

ZONING DATA

R-1: RESIDENTIAL DISTRICT			
	REQUIRED	EXISTING LOT 1	EXISTING LOT 2
MINIMUM LOT AREA:	1 ACRE	13.584 ACRES GROSS 13.125 ACRES NET	2.5 ACRES NET
MAXIMUM BUILDING COVERAGE	10%	** 11.21% (64,118 SQ FT)	0% (0 SQ FT)
MAXIMUM IMPERVIOUS COVERAGE	15%	** 23.68% (135,399 SQ FT)	0% (0 SQ FT)
MINIMUM LOT WIDTH AT STREET LINE	100 FT	483 FT	328 FT
MINIMUM LOT WIDTH AT BUILDING LINE	125 FT	485 FT	NA
MINIMUM SETBACKS:			
FRONT YARD (F.Y.)	75 FT	102.62 FT	NA
SIDE YARD FOR EITHER (S.Y.)	20 FT	* (EXISTING) 19.65 FT	NA
SIDE YARD TOTAL FOR BOTH (S.Y.)	45 FT	** 135.47 FT & (EXISTING) 19.65 FT	NA
REAR YARD (R.Y.)	40 FT	610.69 FT	NA
MAXIMUM BUILDING HEIGHT	35 FT	30 FT	NA

ALL CALCULATIONS ARE BASED ON NET ACREAGE  
\* EXISTING NON CONFORMITY  
\*\* VARIANCE GRANTED FROM SECTION 300.2, 1503.1.a AND 1503.1.b OF THE WEST WHITELAND TOWNSHIP ZONING ORDINANCE GRANTED BY THE ZONING HEARING BOARDS DECISION ON 10-13-95

SOIL DATA

SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL:  
HTTP://WEBSOILSURVEY.NRCS.USDA.GOV. COORDINATE SYSTEM: UTM ZONE 18N WGS84. THIS  
PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA:  
CHESTER COUNTY, PENNSYLVANIA:

Soil Type	Map Symbol	SLOPE/EROSION	Depth to Bedrock	Depth to High Water Table	Hydraulic Soil Group	Flood Hazard Potential
Manor Loam	MaB	3% to 8%	60" to 100"	>80"	'B'	None
Manor Loam	MaC	8% to 15%	59" to 100"	>80"	'B'	None
Urban Land-Udorthentic Schist & Gneiss	UugB	0% to 8%	10" to 99"	>80"	'B'	None



Stantec Consulting Services Inc.  
1060 Andrew Drive Suite 140  
West Chester PA 19380-5602  
Tel: (610) 840-2500  
www.stantec.com

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EXISTING LEGEND	
CONCRETE CURB	
ACCESSIBLE RAMP	
WALKWAYS	
FENCELINE	
SPOT GRADES	
CONTOURS	
RIGHT OF WAY	
PROPERTY LINE	
MONUMENT	
SIGN	
BOLLARD	
LIGHT POLE	
UNDERGROUND POWER	
UNDERGROUND COMMUNICATIONS	
WATER LINE	
GAS LINE	
STORM PIPE	
SANITARY PIPE	
GAS VALVE	
WATER VALVE	
SANITARY M.H.	
LIMIT OF DISTURBANCE	
TREELINE	
PERCOLATION TEST PIT	
SOIL BORING TEST	
PRECAUTIONARY SLOPES 15-25%	
PROHIBITIVE SLOPES >25%	

- Notes
1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
  2. THE EXISTING CONDITIONS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC. IN OCTOBER OF 2022.
  3. SITE BENCHMARK: CENTER OF WATER MANHOLE AT THE INTERSECTION OF BOOT ROAD AND THE SCHOOL DRIVE. ELEVATION IS 101.73'.
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MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
UugB-URBAN LAND-UDORTHENTICS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
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BID SET	WS	JFG	2023.10.31	
90% CO SET	WS	JFG	2023.09.19	
60% CO SET	NY	JFG	2023.07.28	
DESIGN DEVELOPMENT	NY	JFG	2023.05.26	
Revision	By	Appd	YYYY.MM.DD	
File Name: 202711937 C-101.EP	WS	JG	CO	05.26.2023
	Drawn	Digit	Check	YYYY.MM.DD

Permit/Seal

Client/Project  
WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title  
OVERALL EXISTING CONDITIONS PLAN

Project No. 202711937	Scale 1" = 50'
Revision Sheet	Drawing No. 2 of 23

C-101

INFILTRATION TESTING RESULT TABLE						
TEST LOCATION	SURFACE ELEVATION (FT.)	TEST DEPTH (FT.)	FIELD TESTED INFILTRATION RATE (IN./HR.)	EXCAVATION DEPTH (FT.)	ELEVATION (FT.)	COMMENT
TP-1	99.3	7.30	92.00	0.00	90.00	PRIMARY LOCATION
TP-2	101.7	9.70	92.00	0.50	11.70	PRIMARY LOCATION
TP-3	99.0	7.00	92.00	0.25	9.00	PRIMARY LOCATION
TP-4	99.0	7.00	92.00	0.00	9.00	PRIMARY LOCATION
TP-5	100.0	N/A	N/A	N/A	6.00	SHALLOW STONE ENCOUNTERED
TP-6	102	N/A	N/A	N/A	6.00	SHALLOW STONE ENCOUNTERED
TP-7	92.0	2.00	90.00	1.38	4.00	SHALLOW STONE ENCOUNTERED
TP-8	92.0	1.80	90.20	0.38	3.80	SHALLOW STONE ENCOUNTERED



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File Name: 202711937 C-101.EI	WS	JG	CO	05.26.2023
	Dwn	Dgn	Ck'd	YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

PARTIAL EXISTING CONDITIONS &  
DEMOLITION PLAN

Project No.

202711937

Revision

Sheet

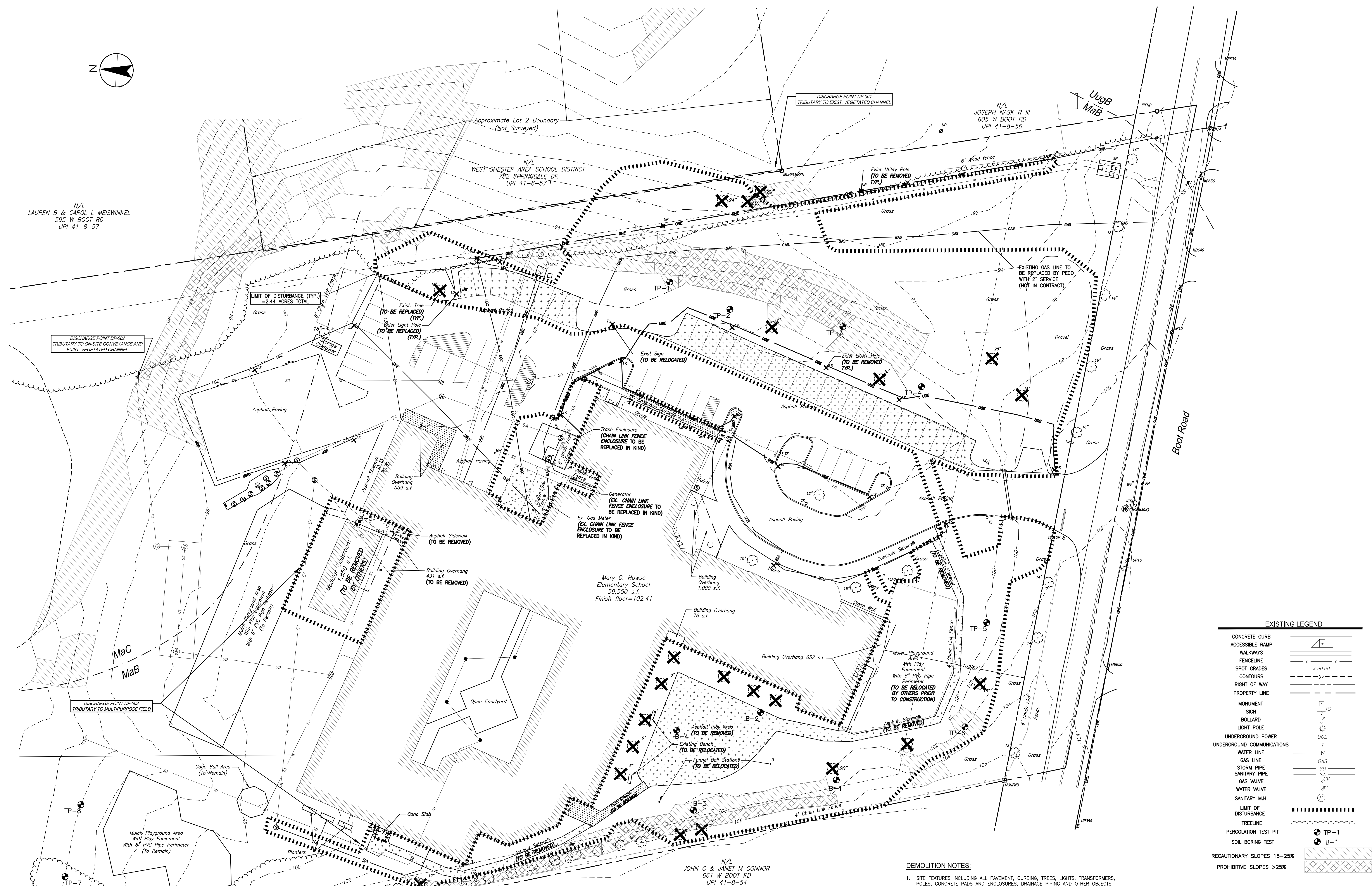
3 of 23

Scale

1" = 30'

Drawing No.

C-102



DEMOLITION NOTES:

- SITE FEATURES INCLUDING ALL PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS AND ENCLOSURES, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY BY THE SITE CONTRACTOR.
- BUILDINGS AND BUILDING FOUNDATIONS, INCLUDING THE MODULAR CLASSROOM FOUNDATION ARE TO BE REMOVED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL RESTORE THE AREA OF THE MODULAR CLASSROOM TO GRADE WITH FILL MATERIAL AND TOPSOIL AND STABILIZE USING THE PERMANENT SEED MIX.
- THE REMOVAL OF THE MODULAR CLASSROOM IS TO BE COMPLETE BY OTHERS.
- EACH CONTRACTOR TO PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH OSHA ACT OF 1970 AS AMENDMENT.
- EACH CONTRACTOR IS RESPONSIBLE FOR ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO WATER, ELECTRIC, GAS, STORM AND SANITARY SEWER, CABLE, ETC. WITHIN LIMITS OF PROJECT DISTURBANCE TO BE VERTICALLY AND HORIZONTALLY LOCATED PRIOR TO START OF DEMOLITION.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE SCHOOL DISTRICT TO CONFIRM ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION ARE OBTAINED BEFORE PROCEEDING WITH DEMOLITION WORK, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PA DEP REQUIREMENTS.
- EACH CONTRACTOR SHALL PROTECT AND MAINTAIN ALL ACTIVE SERVICES NOT BEING REMOVED THROUGHOUT THE DEMOLITION ACTIVITIES.
- EACH CONTRACTOR SHALL PROVIDE DEMOLITION ACTIVITIES TO MINIMIZE INTERFERENCE WITH ROADS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
- ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PA DEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 267.1 ET. SEQ.

EXISTING LEGEND

CONCRETE CURB	
ACCESSIBLE RAMP	
WALKWAYS	
FENCING	
SPOT GRADES	
CONTOURS	
RIGHT OF WAY	
PROPERTY LINE	
MONUMENT	
SIGN	
BOLLARD	
LIGHT POLE	
UNDERGROUND POWER	
UNDERGROUND COMMUNICATIONS	
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GAS LINE	
STORM PIPE	
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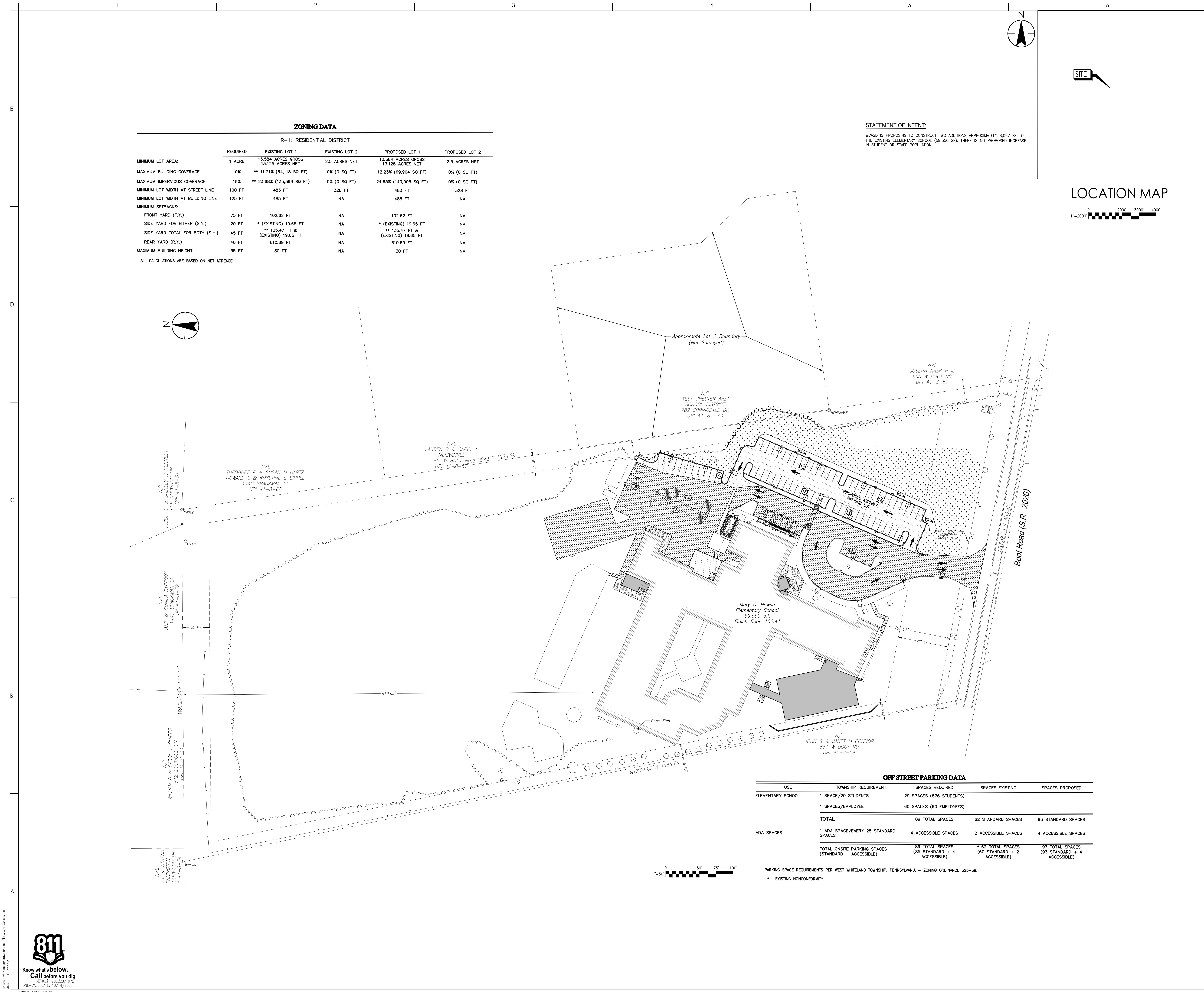
DEMOLITION LEGEND

LIGHT POLE TO BE REMOVED	
UTILITY POLE TO BE REMOVED	
TREE TO BE REMOVED	
PAVING TO BE REMOVED	
CONCRETE SIDEWALK TO BE REMOVED	
UNDERGROUND POWER	
UNDERGROUND COMMUNICATIONS	
WATER LINE	
GAS LINE	
STORM PIPE	
SANITARY PIPE	

1"=30'







ZONING DATA					
R-1: RESIDENTIAL DISTRICT					
	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT AREA:	1 ACRE	13.584 ACRES GROSS 13.125 ACRES NET	2.5 ACRES NET	13.584 ACRES GROSS 13.125 ACRES NET	2.5 ACRES NET
MAXIMUM BUILDING COVERAGE	10%	** 11.21% (64,118 SQ FT)	0% (0 SQ FT)	12.23% (69,904 SQ FT)	0% (0 SQ FT)
MAXIMUM IMPERVIOUS COVERAGE	15%	** 23.68% (135,399 SQ FT)	0% (0 SQ FT)	24.65% (140,905 SQ FT)	0% (0 SQ FT)
MINIMUM LOT WIDTH AT STREET LINE	100 FT	483 FT	328 FT	483 FT	328 FT
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MINIMUM SETBACKS:					
FRONT YARD (F.Y.)	75 FT	102.62 FT	NA	102.62 FT	NA
SIDE YARD FOR EITHER (S.Y.)	20 FT	* (EXISTING) 19.65 FT	NA	* (EXISTING) 19.65 FT	NA
SIDE YARD TOTAL FOR BOTH (S.Y.)	45 FT	** 135.47 FT & (EXISTING) 19.65 FT	NA	** 135.47 FT & (EXISTING) 19.65 FT	NA
REAR YARD (R.Y.)	40 FT	610.69 FT	NA	610.69 FT	NA
MAXIMUM BUILDING HEIGHT	35 FT	30 FT	NA	30 FT	NA
ALL CALCULATIONS ARE BASED ON NET ACREAGE					

STATEMENT OF INTENT:  
WCASD IS PROPOSING TO CONSTRUCT TWO ADDITIONS APPROXIMATELY 8,067 SF TO THE EXISTING ELEMENTARY SCHOOL (59,550 SF). THERE IS NO PROPOSED INCREASE IN STUDENT OR STAFF POPULATION.

