

Legend

| 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

- 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. 4229202102, 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. 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
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES
UuB-URBAN LAND-UDORTHENTS, 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.

| REV | DATE | BY | CHKD | APPD |
|----------|----------|----|------|------|
| 10/20/22 | 10/20/22 | JG | WS | |
| 09/29/22 | 09/29/22 | JG | WS | |
| 09/29/22 | 09/29/22 | JG | WS | |
| 09/29/22 | 09/29/22 | JG | WS | |

File Name: 202211937 C-101.EP
Dwnl. Dgln. Crk. Ck. 05/26/2022

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. 202211937
Revision Sheet 2 of 23
Scale 1" = 50'
Drawing No. C-101

ZONING DATA

| | 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

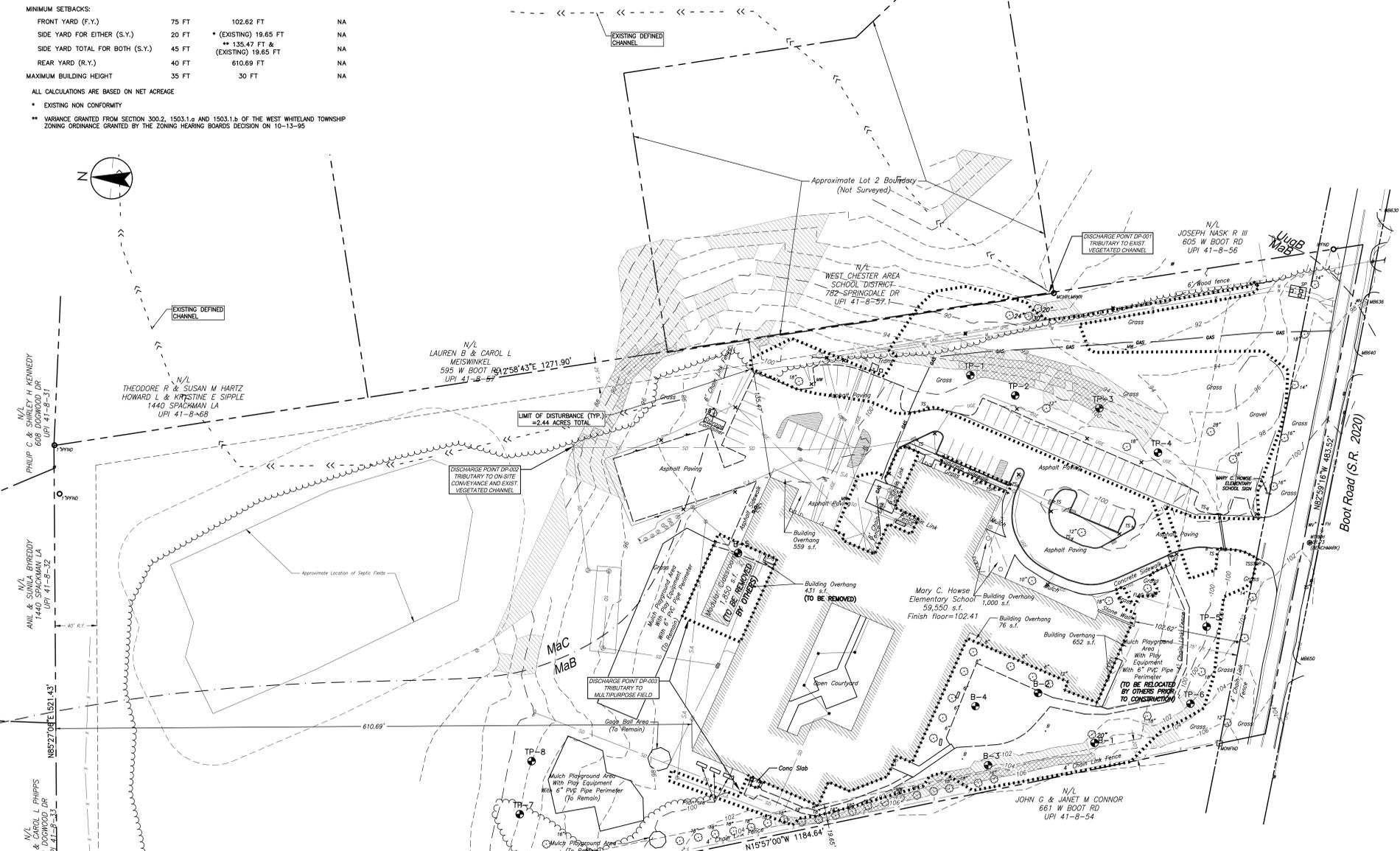
SOIL DATA

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-Udorthent Schist & Gneiss | UuB | 0% to 8% | 10" to 99" | >80" | "b" | None |

