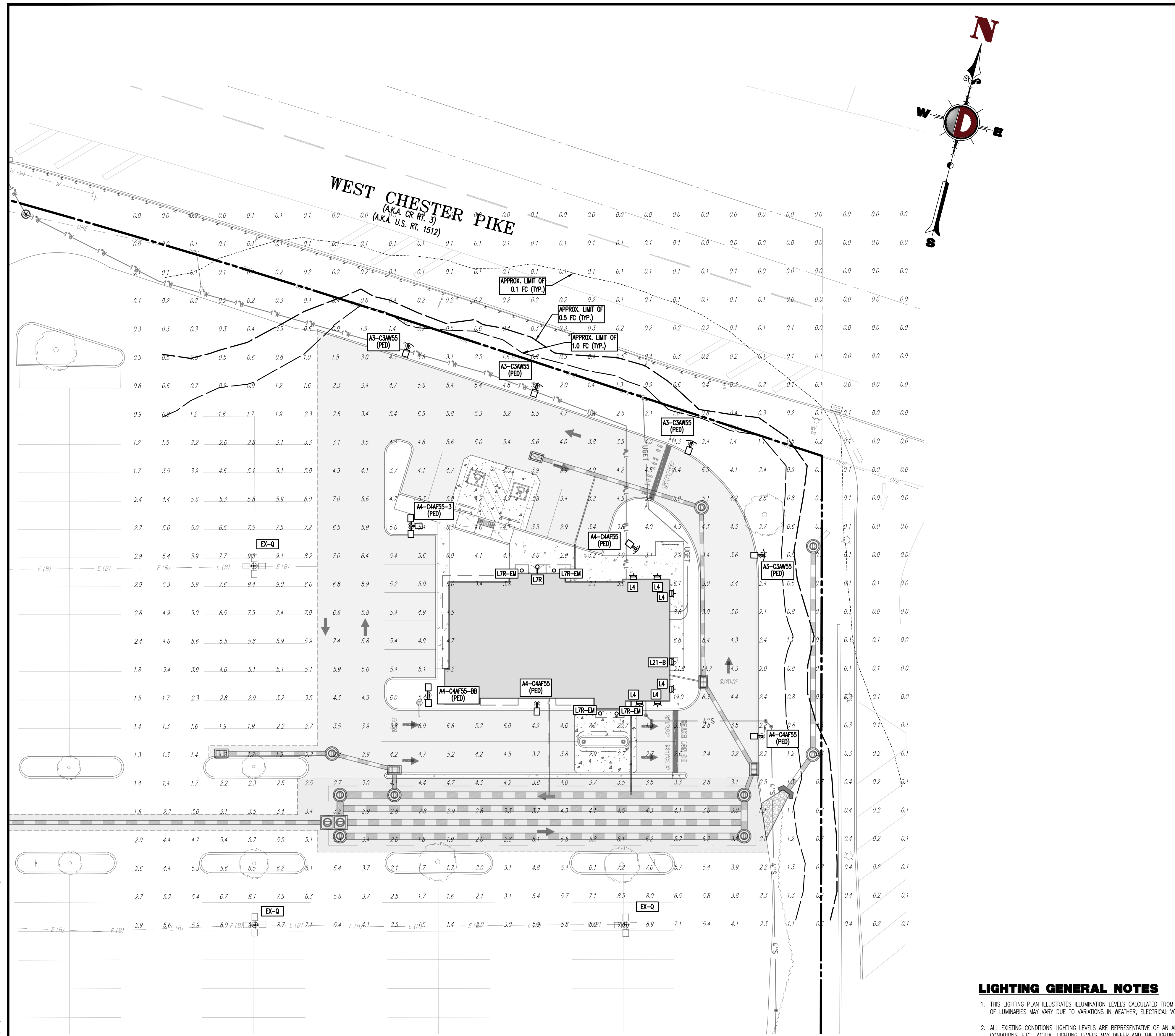
TITLE: LIGHTING PLAN

SCALE: (H) 1" = 20'  
 (V) 1" = 20'

DATE: 07/12/2024

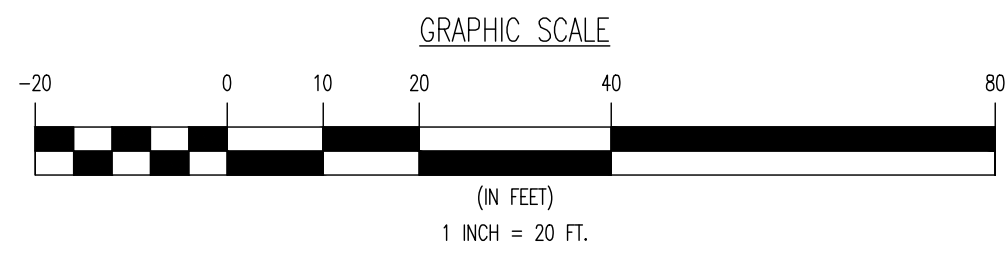
PROJECT NO: 1478-99-191

SHEET NO: 15 OF 25



**STATISTICAL AREA SUMMARY**

LABEL	AVERAGE	MAXIMUM	MINIMUM	AVG./MIN.	MAX./MIN.
PARKING AREA	4.74	20.7	2.4	1.98	8.63



**LIGHTING LUMINAIRE SCHEDULE**

SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	BUG RATING	MANUFACTURER	DESCRIPTION	IES FILE
(Symbol)	4	A3-CMWS5 (PED)	55W	20 FT	SINGLE	1.000	B1-U0-C1	GE CURRENT	SHIELDED LED TYPE 3 PATTERN EVOLVE EACH SERIES CURRENT LIGHTING AREA LIGHT	EACLO1_CSMW740
(Symbol)	1	A4-CMFS5-BB	55W	20 FT	BACK-TO-BACK	1.000	B1-U0-G2	GE CURRENT	SHIELDED LED TYPE 4 PATTERN EVOLVE EACH SERIES CURRENT LIGHTING AREA LIGHT	EACLO1_CMF740
(Symbol)	1	A4-CMFS5-3	55W	20 FT	3 @ 90 DEGREES	1.000	B1-U0-G2	GE CURRENT	SHIELDED LED TYPE 4 PATTERN EVOLVE EACH SERIES CURRENT LIGHTING AREA LIGHT	EACLO1_CMF740
(Symbol)	3	A4-CMFS5	55W	20 FT	SINGLE	1.000	B1-U0-G2	GE CURRENT	SHIELDED LED TYPE 4 PATTERN EVOLVE EACH SERIES CURRENT LIGHTING AREA LIGHT	EACLO1_CMF740
(Symbol)	3	EX-Q	28W	30 FT	4 @ 90 DEGREES	0.750	B3-U0-G3	COOPER LIGHTING	EXISTING QUAD HEAD 250W PULSE START METAL HALIDE TYPE 3 PATTERN MICROBROW	GSM-XX-250-MP-XX-45-FIGES
(Symbol)	6	L4	9.8W	10 FT	SINGLE	1.000	B1-U0-G0	COOPER LIGHTING	9004-W1-(RW, RJ)-LED4080-W-BK-L1-UNV	9004-W1-(RW, RJ)-LED4080-W-BK-L1-UNVIES
(Symbol)	1	L21-B	58W	10 FT	SINGLE	1.000	B1-U0-C1	LUMARK LIGHTING	XTOR CROSSSTOR MAXX LED SERIES WALL LIGHT	XTOR88ES
(Symbol)	1	L7R	18.2W	10 FT	SINGLE	1.000	N/A	LF ILLUMINATION	BULLET SERIES FIXED DOWNLIGHT	58111S4T020B040NDSSIES
(Symbol)	4	L7R-EM	18.2W	10 FT	SINGLE	1.000	N/A	LF ILLUMINATION	BULLET SERIES FIXED DOWNLIGHT (EMERGENCY USE)	58111S4T020B040NDSSIES

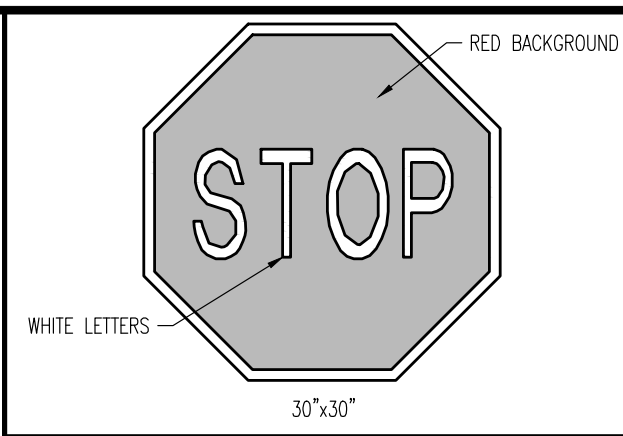
ISO CURVES ARE MAINTAINED AND SHOWN AT 1.0, 0.5, AND 0.1 FC.  
 (FM) - FLUSH MOUNT FOUNDATION (PED) - PEDESTAL FOUNDATION  
 THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

**LIGHTING GENERAL NOTES**

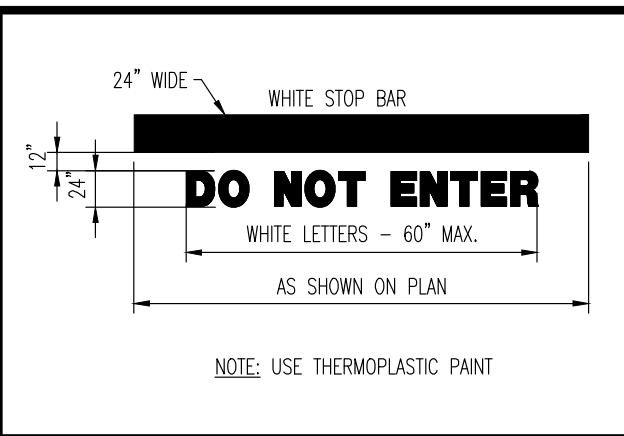
- THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- ALL EXISTING CONDITIONS LIGHTING ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
- CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYARD POSTS.
- ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
- REFER TO ARCHITECTURAL PLANS FOR WIRING DIAGRAM.
- THIS PLAN IS PREPARED SPECIFICALLY TO ANALYZE THE LIGHTING LEVELS GENERATED BY THE PROPOSED ON-SITE LIGHTING ONLY. EXISTING LIGHT FIXTURES BEYOND THE EXTENTS OF THIS DEVELOPMENT/PROPERTY ARE NOT MODELED IN THIS DESIGN, AND MAY ALTER ACTUAL LIGHT LEVELS AT THE PROPERTY LINES.
- LIGHTING REQUIREMENTS
  - A. LIGHTING SHALL BE PROVIDED TO ILLUMINATE ANY OFF-STREET PARKING SPACES TO BE USED AT NIGHT. (§170-1703B(4)) (MILL COMPLY)
  - B. HIGH-ACTIVITY COMMERCIAL PARKING AREAS SHALL MAINTAIN A TEN (10) TO ONE (1) MINIMUM AVERAGE ILLUMINATION LEVEL AND A TWENTY (20) TO TWO (2) MAXIMUM AVERAGE ILLUMINATION LEVEL. ADDITIONALLY, THE AVERAGE TO MINIMUM UNIFORMITY RATIO SHALL BE FIVE (5) TO ONE (1) AND THE MAXIMUM TO MINIMUM UNIFORMITY RATIO SHALL BE TWENTY (20) TO ONE (1) FOR THESE RESPECTIVE AREAS. (§170-1514D(1)(4)) (MILL COMPLY)
  - C. FOR LIGHTING HORIZONTAL TASKS SUCH AS ROADWAYS, SIDEWALKS, ENTRANCE DRIVES AND PARKING AREAS, LUMINAIRES SHALL MEET IESNA FULL-CUTOFF CRITERIA (NO LIGHT OUTPUT EMITTED ABOVE 90° AT ANY LATERAL ANGLE AROUND THE FIXTURE). (§170-1514D(2)(b)) (MILL COMPLY)
  - D. ALL OUTDOOR LIGHTING, WHETHER OR NOT REQUIRED BY THIS CHAPTER ON PRIVATE, RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MUNICIPAL, RECREATIONAL OR INSTITUTIONAL PROPERTY, SHALL BE AIMED, LOCATED, DESIGNED, FITTED AND MAINTAINED SO AS NOT TO PRESENT A HAZARD TO DRIVERS OR PEDESTRIANS BY IMPAIRING THEIR ABILITY TO SAFELY TRAVERSE AND SO AS NOT TO CREATE A NUISANCE BY PROJECTING OR REFLECTING OBSTRUCTIONABLE LIGHT ONTO A NEIGHBORING USE OR PROPERTY. (§170-1514D(3)(a)) (MILL COMPLY)
  - E. ALL OUTDOOR LUMINAIRES SHALL BE SHIELDED IN SUCH A MANNER THAT NO LIGHT IS EMITTED ABOVE A HORIZONTAL PLANE PASSING THROUGH THE LOWEST POINT OF THE LIGHT EMITTING ELEMENT, SO THAT DIRECT LIGHT EMITTED ABOVE THE HORIZONTAL PLANE IS ELIMINATED. ALL OUTDOOR LUMINAIRES THAT ILLUMINATE THE AREA UNDER OUTDOOR CANOPIES SHALL COMPLY WITH THE REQUIREMENT. (§170-1514D(3)(b)) (MILL COMPLY)
  - F. UNLESS OTHERWISE PERMITTED BY THE APPROPRIATE OFFICERS OR AGENTS OF THE TOWNSHIP, E.G., FOR SAFETY OR SECURITY OR ALL-NIGHT OPERATIONS, LIGHTING FOR COMMERCIAL, INDUSTRIAL, PUBLIC RECREATIONAL AND INSTITUTIONAL APPLICATIONS SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES SUCH AS TIME CLOCKS OR COMBINATION MOTION DETECTORS AND PHOTOCELLS, TO PERMIT EXTINGUISHING OUTDOOR LIGHTING FIXTURES BETWEEN 11:00 P.M. AND DAWN, TO MITIGATE NOISANCE CLARE AND SKY-LIGHTING CONSEQUENCES. (§170-1514D(3)(c)) (MILL COMPLY)
  - G. LIGHTING PROPOSED FOR USE AFTER 11:00 P.M. OR AFTER THE NORMAL HOURS OF OPERATION FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR MUNICIPAL APPLICATIONS, SHALL BE REDUCED BY 75% FROM THEIR UNTIL DAWN, UNLESS SUPPORTING A SPECIFIC PURPOSE AND APPROVED BY THE APPROPRIATE OFFICERS OR AGENT OF THE TOWNSHIP. (§170-1514D(3)(d)) (MILL COMPLY)
  - H. IN NO CASE SHALL THE INTENSITY OF ILLUMINATION EXCEED 0.1 HORIZONTAL, AND 0.1 VERTICAL FOOTCANDLES. HORIZONTAL FOOTCANDLES SHALL BE MEASURED AT GRADE. VERTICAL FOOTCANDLES SHALL BE MEASURED LINE-OF-SIGHT, FIVE FEET ABOVE GRADE AT THE PROPERTY LINE. (§170-1514D(3)(e)) (MILL COMPLY)
  - I. LIGHTING FIXTURES SHALL BE MOUNTED AT A MAXIMUM TOTAL HEIGHT OF 20 FEET ABOVE THE GROUND, EXCEPT SUCH HEIGHT SHALL BE REDUCED TO 16 FEET WITHIN RESIDENTIALLY USED PROPERTIES OR WITHIN 200 FEET OF A RESIDENTIALLY USED LOT, EXCEPT FOR AUTHORIZED INSTITUTIONAL USE. (§170-1514D(3)(f)) (MILL COMPLY)
  - K. EXTERIOR LIGHT FIXTURES FOR PRINCIPAL NONRESIDENTIAL USES SHALL BE SET BACK A MINIMUM OF 10 FEET FROM A LOT LINE OF A DWELLING, EXCEPT FOR LIGHTING NECESSARY TO ILLUMINATE PEDESTRIAN WALKWAYS OR VEHICLE INGRESS OR EGRESS POINTS. (§170-1514D(4)(a)) (MILL COMPLY)



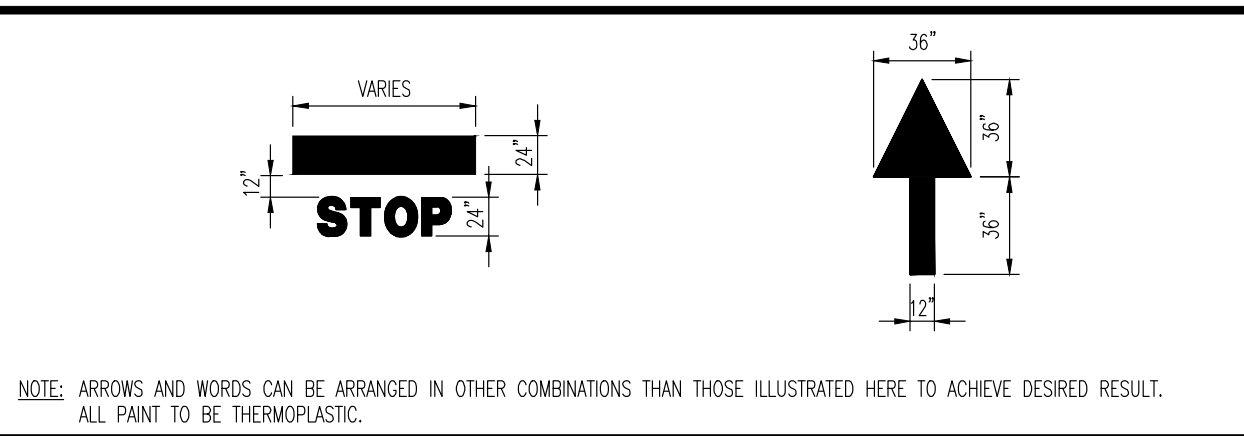




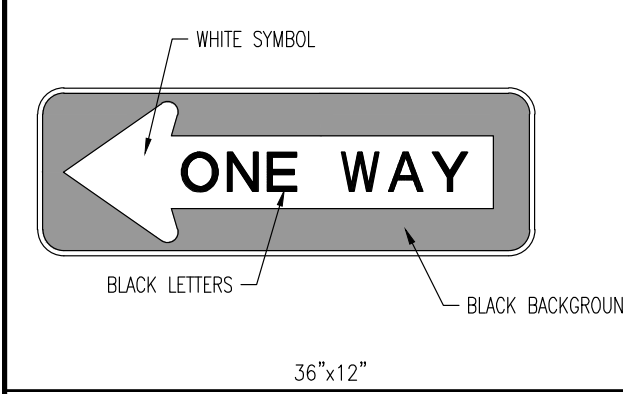
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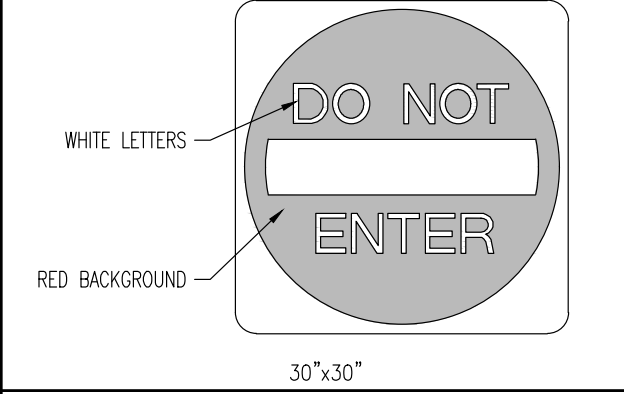
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NOT TO SCALE



