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Doing Business as **MASER**
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATIONS. OWNERS OR ANY PERSONS PREPARING TO DISTURB THE EARTH'S SURFACE MUST NOTIFY ALL UTILITIES.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SITE INFORMATION AND REFERENCES:

- THE PLAN REFERENCES ARE:
 - A SURVEY BY: COLLIERS ENGINEERING & DESIGN, INC. 3000 MELANCTHIC DRIVE, SUITE 100 MOUNT LAUREL, NJ 08054
- OWNER: CHESTER FIRST PARTNERSHIP LLC 1 FOURTH STREET CHESTER, PA 19013
- APPLICANT: CITY OF CHESTER THOMAS MOORE 1 FOURTH STREET CHESTER, PA 19013
- DATE: 08/21/2024
- APPLICANT: CITY OF CHESTER THOMAS MOORE 1 FOURTH STREET CHESTER, PA 19013
3. SITE ADDRESS: 2ND STREET & PENNELL STREET CITY OF CHESTER, PENNSYLVANIA 19013

EXISTING CONDITIONS/DEMOLITION NOTES:

- UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARK-OUTS AT THE SITE.
- BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF CHESTER DEMOLITION PERMIT APPLICATION REQUIREMENTS. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MUST FIELD VERIFY EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, GAS, STORM SEWER, SANITARY SEWER, FIBER OPTIC, ETC. PRIOR TO CONSTRUCTION.
- CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.
- ALL EXISTING SUBGRADE FEATURES (INCLUDING BUT NOT LIMITED TO ASSESSMENTS, FOUNDATIONS, UTILITIES, ETC.) MUST BE REMOVED TO 2" MINIMUM BELOW PROPOSED SUBGRADE AND BACKFILLED WITH STRUCTURAL MATERIAL APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO DISCONNECT UTILITY SERVICE PRIOR TO DEMOLITION. CONTRACTOR IS RESPONSIBLE TO OBTAIN THE APPLICABLE DISCONNECTION PERMITS WITH THE UTILITY AND MUNICIPAL AUTHORITIES.
- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. A UTILITY MARK OUT PROVIDED BY PENNSYLVANIA ONE CALL SYSTEM 811 OR 1-800-242-1776, TICKET NUMBER 2024152350 EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF CHESTER, DELAWARE COUNTY, PA. PANEL 203 OF 250 COMMUNITY PANEL NUMBER 40552003H, AND LAST REVISED NOVEMBER 3, 2017.
- VERTICAL DATUM ARE BASED ON NAVD83. HORIZONTAL DATUM ARE BASED ON NAD83 PENNSYLVANIA ZONE SOUTH STATE PLANE COORDINATE SYSTEM.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- STREETS DEPARTMENT GENERAL CONFORMANCE: ALL VALVES, VENTS, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED BY A PA LICENSED SURVEYOR, AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
- EXISTING INLETS IN THE RIGHT-OF-WAY TO BE MAINTAINED AND PROTECTED
- THE BENCHMARK SHOWN IS FOR PERMITTING PURPOSES ONLY AND MUST BE RESET PRIOR TO ANY STAKE-OUT FOR CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE PRESENTED IN A REPORT ENTITLED "REPORT OF GEOTECHNICAL EXPLORATION, PROPOSED PUBLIC WORKS GARAGE AND SHED, WEST 2ND STREET AND LLOYD STREET, CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA," DATED "NOVEMBER 14, 2024," PREPARED BY COLLIERS ENGINEERING & DESIGN, INC.
- INFILTRATION INFORMATION AND SOIL TEST PIT LOCATIONS HEREON ARE PRESENTED IN A REPORT ENTITLED "REPORT OF STORMWATER INFILTRATION EXPLORATION, PROPOSED PUBLIC WORKS GARAGE AND SHED, WEST 2ND STREET AND LLOYD STREET, CITY OF CHESTER, DELAWARE COUNTY, PENNSYLVANIA," DATED "NOVEMBER 14, 2024," PREPARED BY COLLIERS ENGINEERING & DESIGN, INC.
- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
- THERE ARE NO SLOPES IN EXCESS OF 15%
- PER ONLINE WETLANDS MAPPING, THERE ARE NO DELINEATED WETLANDS PRESENT ON-SITE.
- THERE ARE NO SINKHOLES PRESENT ON-SITE.
- THE SITE IS LOCATED IN THE DELAWARE RIVER WATERSHED.

LEGEND

---	RIGHT OF WAY LINE	○	TREE
---	PROPERTY LINE	○	ROADWAY SIGNS
---	EDGE OF PAVEMENT	○	UTILITY POLE
---	CURB LINE	○	GUY WIRE
---	D.C. BACK	○	FIRE HYDRANT
---	DEPRESSED CURB	○	WATER VALVE
---	CHAIN FENCE	○	GAS VALVE
---	ELECTRICAL MANHOLE	○	SANITARY CLEANOUT
---	WATER MANHOLE	○	STORM INLET TYPE 'C'
---	TELEPHONE MANHOLE	○	STORM INLET TYPE 'M'
---	FORCE MAIN	○	CONCRETE SIDEWALK REMOVAL
---	SANITARY MANHOLE	○	SAWCUT LINE
---	MAJOR CONTOUR	---	
---	MINOR CONTOUR	---	
---	SPOT ELEVATION	---	
---	TOP OF CURB ELEV.	---	
---	BOTTOM OF CURB ELEV.	---	
---	UV	---	UG CABLE TV LINE
---	UG FIBER OPTIC LINE	---	UG TELEPHONE LINE
---	UG ELECTRIC LINE	---	OVERHEAD WIRE
---	WATER MAIN	---	GAS MAIN
---	SAN. SEWER LATERAL	---	SAN. SEWER MAIN
---	STORM PIPE	---	

ABBREVIATIONS

D.C.	= DEPRESSED CURB	UV	= UNKNOWN VALVE	M.L.M.	= MEAN LOW WATERLINE
BC	= BOTTOM OF CURB	MH	= MANHOLE	FW	= TOP OF WALL
TC	= TOP OF CURB	DRP	= DEPRESSED	CL	= CENTERLINE
BO	= BOTTOM OF CURB	GR	= GRATE	PM	= PARKING METER
MB	= MAILBOX	M.H.	= MEAN HIGH WATERLINE	FF	= FINISH FLOOR

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED. STREET LIGHTS, AND UTILITY MAINS SHALL REMAIN INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, ELECTRIC, TELEPHONE, AND GAS INCLUDING ASSOCIATED MANHOLES, INLETS, AND VALVES, ETC.

EXISTING UTILITIES SHOWN ARE CONSIDERED APPROXIMATE AND BASED ON REFERENCE MAPPING AND SURFACE FIELD MEASUREMENTS. THE EXTENT OF THE UNDERGROUND EXISTING UTILITIES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

THE LIMIT OF DISTURBANCE LINE IS SHOWN THICK FOR GRAPHICAL PURPOSES ONLY. IT IS THE INTENT OF THE PROJECT SCOPE TO DISTURB WITHIN THE PROPERTY AND LIMITS SHOWN.

ALL STREET SIGNS WITHIN THE LIMIT OF WORK TO BE PROTECTED AND RE-INSTALLED.

ALL EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED OR PLUGGED PER UTILITY COMPANY REQUIREMENTS.