LOCATION MAP

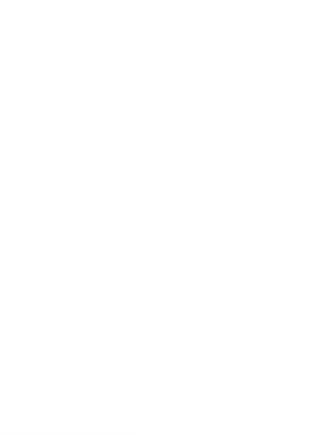
0 2000' 3000' 4000'
1"=2000'



INFILTRATION TESTING RESULT TABLE

| TEST LOCATION | SURFACE ELEVATION | | TEST DEPTH | | FIELD TESTED INFILTRATION | | EXCAVATION DEPTH | COMMENT |
|---------------|-------------------|-------|------------|-------|---------------------------|-------|---------------------------|---------|
| | (FT.) | (FT.) | (FT.) | (FT.) | (IN./HR.) | (FT.) | | |
| TP-1 | 99.3 | 7.30 | 92.00 | 0.00 | 9.30 | 90.00 | PRIMARY LOCATION | |
| TP-2 | 101.7 | 9.70 | 92.00 | 0.50 | 11.70 | 90.00 | PRIMARY LOCATION | |
| TP-3 | 99.0 | 7.00 | 92.00 | 0.25 | 9.00 | 90.00 | PRIMARY LOCATION | |
| TP-4 | 99.0 | 7.00 | 92.00 | 0.00 | 9.00 | 90.00 | PRIMARY LOCATION | |
| TP-5 | 100.0 | N/A | N/A | N/A | 6.00 | 94.00 | SHALLOW STONE ENCOUNTERED | |
| TP-6 | 102 | N/A | N/A | N/A | 6.00 | 96.00 | SHALLOW STONE ENCOUNTERED | |
| TP-7 | 92.0 | 2.00 | 90.00 | 1.38 | 4.00 | 88.00 | SHALLOW STONE ENCOUNTERED | |
| TP-8 | 92.0 | 1.80 | 90.20 | 0.38 | 3.80 | 88.20 | SHALLOW STONE ENCOUNTERED | |





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MaB-MANOR LOAM, 3 TO 8 PERCENT SLOPES
MaC-MANOR LOAM, 8 TO 15 PERCENT SLOPES
UuB-URBAN LAND-UDORFMENTS, 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.

EXISTING LEGEND

| | |
|----------------------------|--|
| CONCRETE CURB | |
| ACCESSIBLE RAMP | |
| WALKWAYS | |
| FENCINGS | |
| 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 | |
| RECAUTIONARY SLOPES 15-25% | |
| PROHIBITIVE SLOPES >25% | |

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 | |

DEMOLITION NOTES:

1. 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.
2. 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.
3. THE REMOVAL OF THE MODULAR CLASSROOM IS TO BE COMPLETE BY OTHERS.
4. EACH CONTRACTOR TO PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH OSHA ACT OF 1970 AS AMENDMENT.
5. 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.
6. 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 PADEP REQUIREMENTS.
7. EACH CONTRACTOR SHALL PROTECT AND MAINTAIN ALL ACTIVE SERVICES NOT BEING REMOVED THROUGHOUT THE DEMOLITION ACTIVITIES.
8. EACH CONTRACTOR SHALL PROVIDE DEMOLITION ACTIVITIES TO MINIMIZE INTERFERENCE WITH ROADS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
9. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PADEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

| | | | | |
|-------------------------------|-------|------|------------|------------|
| 810 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-101.EP | WS | JG | CO | 05/26/2023 |
| | Draw. | Dgn. | Chk. | 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 Scale 1" = 30'
Revision Sheet 3 of 23 Drawing No. C-102