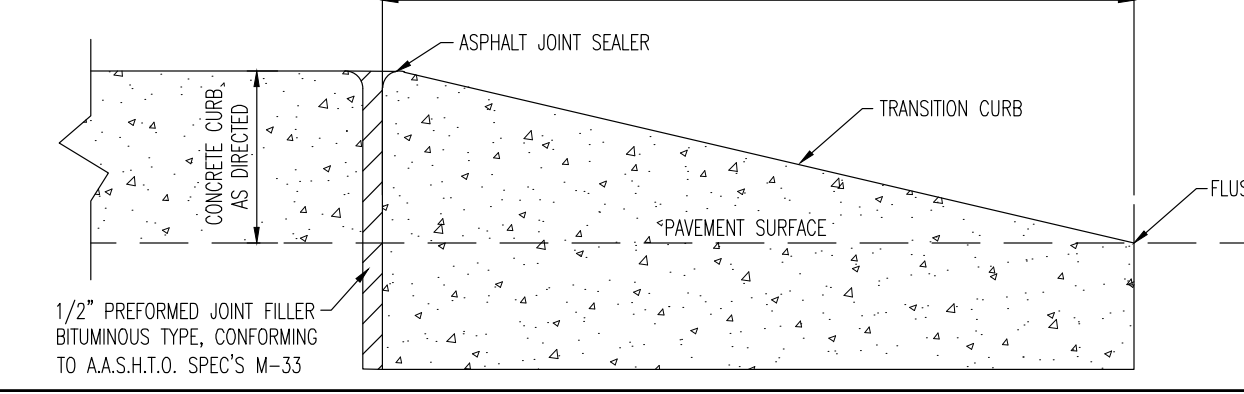
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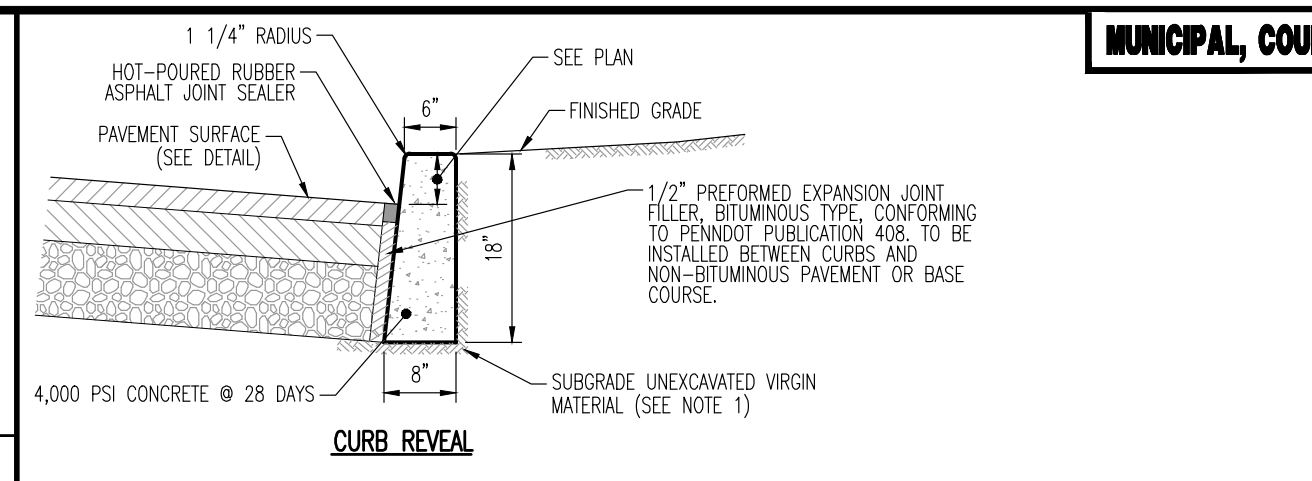
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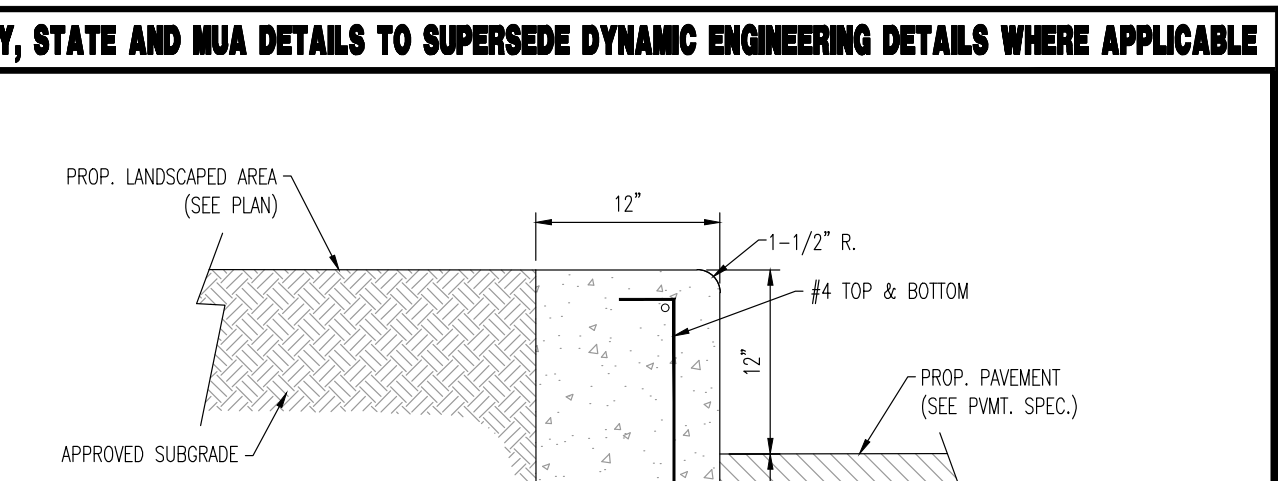
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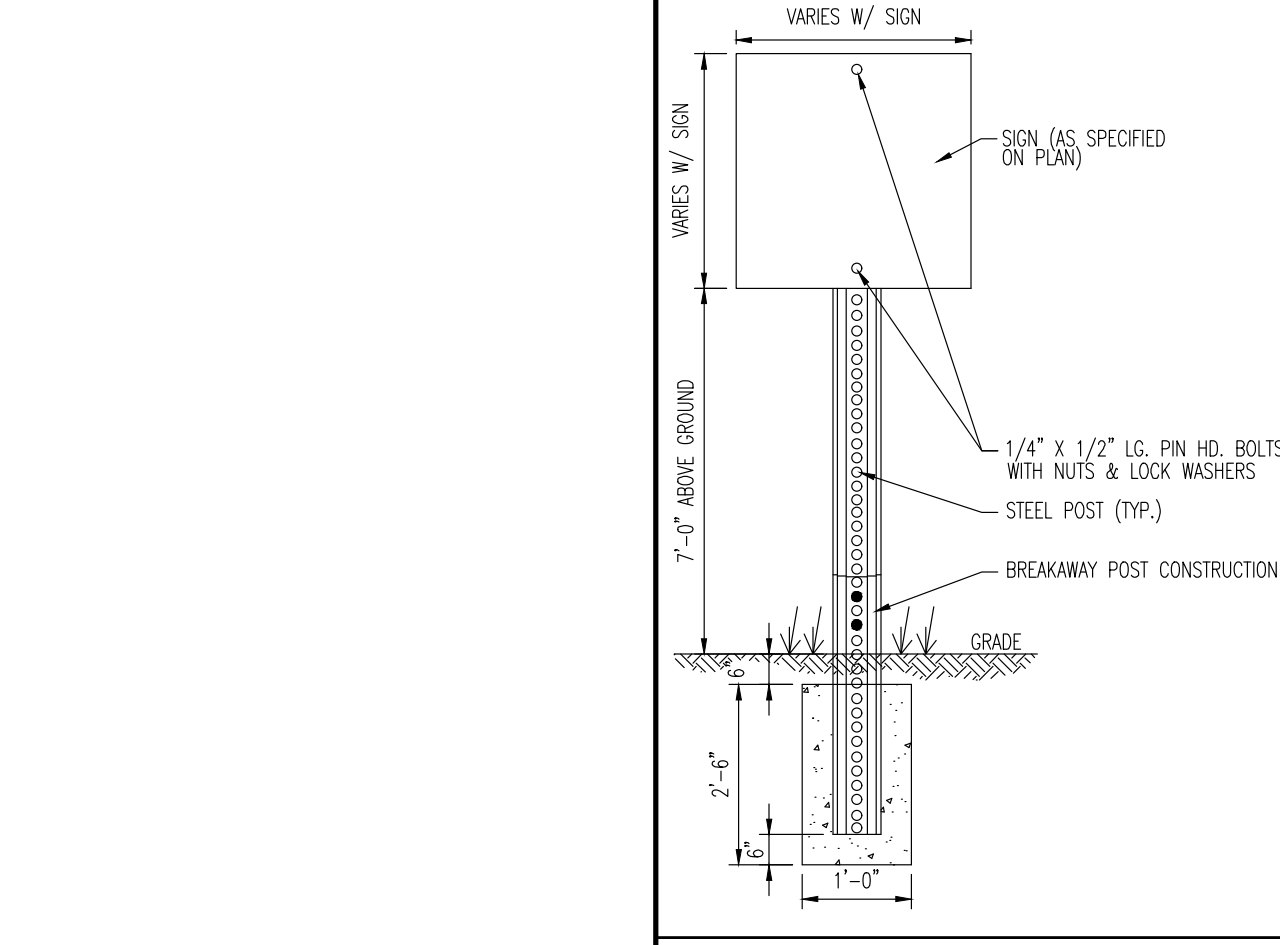
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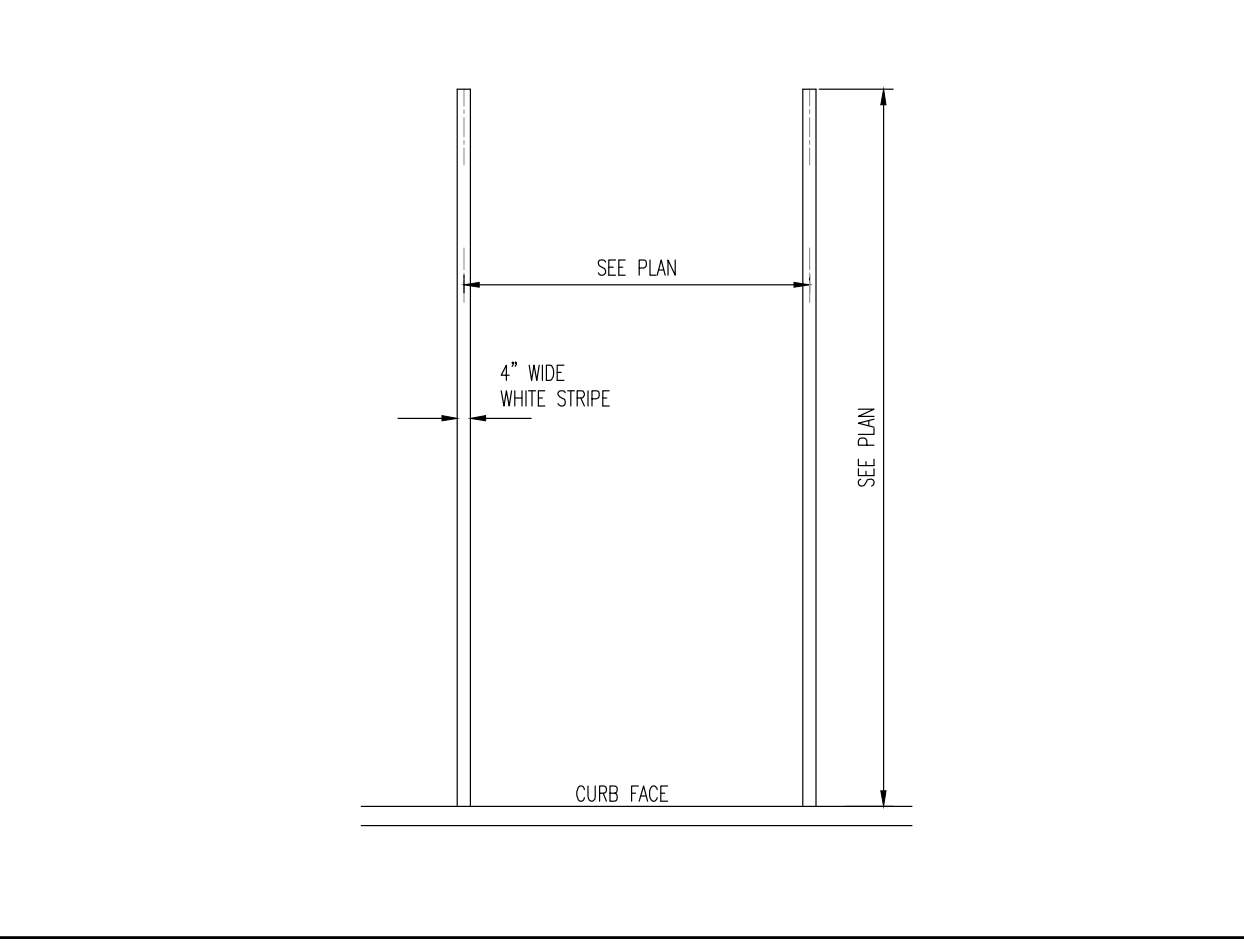
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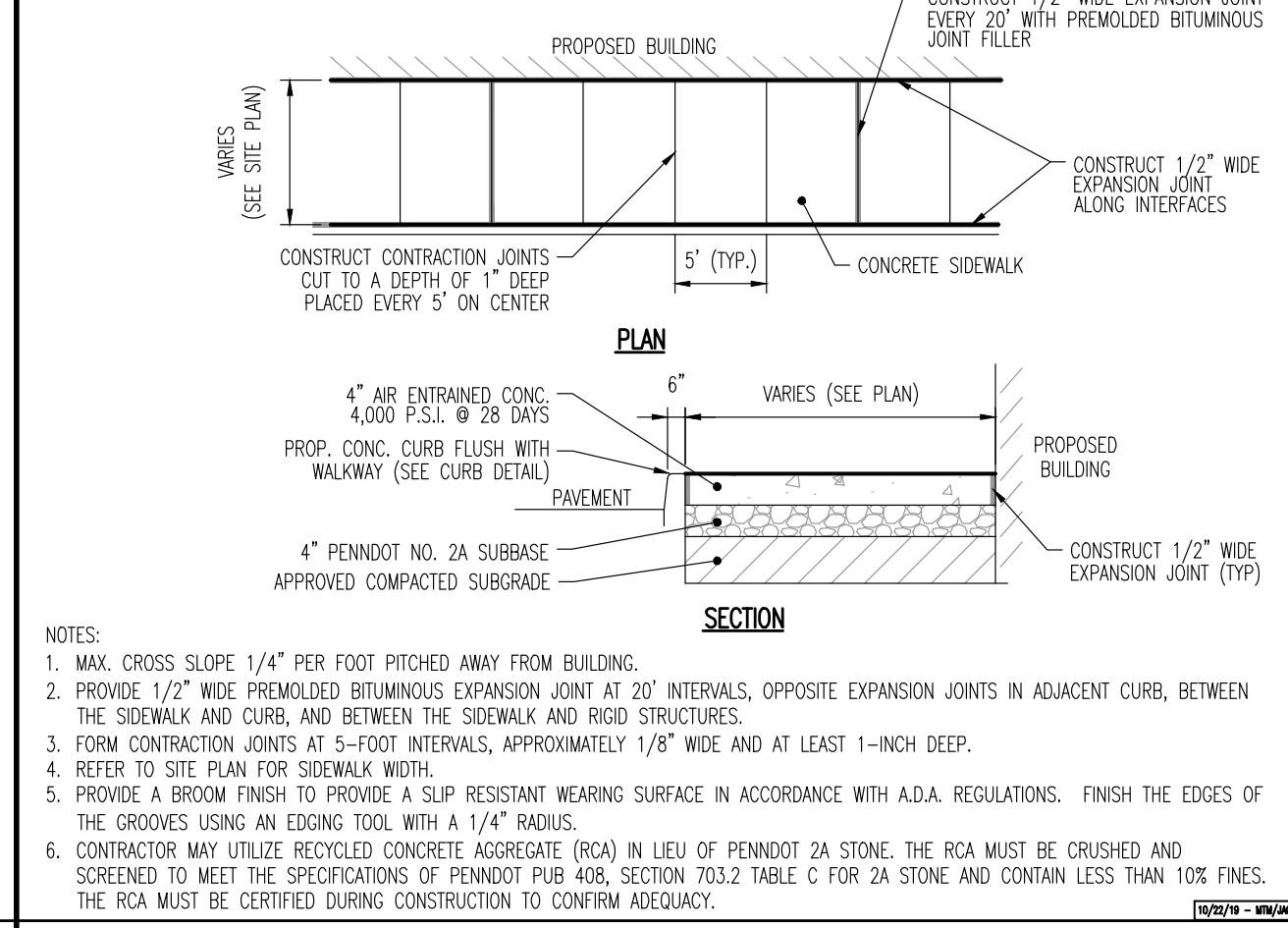
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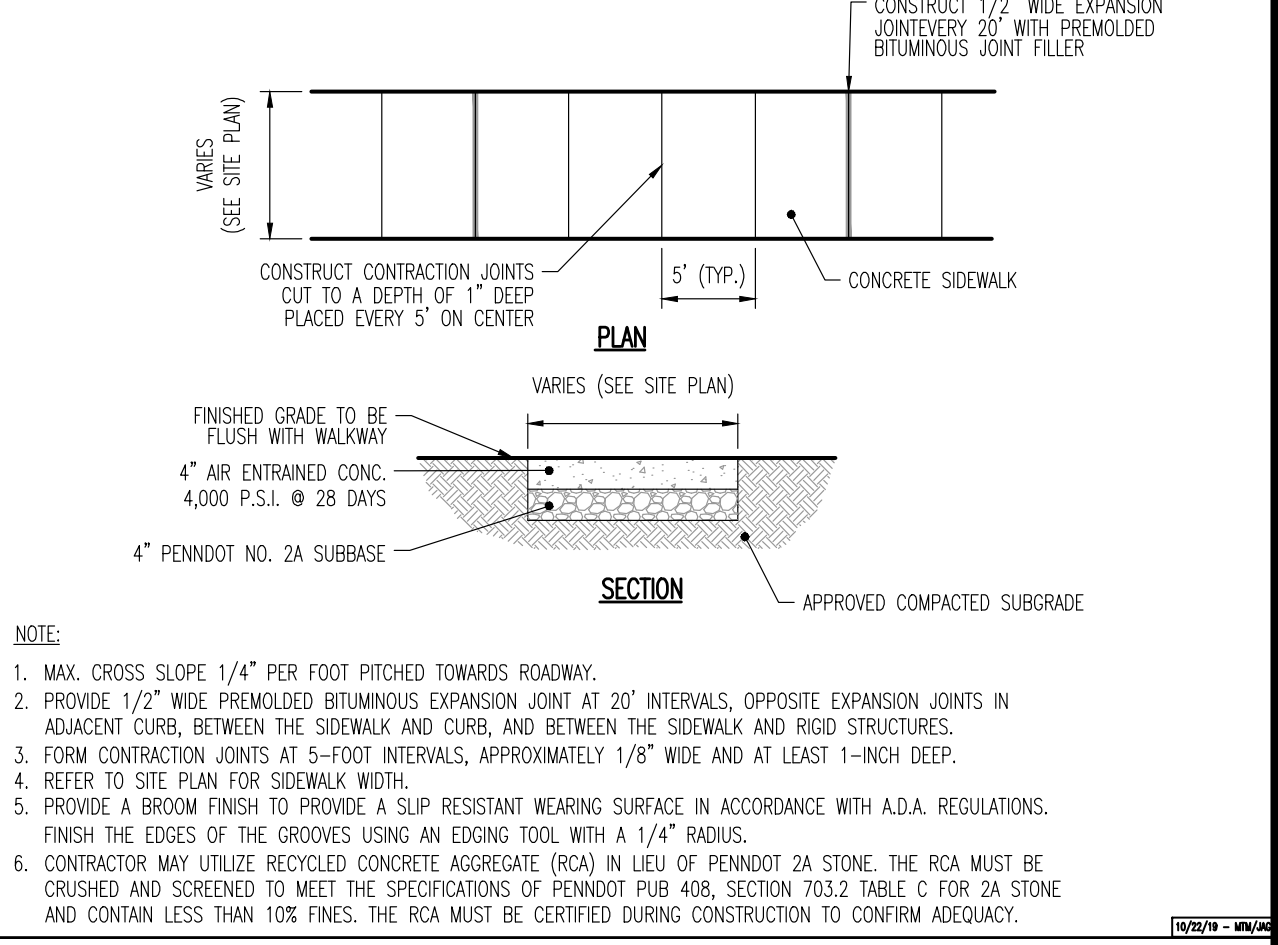
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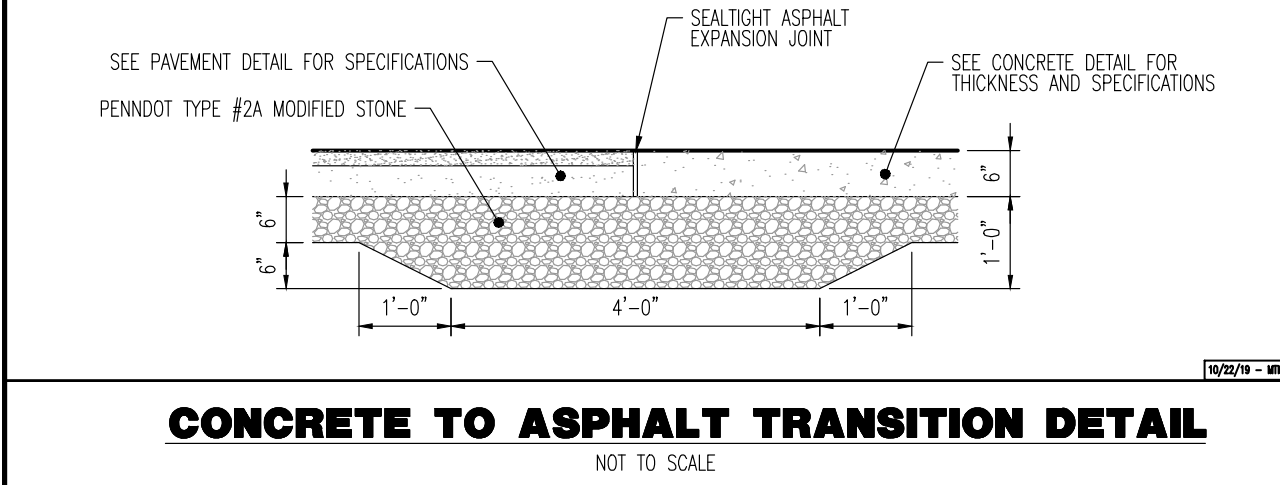
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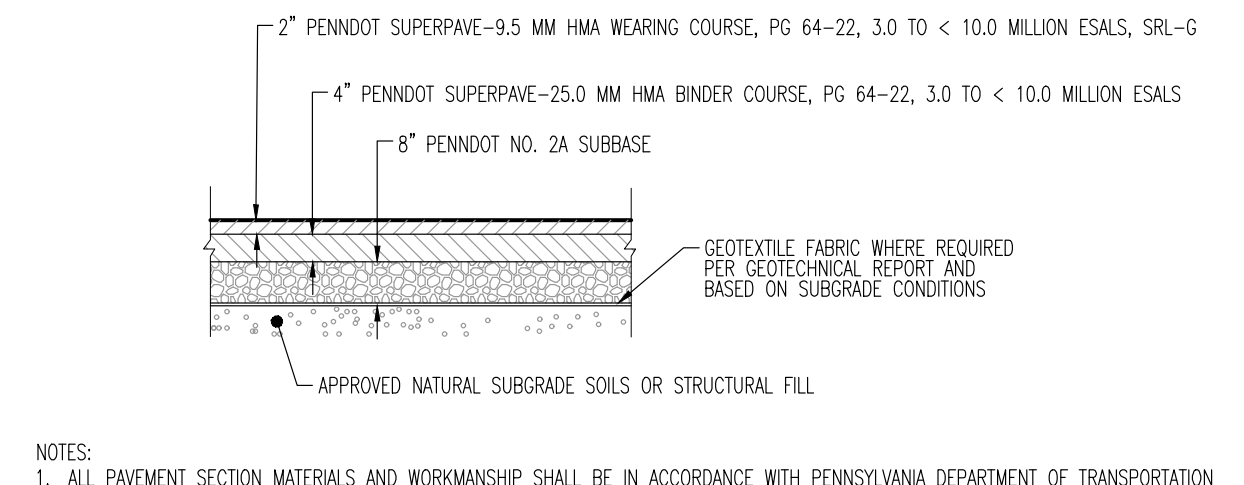
**CURB AND SIDEWALK DETAIL AT BUILDING**  
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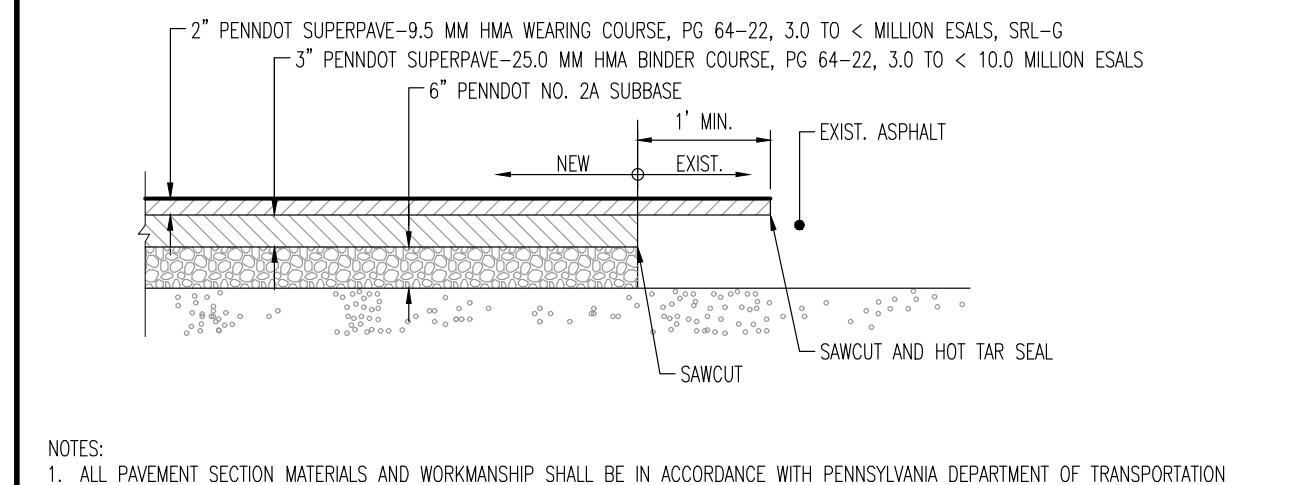
**SIDEWALK DETAIL**  
NOT TO SCALE



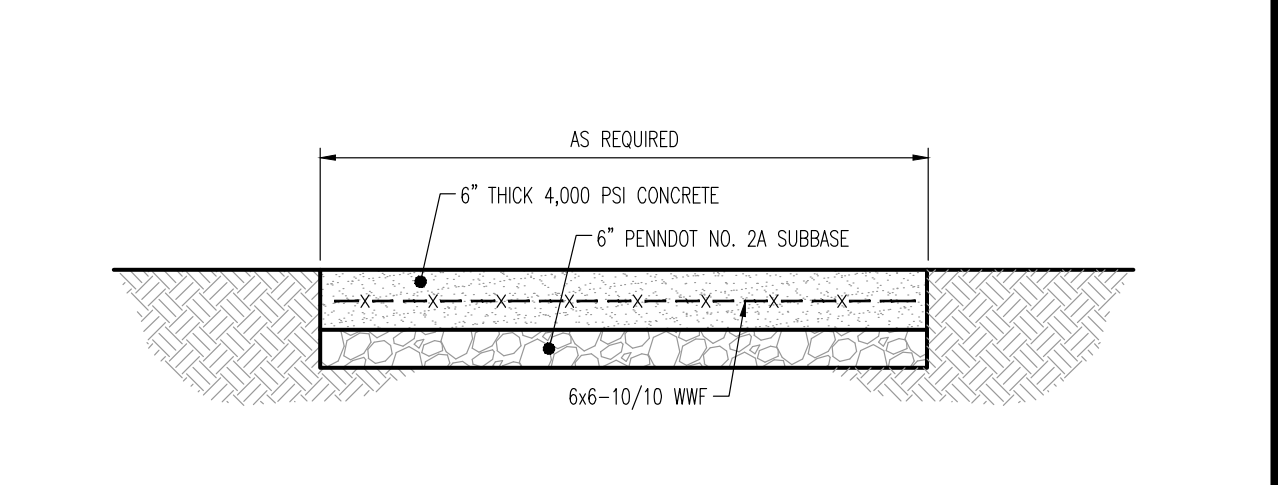
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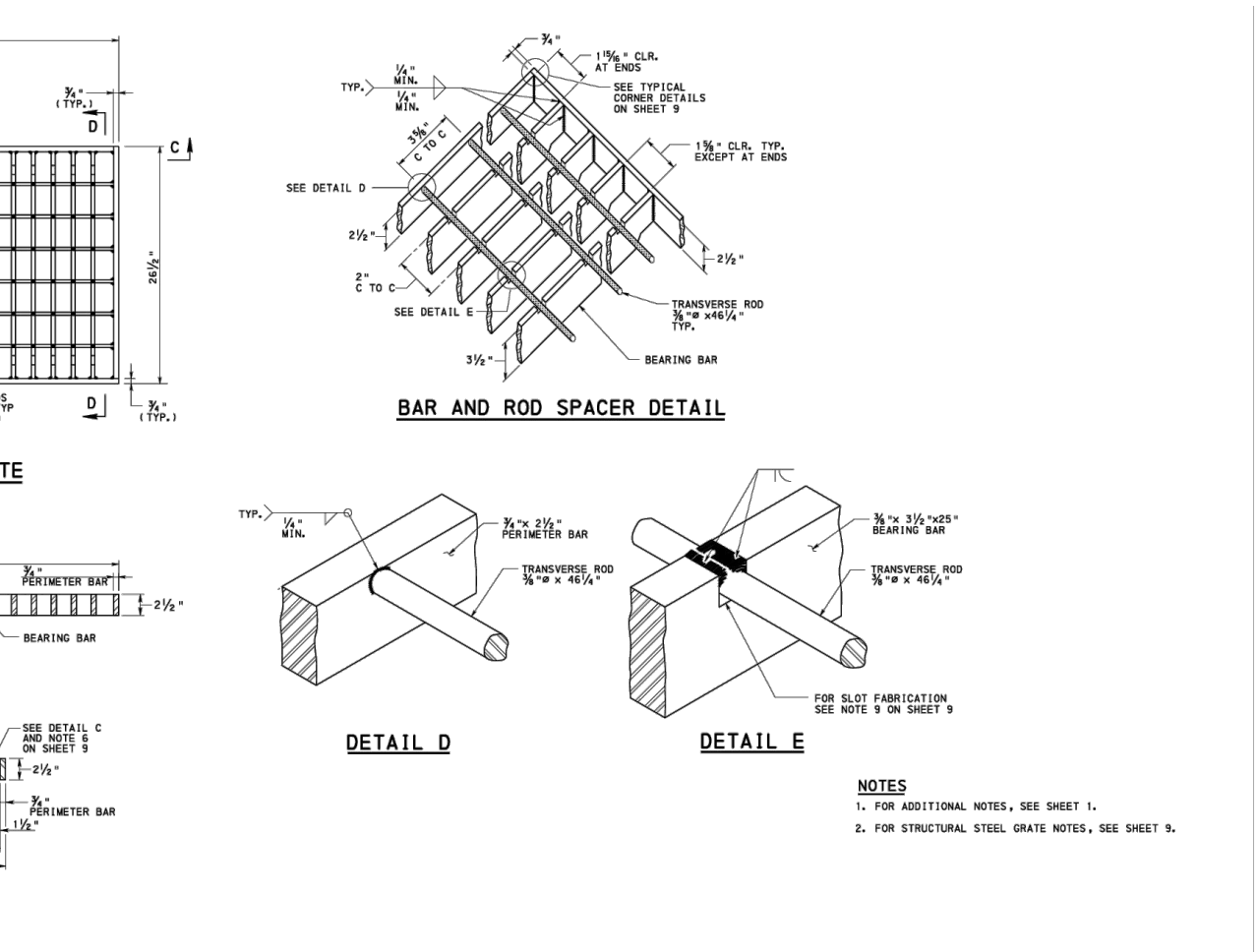
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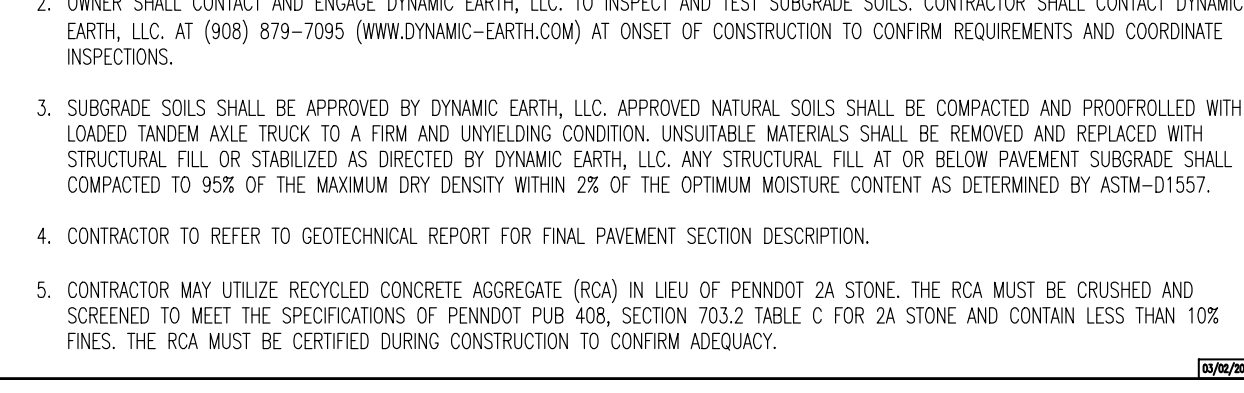
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NOT TO SCALE



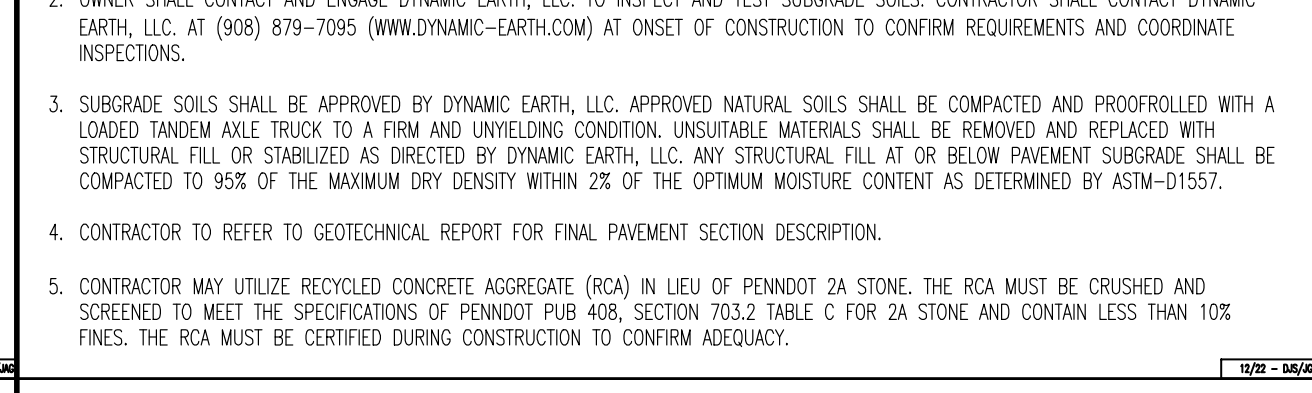
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NOT TO SCALE