APPLICANT:
CITY OF CHESTER
THOMAS MOORE
1 FOURTH STREET
CHESTER, PA 19013

OWNER:
CHESTER FIRST PARTNERSHIP LLC
1 FOURTH STREET
CHESTER, PA 19013

LOT AREA: 84,280 SF (1.934 AC)

DATE	REVISION	DESCRIPTION
	1	ISSUED FOR PERMIT
	2	REVISED LAYOUT
	3	ISSUED FOR PERMIT

Gabrielle Buchter
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PD96502
COLLIERS ENGINEERING & DESIGN, INC.

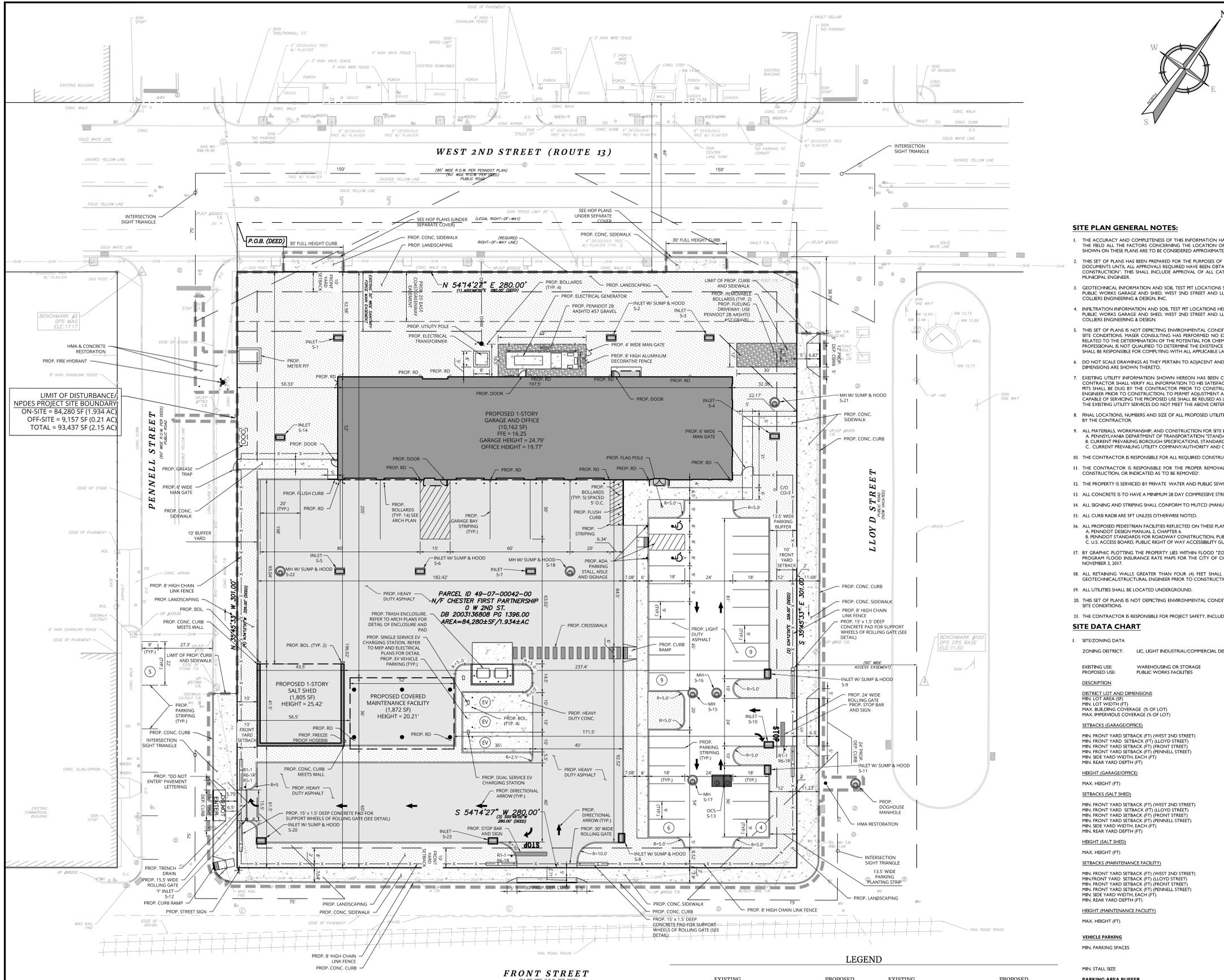
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
CITY OF CHESTER

PROJECT TYPE:
PUBLIC WORKS FACILITIES

LOCATION:
2ND ST. & PENNELL ST.
CITY OF CHESTER, PA 19013

Colliers
Engineering & Design
PHILADELPHIA
2 Penn Center, Suite 700
1500 JK Boulevard
Philadelphia, PA 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

SCALE: AS SHOWN
PROJECT NUMBER: CDD00004
DATE: 10/11/2024
DRAWN BY: LFD
CHECKED BY: GEB
SHEET TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET NUMBER: 2.0



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ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, OWNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE. CALL 811 BEFORE YOU DIG.
2024.152350
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- SITE PLAN GENERAL NOTES:**
- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
 - THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
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 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS, LOCATED BY THE CONTRACTOR, CAPABLE OF SERVING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
 - FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
 - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - B. CURRENT PREVALING AASHTO SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - C. CURRENT PREVALING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
 - THE PROPERTY IS SERVICED BY PRIVATE WATER AND PUBLIC SEWER.
 - ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 - ALL SIGNING AND STRIPING SHALL CONFORM TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - ALL CURB RADII ARE SFT UNLESS OTHERWISE NOTED.
 - ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
 - A. PENNDOT DESIGN MANUAL 2, CHAPTER 6.
 - B. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-47M.
 - C. U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
 - BY GRAPHIC PLOTTING THE PROPERTY LIES WITHIN FLOOD "ZONE X" AREAS TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR THE CITY OF CHESTER, DELAWARE COUNTY, PA, PANEL 303 OF 350 COMMUNITY PANEL NUMBER 40462033H, AND LAST REVISED NOVEMBER 3, 2017.
 - ALL RETAINING WALLS GREATER THAN FOUR (4) FEET SHALL REQUIRE SUBMISSION OF PLANS, DETAILS AND STRUCTURAL CALCULATIONS FOR REVIEW AND APPROVAL BY A GEOTECHNICAL/STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
 - THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