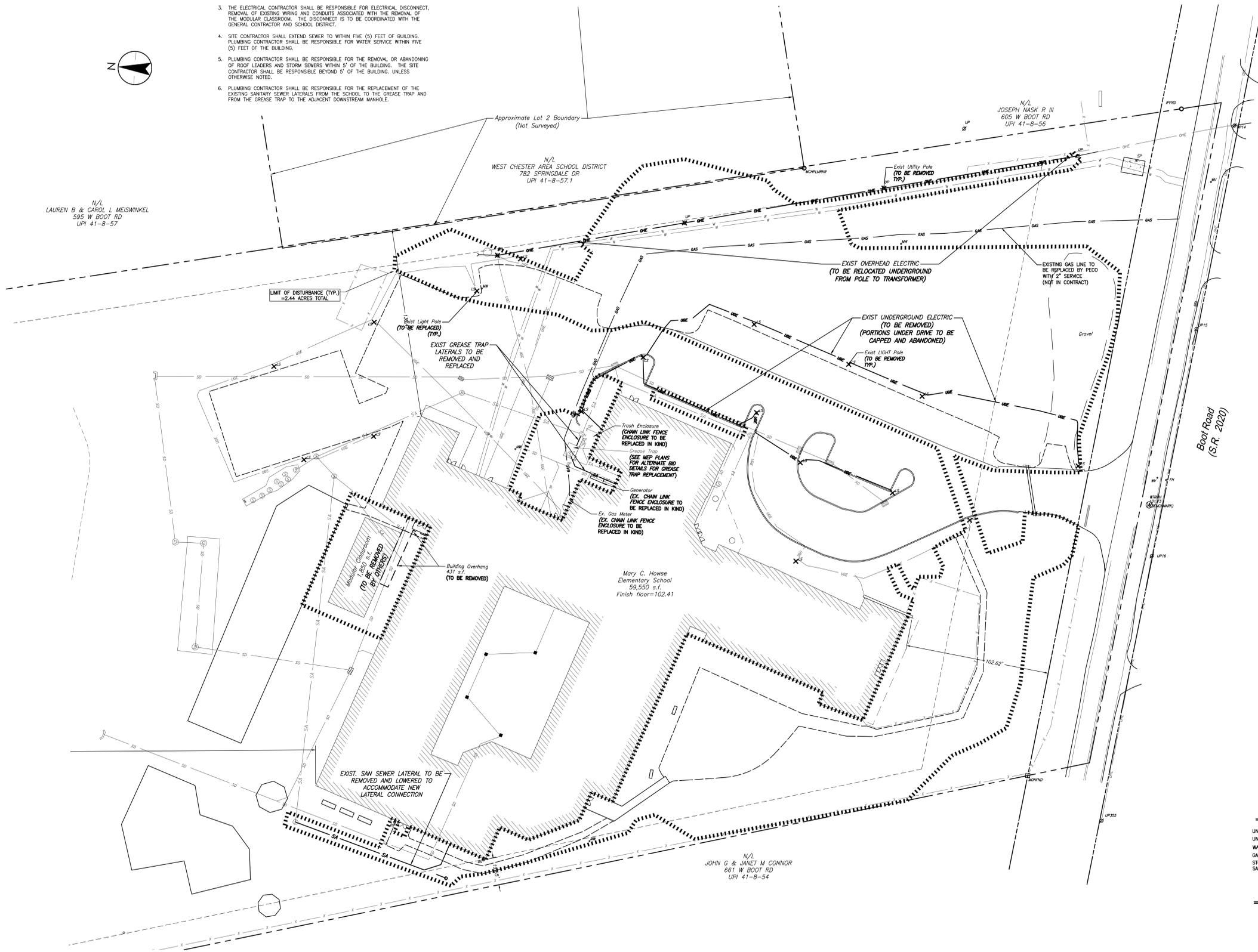


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 MdB-MANOR LOAM, 3 TO 8 PERCENT SLOPES
 M0c-MANOR LOAM, 8 TO 15 PERCENT SLOPES
 UuB-URBAN LAND-UDDORTMENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
- THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION 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.