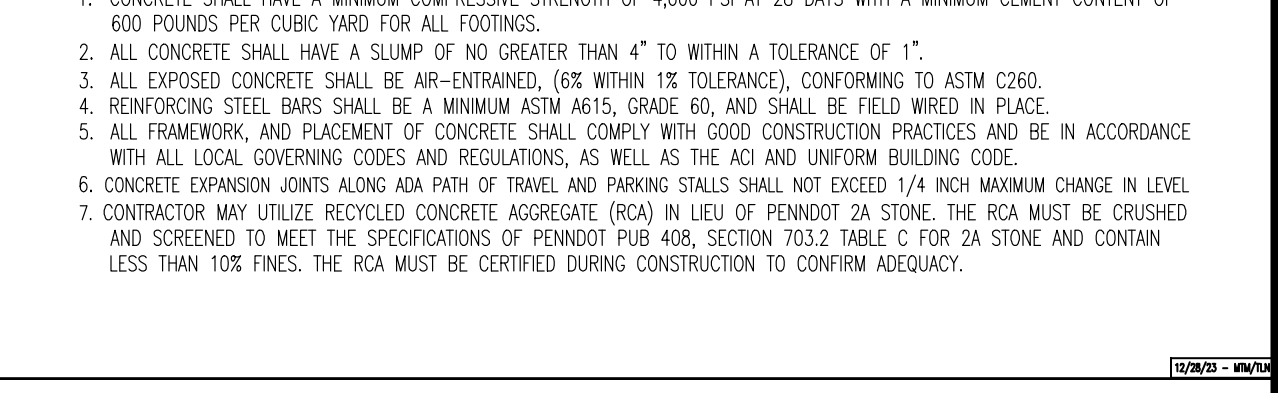
**STRUCTURAL STEEL GRATE BICYCLE SAFE**  
RC-45M



**COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION INLET TOPS, GRATES, AND FRAMES STRUCTURAL STEEL GRATE BICYCLE SAFE**  
RC-45M



**HEAVY DUTY ASPHALT PAVEMENT SECTION**  
NOT TO SCALE

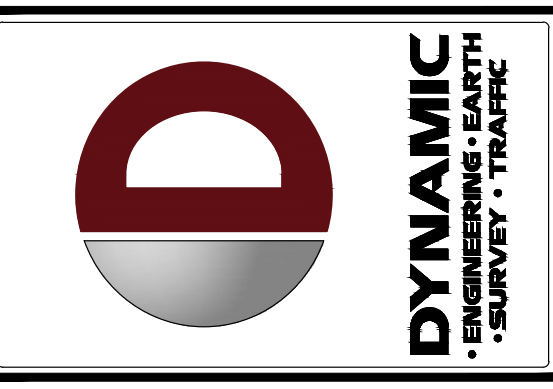


**STANDARD DUTY ASPHALT PAVEMENT SECTION**  
NOT TO SCALE



**ADA CONCRETE PAD DETAIL**  
NOT TO SCALE

MUNICIPAL, COUNTY, STATE AND MUA DETAILS TO SUPERSEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE



NO.	DATE	REVISIONS	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	ALM
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	SLB
3	12/27/24	RECORD PLANS	MWD

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PROPOSED CHASE BANK  
1506 PENNSYLVANIA STATE HIGHWAY ROUTE J (WEST CHESTER PIKE)  
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**JUSTIN A. GEONNOTI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 060629

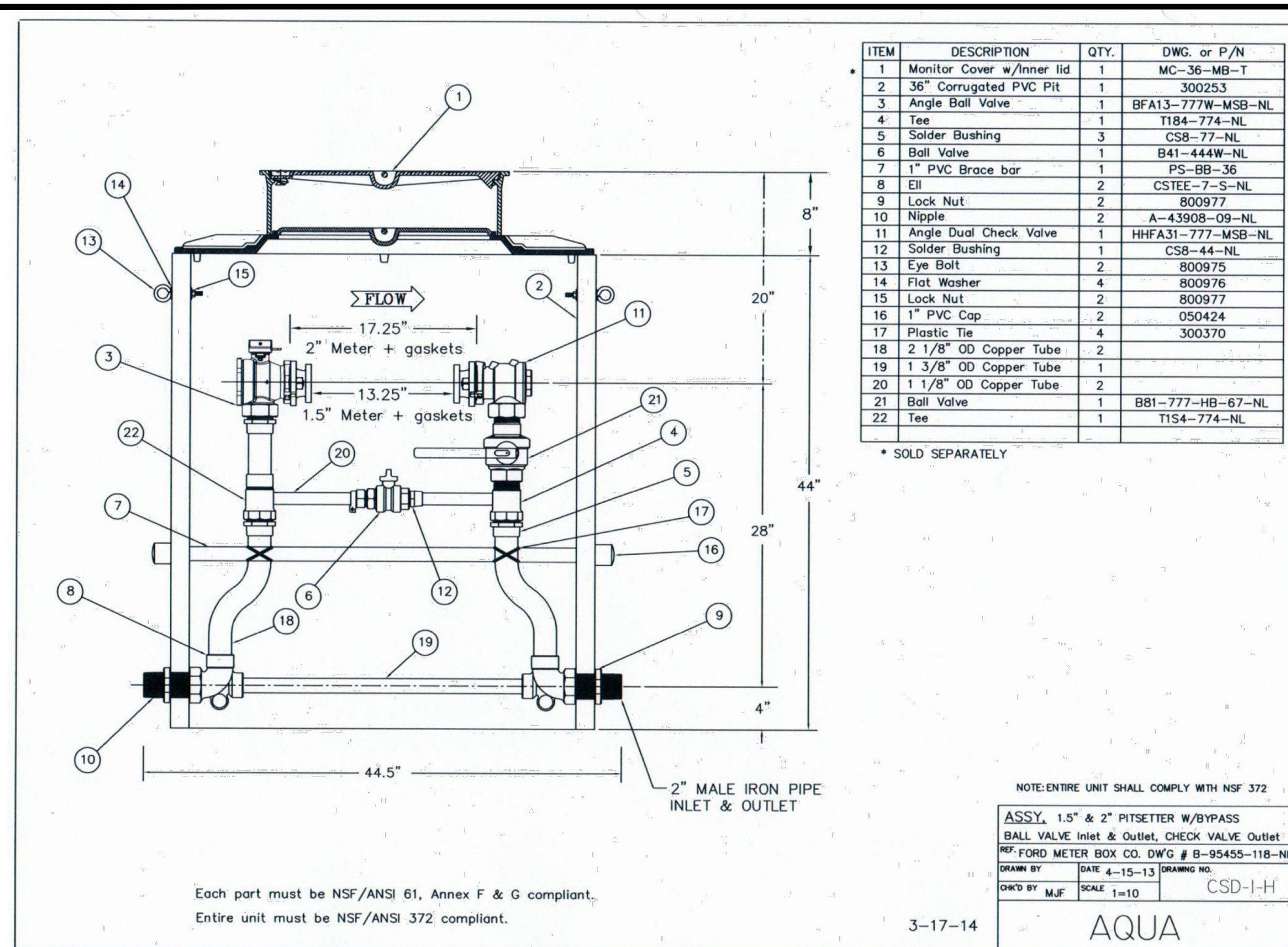
**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

TITLE: **CONSTRUCTION DETAILS**

SCALE: (H) NOT TO SCALE (V) SCALE  
DATE: 07/12/2024  
PROJECT No: 1478-99-191

SHEET No: **17** Rev. #:  
OF 25 3

Plotted: 12/27/24 - 11:10 AM, By: izheng  
File: P:\deepc projects\1478 paramount reddy\99-191 west chester pd\dwg\4 Land Dev Plans\147899191SD3.dwg, --- 17 CONSTRUCTION DETAILS



ITEM	DESCRIPTION	QTY.	DWG. or P/N
1	Monitor Cover w/inner lid	1	MC-36-MB-T
2	36" Corrugated PVC Pit	1	300253
3	Angle Bolt Valve	1	BFA13-777W-MSB-NL
4	Tee	1	T184-774-NL
5	Solder Bushing	3	CSB-77-NL
6	Bolt Valve	1	B41-444W-NL
7	1" PVC Brace bar	1	PS-69-36
8	Elbow	2	CS1EE-7-5-NL
9	Lock Nut	2	800977
10	Nipple	2	A-4306B-09-NL
11	Angle Dual Check Valve	1	HBFAS1-777-MSB-NL
12	Solder Bushing	1	CSB-44-NL
13	Eye Bolt	2	800975
14	Flat Washer	4	800976
15	Lock Nut	2	800977
16	1" PVC Cap	2	OS424
17	Plastic Tie	4	300370
18	2 1/8" OD Copper Tube	2	
19	1 3/8" OD Copper Tube	1	
20	1 1/2" OD Copper Tube	2	
21	Bolt Valve	1	BB1-777-HB-67-NL
22	Tee	1	T184-774-NL

\* SOLD SEPARATELY

NOTE: ENTIRE UNIT SHALL COMPLY WITH NSF 372

ASSY. 1.5" & 2" PITSETTER W/BYPASS BALL VALVE Inlet & Outlet, CHECK VALVE Outlet

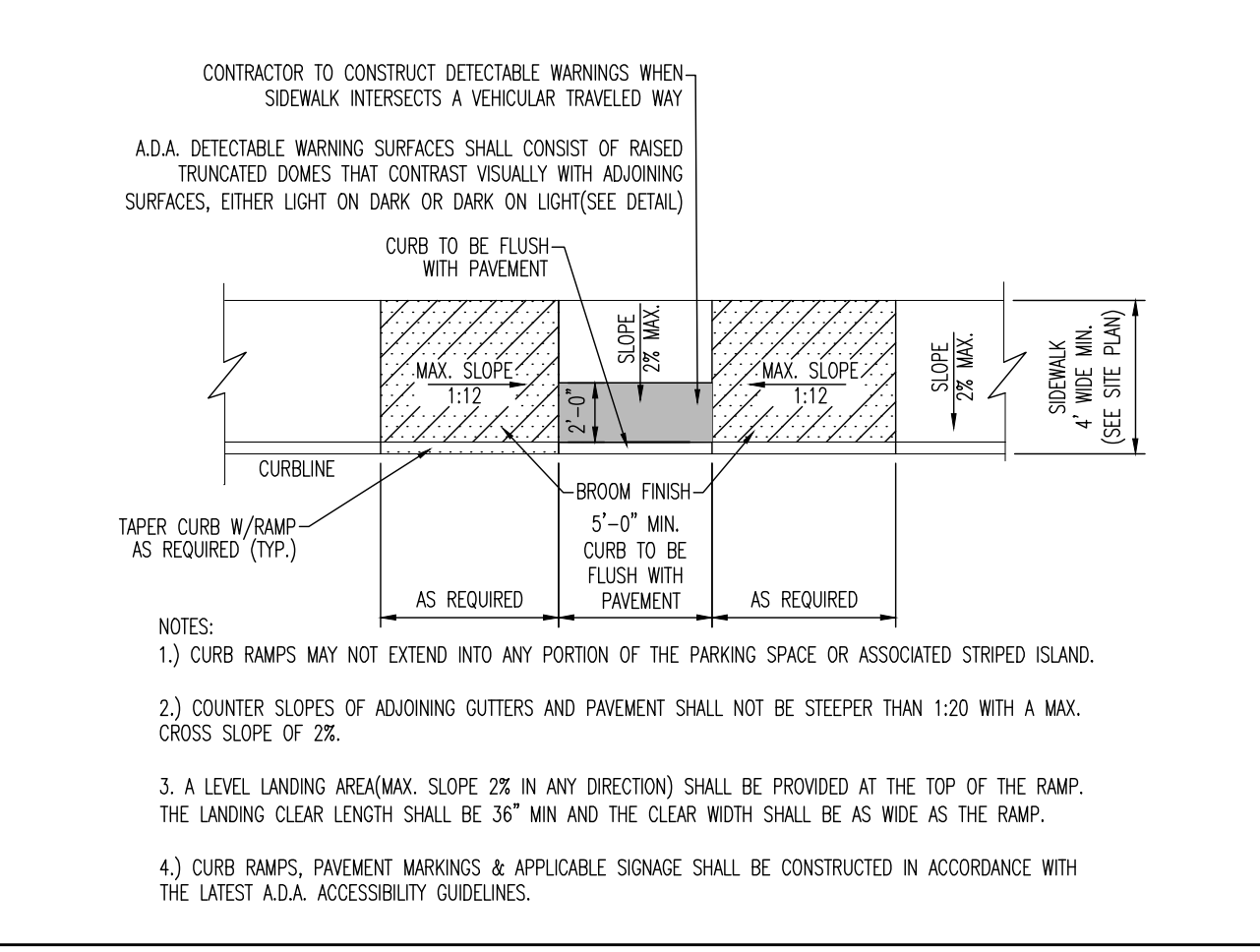
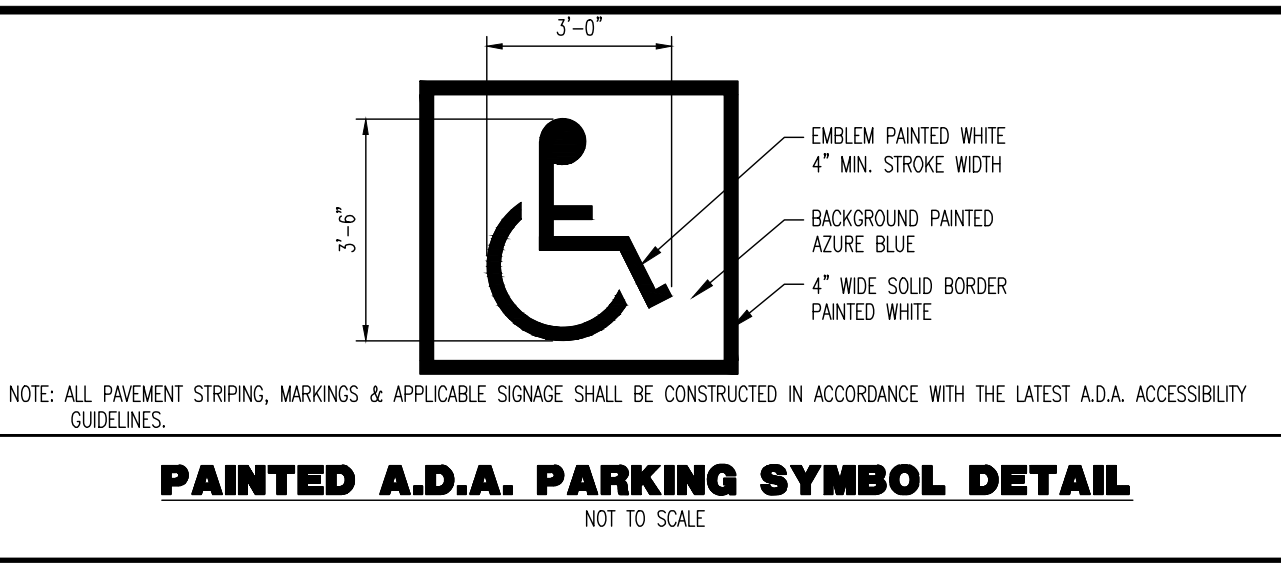
REF. FORD METER BOX CO. DWG # 8-35455-118-NL

DATE 4-15-13 DRAWING NO.

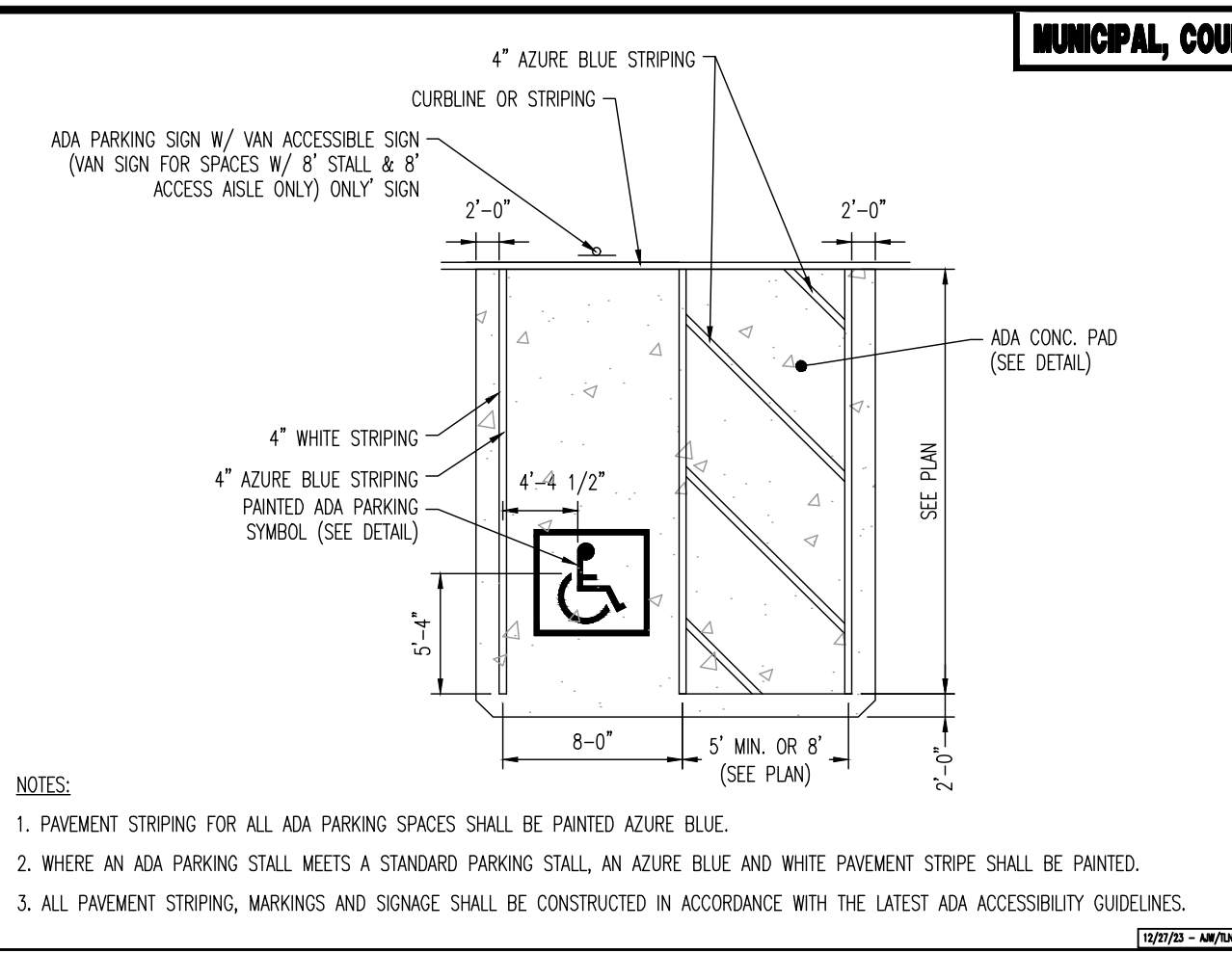
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3-17-14