SITE DATA CHART

1. SITEZONING DATA
ZONING DISTRICT: LIC LIGHT INDUSTRIAL/COMMERCIAL DISTRICT

EXISTING USE: WAREHOUSING OR STORAGE
PROPOSED USE: PUBLIC WORKS FACILITIES

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
DISTRICT LOT AND DIMENSIONS			
MIN. LOT AREA (SF)	12,000 SF	84,280 SF	84,280 SF
MIN. LOT WIDTH (FT)	80'	280'	280'
MAX. BUILDING COVERAGE (% OF LOT)	70%	N/A	16.42% (13,839 SF)
MAX. IMPROVEMENT COVERAGE (% OF LOT)	90%	N/A	67.21% (56,642 SF)
SETBACKS (GARAGE/OFFICE)			
MIN. FRONT YARD SETBACK (FT) (WEST 2ND STREET)	10'	N/A	52.98'
MIN. FRONT YARD SETBACK (FT) (LLOYD STREET)	10'	N/A	33.36'
MIN. FRONT YARD SETBACK (FT) (FRONT STREET)	10'	N/A	196.07'
MIN. FRONT YARD SETBACK (FT) (PENNELL STREET)	10'	N/A	50.33'
MIN. SIDE YARD WIDTH (EACH FT)	15'	N/A	N/A
MIN. REAR YARD DEPTH (FT)	15'	N/A	N/A
HEIGHT (GARAGE/OFFICE)			
MAX. HEIGHT (FT)	65' OR 5 STORIES	N/A	24.79'
SETBACKS (SALT SHED)			
MIN. FRONT YARD SETBACK (FT) (WEST 2ND STREET)	10'	N/A	198'
MIN. FRONT YARD SETBACK (FT) (LLOYD STREET)	10'	N/A	226.5'
MIN. FRONT YARD SETBACK (FT) (FRONT STREET)	10'	N/A	61.5'
MIN. FRONT YARD SETBACK (FT) (PENNELL STREET)	10'	N/A	10'
MIN. SIDE YARD WIDTH (EACH FT)	15'	N/A	N/A
MIN. REAR YARD DEPTH (FT)	15'	N/A	N/A
HEIGHT (SALT SHED)			
MAX. HEIGHT (FT)	65' OR 5 STORIES	N/A	25.42'
SETBACKS (MAINTENANCE FACILITY)			
MIN. FRONT YARD SETBACK (FT) (WEST 2ND STREET)	10'	N/A	205'
MIN. FRONT YARD SETBACK (FT) (LLOYD STREET)	10'	N/A	171.5'
MIN. FRONT YARD SETBACK (FT) (FRONT STREET)	10'	N/A	60'
MIN. FRONT YARD SETBACK (FT) (PENNELL STREET)	10'	N/A	56.5'
MIN. SIDE YARD WIDTH (EACH FT)	15'	N/A	N/A
MIN. REAR YARD DEPTH (FT)	15'	N/A	N/A
HEIGHT (MAINTENANCE FACILITY)			
MAX. HEIGHT (FT)	65' OR 5 STORIES	N/A	20.21'
VEHICLE PARKING			
MIN. PARKING SPACES	1 PER 1.2 EMPLOYEES 23x12 = 28	10 SPACES	31 TOTAL SPACES (INCLUDES 24 VEHICLE PASSENGER SPACES, 1 LARGE VEHICLE SPACE, 1 ADA SPACE, 1 ADA VAN SPACE)
MIN. STALL SIZE	9'x18'	9'x18'	9'x18'
PARKING AREA BUFFER			
MIN. BUFFER WIDTH	8'	N/A	13.5'
BUFFER YARD			
MIN. BUFFER WIDTH	8'	0'	10'
DRIVE AISLE WIDTH			
THE MINIMUM WIDTH FOR AISLES PROVIDING ACCESS TO STALLS WITH TWO-WAY TRAFFIC SHALL BE 24 FEET.			
DRIVEWAYS			
WIDTH OF DRIVEWAY ONTO A PUBLIC STREET	ONE WAY (FT)	TWO WAY (FT)	TWO WAY (FT)
MIN. WIDTH	12'	20'	15.5'
MAX. WIDTH	20'	30'	30'

ABBREVIATIONS

REQUIRED	PROPOSED
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
GAS VALVE	GAS VALVE
SANITARY CLEANOUT	SANITARY CLEANOUT
STORM INLET TYPE 'C'	STORM INLET TYPE 'C'
STORM INLET TYPE 'M'	STORM INLET TYPE 'M'
PAVEMENT DIRECTION ARROW	PAVEMENT DIRECTION ARROW
BUILDING	BUILDING
BUILDING OVERHANG	BUILDING OVERHANG
LAWN	LAWN
CONCRETE	CONCRETE
HEAVY DUTY ASPHALT	HEAVY DUTY ASPHALT

D.C. = DEPRESSED CURB
B.C. = BOTTOM OF CURB
T.C. = TOP OF CURB
B.O. = BOLLARD
G.T. = GRATE
M.B. = MAILBOX
F.F. = FINISH FLOOR

U.V. = UNKNOWN VALVE
M.H. = MANHOLE
C.L. = CENTERLINE
D.P. = DEPRESSED
C.I. = CENTERLINE
P.M. = PARKING METER
M.W.H. = MEAN HIGH WATERLINE
T.W. = TOP OF WALL
B.W. = BOTTOM WALL

SCALE: 1" = 20'

PADEP ACT 2 REMEDIATION NOTES:

- SHOULD SOIL SAMPLING ANALYTICAL RESULTS FOR THE STORMWATER RUN EXCAVATION SIDEWALKS AND BOTTOM MEET PADEP STATEWIDE HEALTH STANDARDS (25 PA CODE CHAPTER 260) FOR MANGANESE. THE CED ENVIRONMENTAL CONSULTANT WILL NOTIFY THE CONTRACTOR THAT PADEP ACT 2 CAPPING NOTES #9 & #10 BELOW IF NO LONGER REQUIRED. CED ENVIRONMENTAL CONSULTANT POINTS OF CONTACT ARE KURT MARTIN (732) 546-7513 AND DONALD BOWMAN, P.E. (609) 752-5545.
- AS A GENERAL MATTER, MATERIAL EXCAVATED DURING CONSTRUCTION ACTIVITIES MAY BE UTILIZED AS FILL OR GRADING MATERIAL ON SITE, UNLESS THE MATERIAL IS UNSUITABLE FOR THAT PURPOSE.
- THE CONTRACTOR SHALL PREPARE AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) HEALTH AND SAFETY PLAN PER 29 CFR 1910 FOR WORKERS PERFORMING INTENSIVE ACTIVITIES IN CONTACT WITH SOIL OR GROUNDWATER.
- SOIL AND OTHER EXCAVATED MATERIALS ARE PERMITTED TO BE REUSED ON SITE, MATERIALS WHICH ARE LIKELY TO INTERFERE WITH IMPLEMENTATION, AND ARE THEREFORE CONSIDERED "UNUSABLE", INCLUDE:
 - SLUDGE
 - FLOWABLE PRODUCT
 - SOIL/FILL SATURATED WITH SEPARATE PHASE LIQUIDS (I.E. OIL, GREASE)
 - STORAGE TANK REMAINS CONTAINING FLOWABLE PRODUCT AND/OR SEPARATE PHASE LIQUIDS, AND
 - BURIED WASTE (I.E. PLASTIC BATTERY CASINGS) FROM THE 401 WASHINGTON STREET PROPERTY
- A REPRESENTATIVE WITH EXPERIENCE IN ASSESSING ENVIRONMENTAL CONDITIONS (SUCH AS THE CED ENVIRONMENTAL CONSULTANT) SHALL BE AVAILABLE WHENEVER INTENSIVE ACTIVITIES ARE BEING CONDUCTED ON THE SUBJECT PROPERTY. IF UNSUITABLE MATERIALS, AS DESCRIBED ABOVE, ARE ENCOUNTERED, THE REPRESENTATIVE SHALL BE NOTIFIED.

RESPOND WITHIN TWO (2) HOURS OF NOTIFICATION TO EVALUATE SITE CONDITIONS AND THE SUITABILITY OF THE MATERIALS FOR REUSE ON SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE UNSUITABLE MATERIAL FROM THE SUBJECT PROPERTY. THE FACILITY AND METHODS OF MANAGEMENT SHALL BE DETERMINED BY THE SUBJECT PROPERTY OWNER, THEIR CONTRACTOR AND THE REPRESENTATIVE. THE MATERIALS IN QUESTION SHOULD BE REMOVED FROM THE SUBJECT PROPERTY IN THE SHORTEST TIME FRAME REASONABLY ACHIEVABLE BASED ON CONDITIONS.