UTILITY COORDINATION NOTES:

- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO THE TRANSFORMER AND ELECTRIC SERVICE TO THE BUILDING.
- FOR REMOVAL AND INSTALLATION OF EXTERIOR LIGHT POLES THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DISCONNECT, REMOVAL OF EXISTING WIRING AND CONDUITS, REMOVAL OF THE EXISTING LIGHT POLES AND CONCRETE BASES AND INSTALLATION OF NEW LIGHT POLES AND CONCRETE BASES AS INDICATED ON THE PLANS.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL DISCONNECT, REMOVAL OF EXISTING WIRING AND CONDUITS ASSOCIATED WITH THE REMOVAL OF THE MODULAR CLASSROOM. THE DISCONNECT IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR AND SCHOOL DISTRICT.
- SITE CONTRACTOR SHALL EXTEND SEWER TO WITHIN FIVE (5) FEET OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR WATER SERVICE WITHIN FIVE (5) FEET OF THE BUILDING.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OR ABANDONING OF ROOF LEADERS AND STORM SEWERS WITHIN 5' OF THE BUILDING. THE SITE CONTRACTOR SHALL BE RESPONSIBLE BEYOND 5' OF THE BUILDING, UNLESS OTHERWISE NOTED.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE EXISTING SANITARY SEWER LATERALS FROM THE SCHOOL TO THE GREASE TRAP AND FROM THE GREASE TRAP TO THE ADJACENT DOWNSTREAM MANHOLE.



UTILITY DEMOLITION LEGEND

| | |
|----------------------------|-----|
| UNDERGROUND POWER | UGE |
| UNDERGROUND COMMUNICATIONS | T |
| WATER LINE | W |
| GAS LINE | GAS |
| STORM PIPE | SD |
| SANITARY PIPE | SA |

EXISTING LEGEND

| | |
|----------------------------|----------|
| CONCRETE CURB | [Symbol] |
| ACCESSIBLE RAMP | [Symbol] |
| WALKWAYS | [Symbol] |
| FENCELINE | [Symbol] |
| RIGHT OF WAY | [Symbol] |
| PROPERTY LINE | [Symbol] |
| LIGHT POLE | [Symbol] |
| UNDERGROUND POWER | UGE |
| UNDERGROUND COMMUNICATIONS | T |
| WATER LINE | W |
| GAS LINE | GAS |
| STORM PIPE | SD |
| SANITARY PIPE | SA |
| GAS VALVE | GV |
| WATER VALVE | WV |
| SANITARY M.H. | [Symbol] |

| | | | | |
|-------------------------------|-------|-------|------------|------------|
| 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 | App'd | YYYY.MM.DD | |
| File Name: 202311937 C-101.EP | WS | JFG | CO | 05.26.2023 |
| | Desn. | Dgtr. | Chk'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 UTILITIES DEMOLITION
 PLAN