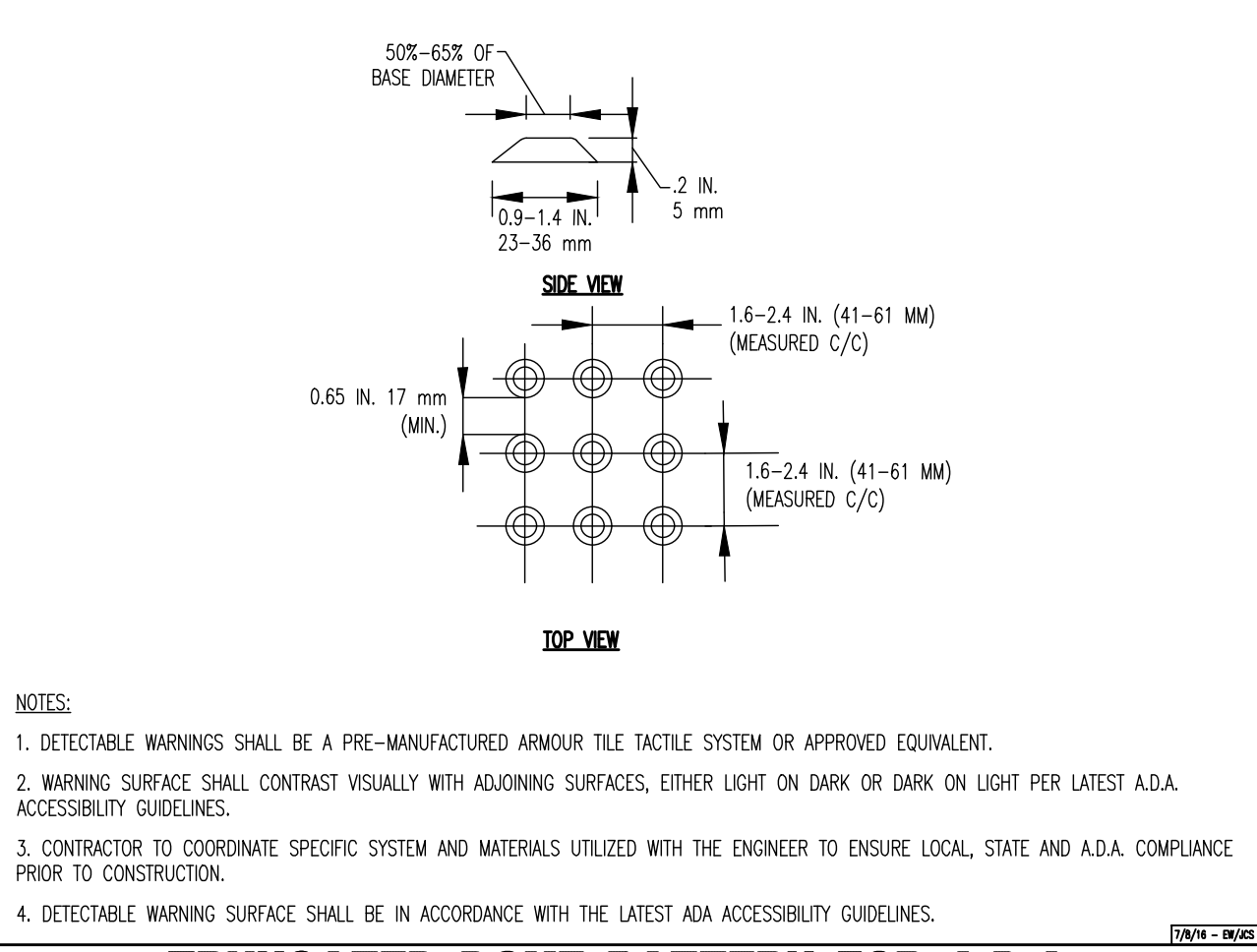
AQUA



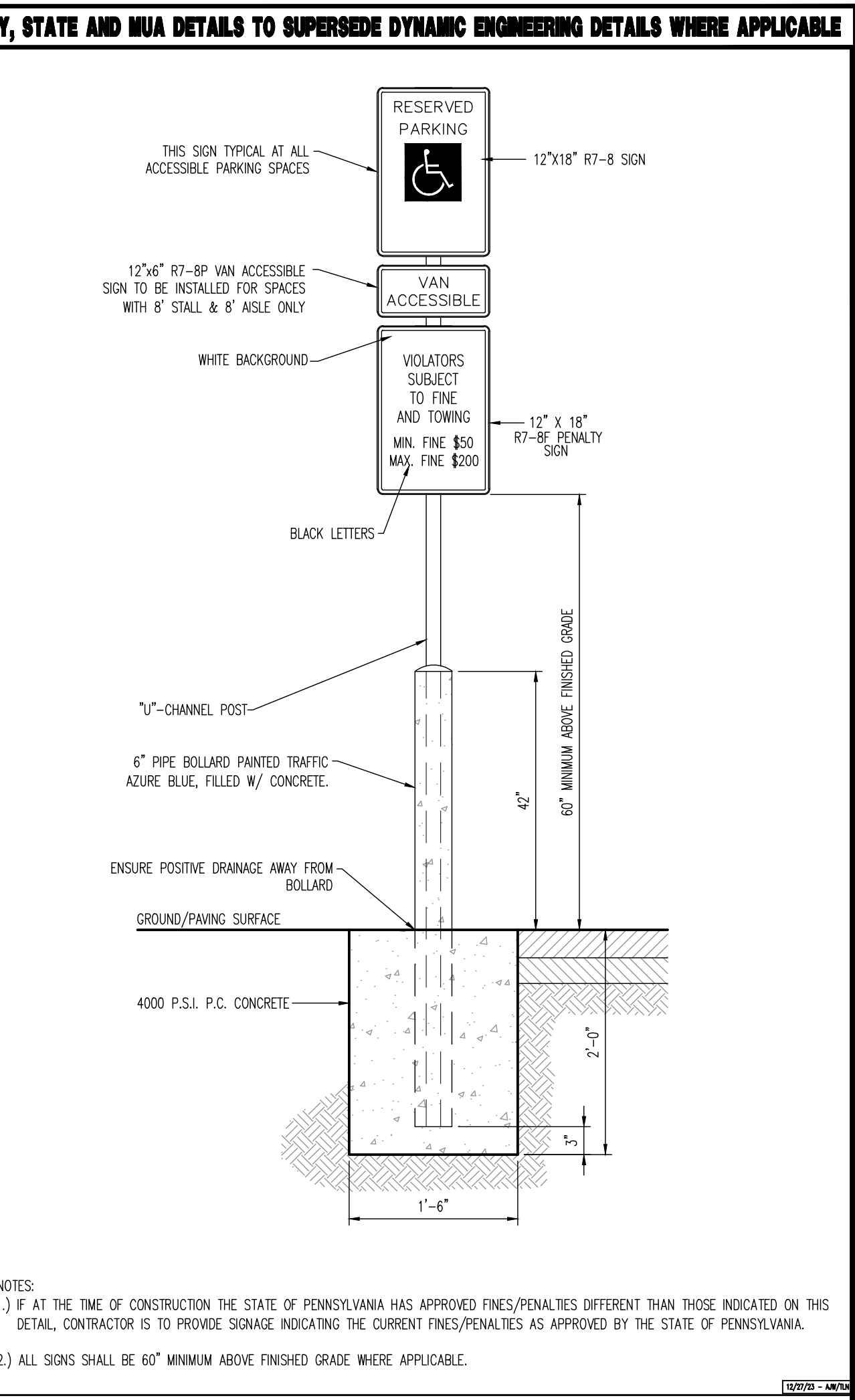
**A.D.A. PARALLEL CURB RAMP DETAIL**  
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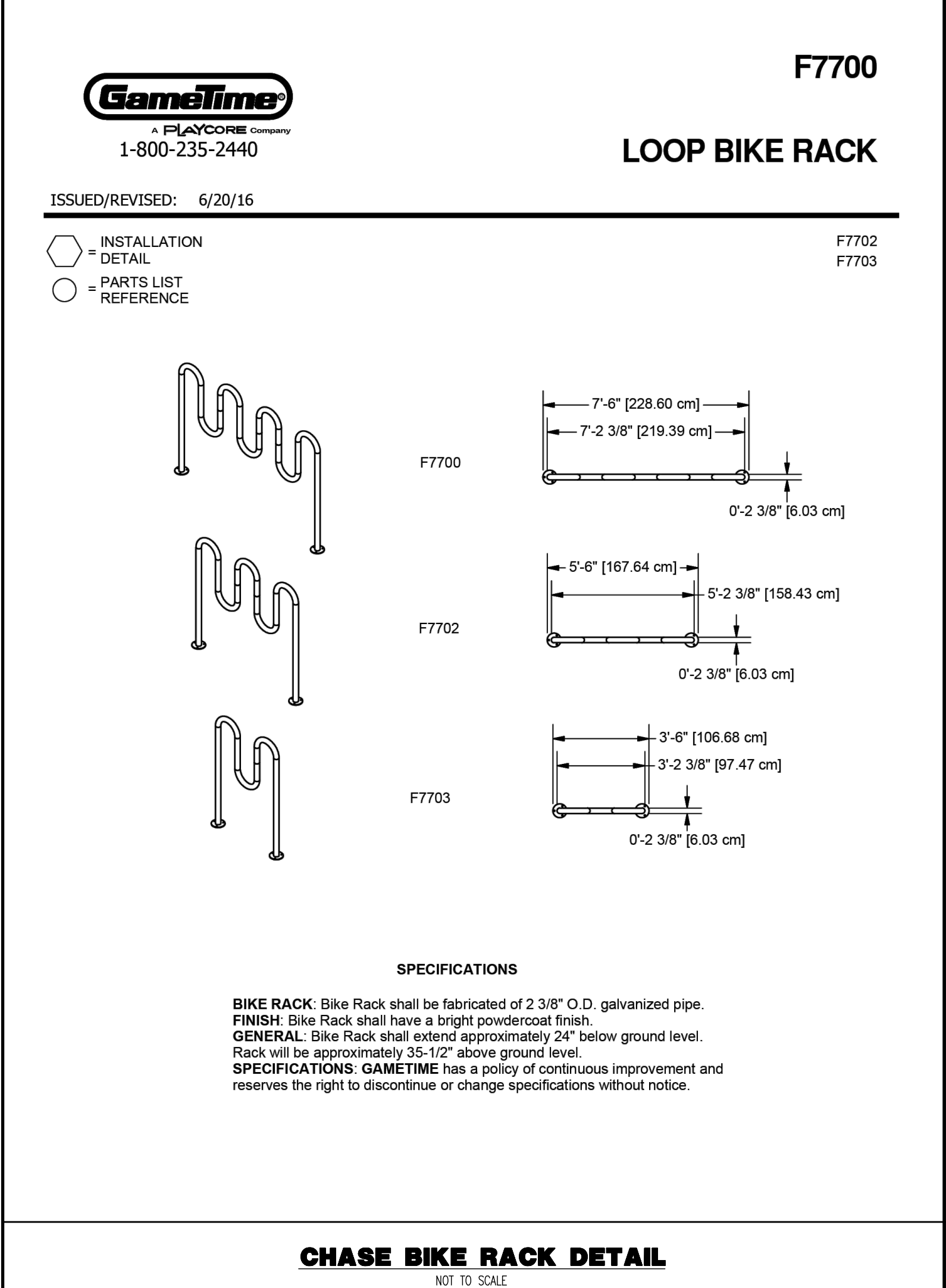
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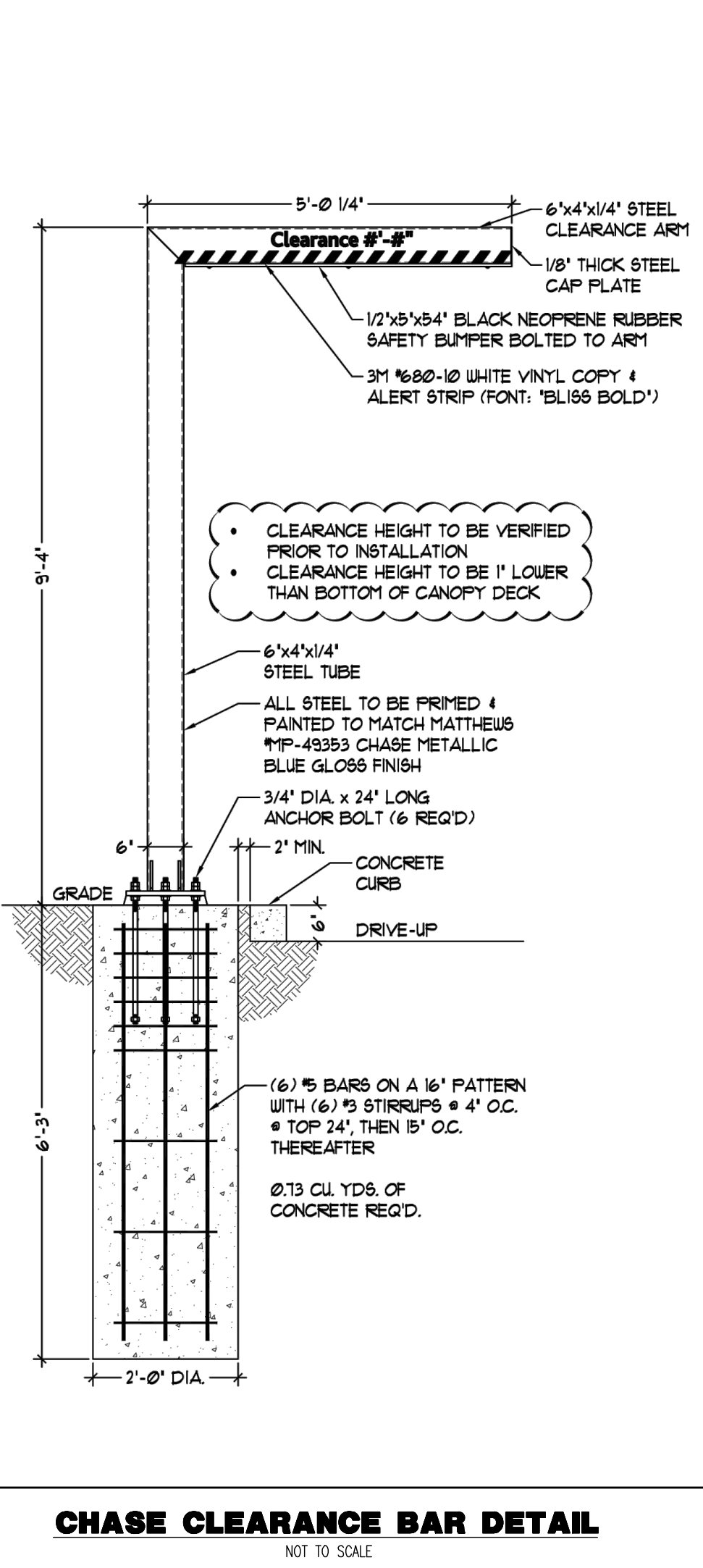
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NOT TO SCALE



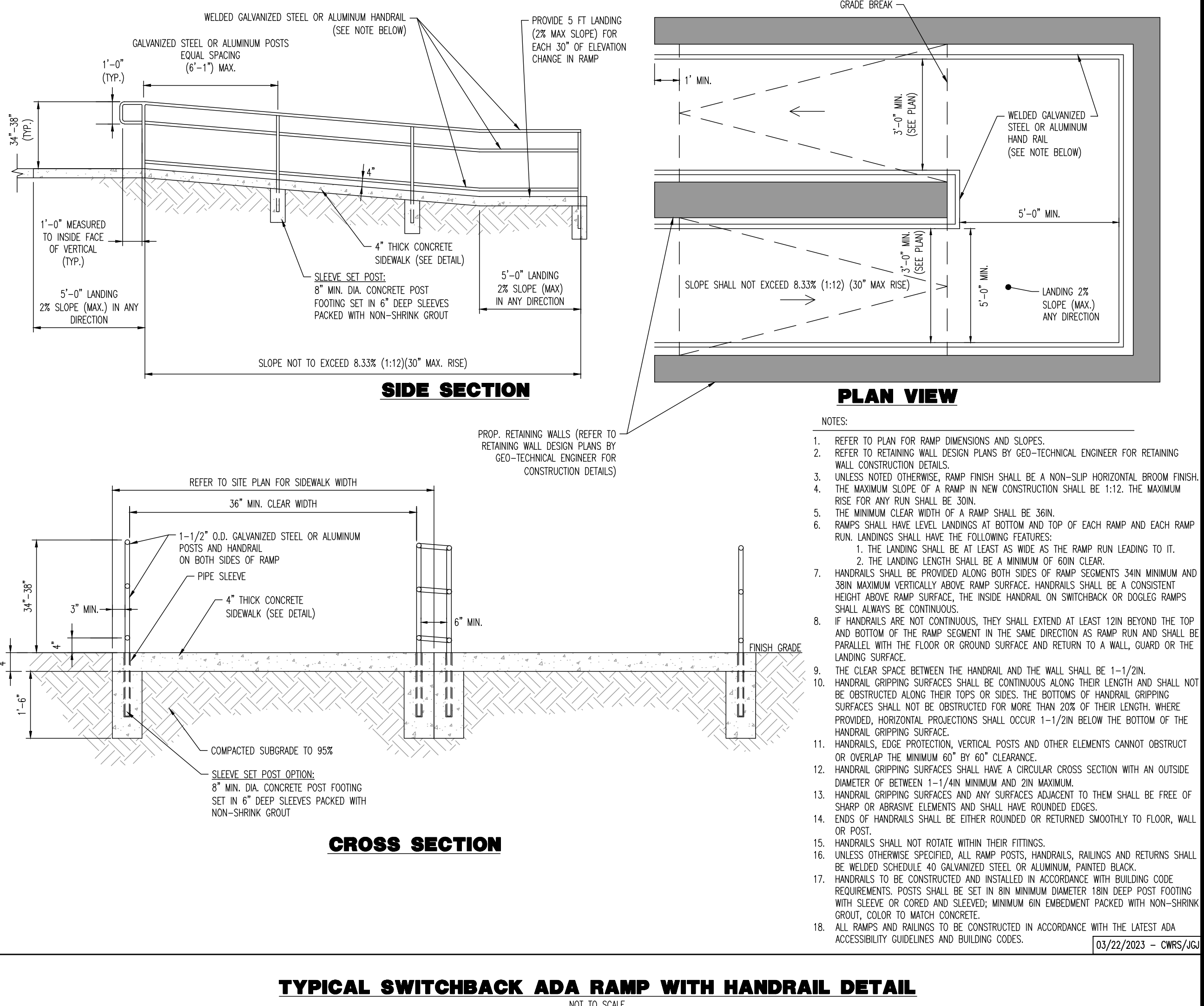
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NOT TO SCALE



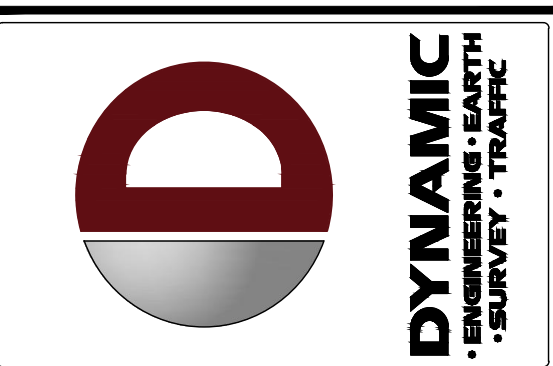
**CHASE BIKE RACK DETAIL**  
NOT TO SCALE



**CHASE CLEARANCE BAR DETAIL**  
NOT TO SCALE



**TYPICAL SWITCHBACK ADA RAMP WITH HANDRAIL DETAIL**  
NOT TO SCALE



NO.	DATE	REVISION	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	AM
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	AM
3	12/27/24	RECORD PLANS	AM

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PROJECT: WESTTOWN AM WEST TIC LLC  
PROPOSED CHASE BANK  
PARCEL NO. 67-2-2-42-4  
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**JUSTIN A. GEONOTTI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE # 16706229

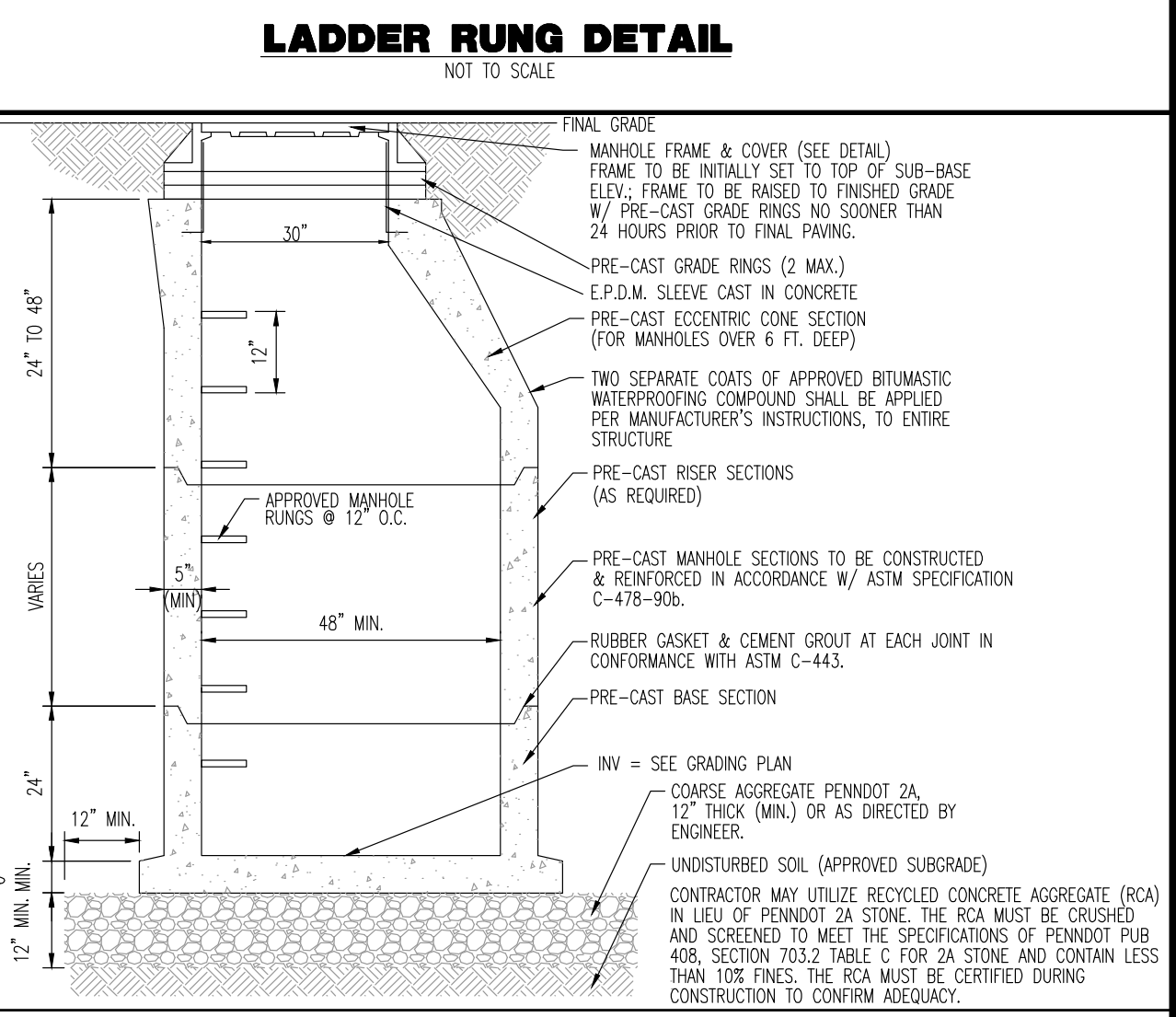
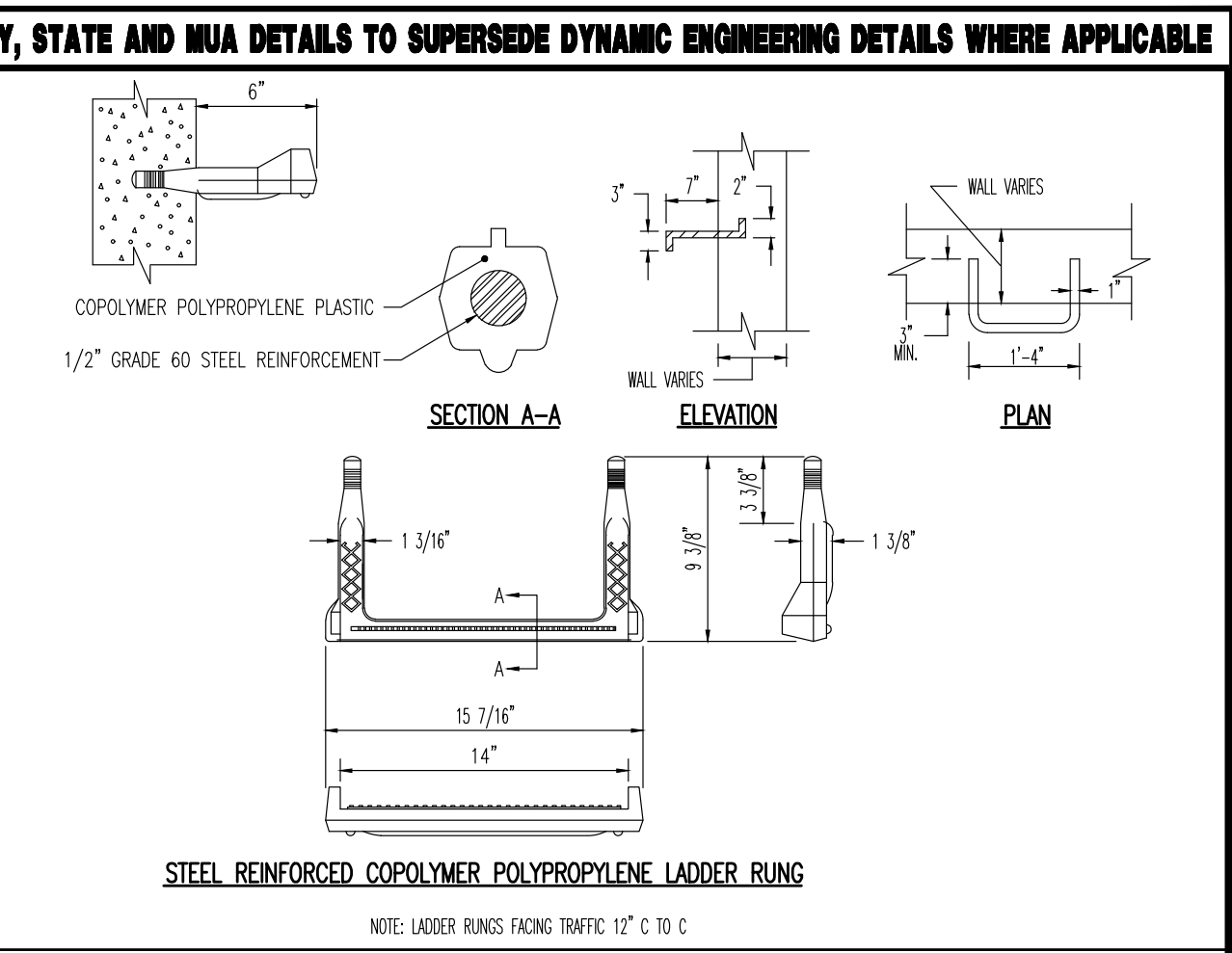
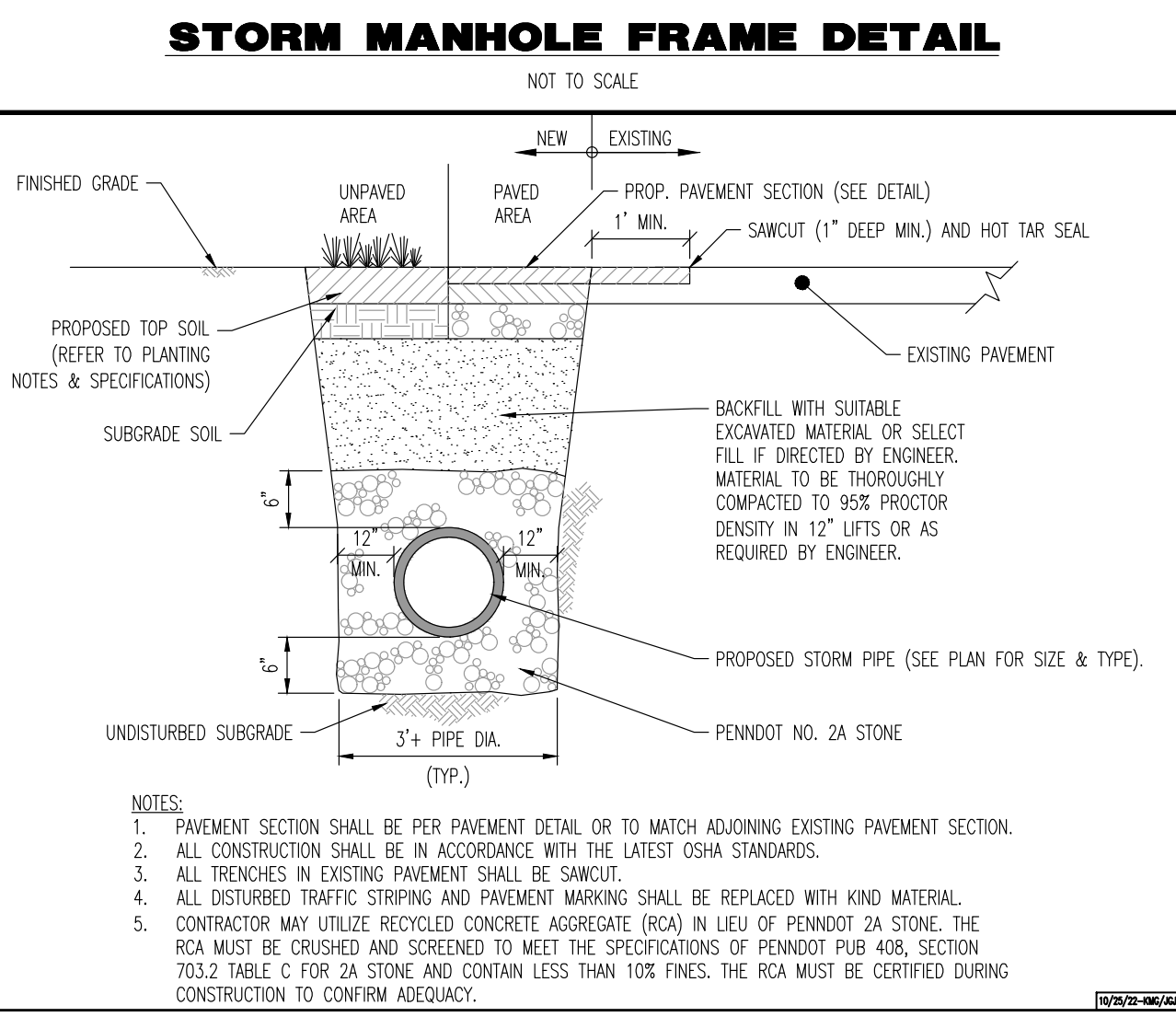
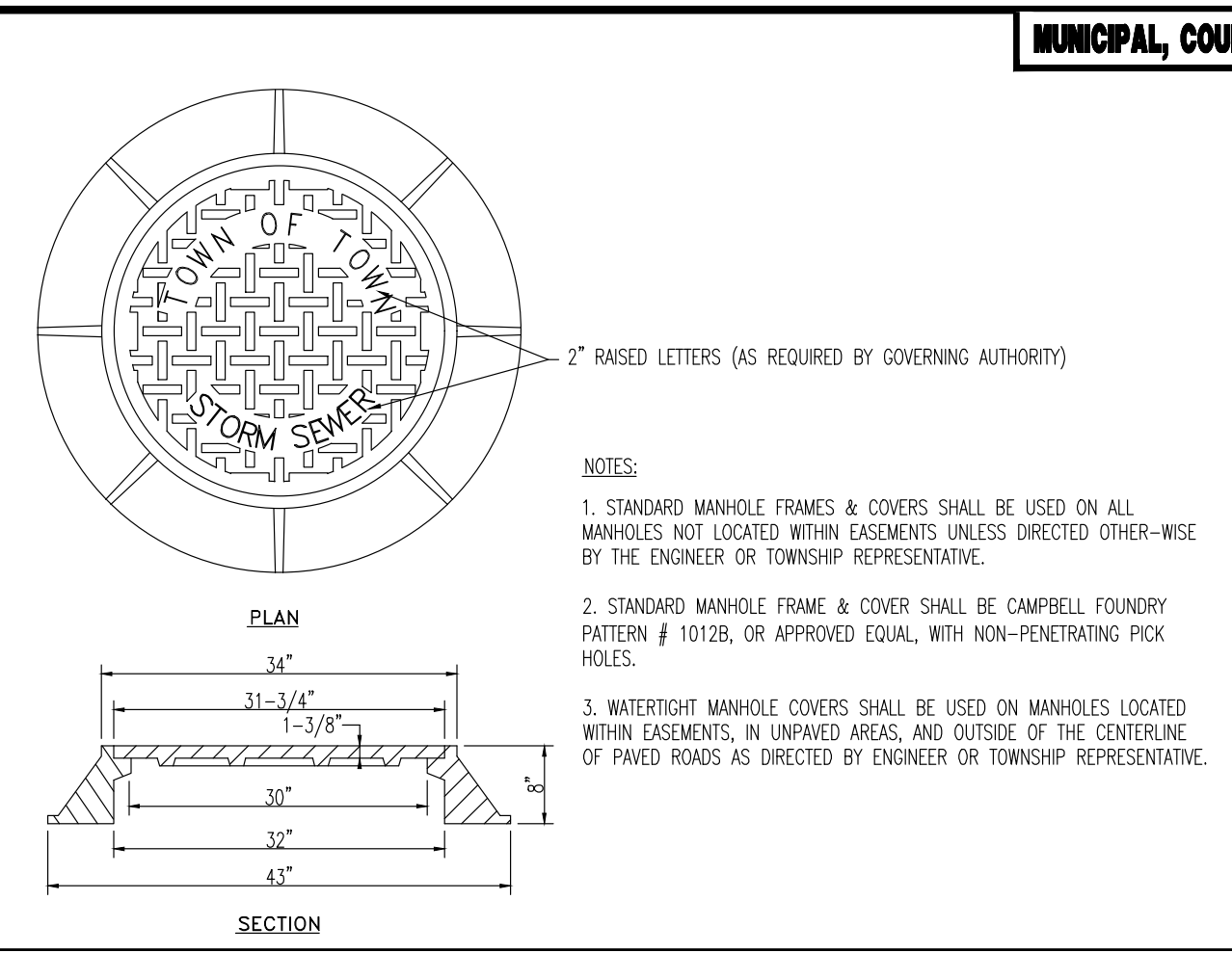
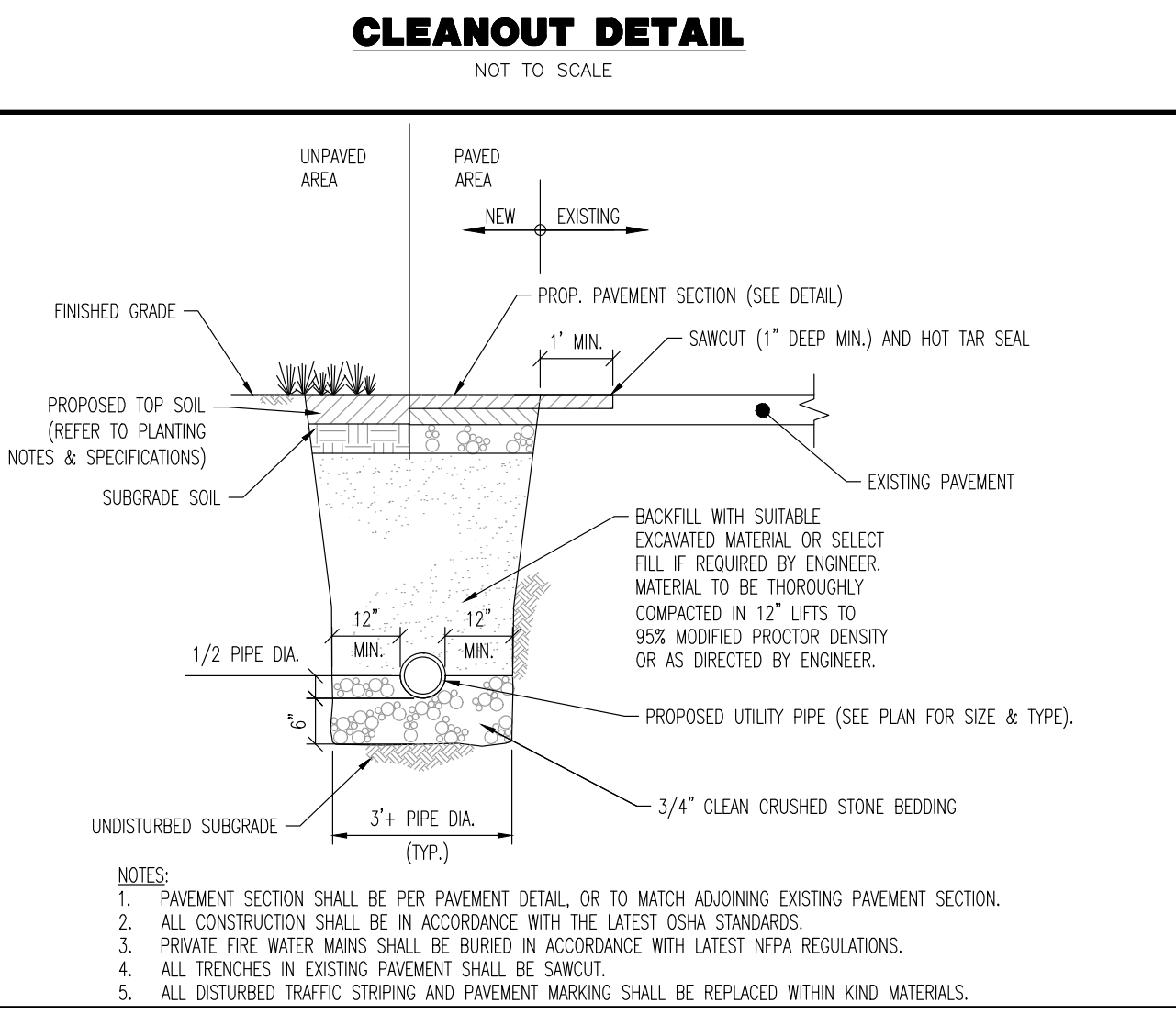
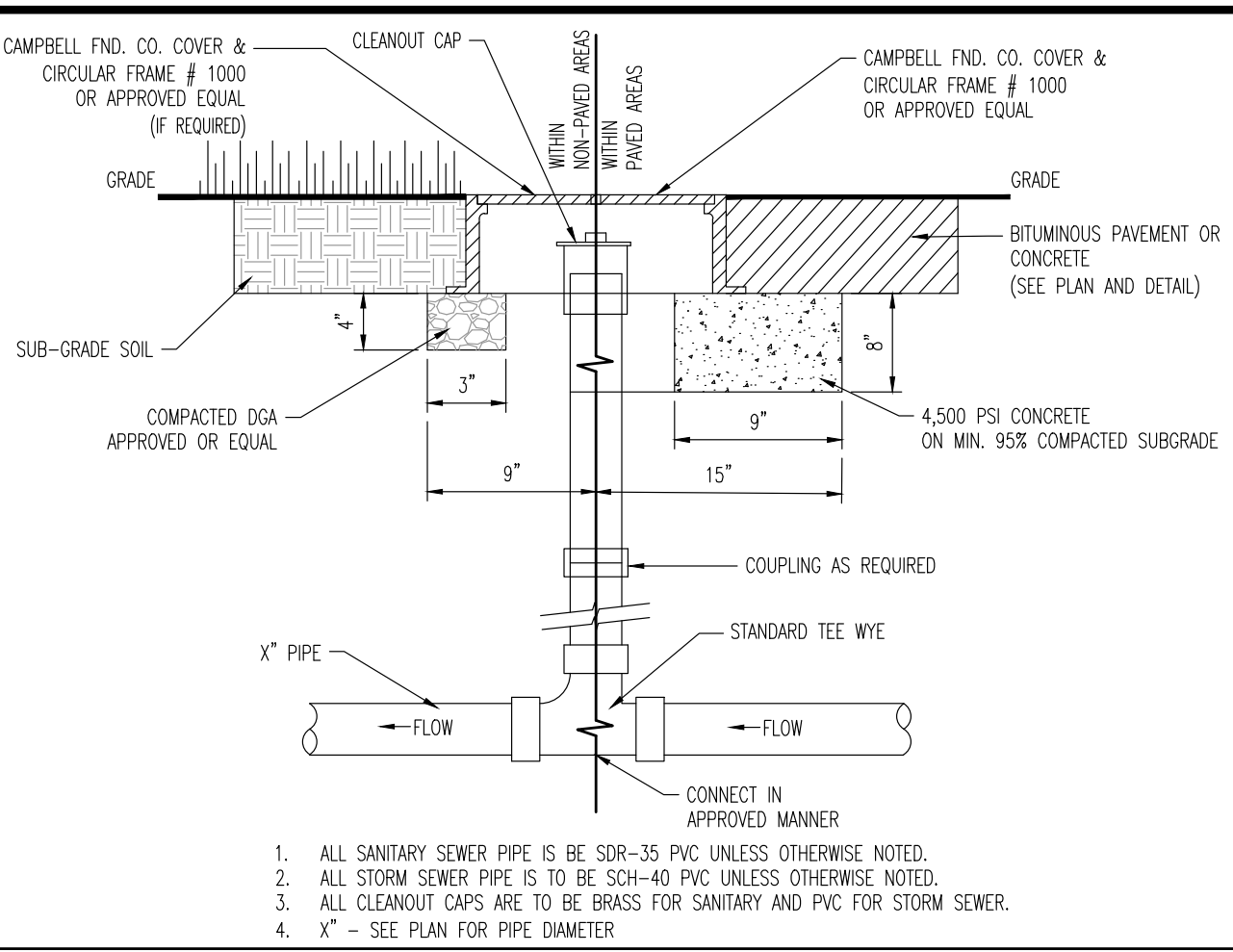
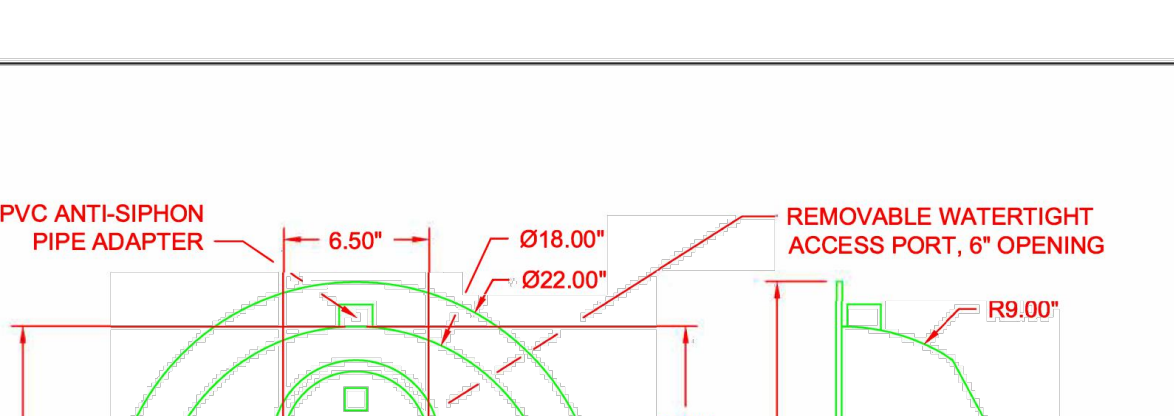
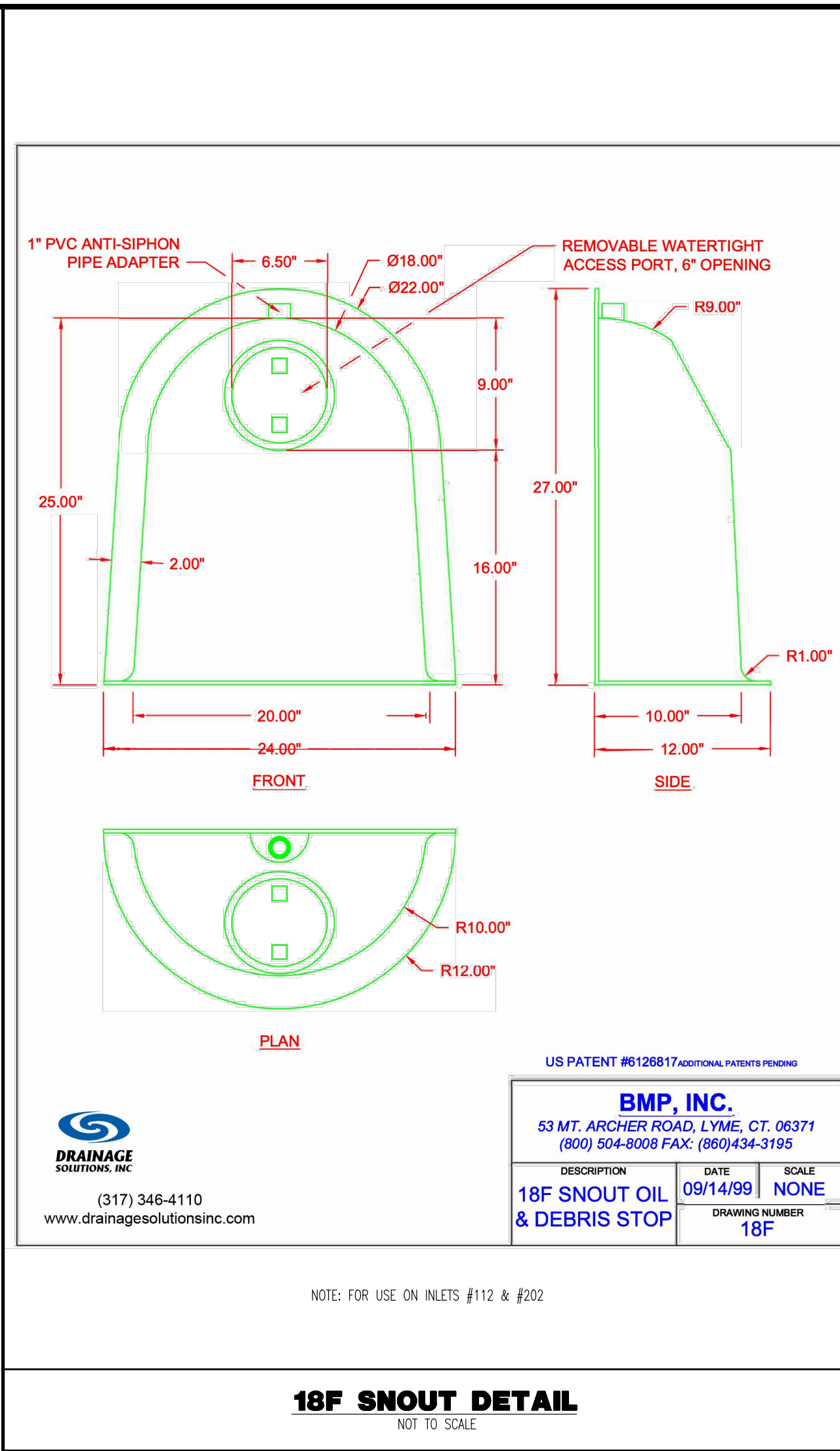
**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