IF CONSTRUCTION AND DEMOLITION (C&D) DEBRIS (I.E. REBAR, STEEL, STRUCTURAL MEMBERS, CONCRETE) IS EXCAVATED FROM THE GROUND DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE THAT MATERIAL OFF-SITE AND MANAGE IT IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.

C&D DEBRIS THAT IS FOUND TO BE COMMINGLED WITH UNSUITABLE MATERIALS (I.E. TANK REMAINS CONTAINING SLUDGE AND/OR FLOWABLE PRODUCT) SHALL BE REMOVED FROM THE SUBJECT PROPERTY AND MANAGED BY THE SUBJECT PROPERTY OWNER AND THEIR DESIGNATED CONTRACTOR IN THE SHORTEST TIME FRAME REASONABLY ACHIEVABLE BASED ON CONDITIONS.

FILL MATERIALS (I.E. SOIL, STONE) IMPORTED FROM OFF-SITE SOURCES SHALL MEET THE CURRENT PADEP MANAGEMENT OF FILL POLICY (DOCUMENT NO. 258-2182-773) DEFINITION FOR "CLEAN FILL".

ONCE PERVIOUS AREAS ON THIS DRAWING HAVE BEEN EXCAVATED TO A DEPTH OF TWO FEET BELOW FINISHED GRADE, THE CONTRACTOR SHALL PLACE A DEMARCATION BARRIER (ORANGE DELINEATION GEOTEXTILE FABRIC) ON THE SUBGRADE.

THE CONTRACTOR SHALL PREPARE AN AS-BUILT SURVEY BY A PENNSYLVANIA-LICENSED LAND SURVEYOR WHICH WILL IDENTIFY CAP BOUNDARIES AND DETAILS.

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED. STREET LIGHTS, AND UTILITY MAINS SHALL REMAIN INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, ELECTRIC, TELEPHONE, AND GAS INCLUDING ASSOCIATED MANHOLES, INLETS, AND VALVES, ETC.

ALL STREET SIGNS WITHIN THE LIMIT OF WORK TO BE PROTECTED AND RE-INSTALLED.

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY LINE	RIGHT OF WAY LINE	UTILITY POLE	UTILITY POLE
PROPERTY LINE	PROPERTY LINE	GUY WIRE	GUY WIRE
EDGE OF PAVEMENT	EDGE OF PAVEMENT	FIRE HYDRANT	FIRE HYDRANT
CURB LINE	CURB LINE	WATER VALVE	WATER VALVE
DEPRESSED CURB	DEPRESSED CURB	GAS VALVE	GAS VALVE
CHAIN FENCE	CHAIN FENCE	SANITARY CLEANOUT	SANITARY CLEANOUT
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE	STORM INLET TYPE 'C'	STORM INLET TYPE 'C'
WATER MANHOLE	WATER MANHOLE	STORM INLET TYPE 'M'	STORM INLET TYPE 'M'
TELEPHONE MANHOLE	TELEPHONE MANHOLE	PAVEMENT DIRECTION ARROW	PAVEMENT DIRECTION ARROW
SANITARY MANHOLE	SANITARY MANHOLE	BUILDING	BUILDING
TREE	TREE	BUILDING OVERHANG	BUILDING OVERHANG
ROADWAY SIGNS	ROADWAY SIGNS	LAWN	LAWN
YARD DRAIN	YARD DRAIN	CONCRETE	CONCRETE
STORM MANHOLE	STORM MANHOLE	HEAVY DUTY ASPHALT	HEAVY DUTY ASPHALT
ROOF DRAIN	ROOF DRAIN		

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PROJECT: WEST 2ND STREET (ROUTE 13) PROJECT SITE

LOCATION MAP SCALE: N.T.S.

Gabrielle Buchter
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PED06502
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR
CITY OF CHESTER

PROJECT TYPE:
PUBLIC WORKS FACILITIES

LOCATION:
2ND ST. & PENNELL ST.
CITY OF CHESTER, PA 19013

PHILADELPHIA
3 Penn Center, Suite 700
1500 JK Boulevard
Philadelphia, PA 19152
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

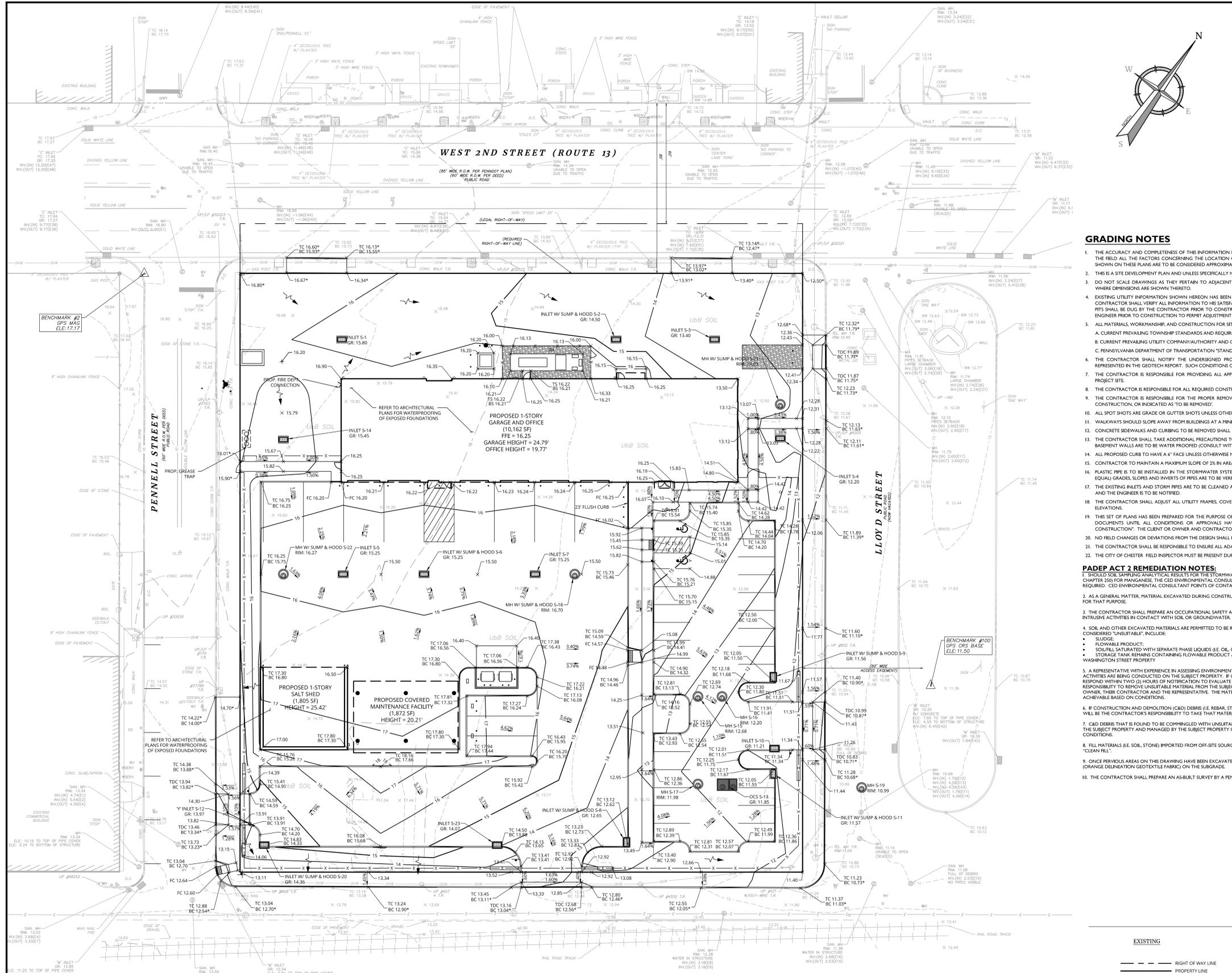
DATE: 10/11/2024
DRAWN BY: LFD
CHECKED BY: GEB