Project No.
 202311937

Revision Sheet
 4 of 23

Drawing No.
C-103



811
 Know what's below.
 Call before you dig.
 SERIAL# 2022871977
 ONE-CALL DATE: 10/14/2022
 ORIGINAL SHEET ARCH ET

Legend

| 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 |

LOCATION MAP



ZONING DATA

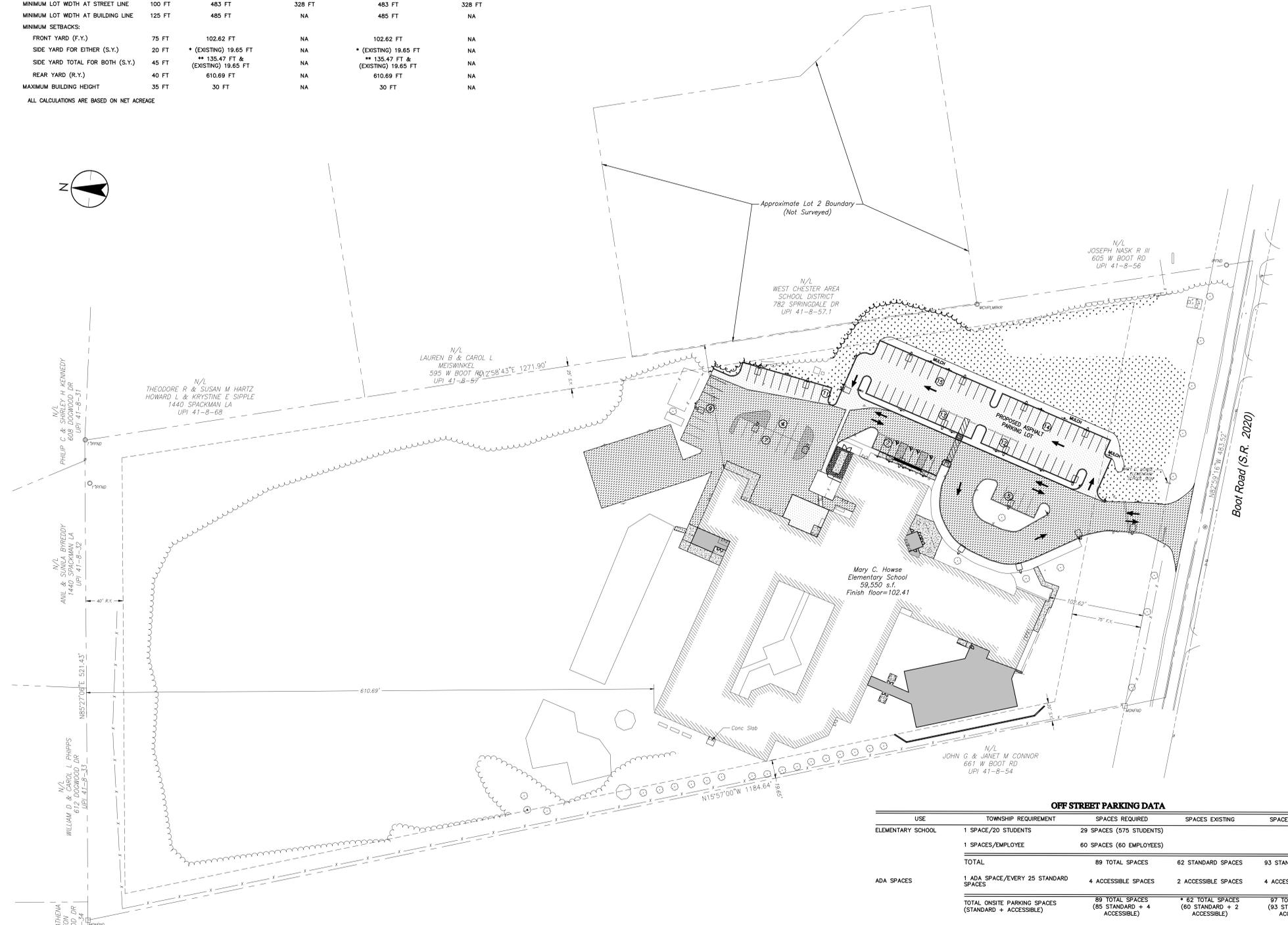
R-1: RESIDENTIAL DISTRICT

| | 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 |
| MINIMUM LOT WIDTH AT BUILDING LINE | 125 FT | 485 FT | NA | 485 FT | NA |
| 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.



OFF STREET PARKING DATA

| USE | TOWNSHIP REQUIREMENT | SPACES REQUIRED | SPACES EXISTING | SPACES PROPOSED |
|------------------------------------------------------|--------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|
| ELEMENTARY SCHOOL | 1 SPACE/20 STUDENTS | 29 SPACES (975 STUDENTS) | | |
| | 1 SPACES/EMPLOYEE | 60 SPACES (60 EMPLOYEES) | | |
| TOTAL | | 89 TOTAL SPACES | 62 STANDARD SPACES | 93 STANDARD SPACES |
| ADA SPACES | 1 ADA SPACE/EVERY 25 STANDARD SPACES | 4 ACCESSIBLE SPACES | 2 ACCESSIBLE SPACES | 4 ACCESSIBLE SPACES |
| | | | | |
| TOTAL ON SITE PARKING SPACES (STANDARD + ACCESSIBLE) | | 89 TOTAL SPACES (85 STANDARD + 4 ACCESSIBLE) | 62 TOTAL SPACES (60 STANDARD + 2 ACCESSIBLE) | 97 TOTAL SPACES (93 STANDARD + 4 ACCESSIBLE) |