SITE

LOCATION MAP

Stantec Consulting Services Inc.  
1060 Andrew Drive Suite 140  
West Chester PA 19380-5602  
Tel: (610) 840-2500  
www.stantec.com

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LEGEND

EXISTING	PROPOSED
CONCRETE CURB	
CONC. SIDEWALK	
MEADOW RESTORATION AREA	
FULL DEPTH PAVING	
1-1/2" MILL AND OVERLAY PAVING	
RETAINING WALL	
RIGHT OF WAY	
PROPERTY LINE	
SIGN	
LIGHT POLE	

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REV	BY	DATE	DESCRIPTION
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2	WS	JFG	2023.09.19
3	NY	JFG	2023.07.28
4	NY	JFG	2023.05.26

Revision By Appd YYYY.MM.DD

File Name	WS	JFG	CO	05.26.2023
Drawn	Dgnt	Chkd	YYYY.MM.DD	

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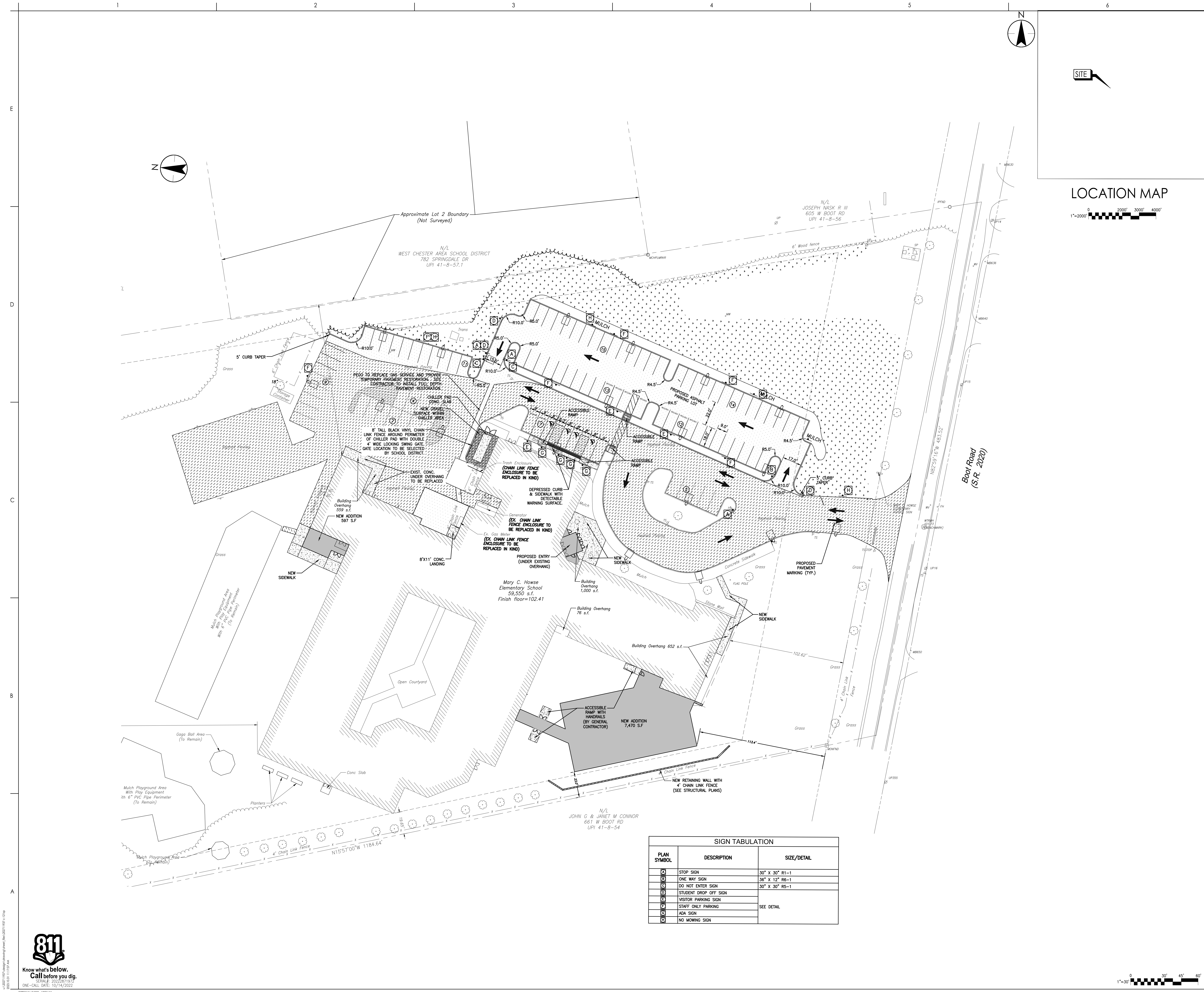
OVERALL SITE PLAN

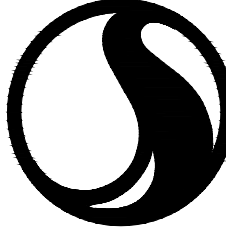
Project No.	Scale
202711937	1" = 50'
Revision	Sheet
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Drawing No.

C-121







Stantec

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3	WS	JFG	3	WS	JFG
4	WS	JFG	4	WS	JFG
5	WS	JFG	5	WS	JFG
6	WS	JFG	6	WS	JFG
7	WS	JFG	7	WS	JFG
8	WS	JFG	8	WS	JFG
9	WS	JFG	9	WS	JFG
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11	WS	JFG	11	WS	JFG
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13	WS	JFG	13	WS	JFG
14	WS	JFG	14	WS	JFG
15	WS	JFG	15	WS	JFG
16	WS	JFG	16	WS	JFG
17	WS	JFG	17	WS	JFG
18	WS	JFG	18	WS	JFG
19	WS	JFG	19	WS	JFG
20	WS	JFG	20	WS	JFG
21	WS	JFG	21	WS	JFG
22	WS	JFG	22	WS	JFG
23	WS	JFG	23	WS	JFG
24	WS	JFG	24	WS	JFG
25	WS	JFG	25	WS	JFG
26	WS	JFG	26	WS	JFG
27	WS	JFG	27	WS	JFG
28	WS	JFG	28	WS	JFG
29	WS	JFG	29	WS	JFG
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39	WS	JFG	39	WS	JFG
40	WS	JFG	40	WS	JFG
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43	WS	JFG	43	WS	JFG
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81	WS	JFG	81	WS	JFG
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96	WS	JFG	96	WS	JFG
97	WS	JFG	97	WS	JFG
98	WS	JFG	98	WS	JFG
99	WS	JFG	99	WS	JFG
100	WS	JFG	100	WS	JFG

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO

MARY C. HOWSE ELEMENTARY SCHOOL

WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

PARTIAL SITE PLAN

Project No.

202711937

Scale

1" = 30'

Revision

Sheet

Drawing No.

6 of 23

C-122

811

Know what's below.

Call before you dig.

SERIAL: 20222871972

ONE-CALL DATE: 10/14/2022

ORIGINAL SHEET: ARCH-ET



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Legend

EXISTING	PROPOSED
SPOT GRADES	SPOT GRADES
CONTOURS	CONTOURS
RETAINING WALL	RETAINING WALL
CURB GRADES	CURB GRADES
PRECAUTIONARY SLOPES 15-25%	PRECAUTIONARY SLOPES 15-25%
PROHIBITIVE SLOPES >25%	PROHIBITIVE SLOPES >25%

Notes

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- ATTENTION IS CALLED TO THE WEST WHITELAND TOWNSHIP ZONING CODE AS AMENDED. PROPERTY IS ZONED R-1 RESIDENTIAL.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C0210G, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017.
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- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: [HTTP://WEBSOIL.SURVEYMC.COM/USA/soil/](http://websoil.surveymc.com/usa/soil/). COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.  
MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MoC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
UuB-Urban Land-Urthents, Schist and Gneiss Complex, 0 to 8 PERCENT SLOPES
- THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.

BID SET	WS	JFG	2023.10.31
90% CD SET	WS	JFG	2023.09.19
60% CD SET	NY	JFG	2023.07.28
DESIGN DEVELOPMENT	NY	JFG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 20271937 C-131.GP	WS	JFG	05.26.2023
	Drawn	Drawn	YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

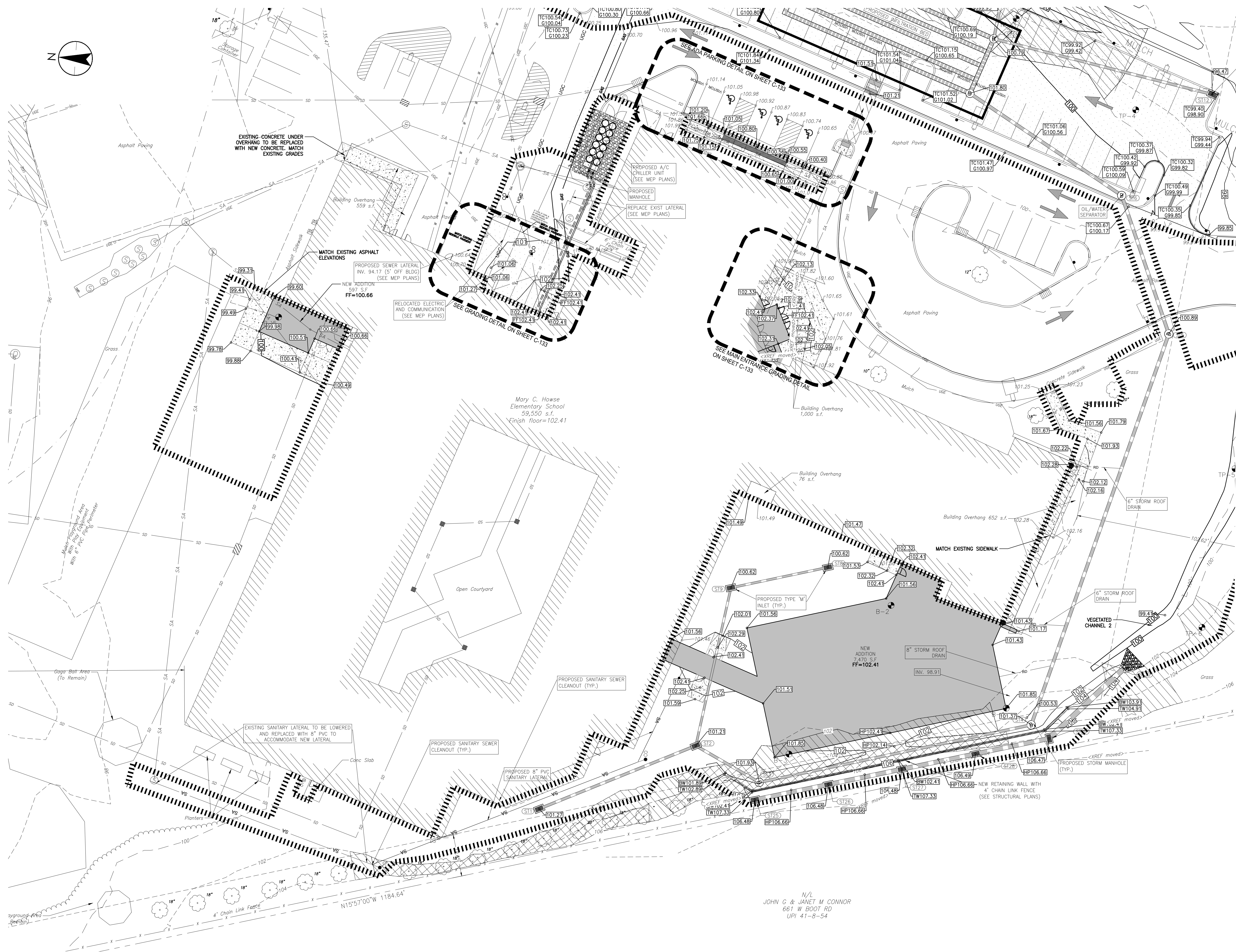
PARTIAL GRADING PLAN

Project No.  
20271937

Revision Sheet  
7 of 23

Scale  
1" = 20'

Drawing No.  
C-131





EXISTING	PROPOSED
SPOT GRADES +90.00 -97.00	SPOT GRADES [E15.84] [200]
RETAINING WALL	RETAINING WALL [C15.84] [C15.84]
CURB GRADES	CURB GRADES [C15.84] [C15.84]
PRECAUTIONARY SLOPES 15-25%	PRECAUTIONARY SLOPES 15-25%
PROHIBITIVE SLOPES >25%	PROHIBITIVE SLOPES >25%

Notes

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- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV](http://websoilsurvey.nrcs.usda.gov), COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.  
MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
UuB-URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
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811 SET	WS	JFG	2023.10.31
WS CO SET	NY	JFG	2023.09.19
60% CO SET	NY	JFG	2023.07.28
DESIGN DEVELOPMENT	NY	JFG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 C-131.GP	WS	JFG	CO 05.26.2023
	Dwnl.	Dgnt.	Cwd.

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

PARTIAL GRADING PLAN

Project No.

202711937

Revision

Sheet

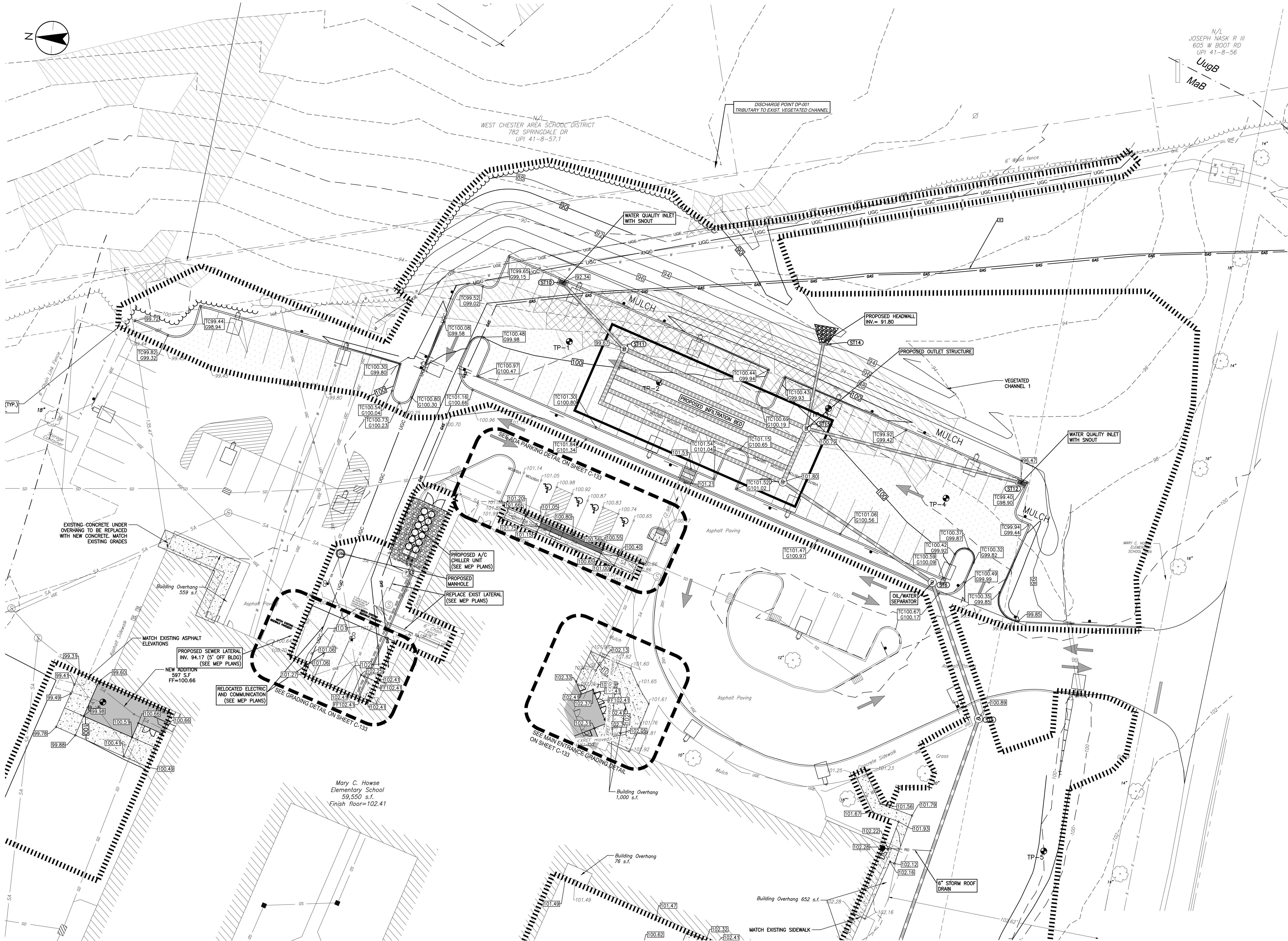
8 of 23

Scale

1" = 20'