SCALE: 1" = 20'

SITE PLAN

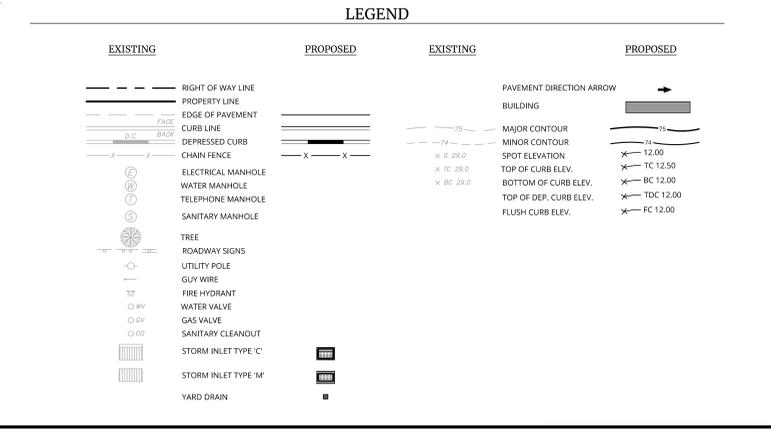
3.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



- ### GRADING NOTES
- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BEDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY THE CONTRACTOR.
 - THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.
 - DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICT.
 - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING, UNLESS OTHERWISE NOTED:
 - CURRENT PREVAILING TOWNSHIP STANDARDS AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - PENNSYLVANIA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
 - THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED IN THE GEOTECH REPORT. SUCH CONDITIONS SHOULD RENDER THE DESIGN SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS TO BE REMOVED.
 - ALL SPOT SHOTS ARE GRADE OR GUTTER SHOTS UNLESS OTHERWISE NOTED.
 - WALKWAYS SHOULD SLOPE AWAY FROM BUILDINGS AT A MINIMUM PITCH OF 1% AND A MAXIMUM PITCH OF 2%.
 - CONCRETE SIDEWALKS AND CURBING TO BE REMOVED SHALL BE SAW CUT OR REMOVED TO THE NEAREST EXPANSION JOINT.
 - THE CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO WATERPROOF AREAS WHERE THE EXTERIOR FINISHED GRADE IS HIGHER THAN THE FINISHED FLOOR ELEVATION. ALL BASEMENT WALLS ARE TO BE WATER PROOFED (CONSULT WITH ARCHITECT FOR SPECIFICATIONS).
 - ALL PROPOSED CURB TO HAVE A 6" FACE UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO MAINTAIN A MAXIMUM SLOPE OF 2% IN AREAS OF HANDICAP STALLS AS PER A.D.A. REQUIREMENTS.
 - PLASTIC PIPE IS TO BE INSTALLED IN THE STORMWATER SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS (ADS INC. OR APPROVED EQUAL) GRADES, SLOPES AND RIVERS OF PIPES ARE TO BE VERIFIED AND CONFIRMED BY THE CONTRACTOR PRIOR TO BACKFILLING.
 - THE EXISTING INLETS AND STORM PIPES ARE TO BE CLEANED AND INSPECTED AS NECESSARY. IF ANY STRUCTURE IS FOUND TO BE DAMAGED, IT SHALL BE REPLACED ACCORDINGLY AND THE ENGINEER IS TO BE NOTIFIED.
 - THE CONTRACTOR SHALL ADJUST ALL UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
 - THE SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
 - NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER AND THE TOWNSHIP.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL ADA ACCESSIBLE ENTRANCES ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA STANDARDS AND SPECIFICATIONS.
 - THE CITY OF CHESTER FIELD INSPECTOR MUST BE PRESENT DURING ALL TESTING.

- ### PADEP ACT 2 REMEDIATION NOTES:
- SHOULD SOIL SAMPLING ANALYTICAL RESULTS FOR THE STORMWATER BASIN EXCAVATION SIDEWALLS AND BOTTOM MEET PADEP STATEWIDE HEALTH STANDARDS (35 PA CODE CHAPTER 250) FOR MANGANESE, THE CED ENVIRONMENTAL CONSULTANT WILL NOTIFY THE CONTRACTOR THAT PADEP ACT 2 CAPPING INSTEAD OF #8 AND #10 BELOW IS NO LONGER REQUIRED. CED ENVIRONMENTAL CONSULTANT POINTS OF CONTACT ARE KURT PARTIN (733) 946-9133 AND DONALD BOYMAN, P.E. (609) 753-5494.
 - AS A GENERAL MATTER, MATERIAL EXCAVATED DURING CONSTRUCTION ACTIVITIES MAY BE UTILIZED AS FILL OR GRADING MATERIAL ON SITE. UNLESS THE MATERIAL IS UNSUITABLE FOR THAT PURPOSE.
 - THE CONTRACTOR SHALL PREPARE AN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) HEALTH AND SAFETY PLAN PER 29 CFR 1910 FOR WORKERS PERFORMING INTRUSIVE ACTIVITIES IN CONTACT WITH SOIL OR GROUNDWATER.
 - SOIL AND OTHER EXCAVATED MATERIALS ARE PERMITTED TO BE REUSED ON SITE. MATERIALS WHICH ARE LIKELY TO INTERFERE WITH IMPLEMENTATION, AND ARE THEREFORE CONSIDERED "UNUSABLE", INCLUDE:
 - SLUDGE.
 - FLOWABLE PRODUCT.
 - SOILS SATURATED WITH SEPARATE PHASE LIQUIDS (E.G. OIL, GREASE).
 - STORAGE TANK REMAINS CONTAINING FLOWABLE PRODUCT AND/OR SEPARATE PHASE LIQUIDS; AND BURIED WASTE (E.G. PLASTIC BATTERY CASINGS) FROM THE 401 WASHINGTON STREET PROPERTY.
 - A REPRESENTATIVE WITH EXPERIENCE IN ASSESSING ENVIRONMENTAL CONDITIONS (SUCH AS THE CED ENVIRONMENTAL CONSULTANT) SHALL BE AVAILABLE WHENEVER INTRUSIVE ACTIVITIES ARE BEING CONDUCTED ON THE SUBJECT PROPERTY. IF UNSUITABLE MATERIALS AS DESCRIBED ABOVE, ARE ENCOUNTERED, THE REPRESENTATIVE SHALL BE NOTIFIED AND RESPOND WITHIN TWO (2) HOURS OF NOTIFICATION TO EVALUATE SITE CONDITIONS AND THE SUITABILITY OF THE MATERIALS FOR REUSE ON SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE UNSUITABLE MATERIAL FROM THE SUBJECT PROPERTY. THE FACILITY AND METHODS OF MANAGEMENT SHALL BE DETERMINED BY THE SUBJECT PROPERTY OWNER, THEIR CONTRACTOR AND THE REPRESENTATIVE. THE MATERIALS IN QUESTION SHOULD BE REMOVED FROM THE SUBJECT PROPERTY IN THE SHORTEST TIME FRAME REASONABLY ACHIEVABLE BASED ON CONDITIONS.
 - IF CONSTRUCTION AND DEMOLITION (C&D) DEBRIS (E.G. REBAR, STEEL STRUCTURAL MEMBERS, CONCRETE) IS EXCAVATED FROM THE GROUND DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE THAT MATERIAL OFF-SITE AND MANAGE IT IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - C&D DEBRIS THAT IS FOUND TO BE COMINGLED WITH UNSUITABLE MATERIALS (E.G. TANK REMAINS CONTAINING SLUDGE AND/OR FLOWABLE PRODUCT) SHALL BE REMOVED FROM THE SUBJECT PROPERTY AND MANAGED BY THE SUBJECT PROPERTY OWNER AND THEIR DESIGNATED CONTRACTOR IN THE SHORTEST TIME FRAME REASONABLY ACHIEVABLE BASED ON CONDITIONS.
 - FILL MATERIALS (E.G. SOIL, STONE) IMPORTED FROM OFF-SITE SOURCES SHALL MEET THE CURRENT PADEP MANAGEMENT OF FILL POLICY (DOCUMENT NO. 258-2182-773) DEFINITION FOR "CLEAN FILL".
 - ONCE PERVIOUS AREAS ON THE DRAWING HAVE BEEN EXCAVATED TO A DEPTH OF TWO FEET BELOW FINISHED GRADE, THE CONTRACTOR SHALL PLACE A DEMARCATION BARRIER (ORANGE DELINEATION GEOTEXTILE FABRIC) ON THE GRADE.
 - THE CONTRACTOR SHALL PREPARE AN AS-BUILT SURVEY BY A PENNSYLVANIA-LICENSED LAND SURVEYOR WHICH WILL IDENTIFY CAP BOUNDARIES AND DETAILS.



CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

ALL EXISTING UTILITY CASTINGS SHALL BE RESET TO MATCH PROPOSED SURFACE ELEVATIONS.

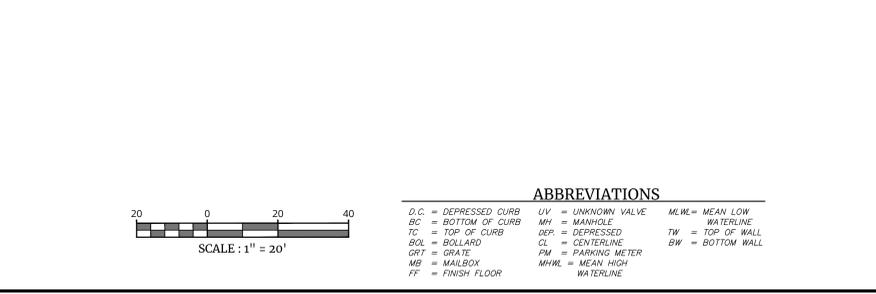
SLOPES SHOWN ON PLANS ARE FOR PERMITTING PURPOSES. CONTRACTOR TO UTILIZE SPOT ELEVATIONS TO CONSTRUCT IMPROVEMENTS.

REFER TO ARCHITECTURAL, STRUCTURAL, MEP DRAWINGS FOR BUILDING UTILITIES AND BUILDING DETAILS.

PROPOSED UNDERGROUND BASIN AND UTILITIES NOT ON THIS PLAN. SEE UTILITY PLAN

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED. STREET LIGHTS, AND UTILITY MAINS SHALL REMAIN INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, ELECTRIC, TELEPHONE, WATER AND GAS INCLUDING ASSOCIATED MANHOLES, INLETS, AND VALVES, ETC.

DESIGNATION ON THE PLAN REPRESENTS THE INTENT OF MEETING EXISTING GRADES. EXISTING SPOT ELEVATIONS AND EXISTING INVERTS WHICH HAVE BEEN CALCULATED/INTERPOLATED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



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Engineering & Design

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PROJECT: 2ND ST. & PENNELL ST. CITY OF CHESTER, PA 19013

PHILADELPHIA
2 Penn Center, Suite 700
1500 J.K. Boulevard
Philadelphia, PA 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