**CONSTRUCTION DETAILS**

SCALE: (H) AS SHOWN DATE: 07/12/2024  
PROJECT No: 1478-99-191

SHEET No: 18 OF 25 Rev. #:

Plotted: 12/27/24 - 2:08 PM, By: jwright  
 File: P:\VEPC PROJECTS\1478 Paramount Realty\09-191 West Chester PA\DWG\4 Land Dev Plans\D147899191SD3.dwg, --- 18 CONSTRUCTION DETAILS  
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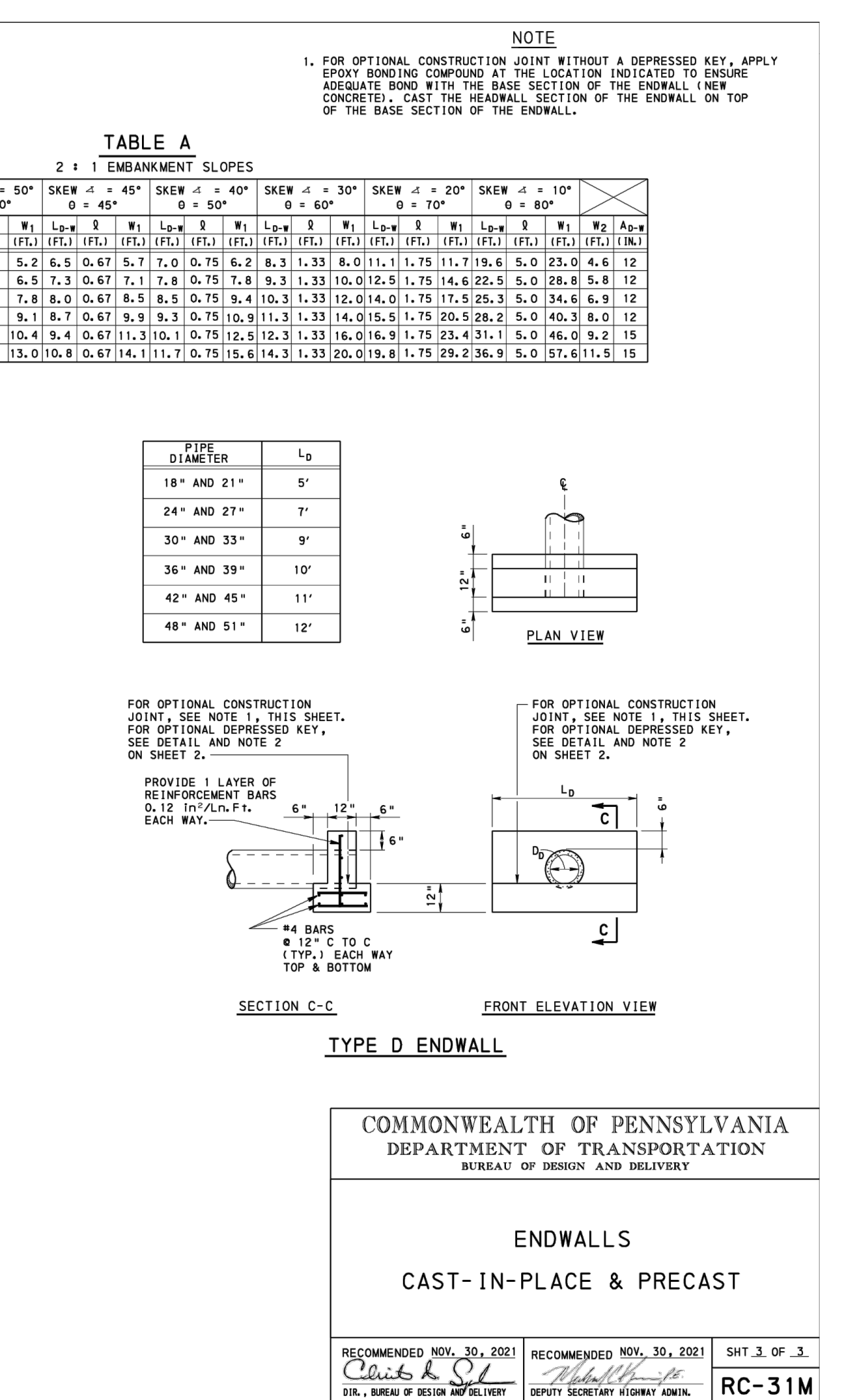
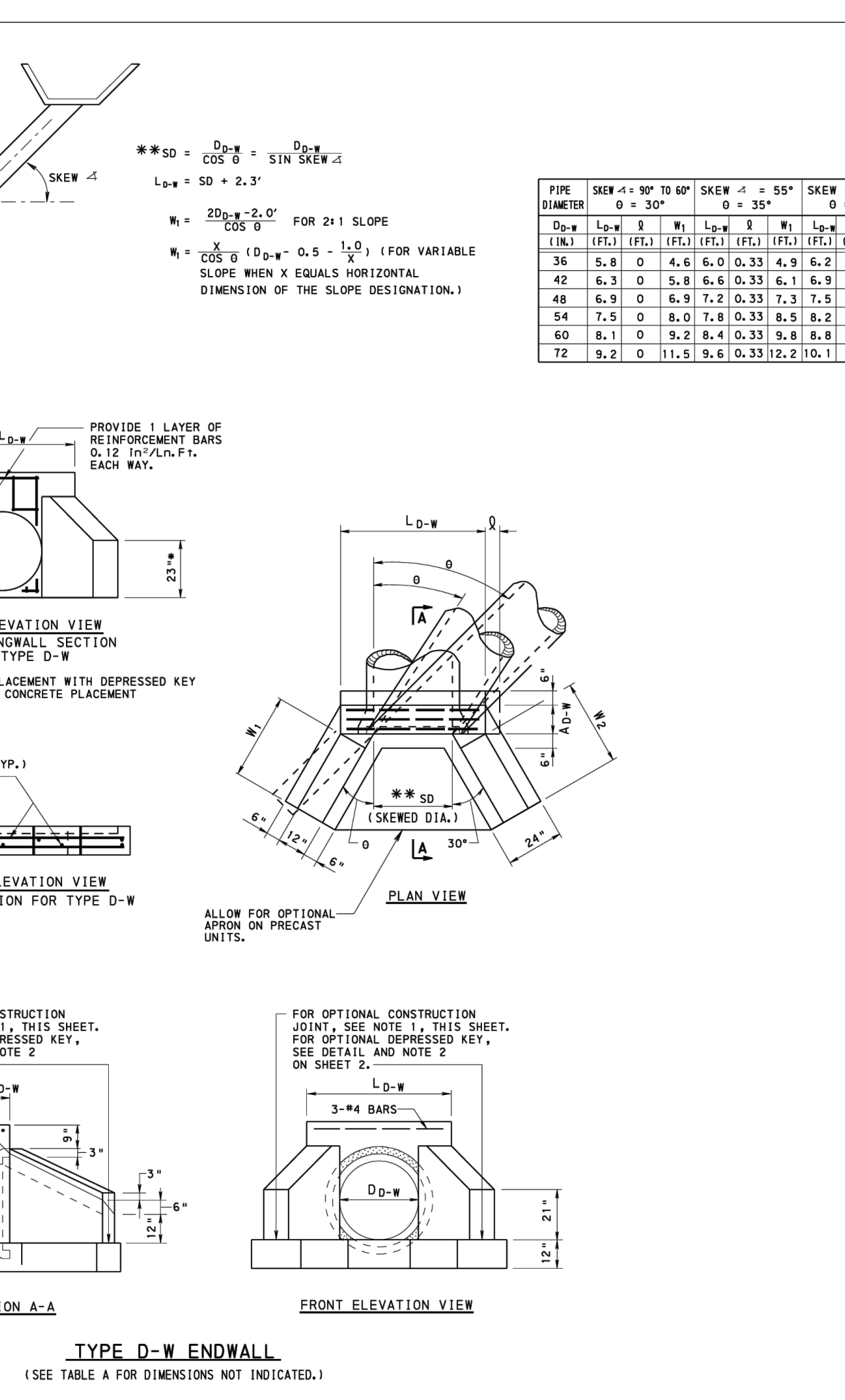


**18F SNOUT DETAIL**  
NOT TO SCALE

**UTILITY SERVICE TRENCH DETAIL**  
NOT TO SCALE

**STORM SEWER TRENCH DETAIL**  
NOT TO SCALE

**TYPICAL PRECAST STORM MANHOLE**  
NOT TO SCALE



**TYPE D-W ENDWALL**  
(SEE TABLE A FOR DIMENSIONS NOT INDICATED.)

**TYPE D ENDWALL**

**EMK TECHNOLOGIES**

**LMT AND LMK SADDLE TECHNICAL DATA SHEET**

**TECHNICAL DATA SHEET**

The LMT™ (Lined Main Tap) Saddle Installation System is engineered to connect a lateral sewer service pipe to a liner inside a rehabilitated mainline.

The LMK Saddle Installation System is designed to connect a lateral sewer service pipe directly to a mainline pipe.

- The saddle is sized to surround the liner or pipe beyond the spring line, which creates a clamping effect that draws the saddle firmly on to the liner or the pipe.
- The universal LMK Adhesive bonds the saddle to the liner or host pipe, providing a flexible non-leaking main/lateral connection. A special two part adhesive is available for HDPE liners/pipes.
- The saddle is compatible with a variety of lining materials including polyethylene used in Fold & Form liners and pipe bursting, CIPP liners, and PVC folded liners.
- The saddle is also compatible with a variety of pipes including cast iron, clay, PVC and HDPE.
- A variety of saddle sizes are available - for pipes ranging from 6 inch to 24 inch.
- Many saddle sizes are stocked but not all; contact LMK customer service for availability.

**Each Saddle Kit Contains:**

1. Type 1 SCH 40 PVC Saddle
2. Appropriate amount of LMK Adhesive
3. 4 to 8 appropriately sized Quick Bands
4. Applicator Stick

**Each Saddle:**

1. Accepts a 6 inch SDRES lateral pipe
2. Has a gasketed connection fitting
3. Is available in a TEE or WYE configuration

**INSTALLATION NOTES:**

An LMT Saddle installation requires a pit excavation in order to expose the host pipe and to allow room to remove the host pipe wall where the connection will be made, exposing the liner inside.

An LMK Saddle connected directly to a host pipe can be installed through either hydro excavation or through a pit excavation. A WYE connection or a non-90 degree TEE connection would need to be performed through a pit excavation.

The saddle must be clamped to the lining to keep pressure and to prevent slippage during bedding/backfill.

**COMMONWEALTH OF PENNSYLVANIA**  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF DESIGN AND DELIVERY

**ENDWALLS**  
CAST-IN-PLACE & PRECAST

RECOMMENDED NOV. 30, 2021  
Chris K. O'Neil  
SIV. BUREAU OF DESIGN AND DELIVERY

RECOMMENDED NOV. 30, 2021  
Matthew Sharo  
DEPUTY SECRETARY HIGHWAY ADMIN.

SHT. 3 OF 3  
RC-31M

**SADDLE CONNECTION DETAIL**  
NOT TO SCALE

**SADDLE DIMENSIONS**

Pipe Size	Length of Saddle	Inside Diameter of Saddle		
		Clay	Cast Iron	PVC
6"	13"	8.0"	6.5"	6.5"
8" - 24"				

Manhole formed Saddles are available to fit HDPE, Concrete, Vitrified Clay, Cast Iron and PVC. The outside dimension (O.D.) of the pipe and pipe connection are needed so that saddle size can be selected that will fit the pipe. Call LMK, Customer Service, for more information on availability. CIPP saddles are formed to 6 inch-24 inch O.D's.

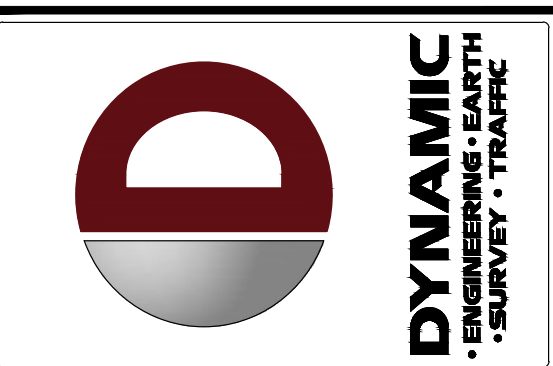
**SADDLE TECHNICAL DATA**

Property	Nominal Value (English)	Nominal Value (SI)	Test Method
Specific Gravity	1.40	1.40 g/cm <sup>3</sup>	ASTM D792
PVC Cell Classification	12454	12454	ASTM D1784
Tensile Modulus	400000psi	3030 MPa	ASTM D638
Tensile Strength (Yield)	7200 psi	49.6 MPa	ASTM D638
Flexural Modulus	450000 psi	3100 MPa	ASTM D790
Flexural Strength	13300 psi	91.0 MPa	ASTM D790
Notched Iod Impact 73°F (23°C), 0.125 in (3.18mm), Injection Molded	1.0 ft-lb/in	53 J/m	ASTM D256A
Notched Iod Impact 73°F (23°C), 0.250 in (6.35mm), Injection Molded	0.70 ft-lb/in	37 J/m	ASTM D256A
Durometer Hardness (Shore D)	81	81	ASTM D2240
Deflection Temperature Under Load 66 psi (0.45 MPa), Unannealed, 0.250 in (6.35mm)	163°F	72.2°C	ASTM D668
Deflection Temperature Under Load 264 psi (1.8 MPa), Unannealed, 0.250 in (6.35mm)	163°F	72.2°C	ASTM D668
Flame Rating (0.0630 in (1.60mm), ALL)	V-0	V-0	UL 94

Agency Ratings: NSF 14, NSF 61, NSF Type 1  
PVC Grade: NSF 1, Schedule 40

Storage: Store indoors. At time of installation saddles should be brought to temperatures between 60°F and 80°F.