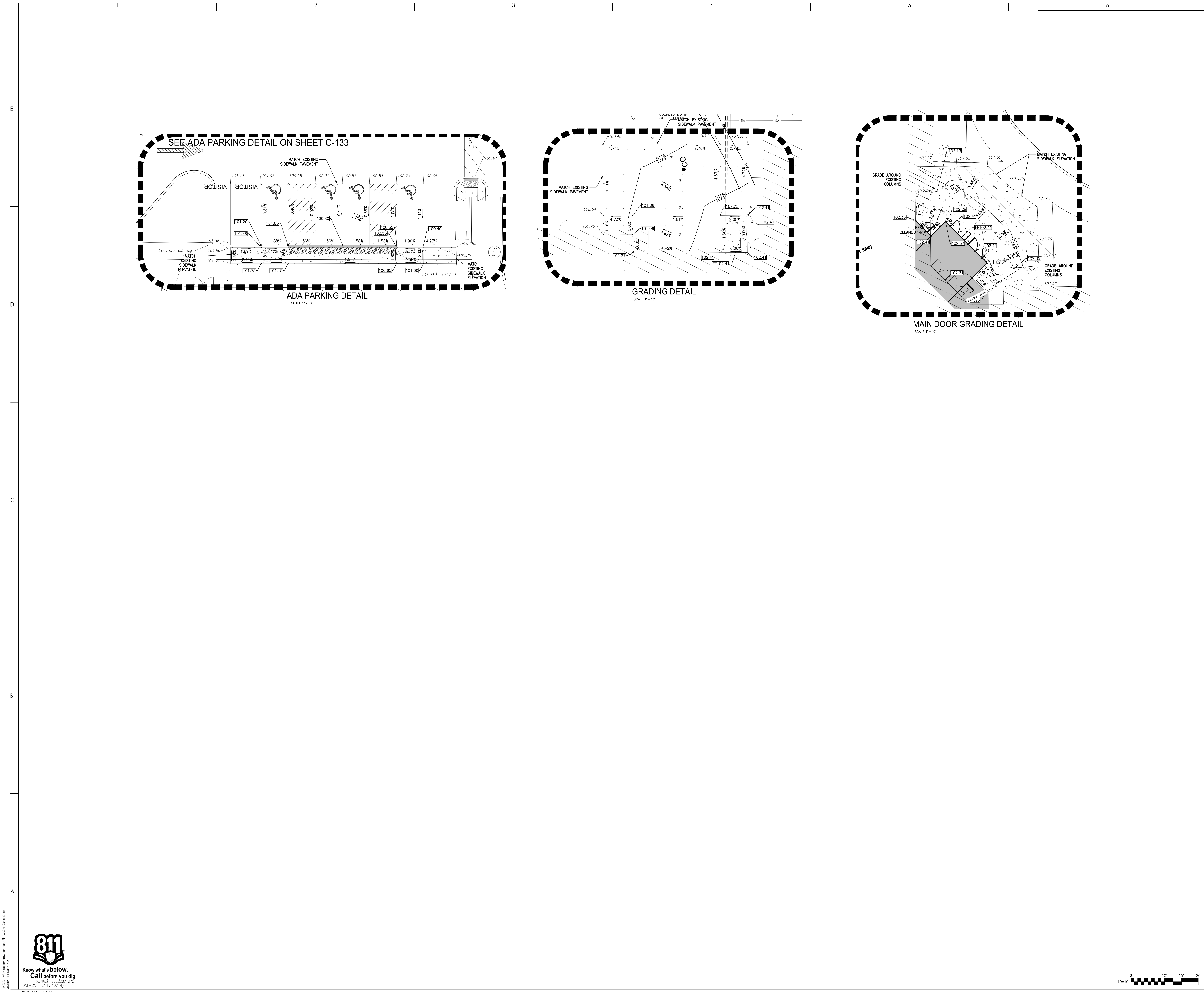
Drawing No.

C-132



1"=20'





Stantec Consulting Services Inc.  
1060 Andrew Drive Suite 140  
West Chester PA 19380-5602  
Tel: (610) 840-2500  
www.stantec.com

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Legend

EXISTING	PROPOSED
X 90.00	SPOT GRADES [415.84]
--- 97 ---	CONTOURS [200]
	RETAINING WALL [C416.34] [c415.84]
	CURB GRADES
	PRECAUTIONARY SLOPES 15-25%
	PROHIBITIVE SLOPES >25%

Notes

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- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X. (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C0210G, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017.
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- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: <http://websoil.surveymc.com/usa/soil/>. COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.  
MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
Uuwb-URBAN LAND-UDORFMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
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BD SET	WS	JFG	2023.10.31
60% CD SET	WS	JFG	2023.09.19
60% CD SET	NY	JFG	2023.07.28
DESIGN DEVELOPMENT	NY	JFG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 C-133 GP	WS	JFG	CO 05.26.2023
	Dwn.	Dgnt.	Cwd. YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

GRADING DETAIL SHEET

Project No. 202711937	Scale 1" = 10'
Revision Sheet 9 of 23	Drawing No. <b>C-133</b>



Know what's below.  
Call before you dig.  
SERIAL: 20222871972  
ONE-CALL DATE: 10/14/2022



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Legend

EXISTING	PROPOSED
PROPERTY LINE/ PROJECT SITE BOUNDARY	PERCOLATION
TEST PIT	TEST PIT
CONSTRUCTION FENCE	CF
COMPOST FILTER SOCK	FS-12
LIMIT OF DISTURBANCE	*****
TREE PROTECTION FENCING	TP
INLET PROTECTION	INLET PROTECTION
ROCK CONSTRUCTION ENTRANCE	ROCK CONSTRUCTION ENTRANCE
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL)	EROSION CONTROL BLANKET
PERCOLATION TEST PIT	TP-1
SOIL BORING TEST	B-1
CHANNEL DRAINAGE AREA	CHANNEL DRAINAGE AREA
NODES BOUNDARY	NODES BOUNDARY

Notes

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MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
UuB-URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
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BD SET	WS	JFG	2023.10.31
WS CO SET	NY	JFG	2023.07.19
WS CO SET	NY	JFG	2023.07.28
DESIGN DEVELOPMENT	NY	JFG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 C-141EC	WS	JFG	CO 05.26.2023
	Drawn	Dign.	Checkd. YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

OVERALL EROSION CONTROL PLAN

Project No.

202711937

Revision

Sheet

10 of 23

Scale

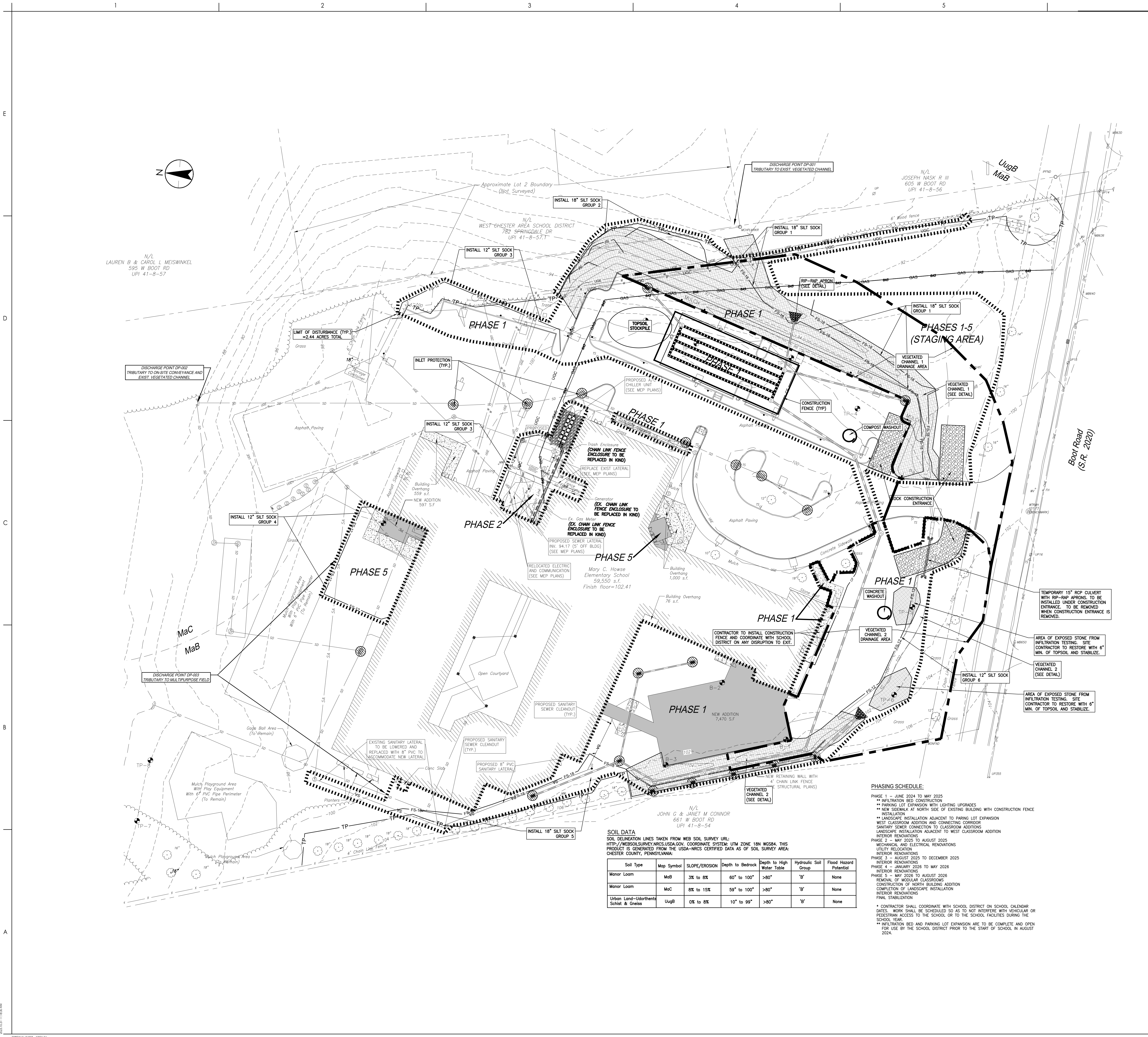
1" = 50'

Drawing No.

C-141







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LEGEND

EXISTING

PROPOSED

PROPERTY LINE / PROJECT SITE BOUNDARY

PERCOLATION

TEST PIT

CONSTRUCTION FENCE

COMPOST FILTER SOCK

LIMIT OF DISTURBANCE

TREE PROTECTION FENCING

INLET PROTECTION

ROCK CONSTRUCTION ENTRANCE

EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL)

PERCOLATION TEST PIT

SOIL BORING TEST

CHANNEL DRAINAGE AREA

CF

FS-12

TP-1

B-1

- Notes
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7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C02103, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017.

8. INFORMATION FROM PLANS PROVIDED BY THE OWNER, ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT No.811.

9. SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV](http://websoilsurvey.nrcs.usda.gov), COORDINATE SYSTEM: UTM ZONE 18N WGS84. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.

MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES

MoC-MANOR LOAM, 8 TO 15 PERCENT SLOPES

UuB-URBAN LAND-UDORIENTEDS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES

10. THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.

BID SET	WS	JG	2023.10.31
90% CD SET	WS	JG	2023.09.19
60% CD SET	NY	JG	2023.07.28
DESIGN DEVELOPMENT	NY	JG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 C-141EC	WS	JG	CO 05.26.2023
	Dwn.	Dsgn.	Chkd. YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO

MARY C. HOWSE ELEMENTARY SCHOOL

WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

PARTIAL EROSION CONTROL PLAN

Project No.

202711937

Scale

1" = 30'

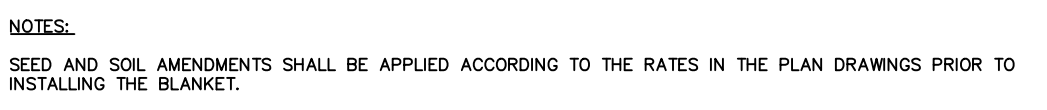
Revision Sheet

11 of 23

Drawing No.

C-142





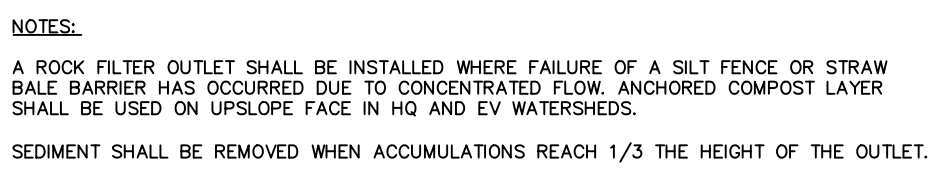
PROVIDE ANCHOR TRENCH AT TEE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DRAIN CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

DAMAGED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT UNTIL PERMANENTLY ESTABLISHED. IF A MINOR TRENCH TOP OVERLAYS OR DISPLACES THE BLANKETED AREA, UNBANKED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



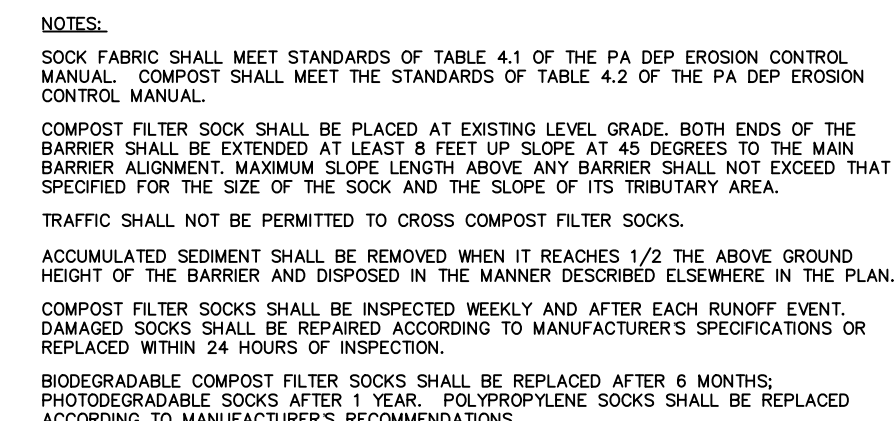
STANDARD CONSTRUCTION DETAIL #4-6  
ROCK FILTER OUTLET



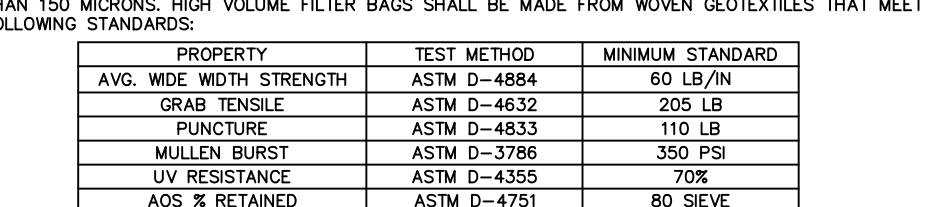
NOTES:

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.



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.

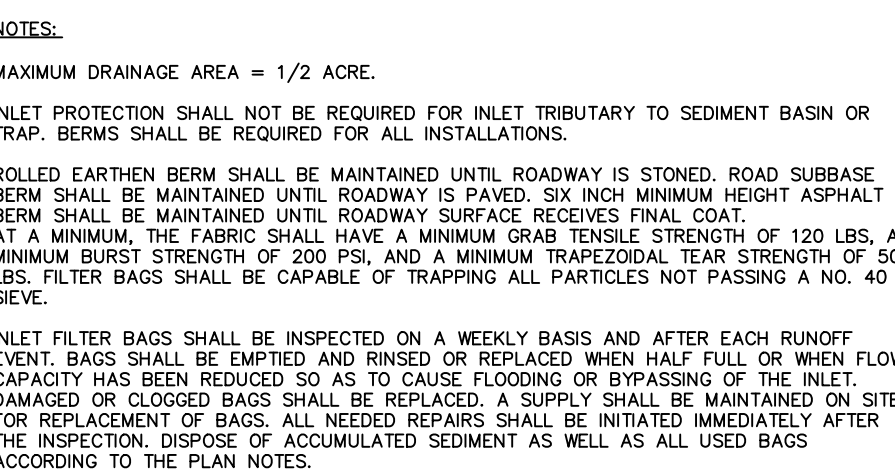
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OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R—	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Atw (FT)
EX1	12" (TWN)	5	27	10	5.00	15.00
ST14	15	4	18	8	3.75	11.75
ST30	30	4	18	16	7.50	23.50

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

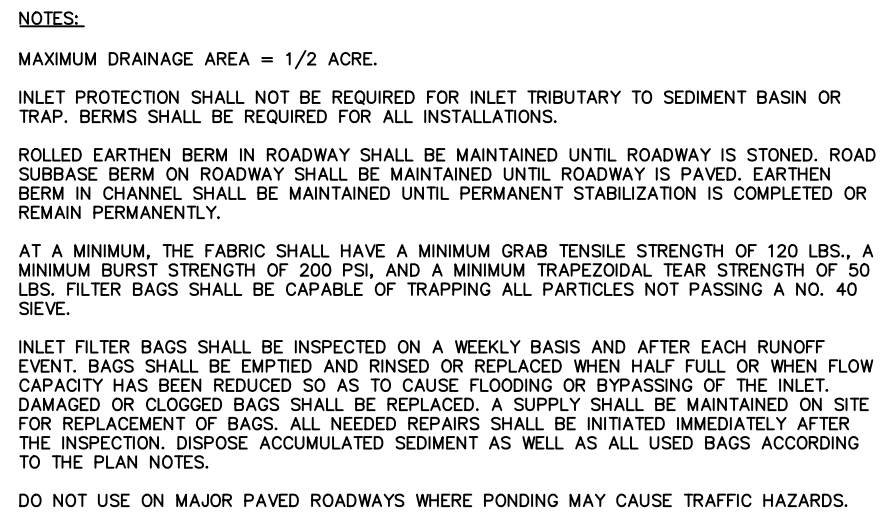
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.



DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-15**  
**FILTER BAG INLET PROTECTION - TYPE C INLET**

NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-16  
 FILTER BAG INLET PROTECTION - TYPE M INLET  
 NOT TO SCALE



THE POST CONSTRUCTION SWMM WATER MANAGEMENT PLANS, INSPECTION REPORTS, AND MONITORING RECORDS MUST BE AVAILABLE FOR REVIEW AND INSPECTION BY THE TOWNSHIP STAFF, PADEP OR CONSERVATION DISTRICT. THE DESIGNATED PERSON RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL MEASURES MUST COMPLETE A PADEP EROSION AND SEDIMENTATION CONTROL INSPECTION REPORT AND SUBMIT IT TO THE TOWNSHIP ENGINEER. MAINTENANCE OF EROSION CONTROL MEASURES MUST FOLLOW THE PROCEDURES NOTED ON THE INDIVIDUAL DETAILS OR AS NOTED IN THE PENNSYLVANIA EROSION AND SEDIMENTATION CONTROL MANUAL. THE CONTRACTOR SHALL ADD AND/OR ADJUST EAS MEASURES AS SITE CONDITIONS CHANGE OR WARRANT OR AS REQUIRED BY THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT. THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT. A MINIMUM OF 2 DAYS NOTICE IS REQUIRED TO THE TOWNSHIP ENGINEER OR THE CONSERVATION DISTRICT IN WRITING OF THE "CRITICAL STAGES OF CONSTRUCTION REQUIREMENTS" ON THIS SHEET AND BOLD IN THIS SEQUENCE.

- ANY ADDITIONAL DISTURBANCE OUT OF THE APPROVED LOD WILL REQUIRE A MAJOR OR MINOR AMENDMENT. THE PERMIT MUST BE RENEWED 180 DAYS PRIOR TO EXPIRATION.
- ON COMPLETION OR TEMPORARY CESSATION OF ANY EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, THE CONTRACTOR, THEREOF, THE PROJECT SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE, AND EACH SPACE SHALL BE COMPLETED BEFORE THE FOLLOWING STAGE IS INITIATED, UNLESS OTHERWISE NOTED. CLEARING SHALL BE COMPLETED FIRST.
- A. AT LEAST SEVEN (7) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, THE MUNICIPALITY, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION PREPARED, THE LICENSEE PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND ALL OTHERS WHOSE INTERESTS COULD BE AFFECTED BY SUCH ACTIVITIES.
  - B. AT LEAST THREE (3) DAYS BEFORE THE START OF ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA CALL-CENTER INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR AND SITE CONTRACTOR SHALL COORDINATE WITH THE SCHOOL DISTRICT ON ANY SURVEILLANCE REQUIRED TO MONITOR THE CONSTRUCTION PROCESS OF THE BUILDING TO ASSURE THAT ADEQUATE ACCESS IS MAINTAINED AT THROUGHOUT CONSTRUCTION.
- C. PRIOR TO ANY EARTH DISTURBANCE ACTIVITIES, MARK THE LIMIT OF DISTURBANCE (LOD) BOUNDARY WITH FLAGSTICKS, CHAINS, OR OTHER IDENTIFYING DEVICES.
  - D. ESTABLISH STAGING AREAS PRIOR TO ANY DELIVERIES, SUSTAINED HEAVY TRAFFIC, OR PRIOR TO BEGINNING ANY WORK.
- A VACUUM SWEEPER SHALL BE USED AT THE END OF EACH WORK DAY (OR MORE FREQUENTLY AS NEEDED) TO REMOVE SEDIMENT TRACKED onto ANY ROADWAY OR SIDEWALK AND DISPOSED AS A MANIFESTED MATERIAL IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED OR SWEEPED INTO ANY ROADSIDE DITCH, DRAIN, SEWER OR POT-HOLE WATER. TREES MUST BE CLEANED OFF MANUALLY WITH A BROOM PRIOR TO EXITING TO PUBLIC RIGHTS-OF-WAY.

PHASE 1 – JUNE 2024 TO MAY 2025 –

- [illegible]

16. STRIP TOPSOIL AS NEEDED FOR THE CONSTRUCTION OF THE SIDEWALK AT THE NORTH SIDE OF THE BUILDING TO THE BUS LOOP, THE RETAINING WALL, THE STORM SEWERS ADJACENT TO BUILDING ADDITION AND PHASE 1 DISTURBED AREA IN THE VICINITY OF THE PARADING EXPANSION STOPPED AREA.
17. COORDINATE WITH THE SCHOOL DISTRICT ON THE BLOCKAGE OF THE NORTH EXIT DOOR FOR CONSTRUCTION OF THE SIDEWALK FROM THE NORTH SIDE OF THE BUILDING TO THE BUS LOOP. (ONCE SIDEWALK IS INSTALLED, SIDEWALK WILL BE OPENED UP TO TRAFFIC). THE PROPOSED SIDEWALK STOPPED AREA MAY INSTALL CONSTRUCTION FENCE BETWEEN SIDEWALK AND CONSTRUCTION AREA AND OPEN THE SIDEWALK FOR USE BY THE SCHOOL DISTRICT.
18. CONSTRUCT THE RETAINING WALL AND ASSOCIATED STORM SEWER WEST OF THE BUILDING ADDITIONS, AND PHASE 1 DISTURBED AREAS IMMEDIATELY.
19. EXCAVATE THE FOUNDATIONS AND FOOTERS FOR THE PROPOSED BUILDING EXPANSION. SOIL NOT BEING REUSED IN THE EXCAVATION WILL BE TRANSPORTED OFF-SITE TO A FACILITY WITH AN APPROVED E&S PROGRAM.
20. ANY WATER THAT ACCUMULATES IN EXCAVATIONS WILL BE PUMPED VIA A FILTER BAG AND DISCHARGED ON A VEGETATED AREA. FILTER BAGS SHALL BE INSTALLED IN AN AREA SUCH THAT THE BAGS DISCHARGE ON A FLAT, UN-DISTURBED GRASSED AREA AT LEAST 50 FEET FROM ANY STREAMS.
21. FOUR CONCRETE FOUNDATIONS/FOOTERS FOR NEW STRUCTURES AND SIDEWALK, CONCRETE WASHOUT FLUIDS UNDER NO CIRCUMSTANCE MAY BE USED TO PRETREATMENT. WASHOUT FLUIDS MAY BE USED TO COLLECT ANY WASH WATER; FOOTER UNDER NO CIRCUMSTANCE MAY CONCRETE WASHOUT FLUIDS BE DISCHARGED TO ANY WATER BODY OR DRAINAGE SYSTEM.
22. CONSTRUCT BUILDING EXPANSION AND ASSOCIATED UTILITIES. ROOF DRAINS ARE TO DISCHARGE TO GRADE UNTIL STORMWATER SYSTEM IS CONSTRUCTED.
23. INSTALL LANDSCAPING IN AREA OF BUILDING ADDITION AND PERMANENTLY STABILIZE ALL PHASE 1 DISTURBED AREA.
24. UPON COMPLETION OF ALL PHASE 1 EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL PHASE 1 DISTURBED AREAS IN THE VICINITY OF THE PARKING EXPANSION NO NEW BUILDING ADDITION, THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION DISTRICT TO INFORM THEM THAT THE WORK IS COMPLETE. WHEN THE DISTRICT HAS BEEN NOTIFIED, THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, MAY THE PHASE 1 EXCS CONTROLS BE REMOVED, REMOVE COMPACT FILTER SLOP, WEST ROCK CONSTRUCTION ENTRANCE, AND ANY SEDIMENT THAT HAS ACCUMULATED, AREAS DISTURBED DURING REMOVAL OF THE BMP'S SHALL BE PERMANENTLY STABILIZED.

PHASES 2 - MAY 2025 TO AUGUST 2025 - CONSTRUCTION ACTIVITIES DURING PHASE 2 IS ANTICIPATED TO BE PRIMARILY LIMITED TO INTERIOR IMPROVEMENTS WITH MINIMAL EARTH DISTURBANCE FOR ASSOCIATED UTILITY RELOCATION TRENCHING AT THE NORTH SIDE OF THE EXISTING BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR WEEKLY AND POST RAIN INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES THROUGHOUT PHASE 2.

ACCESS TO THE SITE BY SCHOOL STAFF, BUSES, STUDENTS AND PARENTS IS TO BE MAINTAINED THROUGHOUT PHASE 2.

24. INSTALL COMPOST FILTER SOCK AS SHOWN ON THE PLAN, DOWNHILL OF THE AREA OF THE UTILITY TRENCHING. SOIL NOT BEING REUSED IN THE EXCAVATION WILL BE TRANSPORTED OFF-SITE TO A FACILITY WITH AN APPROVED E&S PERMIT.

25. MAINTAIN COMPOST SOCK UNTIL TRENCH AND DISTURBANCE ASSOCIATED WITH THE UTILITY RELOCATION ARE COMPLETED AND THE DISTURBED AREAS ARE STABILIZED WITH A STONE SUBBASE OR PERMANENT VEGETATIVE COVER.

- PHASES 3 & 4 - AUGUST 2025 TO MAY 2026 - CONSTRUCTION ACTIVITIES DURING PHASES 3 & 4 ARE ANTICIPATED TO BE LIMITED TO INTERIOR IMPROVEMENTS WITH NO EARTH DISTURBANCE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR WEEKLY AND POST RAIN INSPECTIONS AND MAINTENANCE OF EROSION CONTROL MEASURES THROUGHOUT PHASES 3 & 4.
- ACCESS TO THE SITE BY SCHOOL STAFF, BUSES, STUDENTS AND PARENTS IS TO BE MAINTAINED THROUGHOUT PHASES 3 & 4.

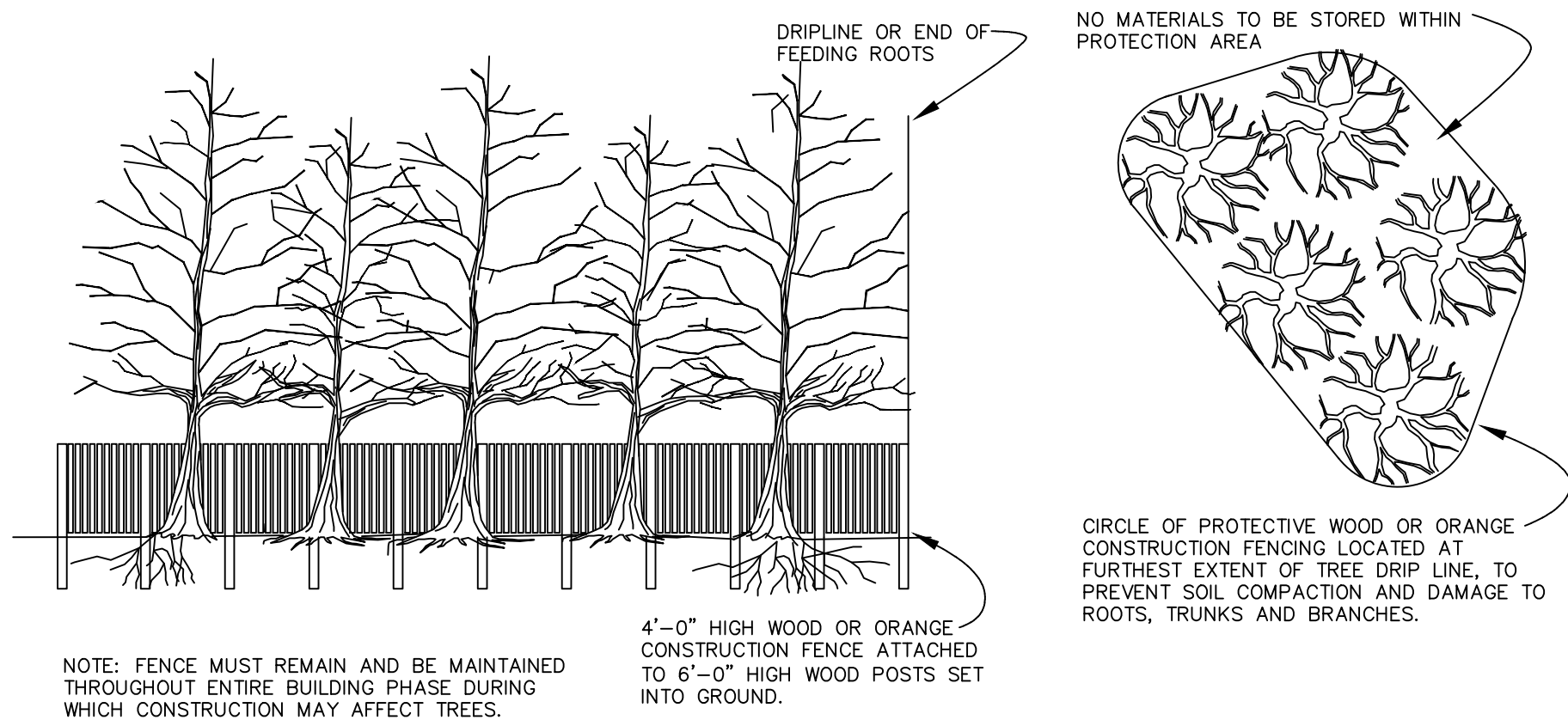
PHASE 5 – MAY 2026 TO AUGUST 2026 – ALL PHASE 5 IMPROVEMENTS MUST BE COMPLETED AND THE ASSOCIATED DISTURBED AREAS STABILIZED PRIOR TO THE SCHOOL OPENING IN AUGUST 2026. THE CONTRACTOR SHALL COORDINATE WITH THE SCHOOL DISTRICT ON THE DATES. ALL DRIVE AISLES AND PLAYGROUNDS MUST BE RESTORED AND OPEN FOR USE BY THE SCHOOL STAFF, BUS TRAFFIC, PARENTS AND STUDENT BY THEN END OF

26. INSTALL COMPOST FILTER SOCK AS SHOWN ON THE PLAN, DOWNHILL OF THE PHASE 5 LIMIT OF DISTURBANCE. SOIL NOT BEING REUSED IN THE EXCAVATION WILL BE TRANSPORTED OFF-SITE TO A FACILITY WITH AN APPROVED E&S PERMIT.

27. THE MODULAR CLASSROOMS ARE TO BE REMOVED BY OTHERS PRIOR TO THE START OF WORK FOR PHASE 5. THE GENERAL CONTRACTOR SHALL REMOVE THE MODULAR CLASSROOMS FOOTINGS ON THE NORTH SIDE OF THE SCHOOL AND ASSOCIATE OVERHANG. ONCE THE MODULAR CLASSROOMS AND FOOTINGS ARE REMOVED THE CONTRACTOR SHALL COMPLETE THE SITE IMPROVEMENTS IN THE AREAS OF THE MODULAR BUILDINGS INCLUDING THE NORTH SIDE BUILDING ADDITION AND SIDEWALKS AND PERMANENTLY STABILIZE ALL DISTURBED AREAS.

28. CONTRACTOR SHALL INSTALL ALL LANDSCAPING IN THE AREA OF THE PHASE 5 IMPROVEMENTS AS SHOWN ON THE LANDSCAPE PLAN AND STABILIZE ALL DISTURBED AREAS IMMEDIATELY.
29. **THE GRAVEL AREA BEING USED FOR STAGING THROUGH CONSTRUCTION IS TO BE RESTORED TO A MEADOW CONDITION.** THE EXISTING GRAVEL IS TO BE REMOVED AND REPLACED WITH TOPSOIL AND STABILIZED WITH GRASS SEED OR MULCH. THE CONTRACTOR SHALL SUBMIT A PLAN ON THE STAGING AREA TO THE DISTRICT ENGINEER FOR REVIEW AND APPROVAL.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE CONTRACTOR SHALL CONTACT THE CONSERVATION DISTRICT TO INFORM THEM THAT THE WORK IS COMPLETE. ONLY AFTER STABILIZATION IS ACHIEVED, AND THE CONSERVATION DISTRICT HAS BEEN NOTIFIED, SHALL THE CONTRACTOR PROCEED WITH THE SOIL ROCK, CONSTRUCTION WASHOUT, ROCK CONSTRUCTION ENTRANCE, AND ANY SEDIMENT THAT HAS ACCUMULATED FOR OFF-SITE DISPOSAL. ANY SEDIMENT THAT REMAINS ON OR NEAR THE CONSTRUCTION SITE SHALL BE STABILIZED IMMEDIATELY.
31. ALL EXISTING AND NEW STORM SEWERS ARE TO BE INSPECTED FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND CLEANED FOLLOWING REMOVAL OF EROSION CONTROL MEASURES.
32. THE CONTRACTOR SHALL CONTACT THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE OVERSIGHT OF THE BMP CONSTRUCTION FOR FINAL INSPECTION TO VERIFY ALL POST CONSTRUCTION STORMWATER MANAGEMENT BMPs ARE INSTALLED, STABILIZED AND NOT IMPACTED BY CONSTRUCTION ACTIVITIES.
33. FOLLOWING SUBSTANTIAL COMPLETION OF THE SITE IMPROVEMENTS AND PREPARATION OF AS-BUILT PLANS, A FINAL INSPECTION SHALL BE SUBMITTED TO THE DISTRICT ENGINEER FOR REVIEW AND APPROVAL.