PARKING SPACE REQUIREMENTS PER WEST WHITELAND TOWNSHIP, PENNSYLVANIA - ZONING ORDINANCE 325-39.
* EXISTING NONCONFORMITY



Notes

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Msb-MANOR LOAM, 3 TO 8 PERCENT SLOPES
Moc-MANOR LOAM, 8 TO 15 PERCENT SLOPES
Uurb-URBAN LAND-UDORIENTEDS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES
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| REV | DATE | BY | CHKD | APPD |
|-------------------------------|------|------|-------|------------|
| 180 SET | | WS | JG | 2023.10.31 |
| 975 CD SET | | WS | JG | 2023.09.19 |
| 676 CD SET | | NY | JG | 2023.07.28 |
| DESIGN DEVELOPMENT | | NY | JG | 2023.05.26 |
| Revision | | By | Appd | YYYY.MM.DD |
| File Name: 202711937 C-121.SP | | WS | JG | CO |
| | | Dwn. | Dgtr. | Chk. |

Permit/Seal

Client/Project

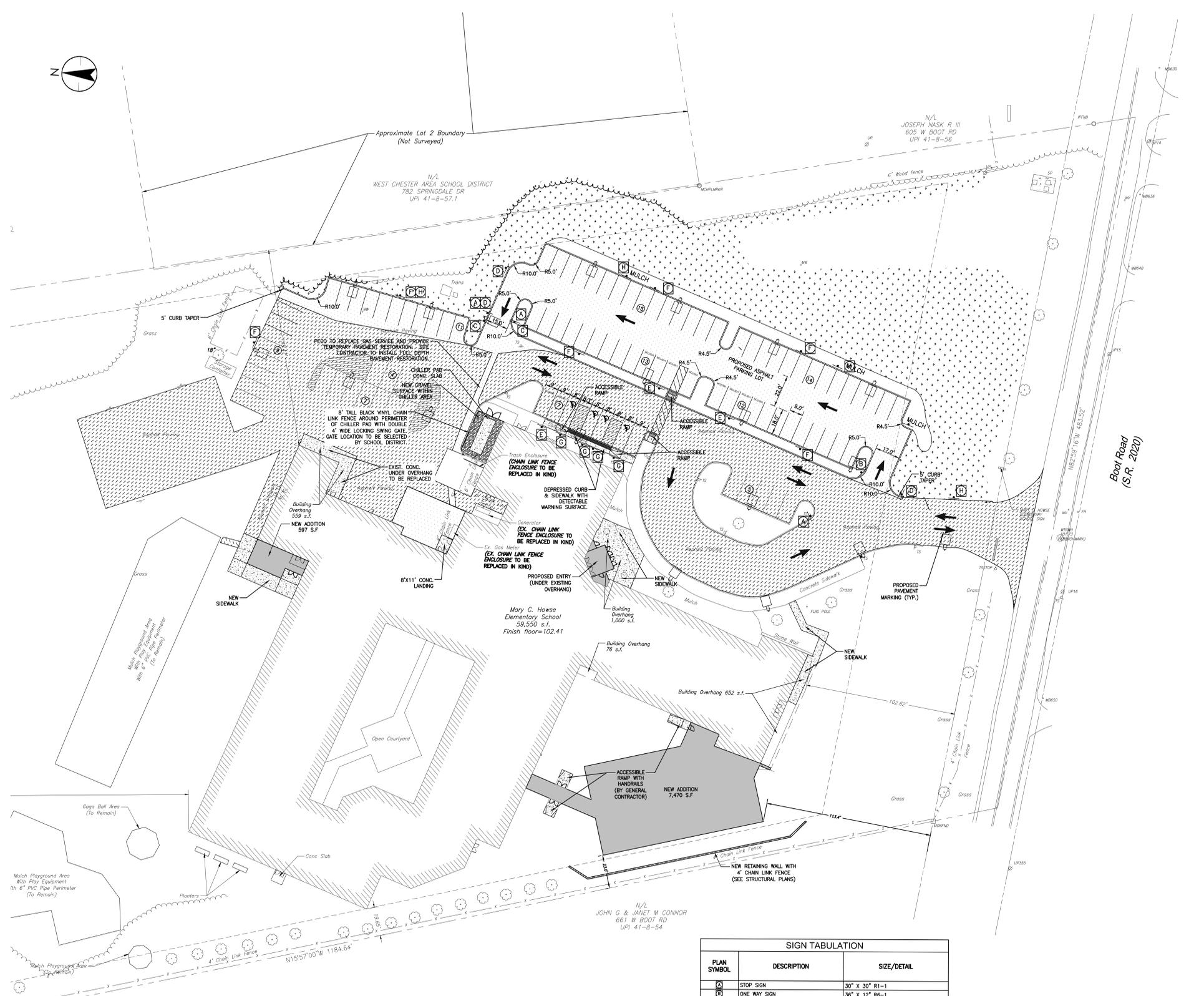
WEST CHESTER AREA SCHOOL DISTRICT
RENOVATIONS & ADDITIONS TO
MARY C. HOWSE ELEMENTARY SCHOOL
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Title
OVERALL SITE PLAN