PROJECT TYPE:
PUBLIC WORKS FACILITIES

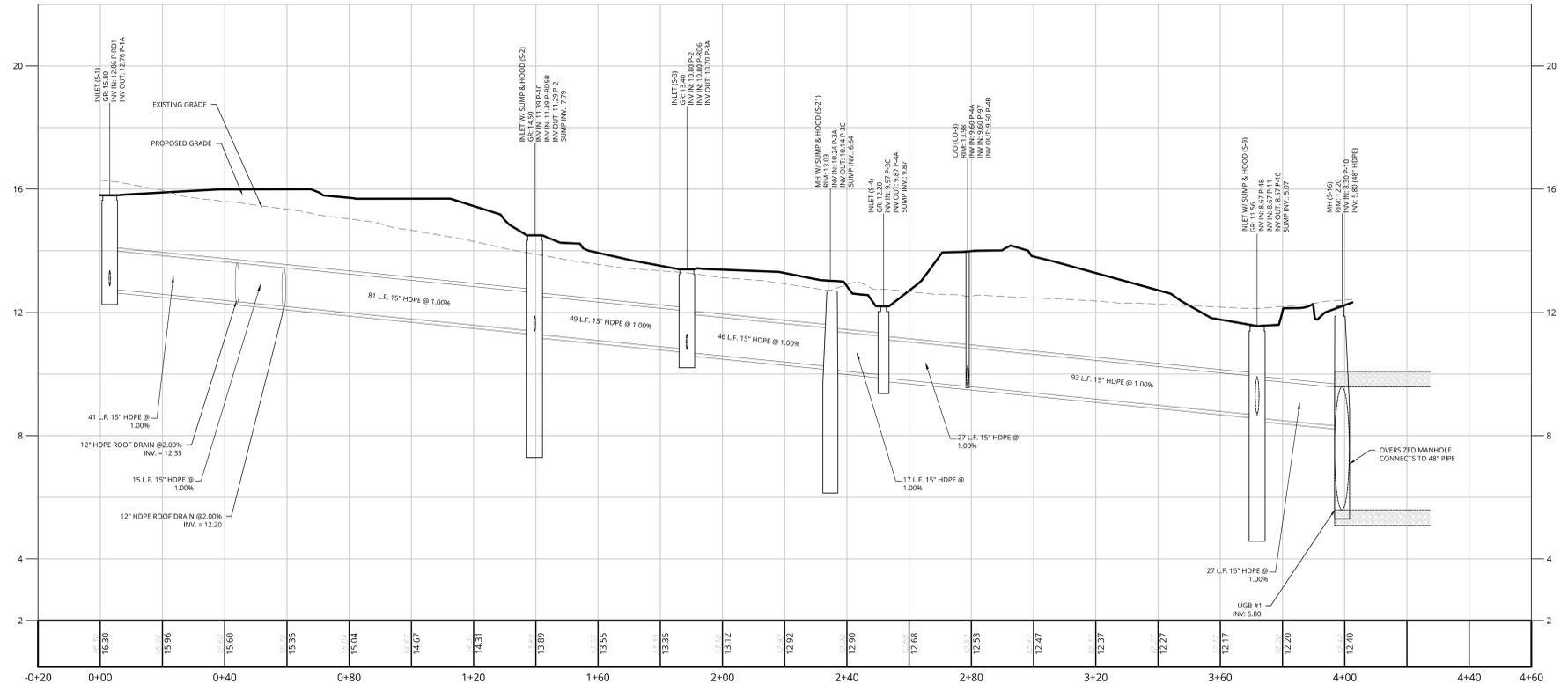
LOCATION:
2ND ST. & PENNELL ST.
CITY OF CHESTER, PA 19013

DATE: 10/11/2024
DRAWN BY: LPD
CHECKED BY: GEB

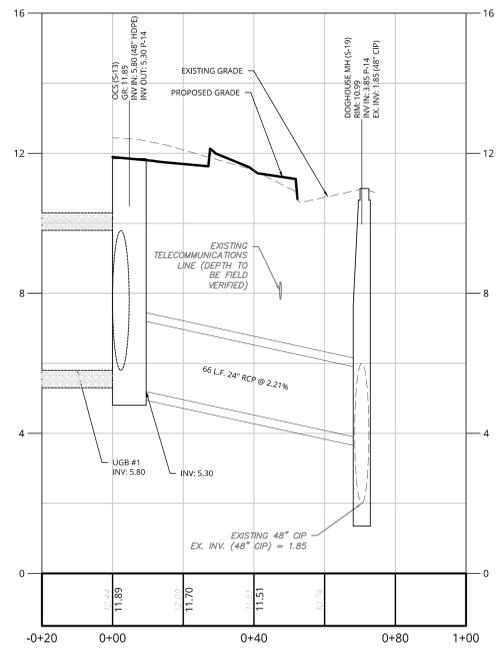
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DRAWING NAME: GRADING PLAN

SHEET NUMBER: 4.0

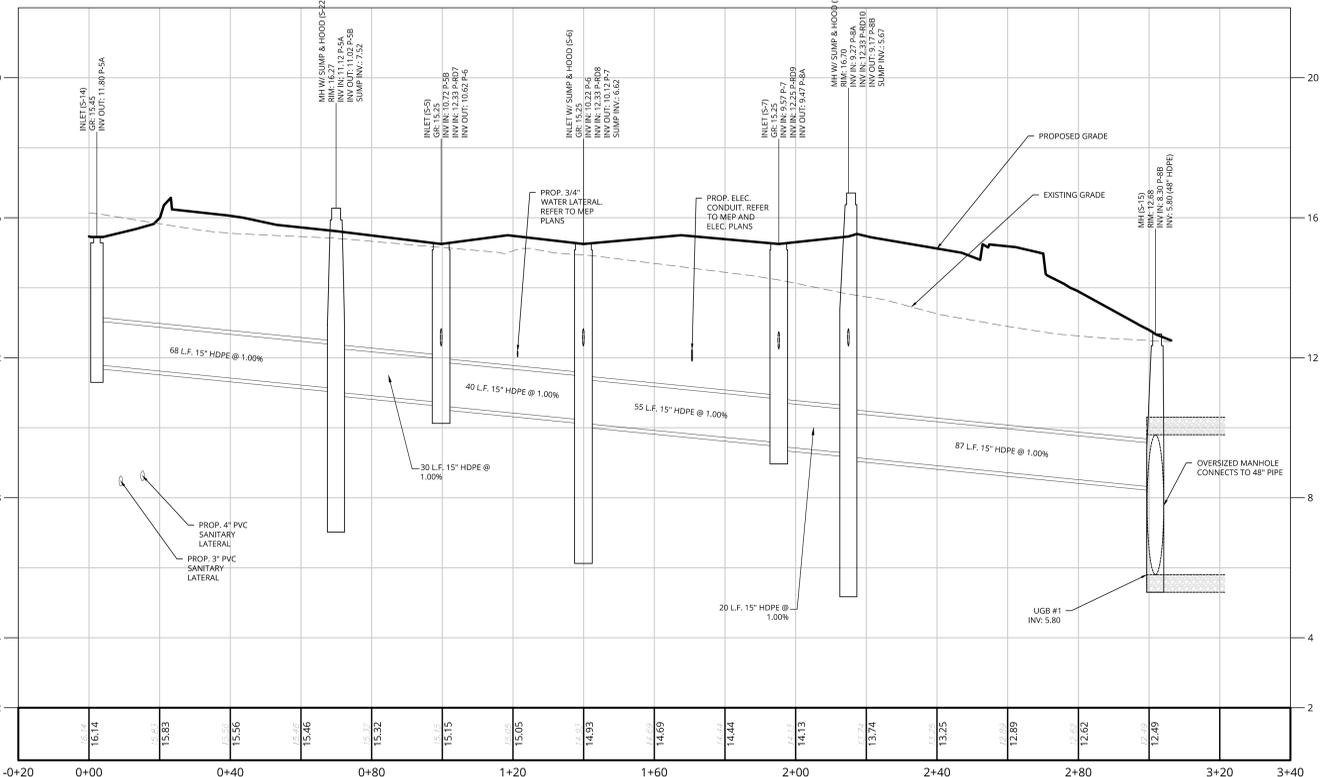
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



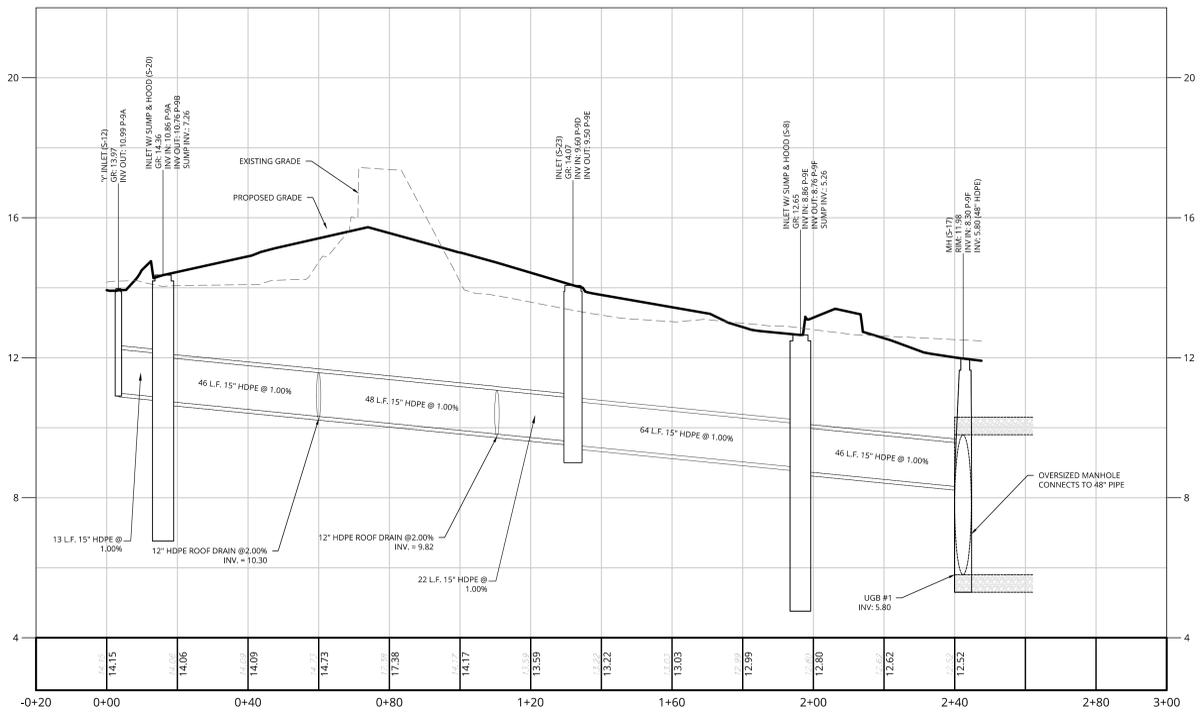
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 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 2'