MULCH TYPE	APPLICATION RATE (MUN.)			NOTES
	PER ACRE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB.	1,240 LB.	TWENTY, MIXED CLOVER AND TWENTY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4 - 6 TONS	185 - 275 LB.	1,650 LB. - 2,500 LB.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 LB.	415 LB.	SEE PAGES E&S MANUAL FOR LIMITATIONS



**TREE PROTECTION DETAIL**  
NOT TO SCALE

A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

NOT TO SCALE

## SOIL DATA

SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL:  
[HTTP://WEBSOILSURVEY.NRCS.USDA.GOV](http://websoilsurvey.nrcs.usda.gov). COORDINATE SYSTEM: UTM ZONE 18N WGS84. THIS  
 PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA  
 CHESTER COUNTY, PENNSYLVANIA:

Soil Type	Map Symbol	SLOPE/EROSION	Depth to Bedrock	Depth to High Water Table	Hydraulic Soil Group	Flood Hazard Potential
Manor Loam	MoB	3% to 8%	60" to 100"	>80"	'B'	None
Manor Loam	MoC	8% to 15%	59" to 100"	>80"	'B'	None
Urban Land—Underlimestone Schist & Gneiss	UugB	0% to 8%	10" to 99"	>80"	'B'	None

BID SET	WS	JFG		2023.10.31
90% CD SET	WS	JFG		2023.09.19
60% CD SET	NY	JFG		2023.07.28
DESIGN DEVELOPMENT	NY	JFG		2023.05.26
Revision	By	Appd		YYYY.MM.DD
File Name: 202711937 C-141EC	WS	JG	CO	05.26.2023
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal

Client/Project  
WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title  
EROSION AND SEDIMENTATION  
CONTROL NOTES & DETAILS

Project No. 202711937		Scale NTS
Revision --	Sheet 13 of 23	Drawing No. <b>C 144</b>



E

D

C

B

A

STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S WASTE MANAGEMENT REGULATIONS, TITLE 25, PA CODE 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 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Legend

LEGEND	
EXISTING	PROPOSED

Notes

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
- THE EXISTING CONDITIONS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC. IN OCTOBER OF 2022.
- SITE BENCHMARK: CENTER OF WATER MANHOLE AT THE INTERSECTION OF BOOT ROAD AND THE SCHOOL DRIVE. ELEVATION IS 101.73'.
- BOUNDARY SHOWN ON THIS SURVEY PLAN IS FOR REFERENCE ONLY AND IS BASED ON A PLATS AND PLANS FOR MARY C. HOWSE ELEMENTARY SCHOOL PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC. DATED MAY 10, 1995. THIS BOUNDARY HAS NOT BEEN CERTIFIED BY A PLS FOR THIS PROJECT.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS A VALID TITLE REPORT WOULD DISCLOSE.
- ATTENTION IS CALLED TO THE WEST WHITELAND TOWNSHIP ZONING CODE AS AMENDED. PROPERTY IS ZONED R-1 RESIDENTIAL.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C0210G, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017.
- INFORMATION FROM PLANS PROVIDED BY THE OWNER, ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT No.811.
- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV](http://websoilsurvey.nrcs.usda.gov), COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.  
MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
Uuwb-URBAN LAND-UDORIENTENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
- THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.

BD SET	WS	JG	CO	2023.10.31
WS CO SET	WS	JG	CO	2023.09.19
60% CO SET	NY	JG	CO	2023.07.28
DESIGN DEVELOPMENT	NY	JG	CO	2023.05.26
Revision	By	Appd	YYYY.MM.DD	
File Name: 202711937 C-161UP	WS	JG	CO	05.26.2023
	Dwn.	Dgnt.	Crd.	YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

UTILITY PLAN

Project No.

202711937

Revision

Sheet

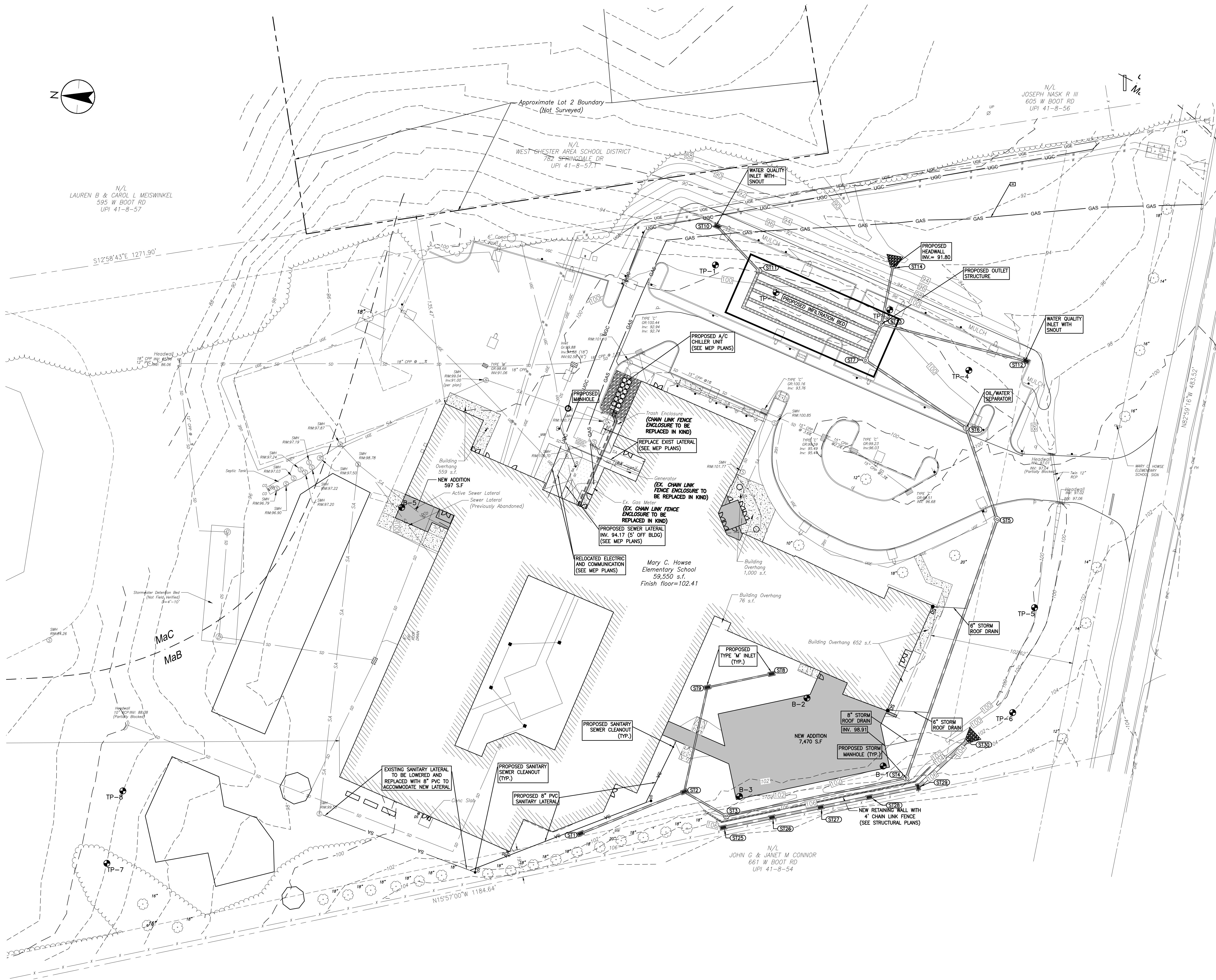
Scale

1" = 30'

Drawing No.

15 of 23

C-161

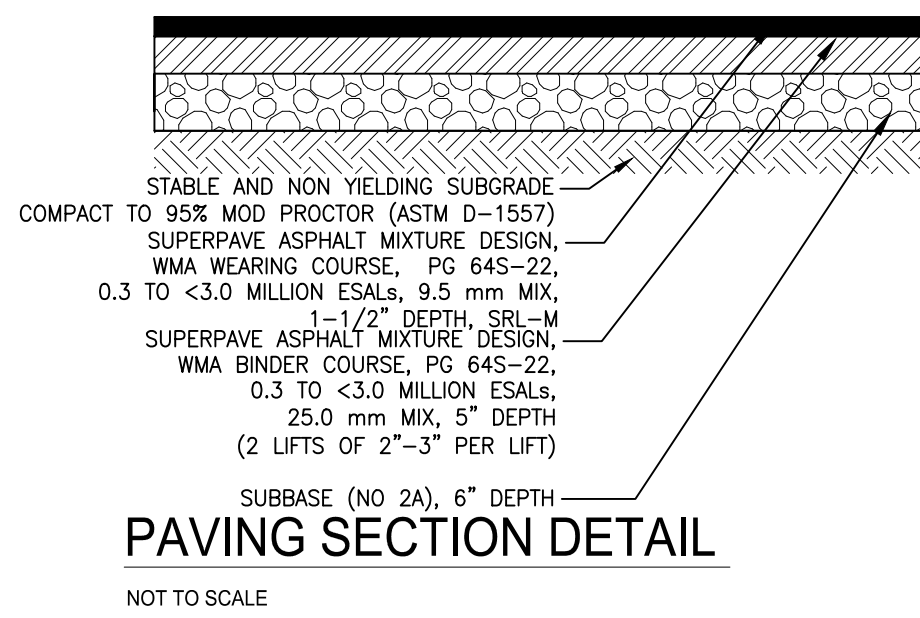






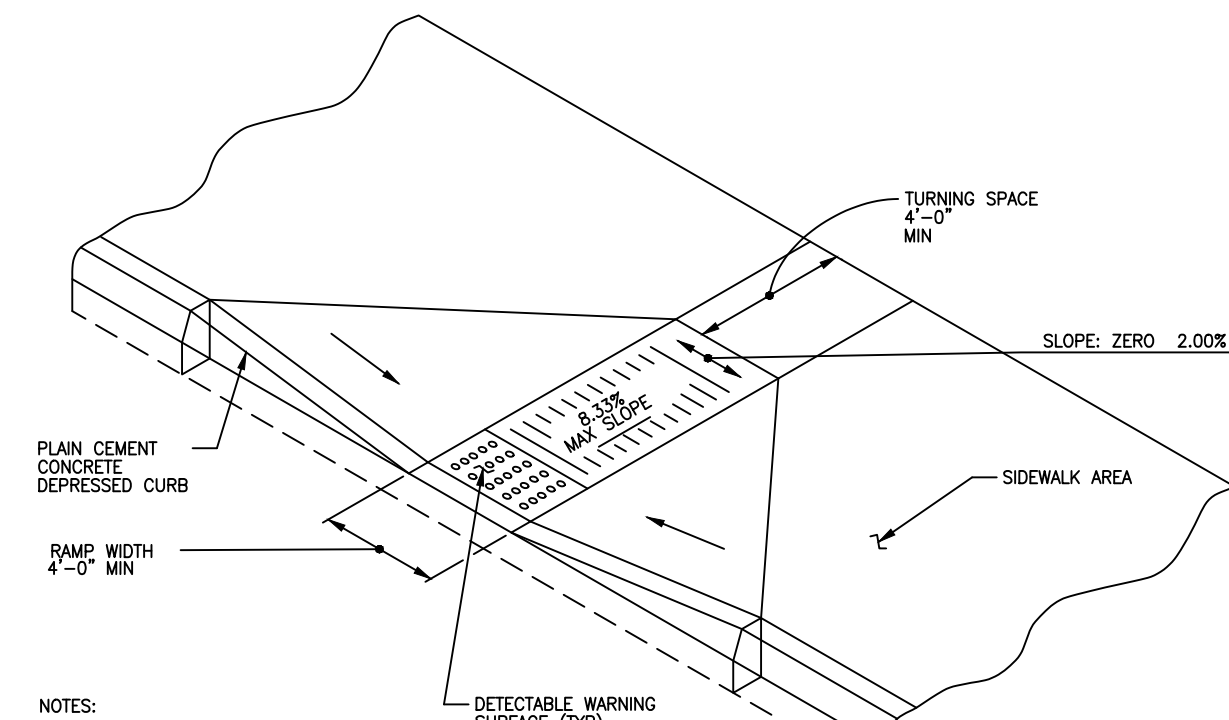
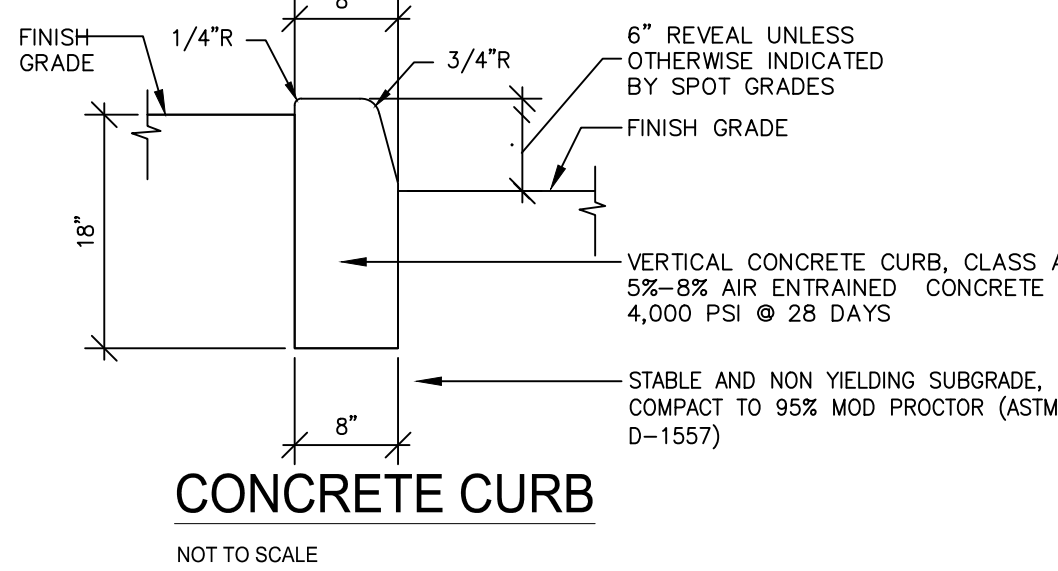


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#### NOTES:

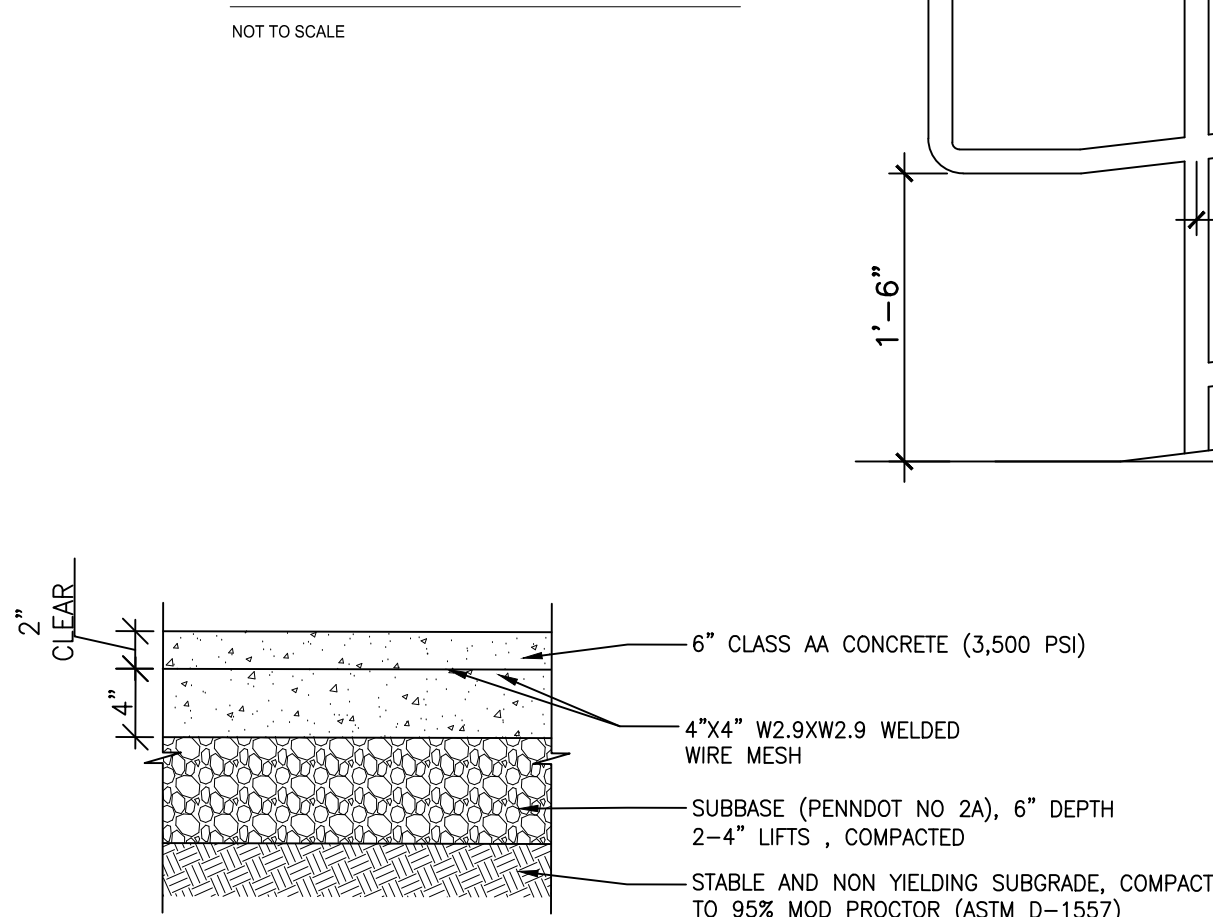
- JOINT SPACING  
A. OPPOSITE JOINTS IN ABUTTING CONCRETE STRUCTURES  
B. EXPANSION JOINTS @ 20' O/C MAX.  
C. CONTROL JOINTS @ 10' O/C MAX.
- CONTROL JOINTS TO BE 2" DEEP, 3/16" WIDE, FILLED WITH PREFORMED BITUMINOUS EXPANSION JOINT FILLER MATERIAL, INSTALLED FLUSH WITH TOP AND FACE OF CURB.
- CONSTRUCT CURB WITH METAL FORMS. PLACE CURBS ON A TRUE RADIUS WHERE CURBS ARE CURVED. STRAIGHT FORMS NOT PERMITTED.