#1654 V.0 2/16 (16-02-506)



NO.	DATE	REVISION	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	SAJ
2	11/04/24	REV. PER TOWNSHIP & CDD COMMENTS	SAJ
3	12/27/24	RECORD PLANS	SAJ

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CHESTER COUNTY, PENNSYLVANIA

CHASE O  
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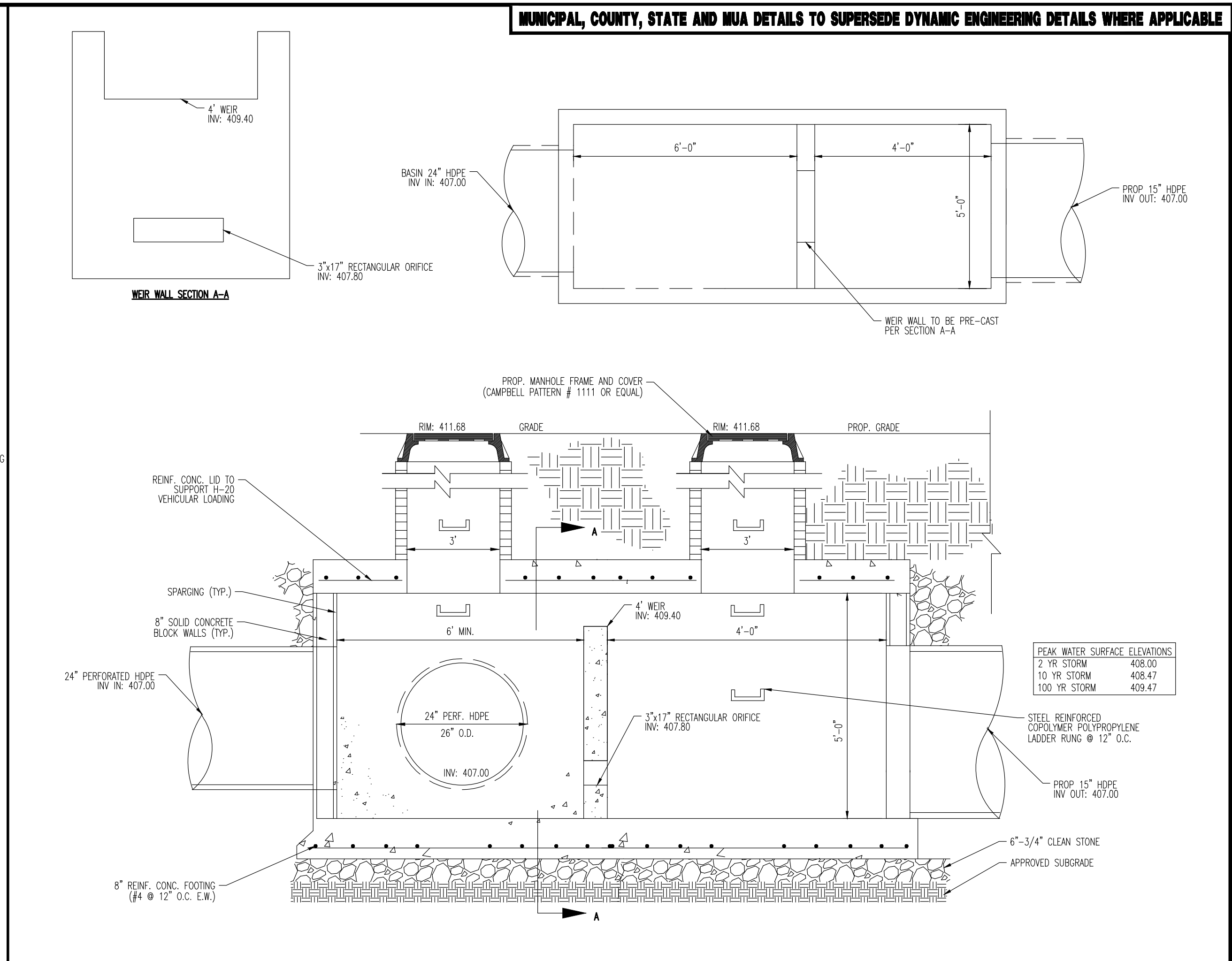
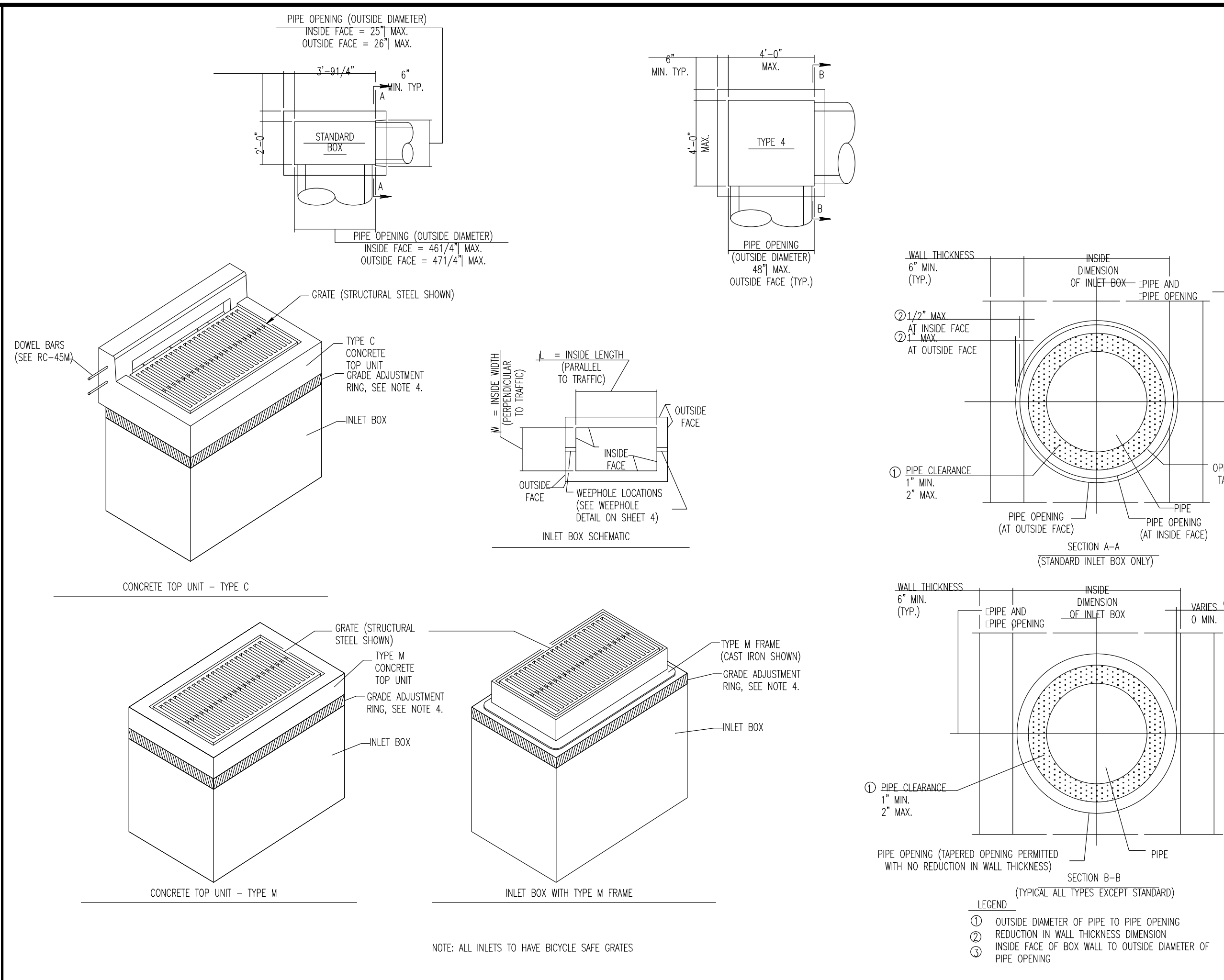
**JUSTIN A. GEONOTTI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 060629

**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

**CONSTRUCTION DETAILS**

SCALE: (H) NOT TO SCALE (V) SCALE  
DATE: 07/12/2024  
PROJECT No: 1478-99-191  
SHEET No: 19 OF 25  
Rev. #: 3

Plotted: 12/27/24 - 11:10 AM, By: lzhenq  
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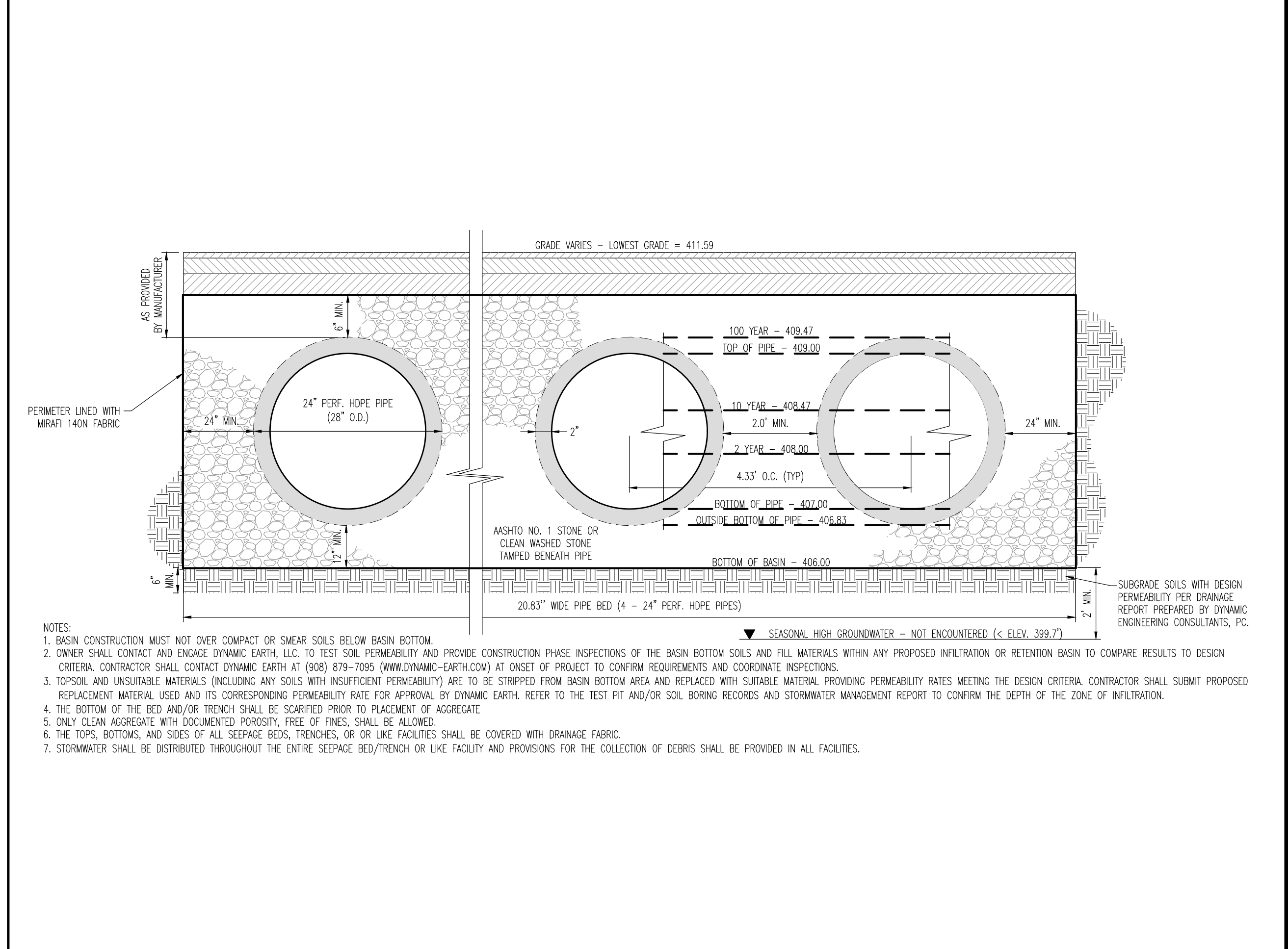
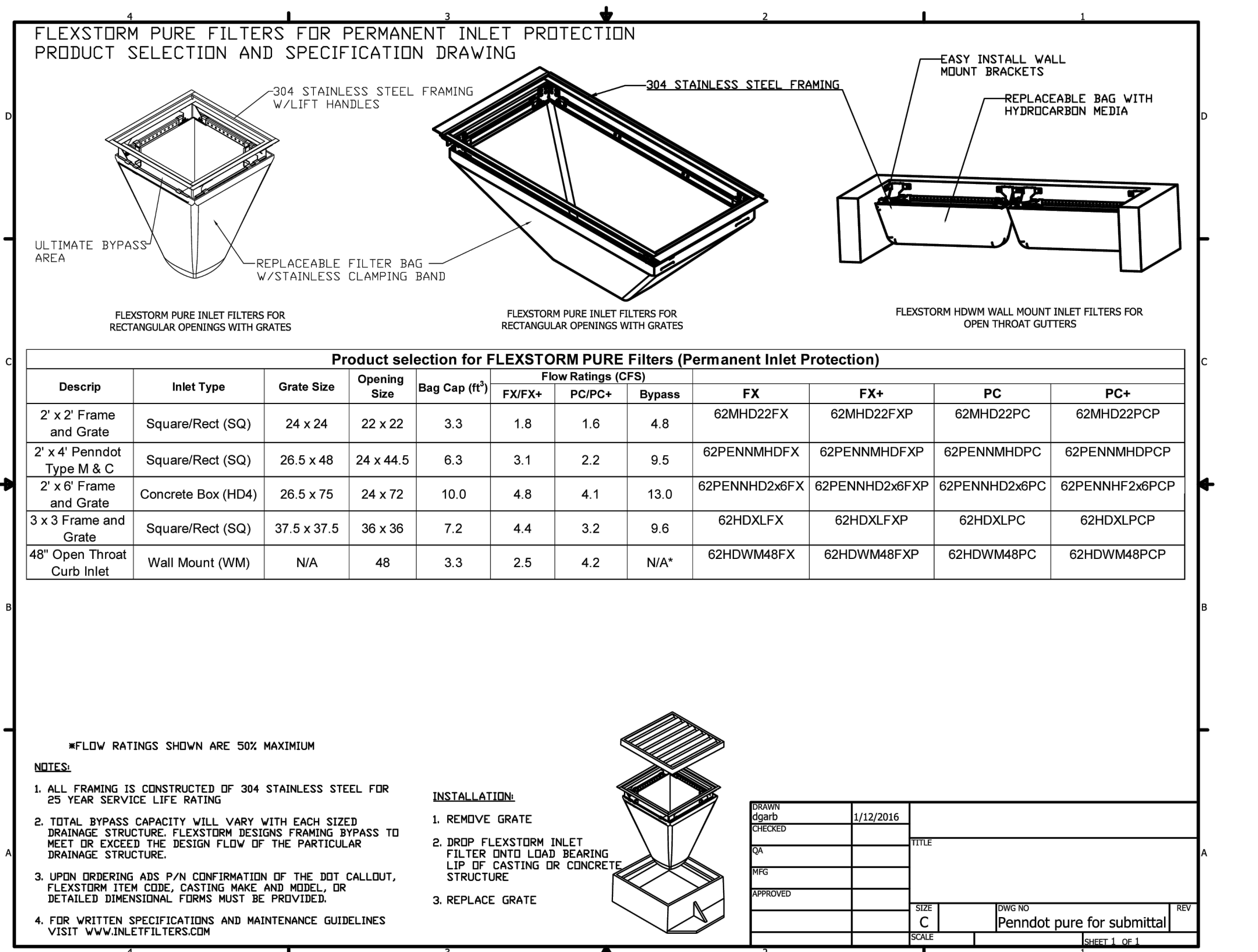


**PENNDOT TYPE 'M' & TYPE 'C' INLET BOXES & ASSEMBLIES DETAIL**

NOT TO SCALE

**OUTLET STRUCTURE DETAIL BASIN (OCS STR 101)**

NOT TO SCALE

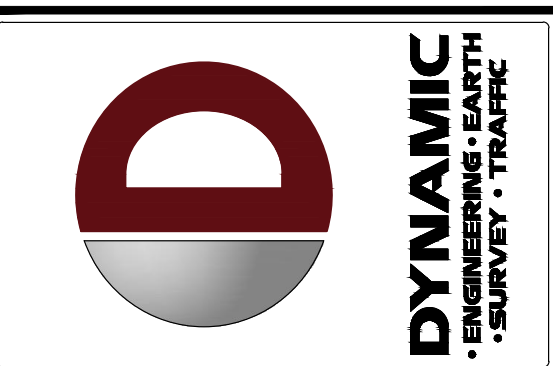


**PENNDOT TYPE 'M' & TYPE 'C' INLET BOXES & ASSEMBLIES DETAIL**

NOT TO SCALE

**24" HDPE SCHEMATIC UNDERGROUND BASIN DETAIL**

NOT TO SCALE



NO.	DATE	REVISIONS	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	AJM
2	11/04/24	REV. PER TOWNSHIP & CDD COMMENTS	LSB
3	12/27/24	RECORD PLANS	LSB

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PROJECT: **WESTTOWN AM WEST TIC LLC**  
**PROPOSED CHASE BANK**  
 1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
 CHESTER COUNTY, PENNSYLVANIA

DATE: 07/12/2024

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PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 060629

**MATTHEW SHARO**

PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 52989

TITLE: **CONSTRUCTION DETAILS**

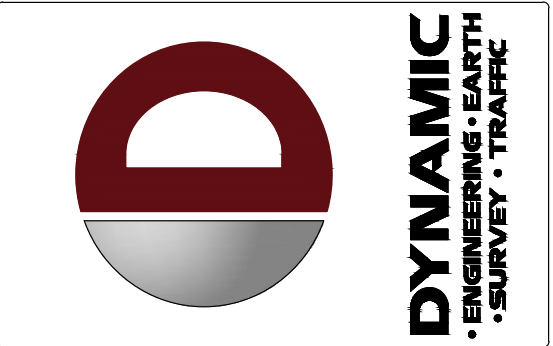
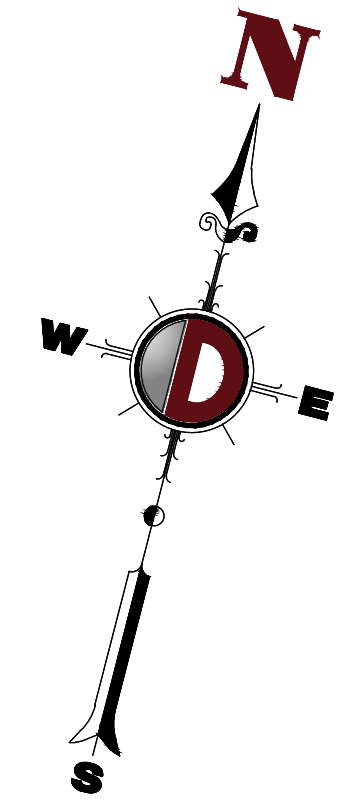
SCALE: (H) NOT TO SCALE (V) SCALE: 07/12/2024

PROJECT No: 1478-99-191

SHEET No: **20** OF 25

Plotted: 12/27/24 - 11:10 AM, By: Izheng  
 File: P:\deepc projects\1478 paramount reddy\99-191 west chester pa\DWG\4 Land Dev Plans\147899191SD3.dwg, ---> 20 CONSTRUCTION DETAILS

THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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NO.	REV.	DATE	COMMENTS
3	12/27/24		RECORD PLANS
2	11/04/24		REV. PER TOWNSHIP & CCD COMMENTS
1	09/30/24		REV. PER TOWNSHIP COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

OWNER: ARK  
DESIGNED BY: MS  
CHECKED BY: MS

PROJECT: **WESTTOWN AM WEST TIC LLC**  
**CHASE BANK**  
PROPOSED CHASE BANK  
PARCEL NO. 67-2-42-4  
1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
CHESTER COUNTY, PENNSYLVANIA

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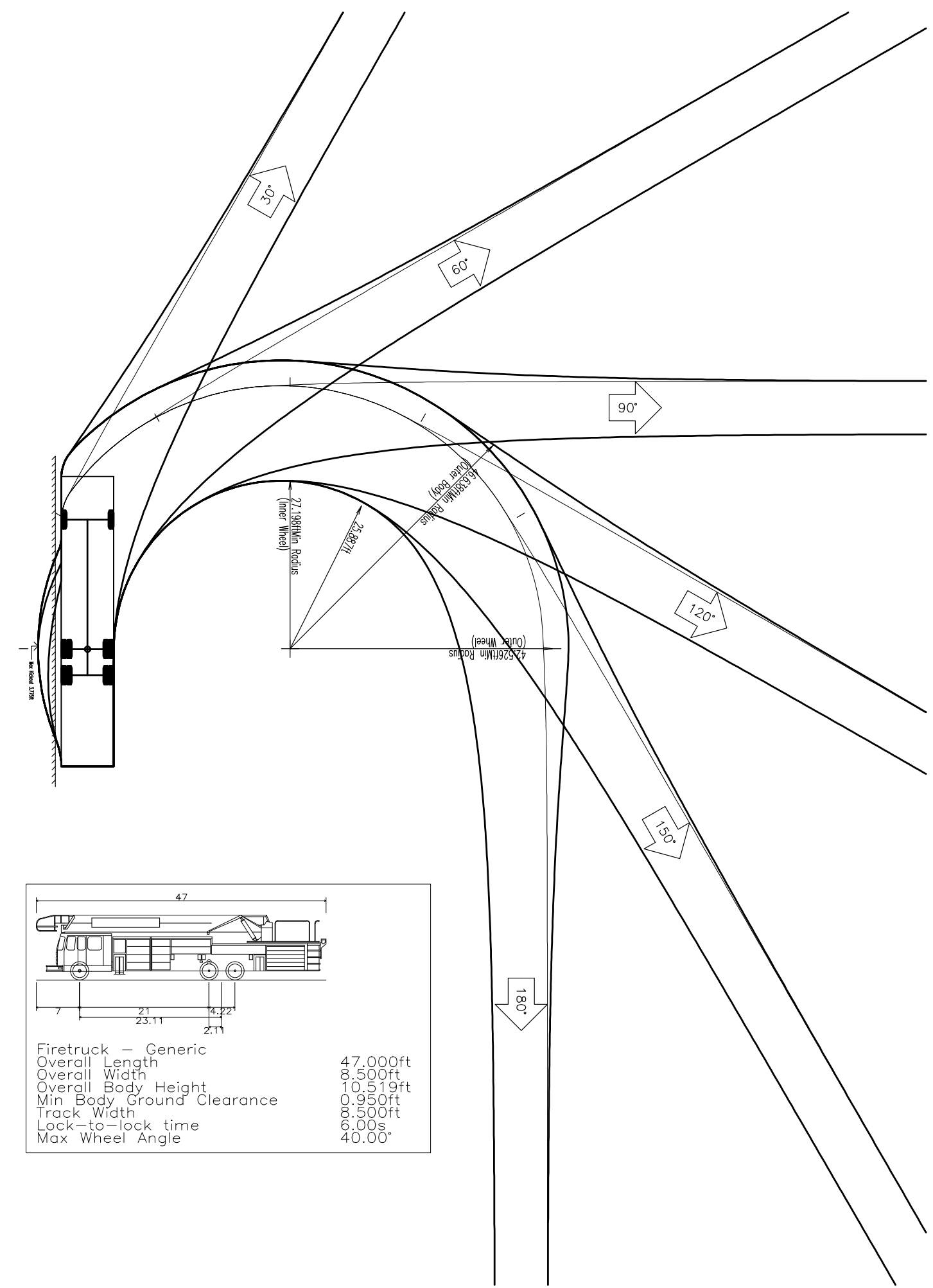
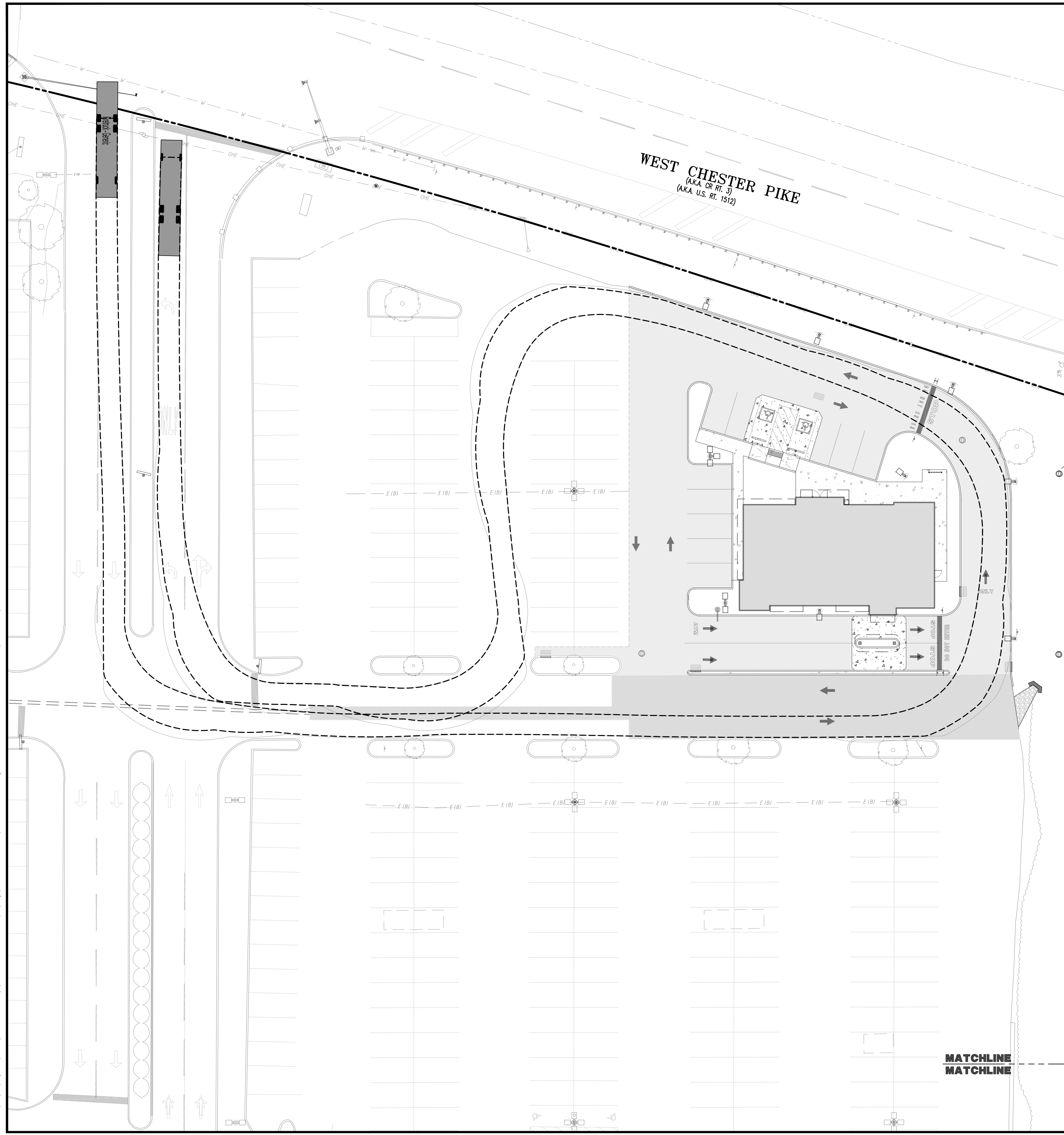
**JUSTIN A. GEONOTTI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 160629