| Project No. | Scale |
|----------------|-------------|
| 202711937 | 1" = 50' |
| Revision Sheet | Drawing No. |
| -- | 5 of 23 |

| EXISTING | PROPOSED |
|----------|----------|
| | |
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| | |
| | |

LOCATION MAP



Notes

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| REV | DATE | BY | CHKD | APPD |
|------------|------------|----|------|------|
| 10/23/2022 | 10/23/2022 | JG | WS | JG |
| 10/23/2022 | 10/23/2022 | JG | WS | JG |
| 10/23/2022 | 10/23/2022 | JG | WS | JG |
| 10/23/2022 | 10/23/2022 | JG | WS | JG |

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. 202211937 Scale 1" = 30'

Revision Sheet 6 of 23 Drawing No. C-122

| PLAN SYMBOL | DESCRIPTION | SIZE/DETAIL |
|-------------|-----------------------|----------------|
| (A) | STOP SIGN | 30" X 30" R1-1 |
| (B) | ONE WAY SIGN | 36" X 12" R6-1 |
| (C) | DO NOT ENTER SIGN | 30" X 30" R5-1 |
| (D) | STUDENT DROP OFF SIGN | |
| (E) | VISITOR PARKING SIGN | |
| (F) | STAFF ONLY PARKING | SEE DETAIL |
| (G) | ADA SIGN | |
| (H) | NO MOWING SIGN | |



Legend

| EXISTING | PROPOSED |
|-----------------------------|---------------------|
| X 90.00 | 615.84 |
| SPOT GRADES | 200 |
| CONTOURS | |
| RETAINING WALL | |
| CURB GRADES | TC416.34 6415.84 |
| PRECAUTIONARY SLOPES 15-25% | |
| PROHIBITIVE SLOPES >25% | |

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| REV | BY | DATE | DESCRIPTION |
|-----|-----|------------|-------------------|
| 100 | JFG | 2023.10.31 | ISSUED FOR PERMIT |
| 99 | JFG | 2023.09.19 | ISSUED FOR PERMIT |
| 98 | JFG | 2023.07.28 | ISSUED FOR PERMIT |
| 97 | JFG | 2023.05.26 | ISSUED FOR PERMIT |

| REV | BY | DATE | DESCRIPTION |
|-----|-----|------------|-------------------|
| 100 | JFG | 2023.10.31 | ISSUED FOR PERMIT |
| 99 | JFG | 2023.09.19 | ISSUED FOR PERMIT |
| 98 | JFG | 2023.07.28 | ISSUED FOR PERMIT |
| 97 | JFG | 2023.05.26 | ISSUED FOR PERMIT |

| REV | BY | DATE | DESCRIPTION |
|-----|-----|------------|-------------------|
| 100 | JFG | 2023.10.31 | ISSUED FOR PERMIT |
| 99 | JFG | 2023.09.19 | ISSUED FOR PERMIT |
| 98 | JFG | 2023.07.28 | ISSUED FOR PERMIT |
| 97 | JFG | 2023.05.26 | ISSUED FOR PERMIT |