#### NOTES:

- SIDE FLARES 10:00:00 MAX SLOPE
- IF THE TURNING SPACE IS INDICATED TO BE LESS THAN 4'-0", CONSTRUCT SIDE FLARES AS MIN MAX SLOPE.
- CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND POSTINDENT SLOPE OF 2:00% WHERE PEDESTRIANS FORM TURNING MANEUVERS.
- FOR NEW CONSTRUCTION, DO NOT EXCEED 2:00% CROSS SLOPE ON THE CURB RAMP OR PEDESTRIAN ACCESS ROUTE.

#### ADA HANDRAIL ON RAMP DETAIL

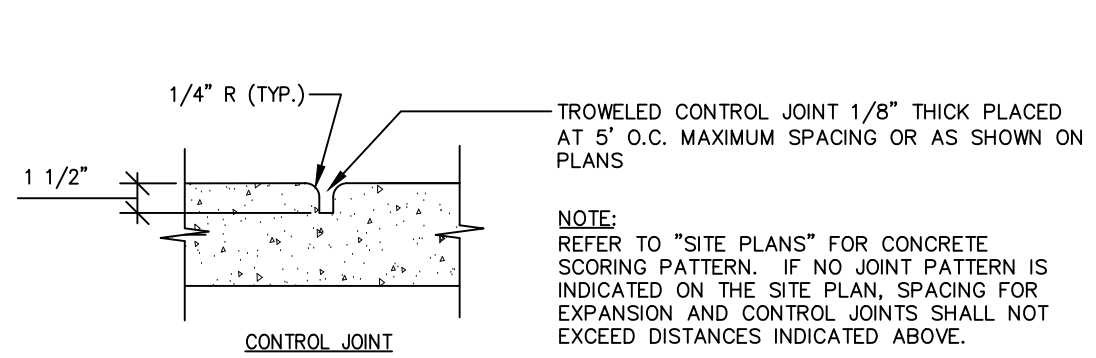
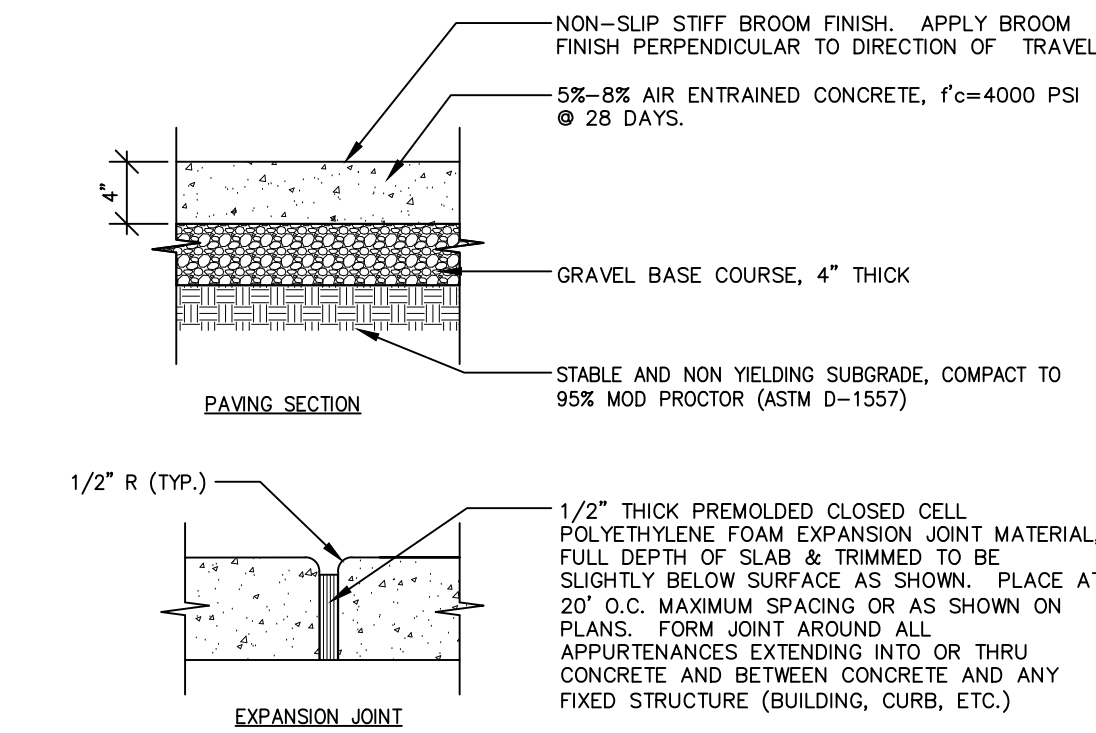


#### NOTES:

- EXPANSION JOINTS SHALL BE LOCATED AS INDICATED ON THE PLAN OR EVERY 24 FT. C.
- CONTROL JOINTS SHALL BE LOCATED EVERY 8 FT. C. TO C. IN BOTH DIRECTIONS OR AS SHOWN ON THE PLAN.