**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

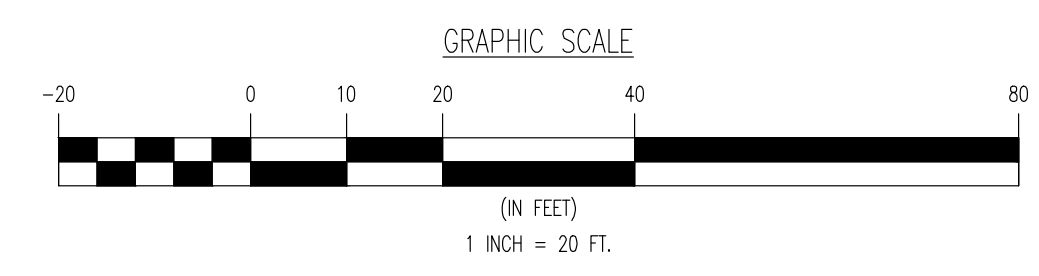
TITLE: **VEHICLE CIRCULATION PLAN (FIRE TRUCK)**

SCALE: (H) NOT TO SCALE DATE: 07/12/2024  
PROJECT No: 1478-99-191

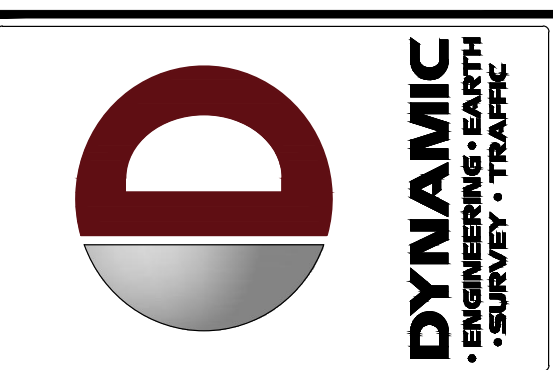
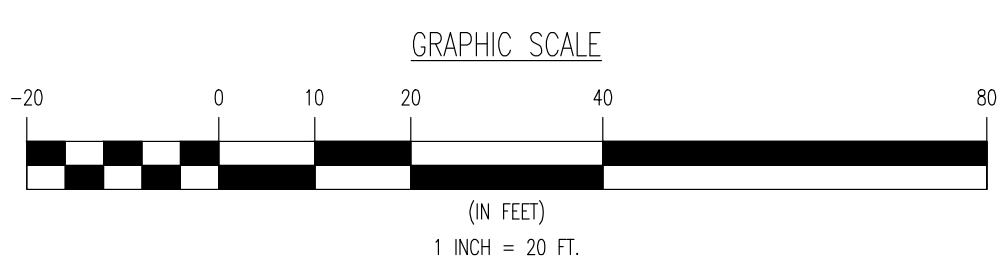
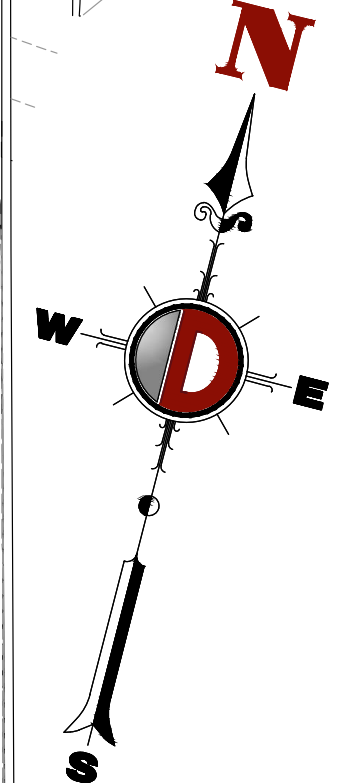
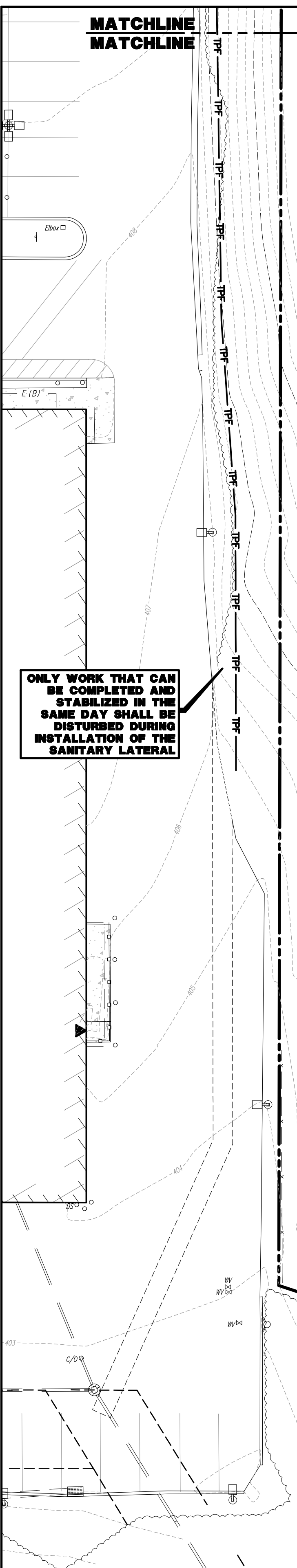
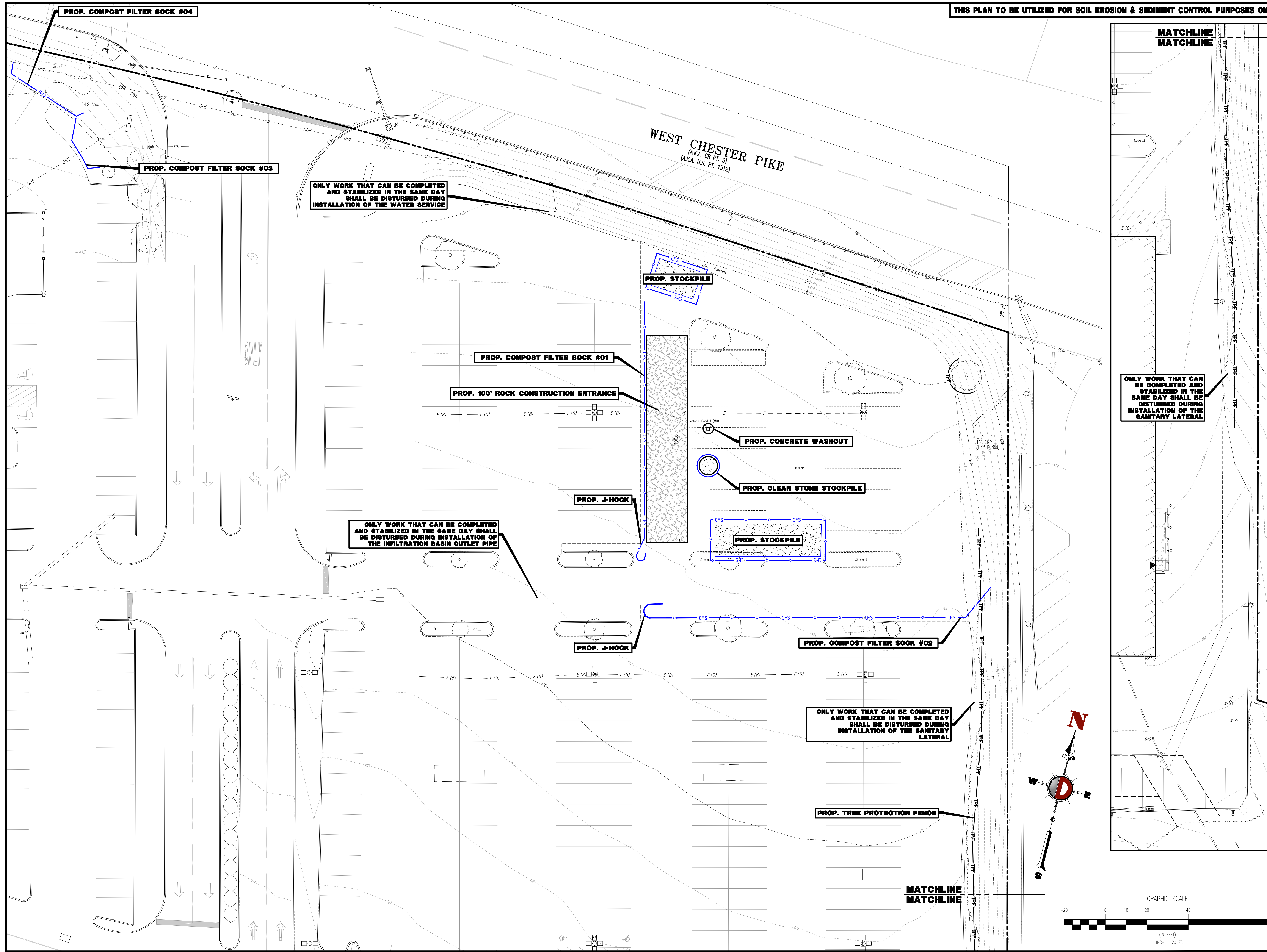
SHEET No: **21** OF 25 Rev. #: 3



Overall Length	47.000ft
Overall Width	8.500ft
Overall Body Height	10.519ft
Min. Body Ground Clearance	0.950ft
Track Width	6.500ft
Lock-to-lock time	6.00s
Max. Wheel Angle	40.00°



Plotted: 12/27/24 - 11:10 AM, By: Izheng  
File: P:\deep projects\1478 paramount realty\99-191 west chester pa\Dev\4 Land Dev Plans\147899191SV3.dwg, ----> 21 VEHICLE CIRCULATION PLAN (FIRE TRUCK)



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NO.	DATE	REV.	BY
1	09/30/24	REV. PER TOWNSHIP COMMENTS	ALW
2	11/04/24	REV. PER TOWNSHIP & CCD COMMENTS	ALW
3	12/27/24	RECORD PLANS	ALW

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PROJECT: **WESTTOWN AM WEST TIC LLC**  
PROPOSED CHASE BANK  
PARCEL NO. 67-2-42-4  
1506 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)  
CHESTER COUNTY, PENNSYLVANIA

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**MATTHEW SHARO**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 52989

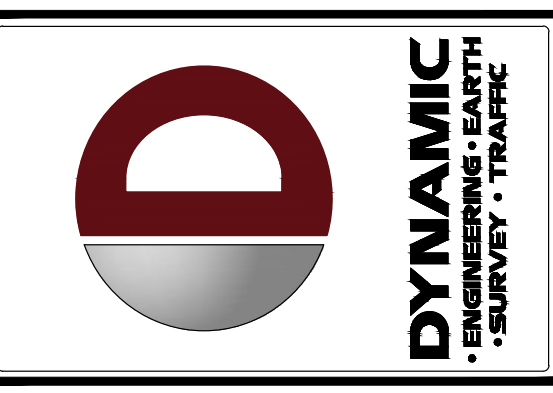
TITLE: **CONSERVATION PLAN**

SCALE: (H) 1" = 20'  
(V) DATE: 07/12/2024  
PROJECT No: 1478-99-191

SHEET No: **22** OF 25  
Rev. #: 3

Plotted: 12/27/24 - 11:11 AM, By: Izheng  
File: P:\deep projects\1478 paramount realty\99-191 west chester po\dwg\4 Land Dev Plans\147899191EXES3.dwg, ---> 22 CONSERVATION PLAN

LIMIT OF DISTURBANCE & PROJECT SITE BOUNDARY = 33,327 SF (0.76 AC)



NO.	DATE	REV.	COMMENTS
1	09/30/24		REV. PER TOWNSHIP COMMENTS
2	11/04/24		REV. PER TOWNSHIP COMMENTS
3	12/27/24		RECORD PLANS

DESIGNED BY:	MS
CHECKED BY:	MS
REVISION BY:	ARK
TOWN BY:	MS

PROJECT: WESTTOWN AM WEST TIC LLC  
 PROPOSED CHASE BANK  
 PARCEL NO. 67-2-42-4  
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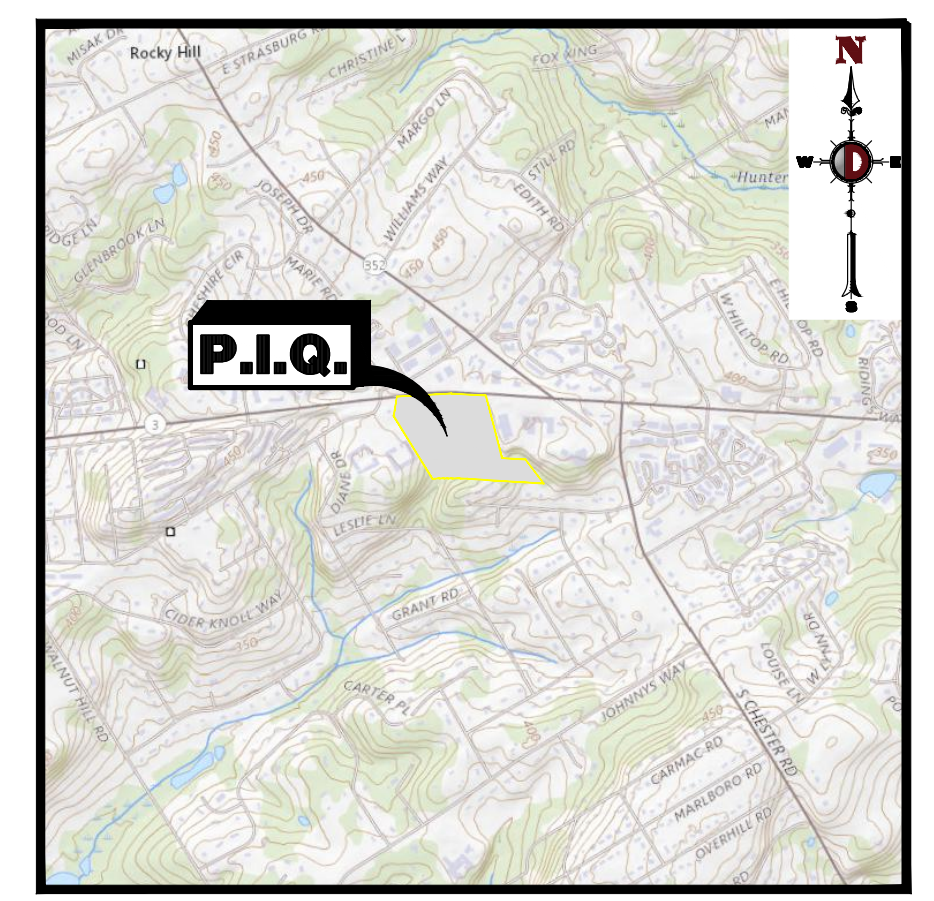
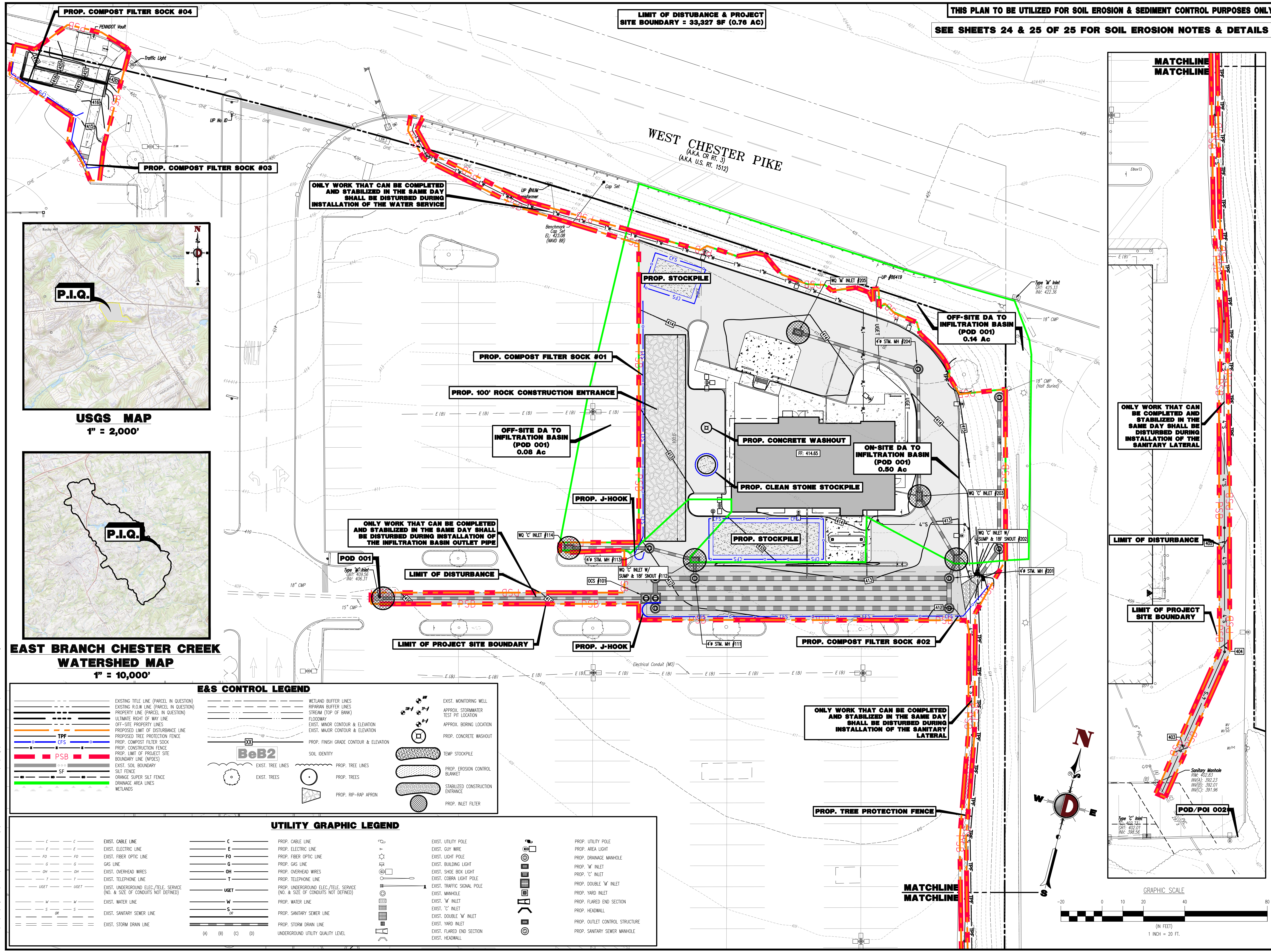
TITLE: **E&S PLAN**

SCALE: (H) 1" = 20'  
 (V) 1" = 10'

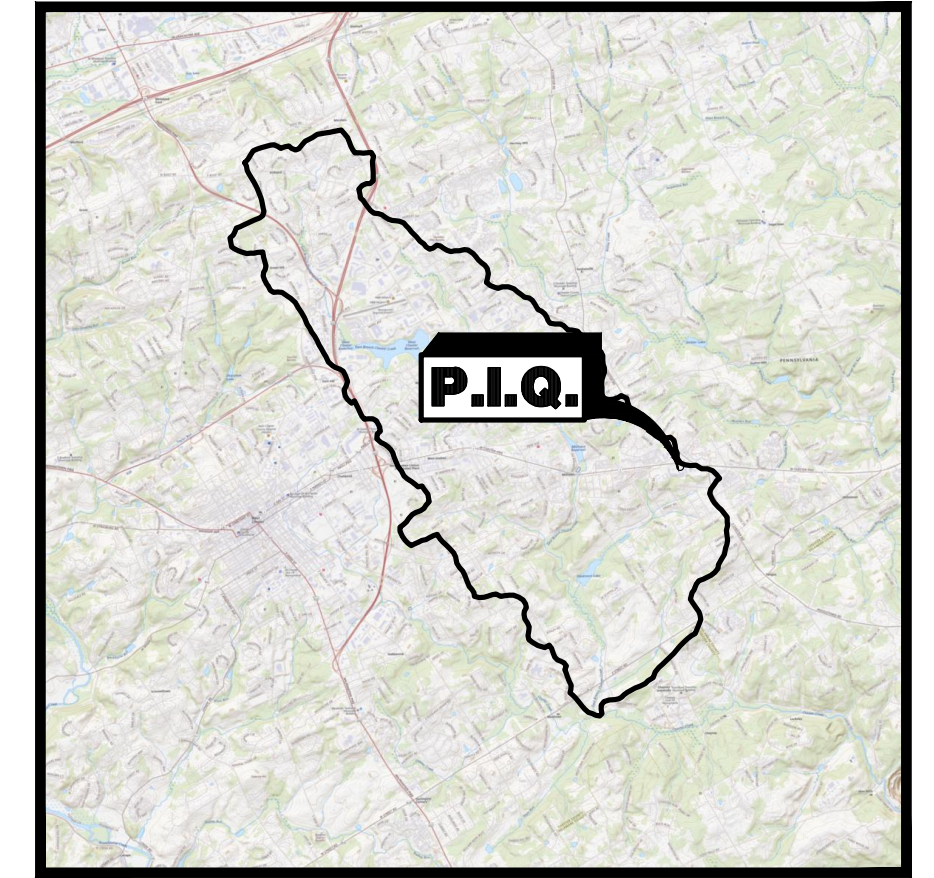
DATE: 07/12/2024

PROJECT NO: 1478-99-191

SHEET NO: **23** OF 25



USGS MAP  
 1" = 2,000'



EAST BRANCH CHESTER CREEK WATERSHED MAP  
 1" = 10,000'

**E&S CONTROL LEGEND**

EXISTING TITLE LINE (PARCEL IN QUESTION)	METLAND BUFFER LINES	EXIST. MONITORING WELL
EXISTING ROW LINE (PARCEL IN QUESTION)	RIPARIAN BUFFER LINES	APPROX. STORMWATER TEST PIT LOCATION
PROPERTY LINE (PARCEL IN QUESTION)	FLOODWAY	APPROX. BORING LOCATION
ULTIMATE RIGHT OF WAY LINE	EXIST. MINOR CONTOUR & ELEVATION	PROP. CONCRETE WASHOUT
OFF-SITE PROPERTY LINES	EXIST. MAJOR CONTOUR & ELEVATION	TEMP. STOCKPILE
PROPOSED LIMIT OF DISTURBANCE LINE	PROP. FINISH GRADE CONTOUR & ELEVATION	PROP. EROSION CONTROL BLANKET
PROPOSED TREE PROTECTION FENCE	SOIL IDENTITY	STABILIZED CONSTRUCTION ENTRANCE
PROP. COMPOST FILTER SOCK	EXIST. TREE LINES	PROP. INLET FILTER
PROP. CONSTRUCTION FENCE	PROP. TREES	
PROP. LIMIT OF PROJECT SITE BOUNDARY LINE (NPDES)	PROP. RIP-RAP APRON	
EXIST. SOIL BOUNDARY		
SILT FENCE		
ORANGE SUPER SILT FENCE		
DRAINAGE AREA LINES		
METLANDS		

**UTILITY GRAPHIC LEGEND**

EXIST. CABLE LINE	PROP. CABLE LINE	EXIST. UTILITY POLE	PROP. UTILITY POLE
EXIST. ELECTRIC LINE	PROP. ELECTRIC LINE	EXIST. GUY WIRE	PROP. AREA LIGHT
EXIST. FIBER OPTIC LINE	PROP. FIBER OPTIC LINE	EXIST. LIGHT POLE	PROP. DRAINAGE MANHOLE
GAS LINE	PROP. GAS LINE	EXIST. BUILDING LIGHT	PROP. 'M' INLET
EXIST. OVERHEAD WIRES	PROP. OVERHEAD WIRE	EXIST. SHOE BOX LIGHT	PROP. 'C' INLET
EXIST. TELEPHONE LINE	PROP. TELEPHONE LINE	EXIST. COBRA LIGHT POLE	PROP. DOUBLE 'M' INLET
EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	PROP. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	EXIST. TRAFFIC SIGNAL POLE	PROP. YARD INLET
EXIST. WATER LINE	PROP. WATER LINE	EXIST. MANHOLE	PROP. FLARED END SECTION
EXIST. SANITARY SEWER LINE	PROP. SANITARY SEWER LINE	EXIST. 'W' INLET	PROP. HEADWALL
EXIST. STORM DRAIN LINE	PROP. STORM DRAIN LINE	EXIST. 'C' INLET	PROP. OUTLET CONTROL STRUCTURE
	UNDERGROUND UTILITY QUALITY LEVEL	EXIST. DOUBLE 'W' INLET	
		EXIST. YARD INLET	
		EXIST. FLARED END SECTION	
		EXIST. HEADWALL	

Plotted: 12/27/24 - 11:18 AM, By: Izheng  
 File: P:\deep projects\1478 paramount north\99-191 west chester po\Draw\4 Land Dev Plans\147899191EES.dwg, ----> 23 E&S PLAN





EROSION AND SEDIMENTATION CONTROL PLAN

STANDARD WORKSHEET #20  
Riprap Apron Outlet Protection

PROJECT NAME: Proposed Chase Bank  
LOCATION: Westtown Township, PA  
PREPARED BY: MSW  
CHECKED BY: SRM  
DATE: 9/27/2024

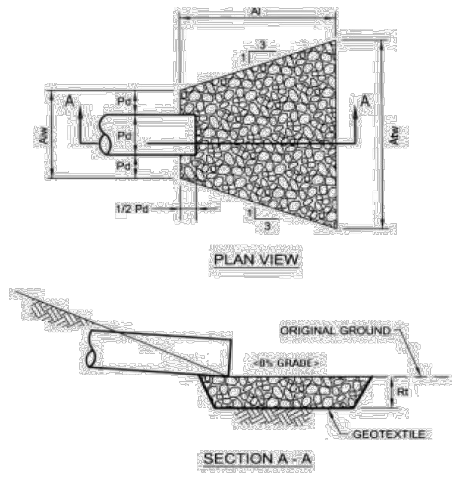


Table with columns: NO, PIPE DIA (Do), WATER COND (M), MAN. FOR, PIPE SLOPE (F/T), Q (CFS), V (FPS), RIPRAP SIZE, Rt (in), At (ft), Atw (ft), Abw (ft)

The anticipated velocity (V) should not exceed the maximum permissible shown in Table 8.6 for the proposed riprap protection. Adjust for less than full pipe flow. Use Manning's equation to calculate velocity for pipe slopes > 0.05 ft/ft.