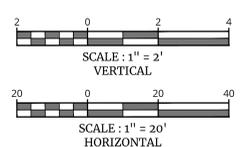
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 VERTICAL: 1" = 2'



PROFILE OF ALIGNMENT: S12-UGB #1
 HORIZONTAL: 1" = 20'
 VERTICAL: 1" = 2'



REV	DATE	DRAWN BY	DESCRIPTION
1	11/15/2024	LFD	ISSUED FOR PERMITS
2	11/22/2024	LFD	ISSUED FOR PERMITS

REV	DATE	DRAWN BY	DESCRIPTION
1	11/22/2024	LFD	ISSUED FOR PERMITS
2	11/22/2024	LFD	ISSUED FOR PERMITS

Gabrielle Buchter
 PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER: PE096502
 COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 FOR CITY OF CHESTER

PROJECT TYPE:
 PUBLIC WORKS FACILITIES
 LOCATION:
 2ND ST. & PENNELL ST.
 CITY OF CHESTER, PA 19013

Colliers Engineering & Design
 PHILADELPHIA
 2 Penn Center, Suite 700
 1500 J.K. Boulevard
 Philadelphia, PA 19152
 Phone: 215.861.9021
 COLLIERS ENGINEERING & DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

SCALE: AS SHOWN
 DATE: 10/11/2024
 PROJECT NUMBER: CDD00094
 DRAWING NAME: C-PROF
 DRAWN BY: LFD
 CHECKED BY: GEB

SHEET TITLE: PROFILES
 SHEET NUMBER: 5.1

GENERAL PLANTING NOTES

A. GENERAL

- 1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

B. PLANT MATERIAL

- 1. PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH IN THE "ANSI Z66 (LATEST ADDITION) AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTING, SPREAD OF ROOTS, SIZE OF ROOTBALL, AND BRANCHING PATTERN AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

D. PLANTING PROCEDURES

1. PLANTING BEDS

- 1.1. PROVIDE PLANTING FITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING FITS WITH SOILS AS OUTLINED IN SECTION C. FRESH BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.

4. PLANTING METHODS

- 1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY SECURED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.

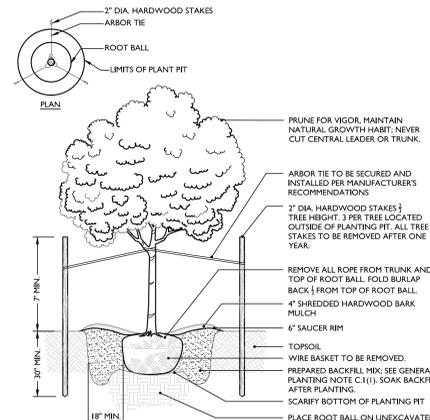
C. TOPSOIL REQUIREMENTS

- 1. TOPSOIL REQUIREMENTS: SEE PENNDOT SECTION 801 FOR REFERENCE AND SOIL ADJUSTIVES.

E. MAINTENANCE

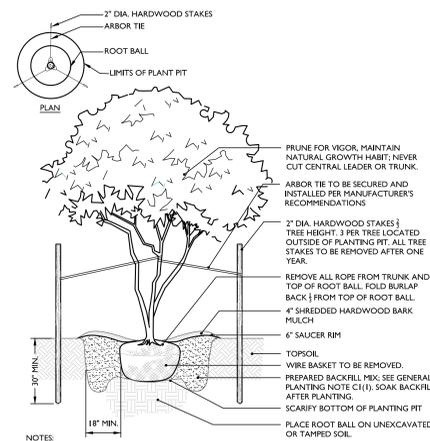
1. PRUNING

- 1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR PLANTING TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

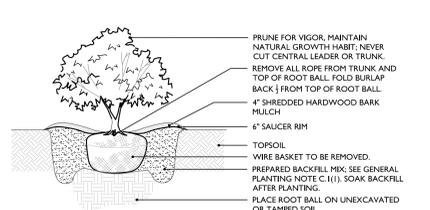


- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

DECIDUOUS TREE PLANTING DETAIL

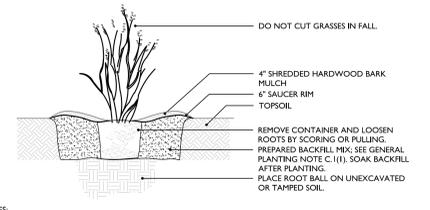


- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.



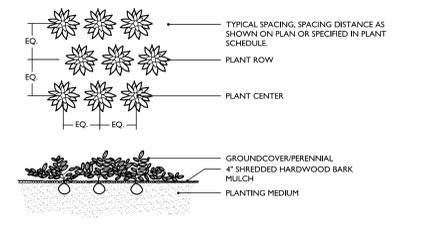
- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

SHRUB PLANTING DETAIL



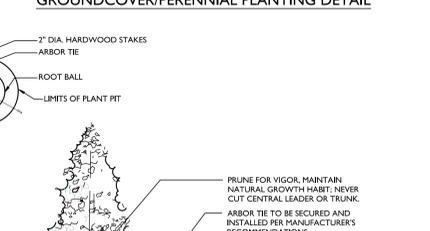
- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

ORNAMENTAL GRASS PLANTING DETAIL



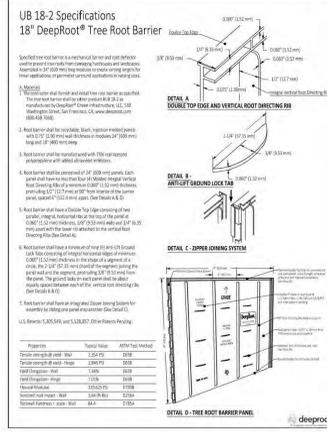
- NOTES: 1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

GROUND COVER/PERENNIAL PLANTING DETAIL



- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

MULTI-LEADER TREE PLANTING DETAIL



DEEPROOT ROOT BARRIER



EVERGREEN TREE PLANTING DETAIL

- NOTES: 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.

GENERAL PLANT MAINTENANCE RECOMMENDATIONS

TREES, SHRUBS, PERENNIALS

- FERTILIZATION: TREES AND SHRUBS: ONCE PER YEAR (USUALLY LATE FALL-EARLY WINTER).

LAWN CARE

- FERTILIZATION: (2) TIMES A YEAR, GENERALLY SPRING AND FALL (PER THE PENN STATE EXTENSION OFFICE).

- EARLY SPRING START UP: CLEAN UP MISCELLANEOUS PLANT DEBRIS.

LAWN SEED MIX NOTES

- ERNMX-113: COMMERCIAL CONSERVATION MIX BY ERNST CONSERVATION SEEDS.

Colliers Engineering & Design logo and contact information.

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION.

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION.

Matthew Kirk Bradley PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT LICENSE NUMBER: LA03341 COLLIER ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR CITY OF CHESTER

PROJECT TYPE: PUBLIC WORKS FACILITIES LOCATION: 2ND ST. & PENNELL ST. CITY OF CHESTER, PA 19013

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