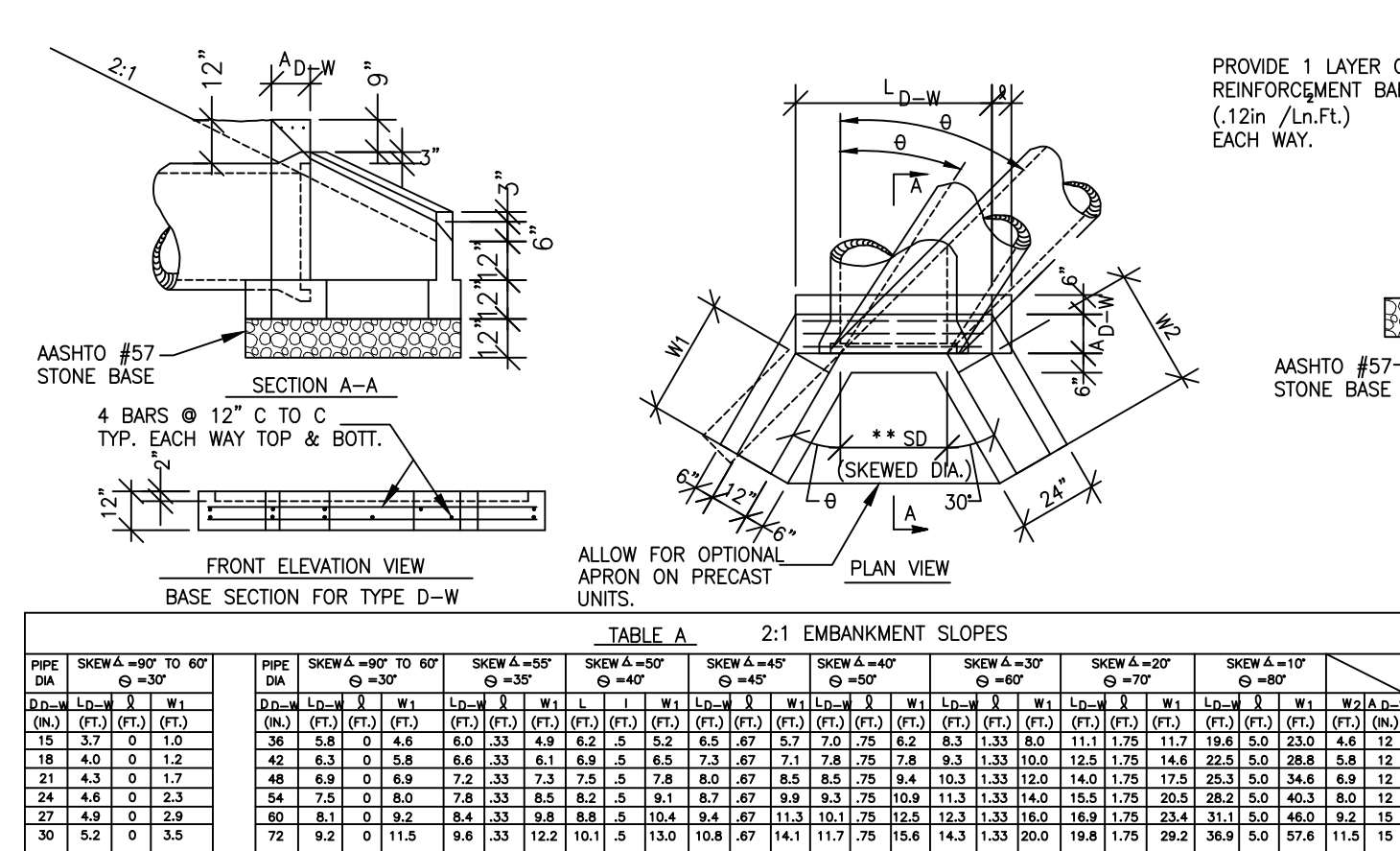
#### CHILLER PAD CONCRETE PAD SECTION

NOT TO SCALE



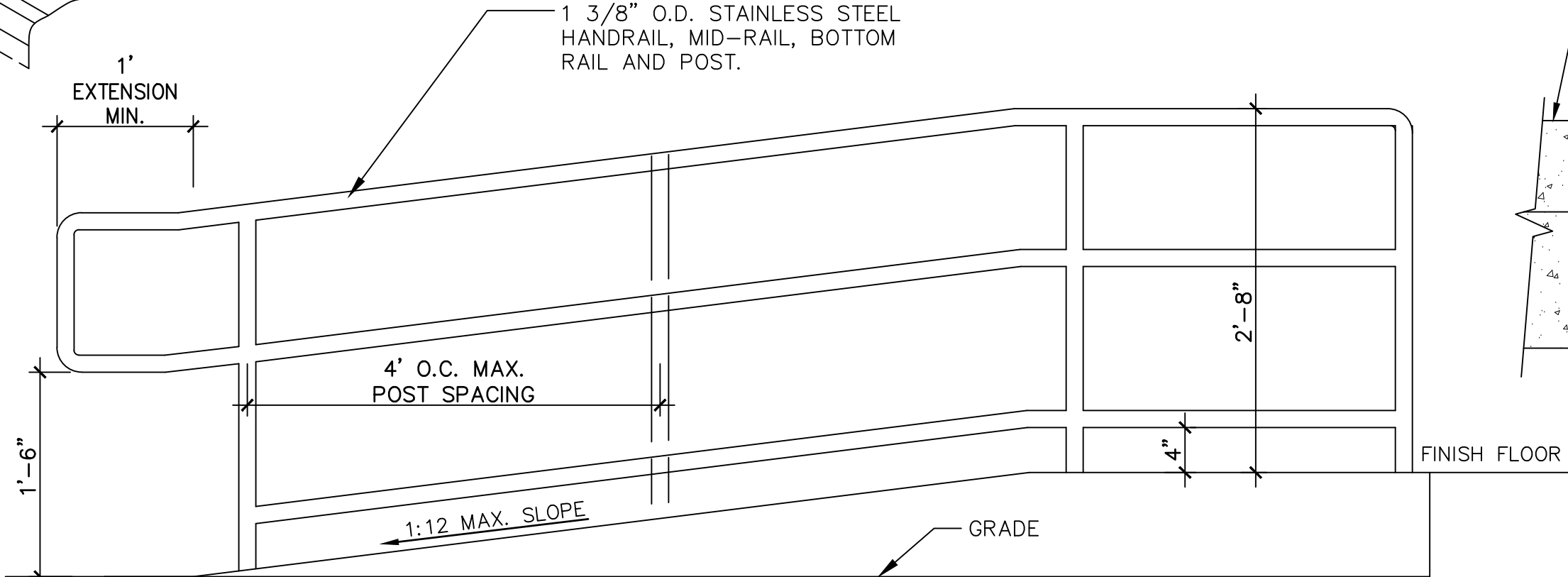
#### CONCRETE WALK

NOT TO SCALE



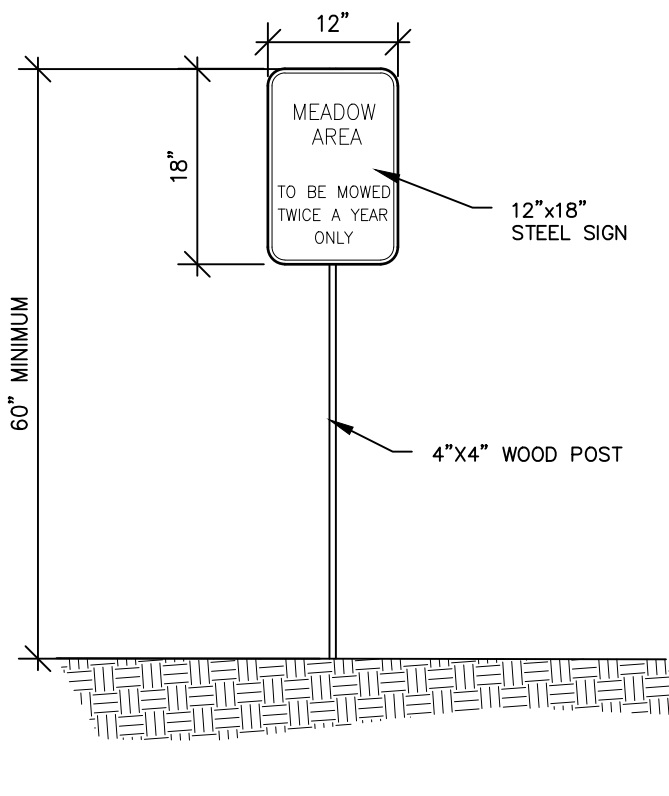
#### TYPE D-W ENDWALL

NOT TO SCALE



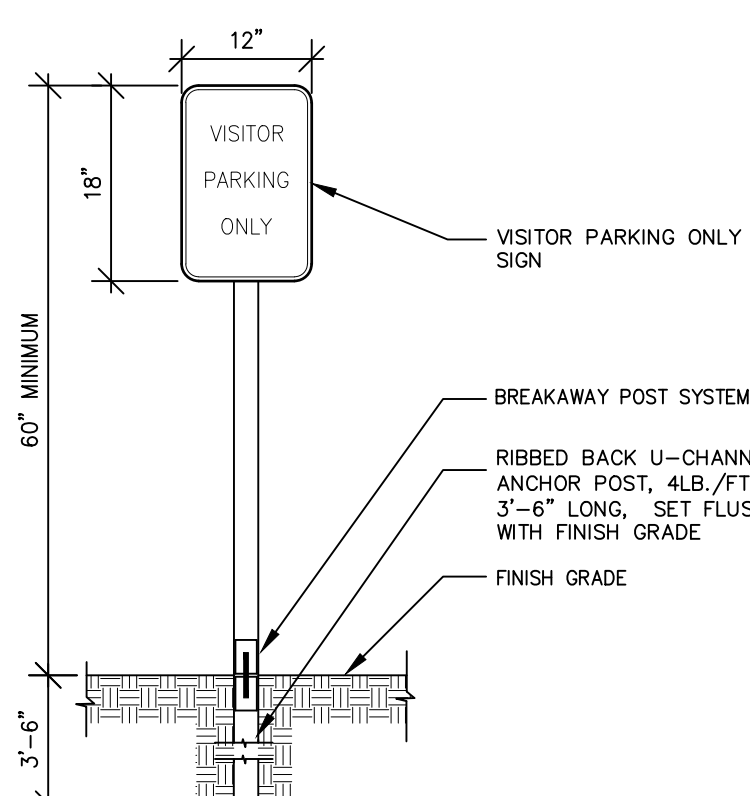
#### ADA HANDRAIL ON RAMP DETAIL

NOT TO SCALE



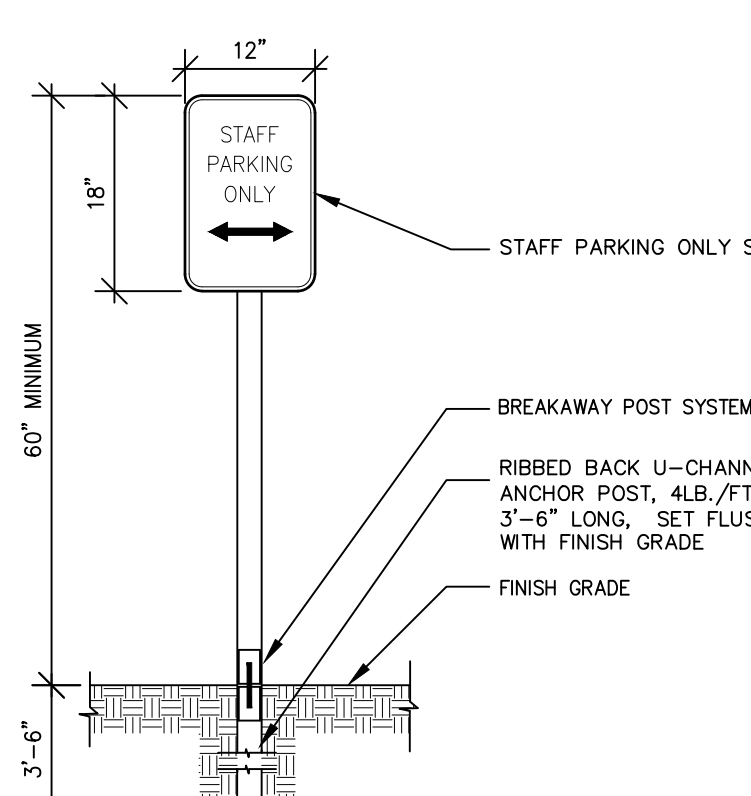
#### NO MOWING SIGN

NOT TO SCALE



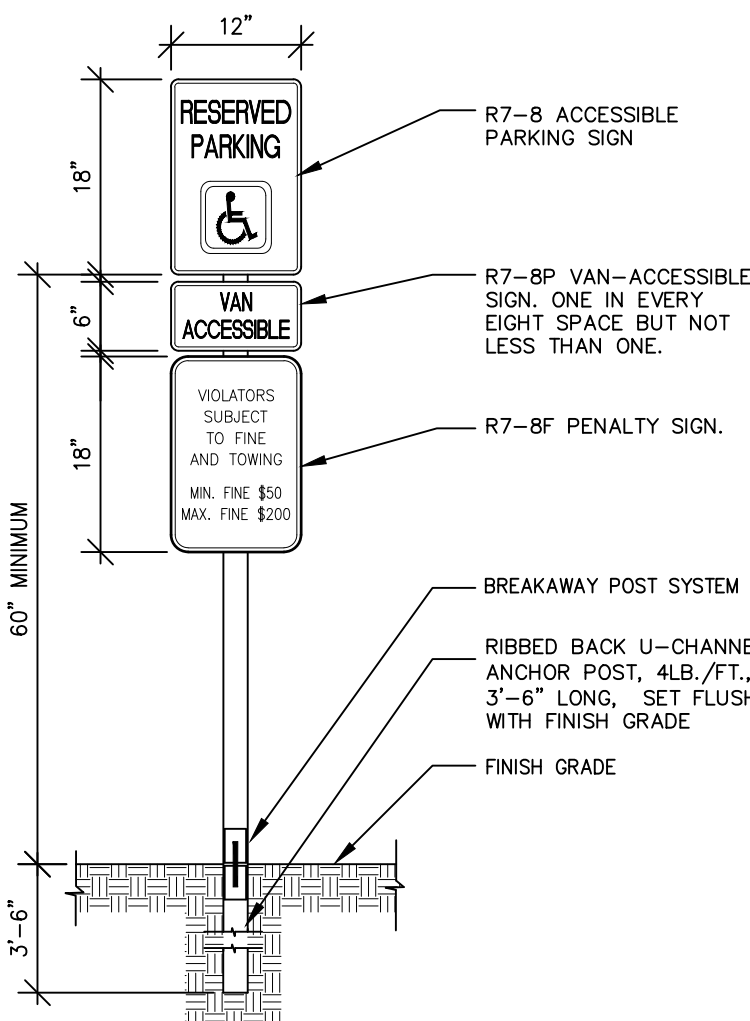
#### VISITOR PARKING ONLY SIGN

NOT TO SCALE



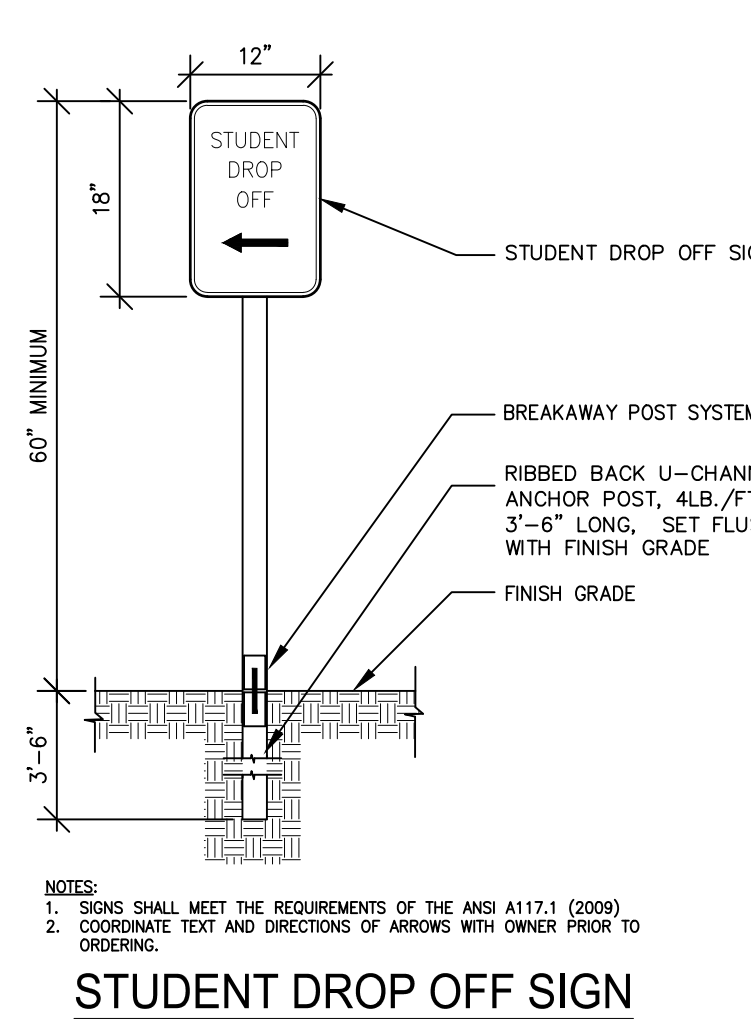
#### STAFF ONLY PARKING SIGN

NOT TO SCALE



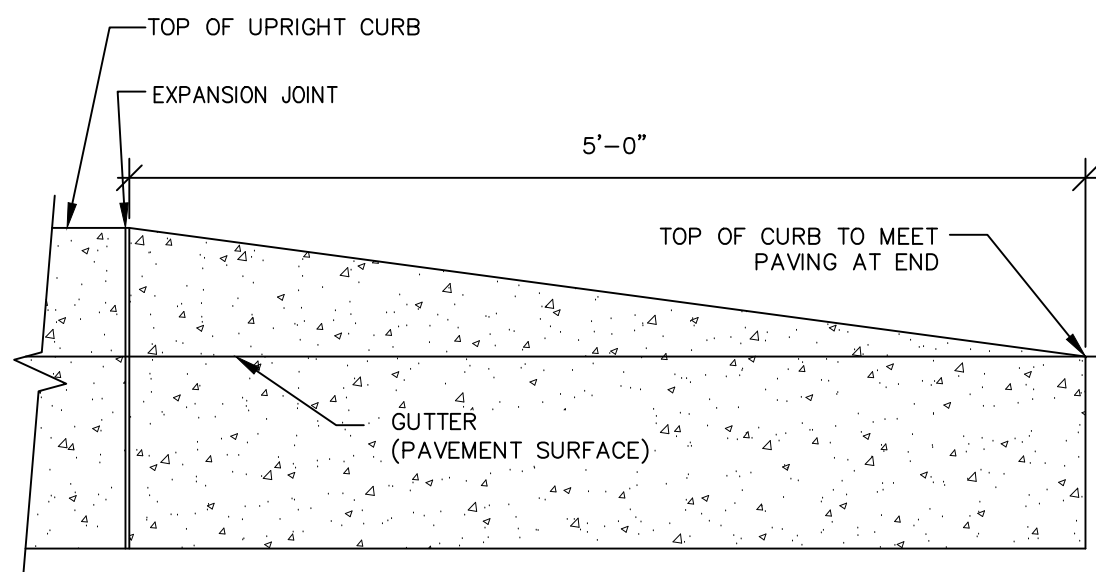
#### ADA SIGN

NOT TO SCALE



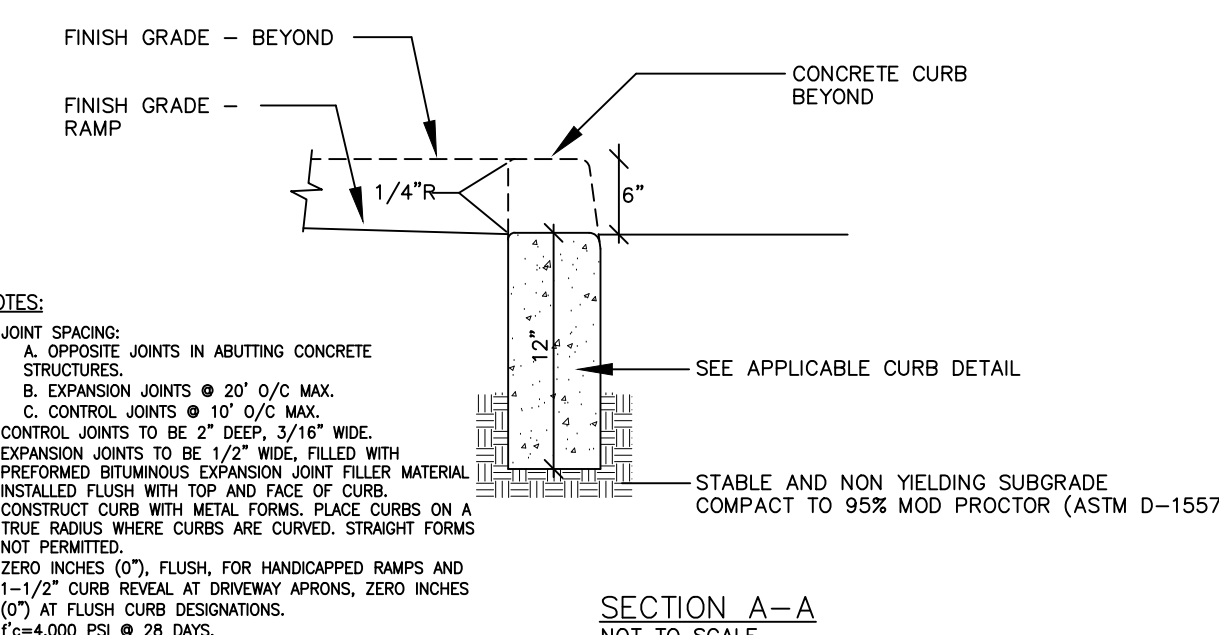
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NOT TO SCALE