EROSION AND SEDIMENTATION CONTROL PLAN

STANDARD WORKSHEET #1  
Compost Filter Socks

PROJECT NAME: Proposed Chase Bank  
LOCATION: Westtown Township, PA  
PREPARED BY: KDS  
CHECKED BY: SRM  
DATE: 9/27/2024

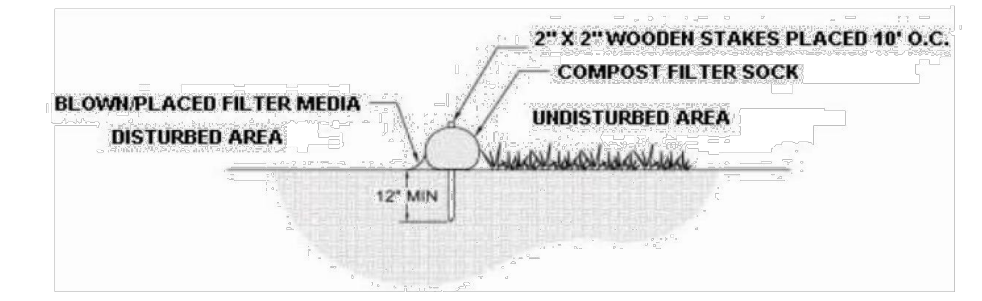
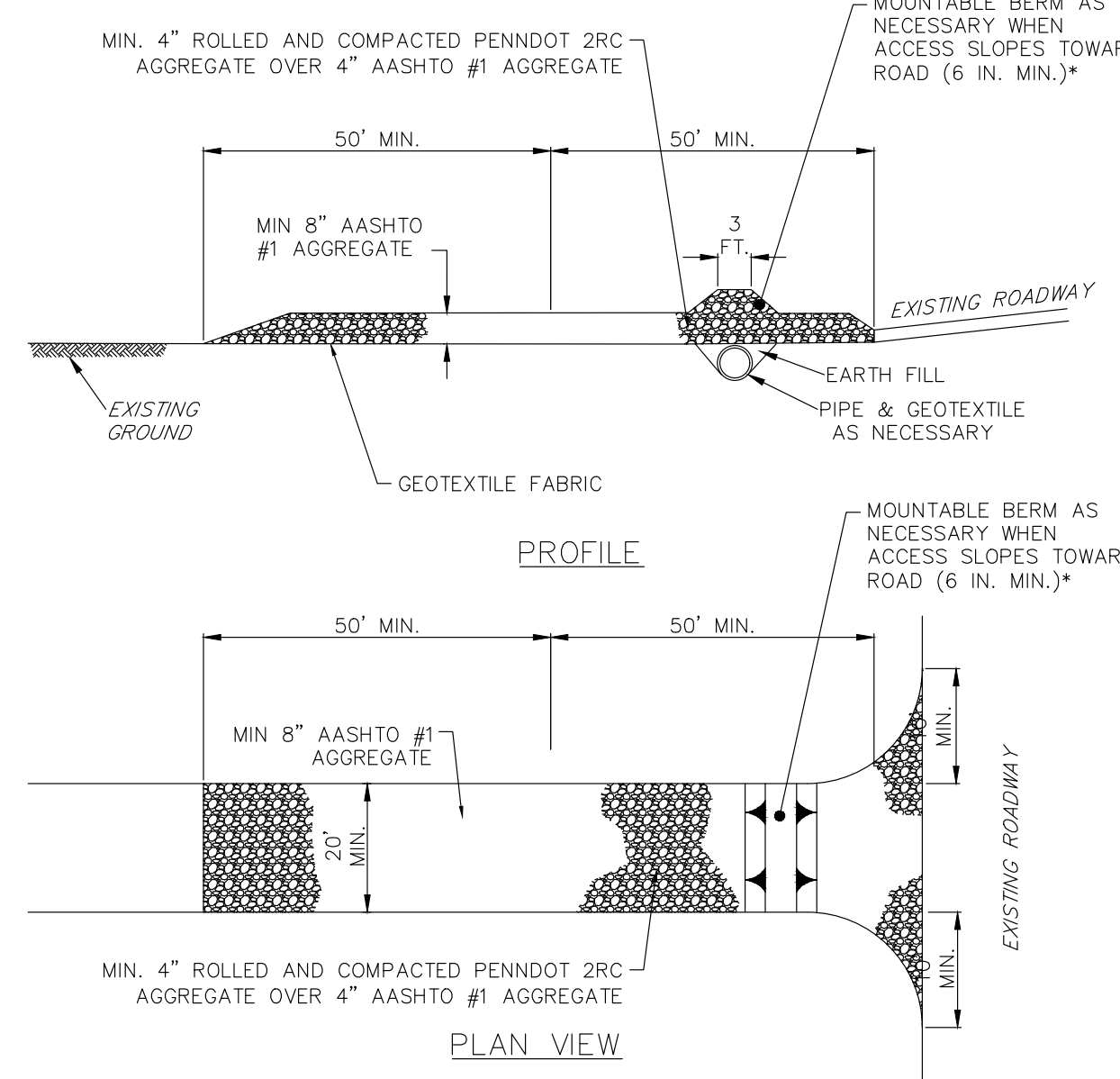


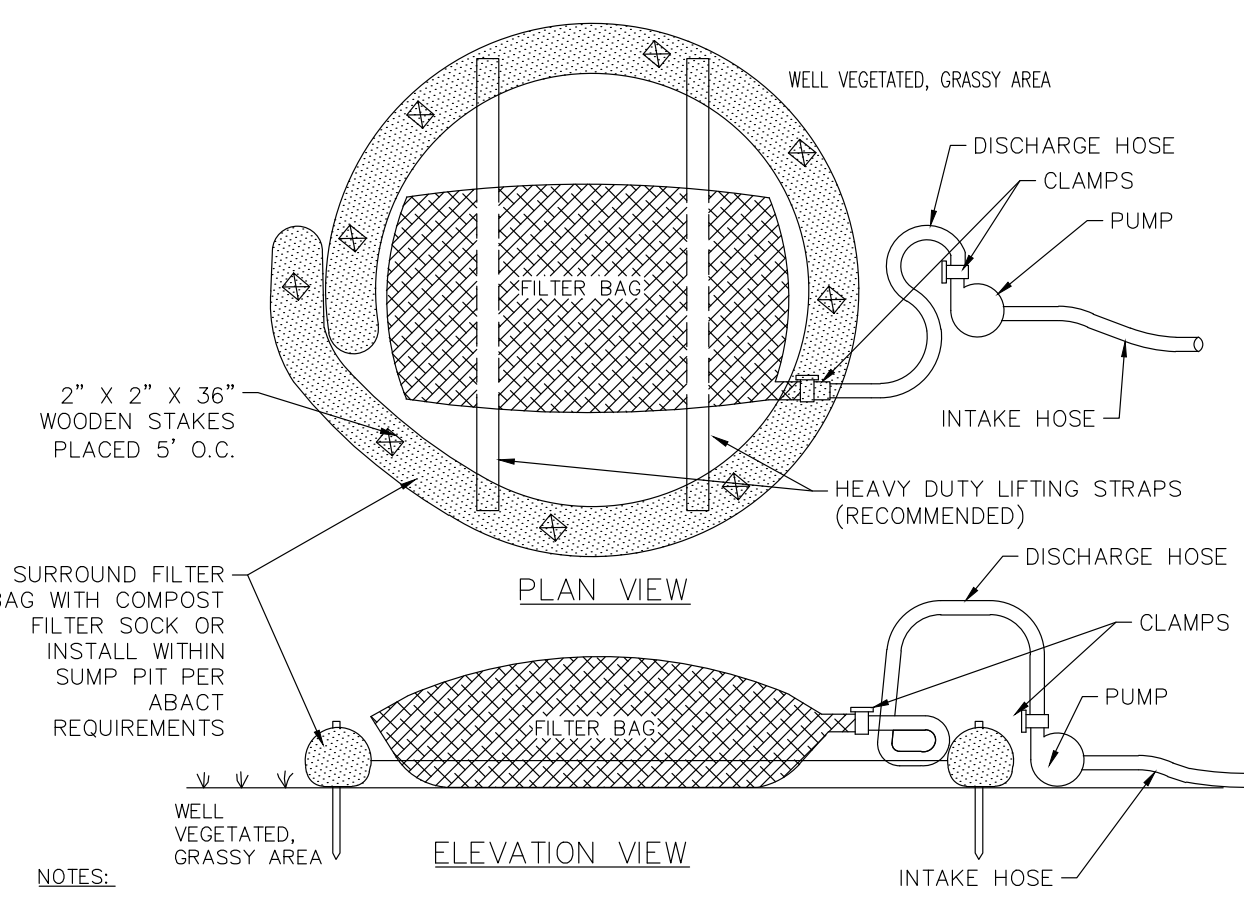
Table with columns: SOCK NO., DIA. IN., LOCATION, SLOPE PERCENT, SLOPE LENGTH ABOVE BARRIER (FT)



NOTES:  
MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE  
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.  
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.  
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.  
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE

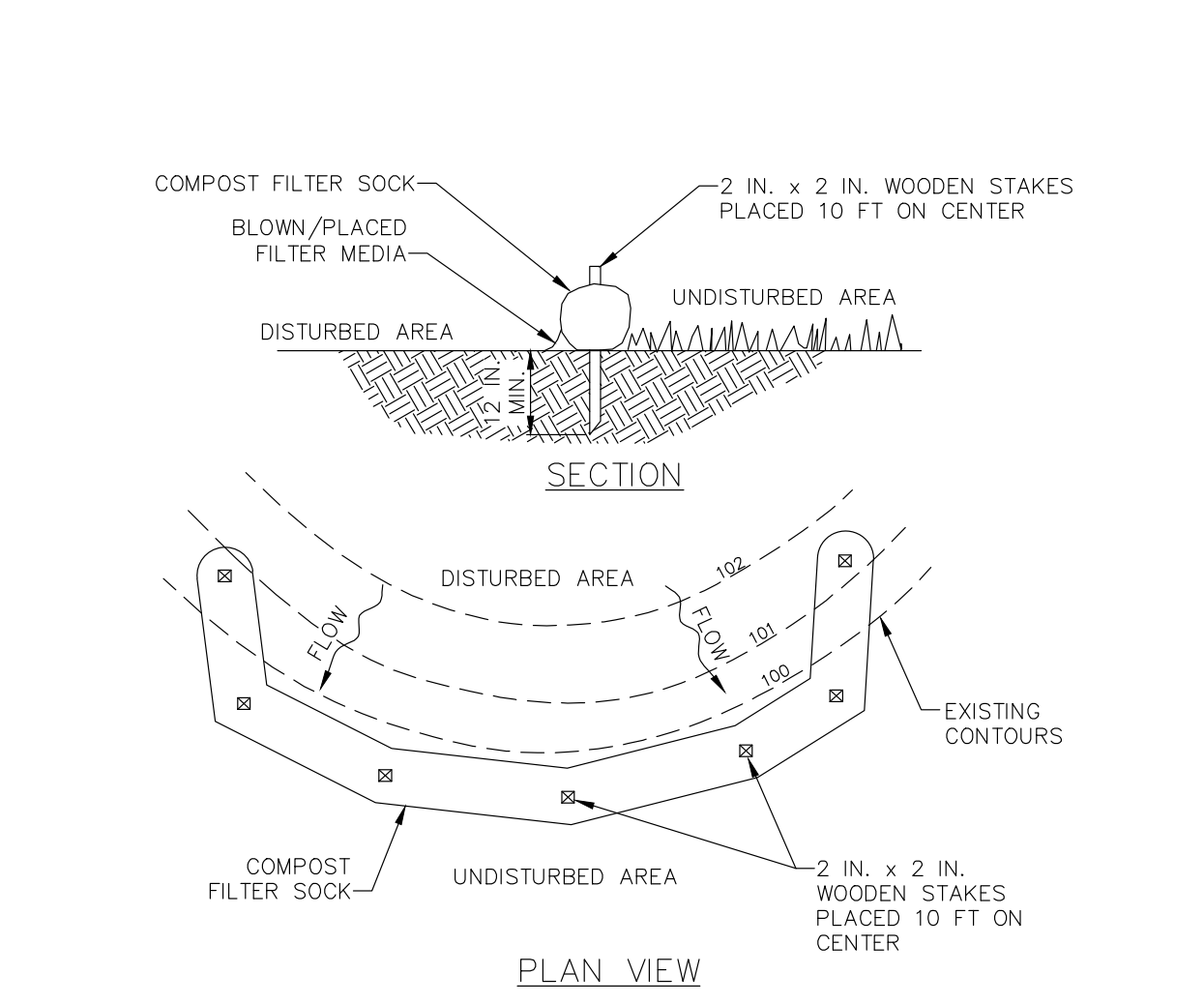
NOT TO SCALE



NOTES:  
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "I" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:  
PROPERTY TEST METHOD MINIMUM STANDARD  
AVG. WIDE WIDTH STRENGTH ASTM D-4884 60 LB/IN  
GRAB TENSILE ASTM D-4832 205 LB  
PUNCTURE ASTM D-4833 110 LB  
MULLEN BURST ASTM D-3786 350 PSI  
UV RESISTANCE ASTM D-4355 70%  
AOS % RETAINED ASTM D-4751 80 SIEVE  
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.  
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.  
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HO OR EY WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.  
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.  
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.  
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG

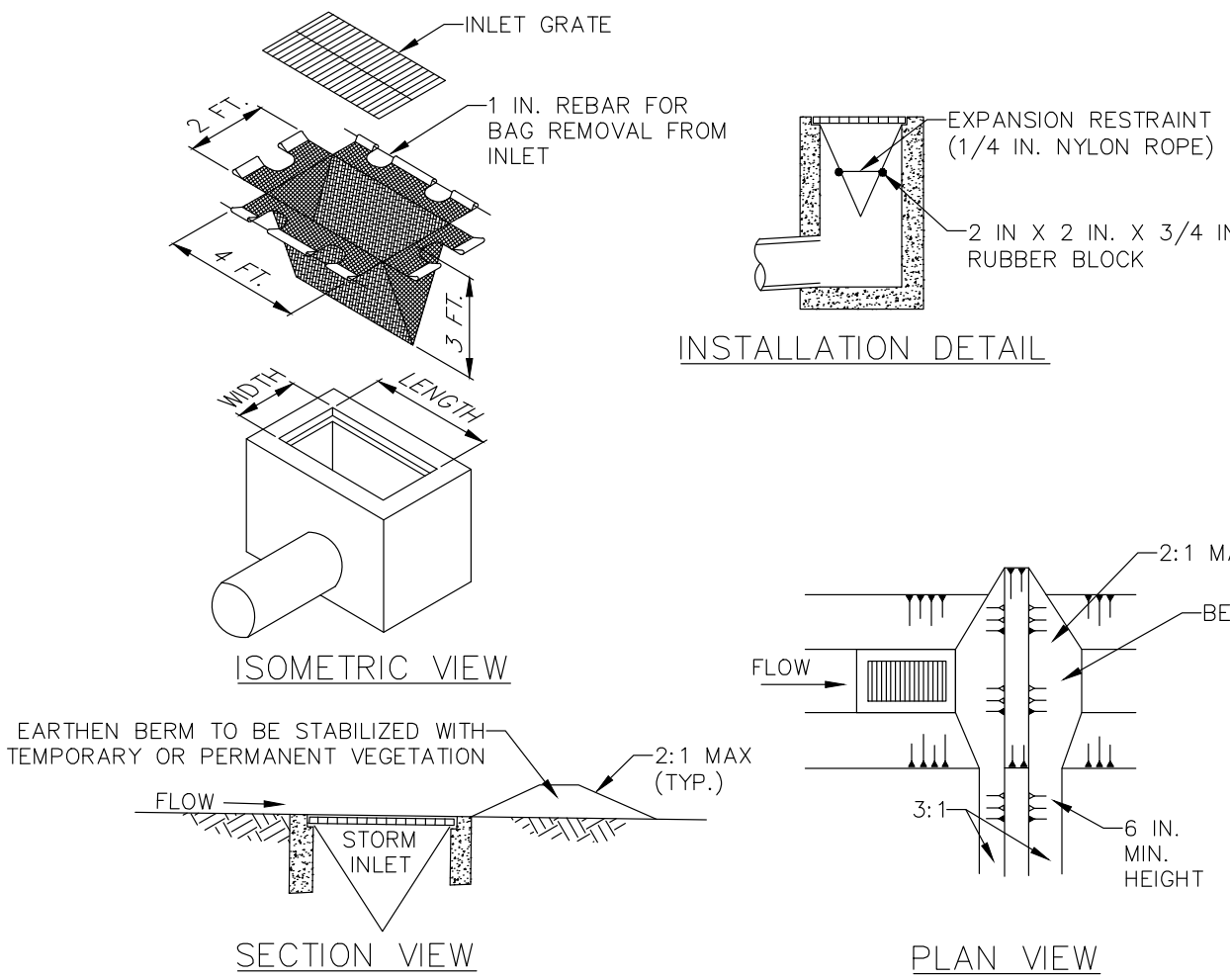
NOT TO SCALE



NOTES:  
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.  
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP-SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.  
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.  
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.  
COMPOST FILTER 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.  
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
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.

STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK

NOT TO SCALE



NOTES:  
EARTHEN BERM TO BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION.  
MAXIMUM DRAINAGE AREA = 1/2 ACRE.  
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.  
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.  
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.  
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.  
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16  
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE

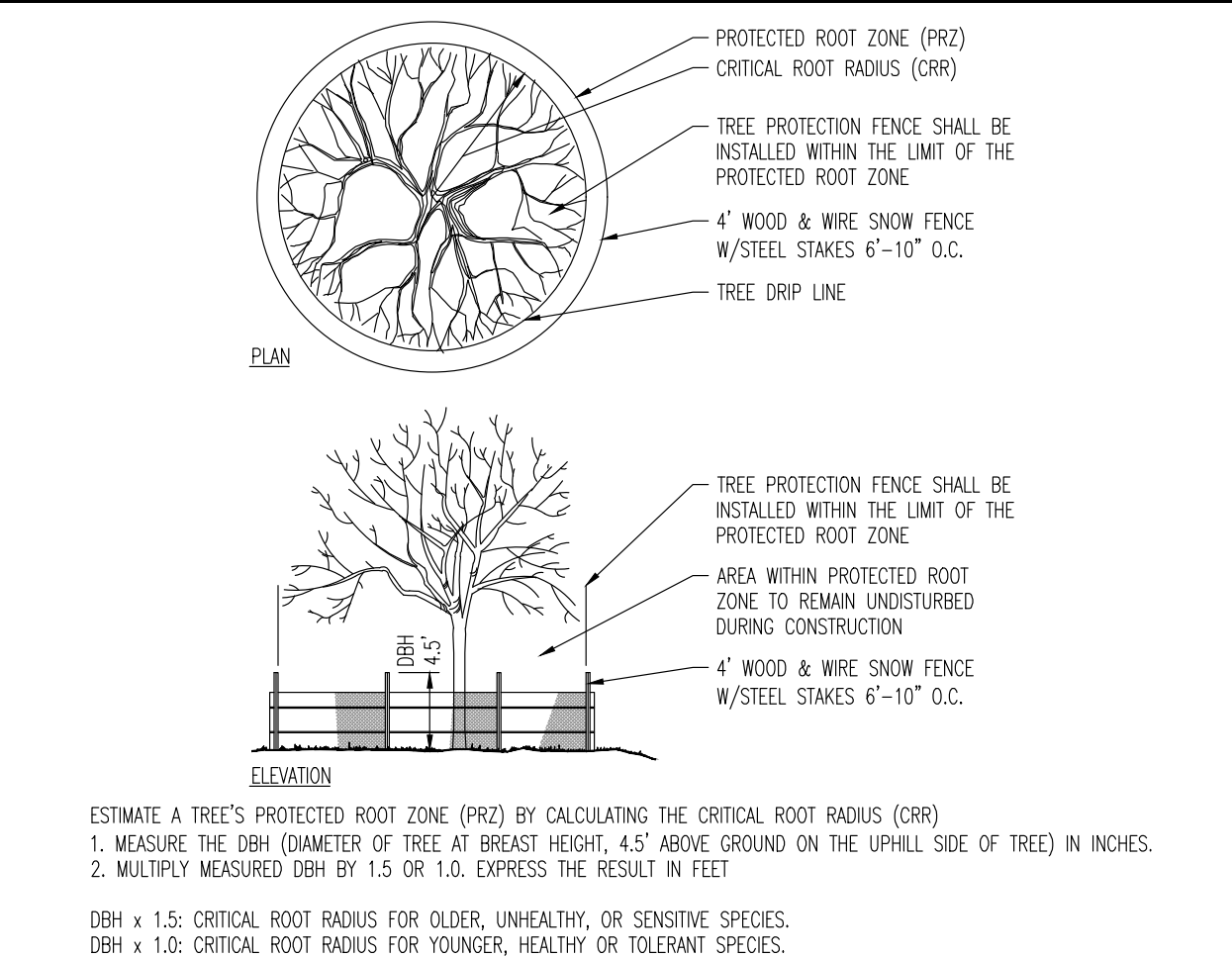
TABLE 4.1 Compost Sock Fabric Minimum Specifications. Table with columns: Material Type, Material Characteristics, Tensile Strength, Ultraviolet Stability, Original Strength, Minimum Functional Longevity, and Heavy Duty Multi-Filament Polypropylene (HDMFPP).

TABLE 4.2 Compost Standards. Table with columns: Organic Matter Content, pH, Moisture Content, Particle Size, Soluble Salt Concentration, and 25% - 100% (dry weight basis).

Compost should be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or wood/bark organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% by dry weight) of man-made foreign matter. The compost product should not resemble the raw material from which it was derived. Wood and bark chips, ground construction debris or reprocessed wood products are not acceptable as the organic component of the mix.  
The physical parameters of the compost should comply with the standards in Table 4.2. The standards contained in the PennDOT Publication 408 are an acceptable alternative.

COMPOST SOCK SPECIFICATIONS

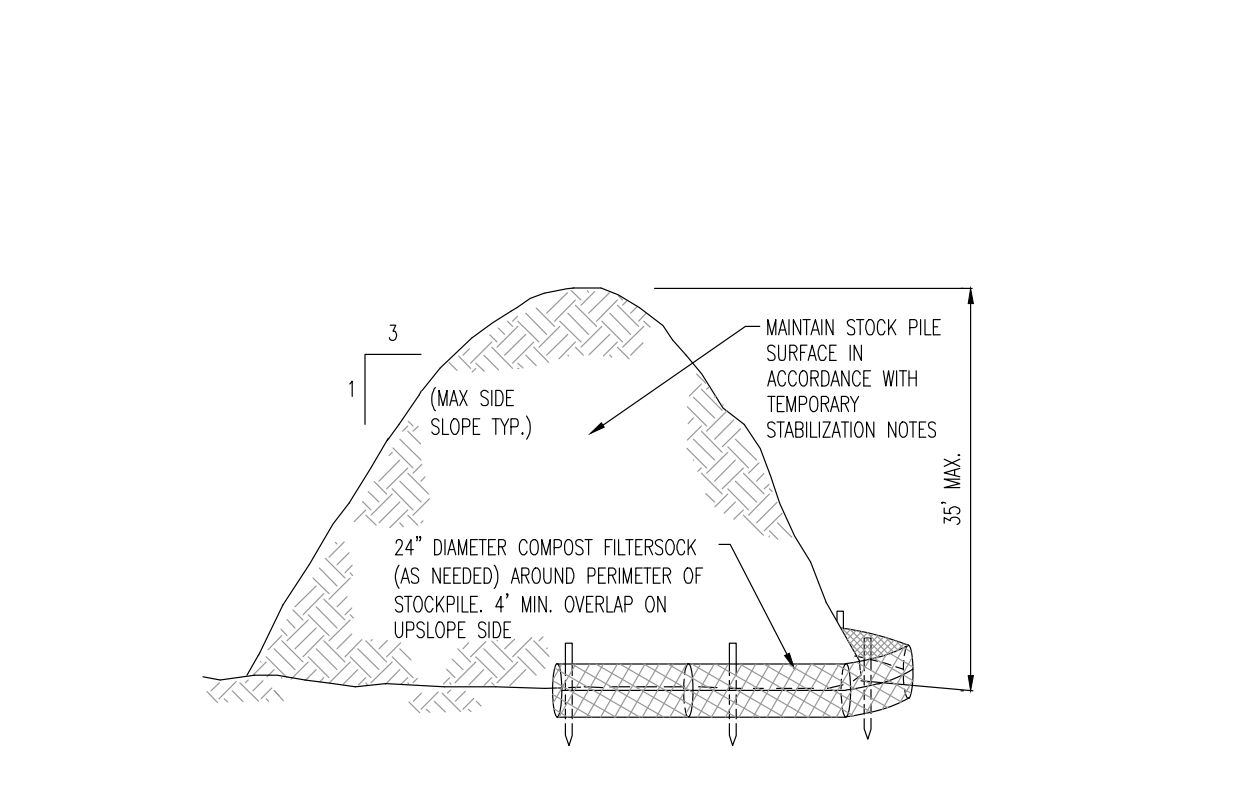
NOT TO SCALE



ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).  
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5' ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.  
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.  
DBH x 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.  
DBH x 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.

TREE PROTECTION DURING  
SITE CONSTRUCTION DETAIL

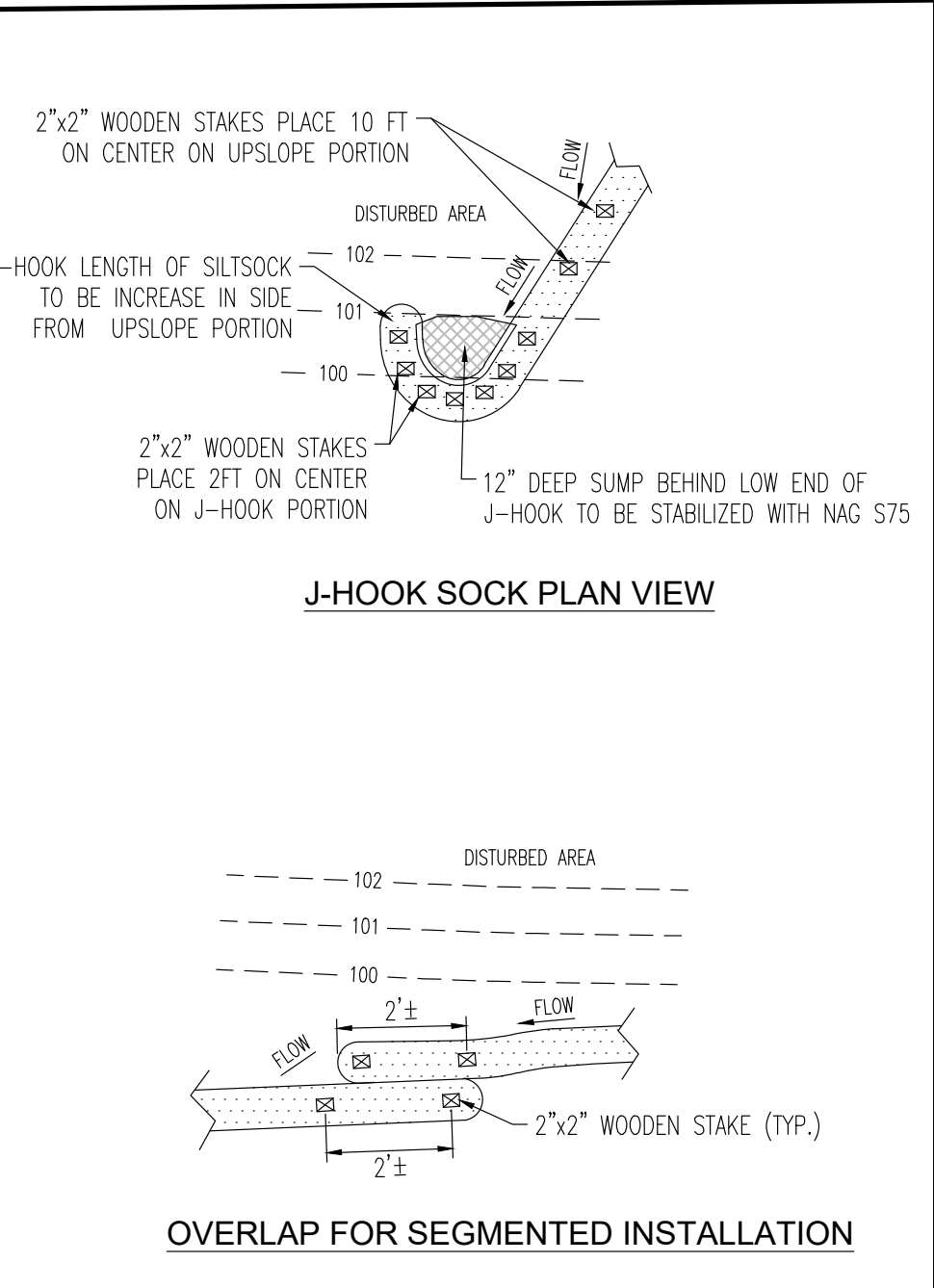
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MAINTENANCE NOTES:  
- STOCKPILE SHOULD BE STABILIZED IMMEDIATELY.  
- ALL STOCKPILES TO BE COVERED BEFORE PRECIPITATION.  
- ALL STOCKPILES SHOULD BE INSPECTED DAILY. REPLACE OR REPAIR ANY COVERS OR PERIMETER CONTROLS AS NEEDED.  
- RE-APPLY TEMPORARY STABILIZATION WHEN NEEDED.

TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



COMPOST SOCK CONCRETE WASHOUT DETAIL

NOTES:  
1. INSTALL ON PLAN (SIDE) OF MAIN PERFORMANCE.  
2. CONCRETE WASHOUT SOCKS SHALL BE STAKED ONTO CONCRETE WASHOUT SOCKS FOR PROPER CONFIGURATION FOR ADDED WEIGHT.  
3. 24" DIAMETER COMPOST FILTER SOCK, 4" MIN. OVERLAP OVERLAP SIDE OF FILTER SOCK

COMPOST SOCK CONCRETE WASHOUT DETAIL

NOT TO SCALE

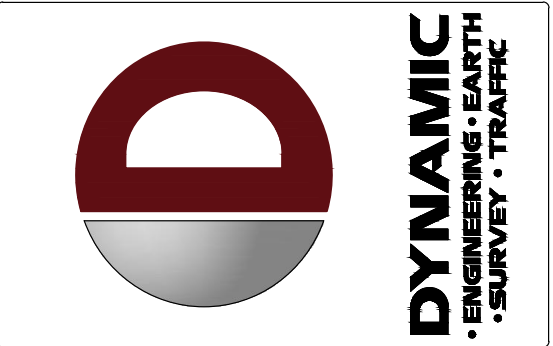


Table with columns: NO., DATE, COMMENTS, REV., DATE, COMMENTS

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PROPOSED CHASE BANK  
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TITLE: E&S DETAILS  
SCALE: (H) NOT TO SCALE (V) SCALE  
DATE: 07/12/2024  
PROJECT NO: 1478-99-191  
SHEET NO: 25 OF 25