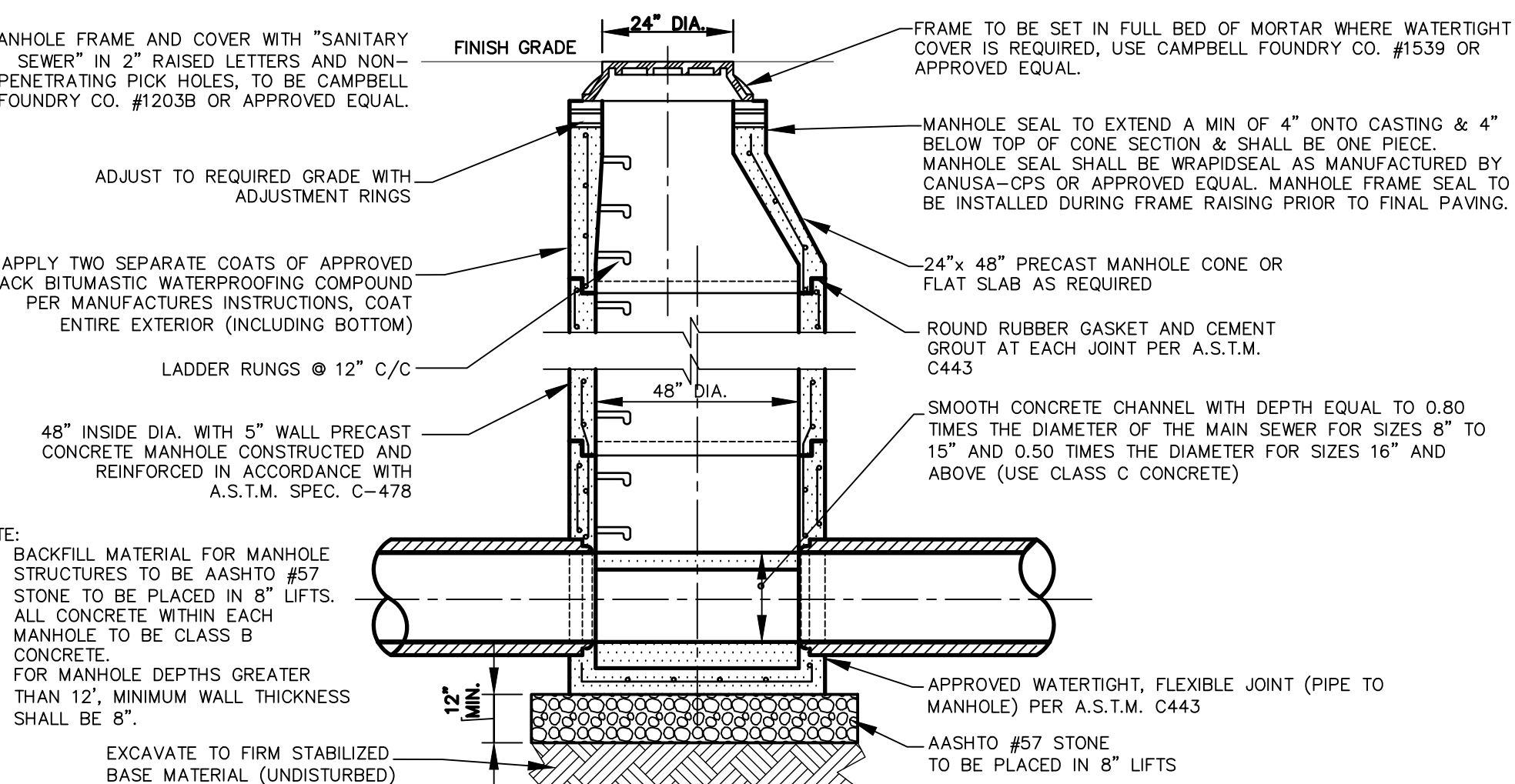
#### CURB TAPER DETAIL

NOT TO SCALE



#### DEPRESSED CONCRETE CURB

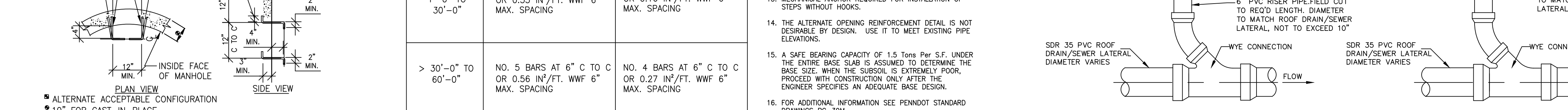
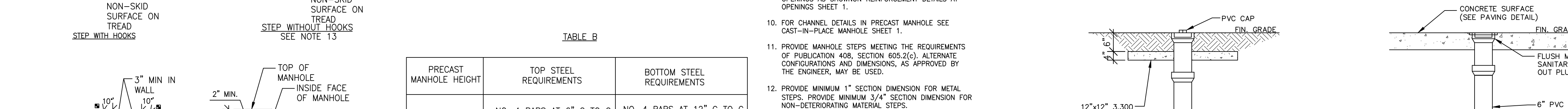
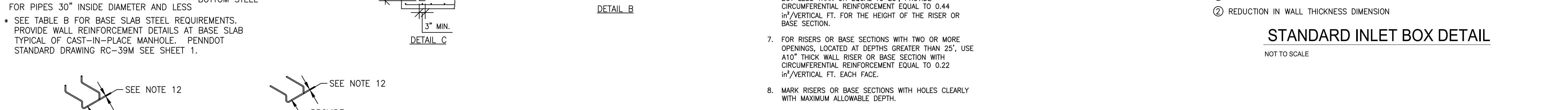
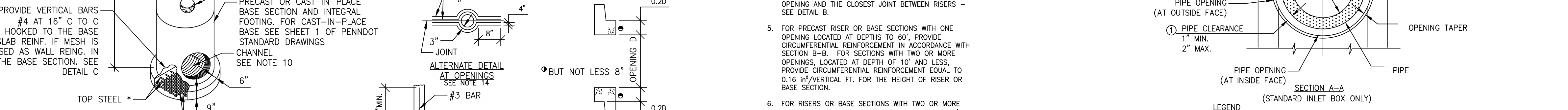
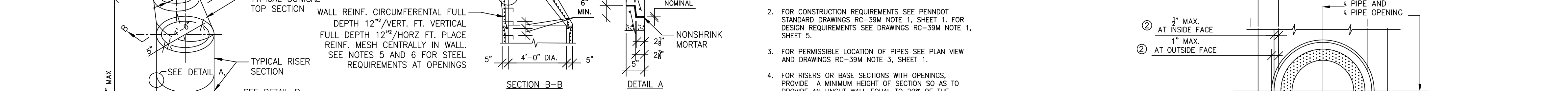
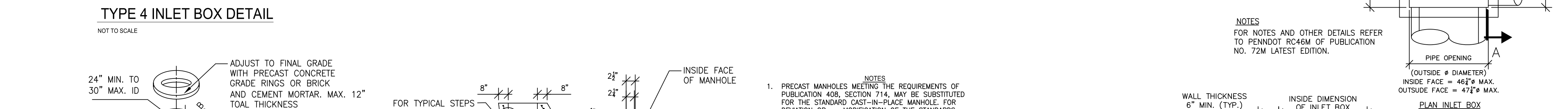
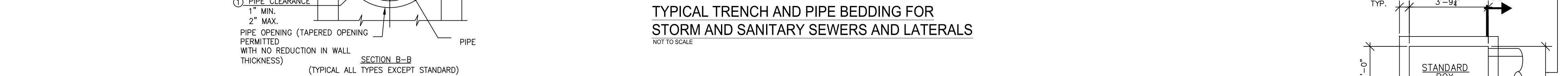
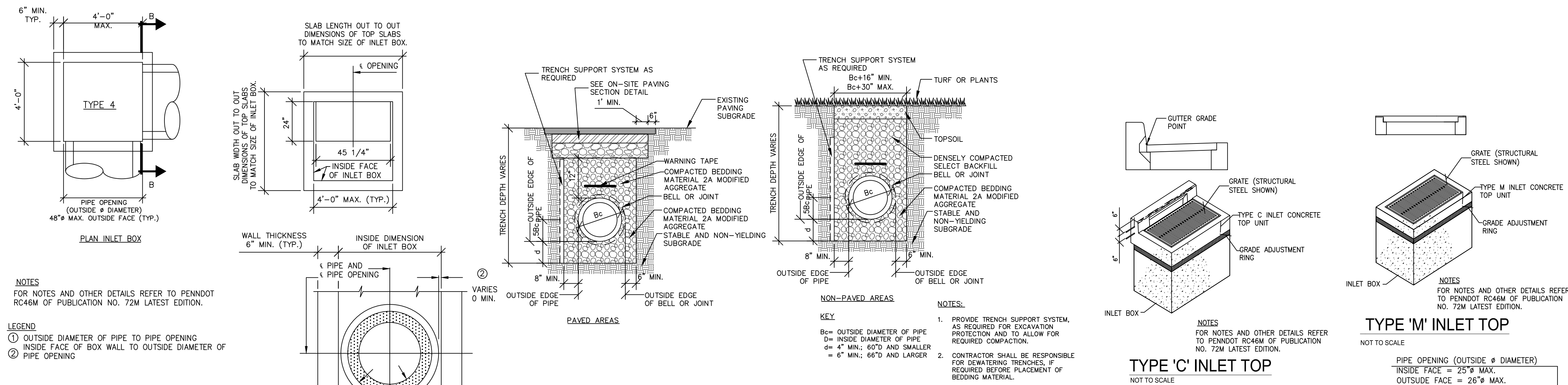
NOT TO SCALE



#### PRECAST CONCRETE SANITARY SEWER MANHOLE

NOT TO SCALE





# Notes

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- SITE BENCHMARK: CENTER OF WATER MANHOLE AT THE INTERSECTION OF BOOT ROAD AND THE SCHOOL DRIVE. ELEVATION IS 101.73'.
- BOUNDARY SHOWN ON THIS SURVEY PLAN IS FOR REFERENCE ONLY AND IS BASED ON A PLATS AND PLANS FOR MARY C. HOWSE ELEMENTARY SCHOOL PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC. DATED MAY 10, 1995. THIS BOUNDARY HAS NOT BEEN CERTIFIED BY A PLS FOR THIS PROJECT.
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- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 42029C0210G, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017.
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- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: HTTP://WEB01.SURVEYMONS.USDA.GOV, COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.

M&B-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
M&C-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
U&B-URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES

BID SET	WS	JG	2023.10.31
90% CD SET	WS	JG	2023.09.19
60% CO SET	NY	JG	2023.07.28
DESIGN DEVELOPMENT	NY	JG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 C-501.DT	WS	JG	CO 05.26.2023
	Dwn.	Dgnt.	Crtd. YYYY.MM.DD

## Permit/Seal

## Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

## Title

CONSTRUCTION DETAILS

Project No.	Scale
202711937	NTS 20'
Revision	Sheet
---	18 of 23

C-502



1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
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9. SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV](http://websoilsurvey.nrcs.usda.gov), COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.  
MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
UugB-URBAN LAND-UDORIENTEDS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
10. THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.

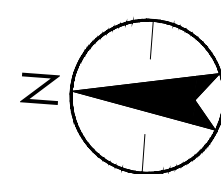
BD SET	WS	JFG	2023.10.31
WS CO SET	WS	JFG	2023.09.19
60% CO SET	NY	JFG	2023.07.28
DESIGN DEVELOPMENT	NY	JFG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 L-101 LP	WS	JFG	CO 05.26.2023
	Dwnl.	Dglt.	Cwd. YYYY.MM.DD

SEE SHEET L-102 FOR PLANT MATERIALS LIST.

SEE SHEET L-102 FOR TREE INSTALLATION DETAIL.

1"=30'

LANDSCAPE LEGEND	
PROPOSED	EXISTING
PROPOSED (CONT.)	



N/L  
LAUREN B & CAROL L MEISWINKEL  
595 W BOOT RD  
UPI 41-8-57

S12°56'43"E 1271.90'

Approximate Lot 2 Boundary  
(Not Surveyed)

N/L  
WEST CHESTER AREA SCHOOL DISTRICT  
782 SPRINGDALE DR  
UPI 41-8-57

N/L  
JOSEPH NASK R III  
605 W BOOT RD  
UPI 41-8-56

Mary C. Howse  
Elementary School  
59,550 s.f.  
Finish floor=102.41

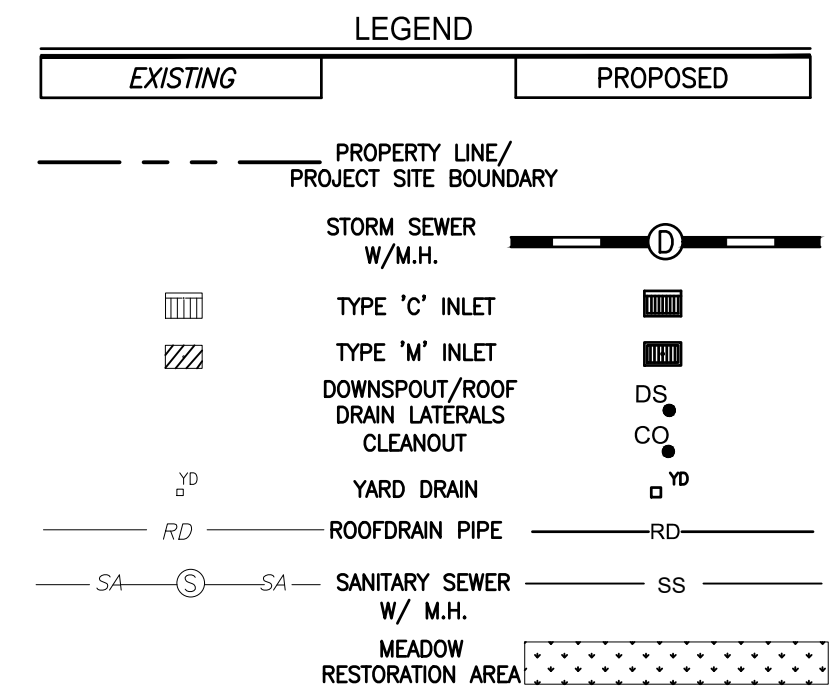
N/L  
JOHN G & JANET M CONNOR  
661 W BOOT RD  
UPI 41-8-54

Boot Road  
(S.R. 2020)









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MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES  
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES  
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60% CO SET	WS	JFG	2023.09.19
60% CO SET	NY	JFG	2023.07.28
DESIGN DEVELOPMENT	NY	JFG	2023.05.26
Revision	By	Appd	YYYY.MM.DD
File Name: 202711937 C-901.PCSM	WS	JG	CO 05.26.2023
	Dwn	Dgnt	Crdt YYYY.MM.DD

Permit/Seal

Client/Project

WEST CHESTER AREA SCHOOL DISTRICT

RENOVATIONS & ADDITIONS TO  
MARY C. HOWSE ELEMENTARY SCHOOL  
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title

POST-CONSTRUCTION STORMWATER  
MANAGEMENT PLAN

Project No.

202711937

Revision

Sheet

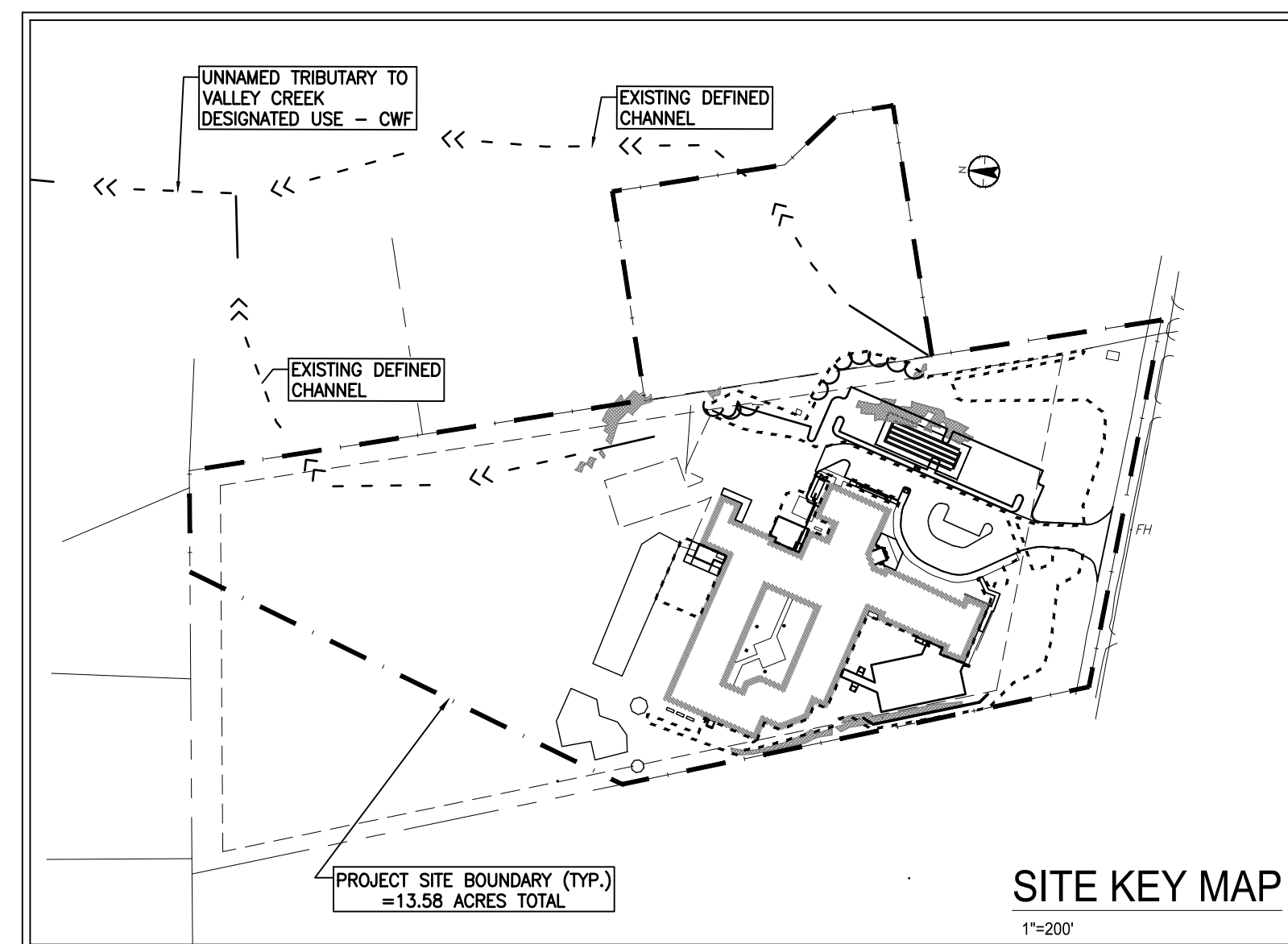
21 of 23

Scale

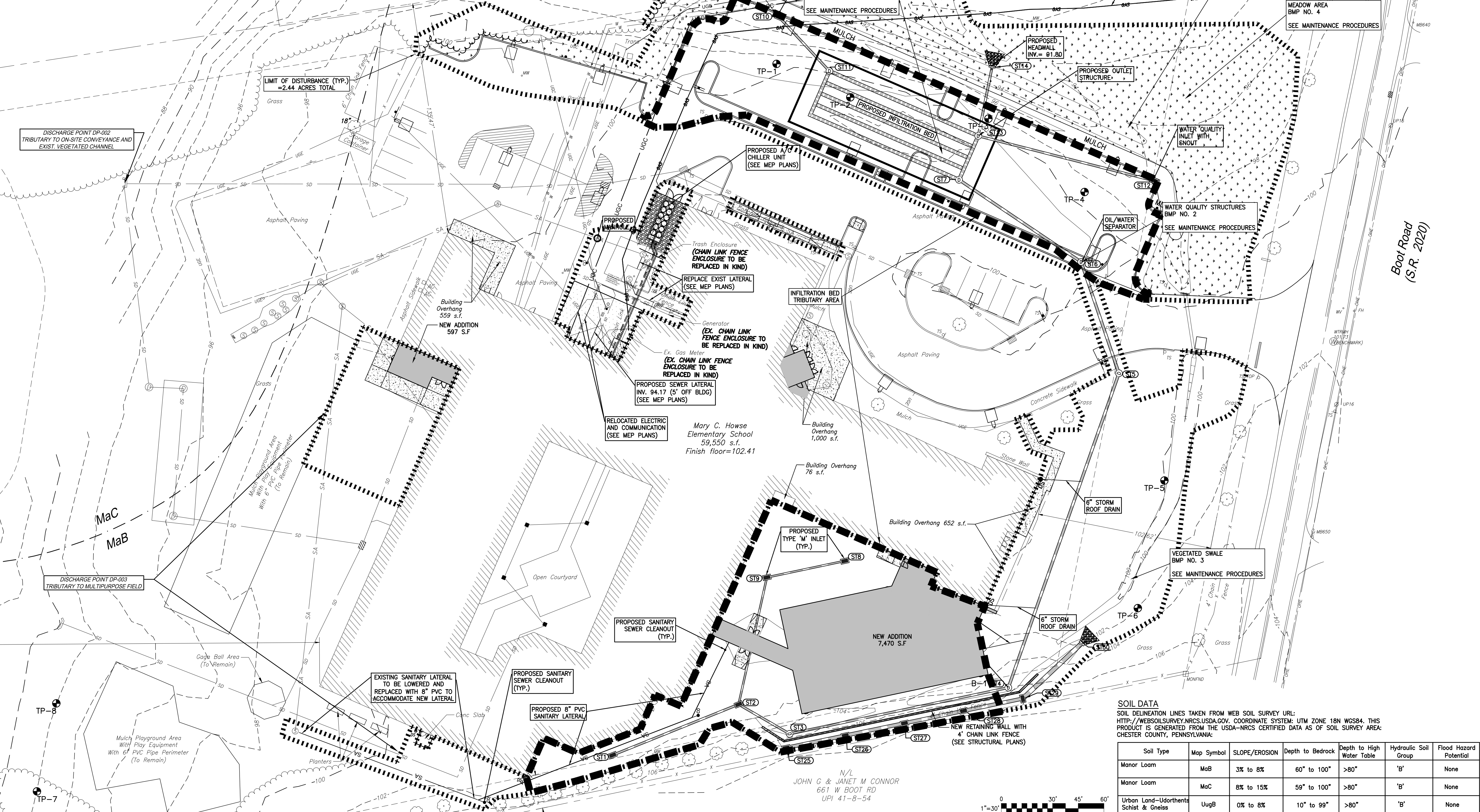
1" = 30'

Drawing No.

C-901



N/L  
UREN B & CAROL L MEISWINKEL  
595 W BOOT RD  
UPI 41-8-57



SOIL DATA

SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: [HTTP://WEBSOILSURVEY.NRCS.USDA.GOV](http://websoilsurvey.nrcs.usda.gov), COORDINATE SYSTEM: UTM ZONE 18N NAD83. THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA:

Soil Type	Map Symbol	SLOPE/EROSION	Depth to Bedrock	Depth to High Water Table	Hydraulic Soil Group	Flood Hazard Potential
Manor Loam	MaB	3% to 8%	60" to 100"	>80"	'B'	None
Manor Loam	MaC	8% to 15%	59" to 100"	>80"	'B'	None
Urban Land-Udorthents Schist & Gneiss	UuB	0% to 8%	10" to 99"	>80"	'B'	None