Client/Project
 WEST CHESTER AREA SCHOOL DISTRICT

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

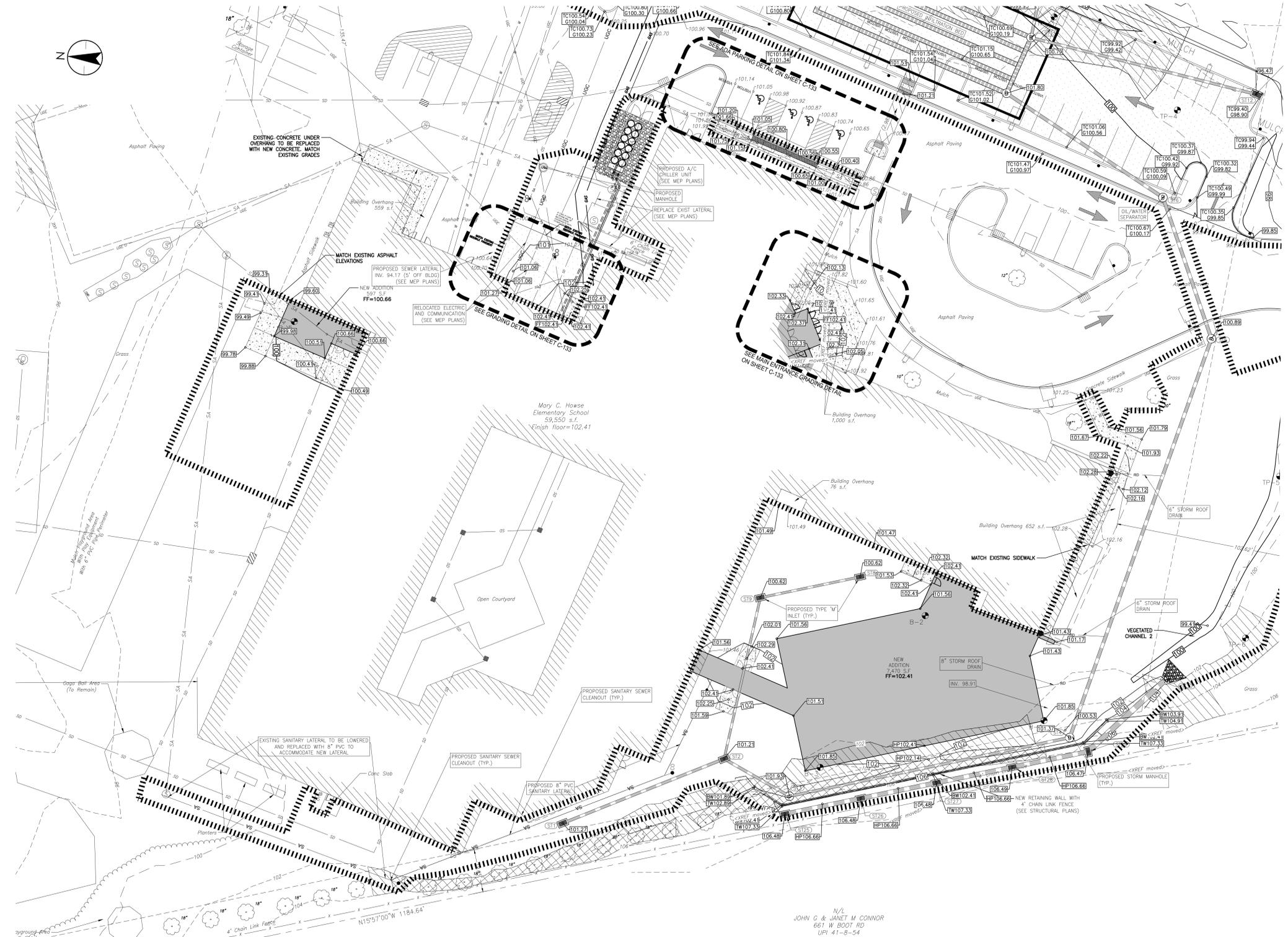
Title
 PARTIAL GRADING PLAN

Project No.
 202211937

Scale
 1" = 20'

Revision Sheet
 7 of 23

Drawing No.
C-131



A

B

C

D

E



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% |

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| Rev | By | App'd | Date |
|-----|----|-------|------------|
| 1 | WS | JFG | 2023.10.31 |
| 2 | WS | JFG | 2023.09.19 |
| 3 | NY | JFG | 2023.07.28 |
| 4 | NY | JFG | 2023.05.26 |

| File Name | WS | JFG | CO | 05.26.2023 |
|---------------------|----|-----|----|------------|
| 2023.10.31 C-131.GP | WS | JFG | CO | 05.26.2023 |

| Permit/Seal |
|-------------|
| |

Client/Project
 WEST CHESTER AREA SCHOOL DISTRICT

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

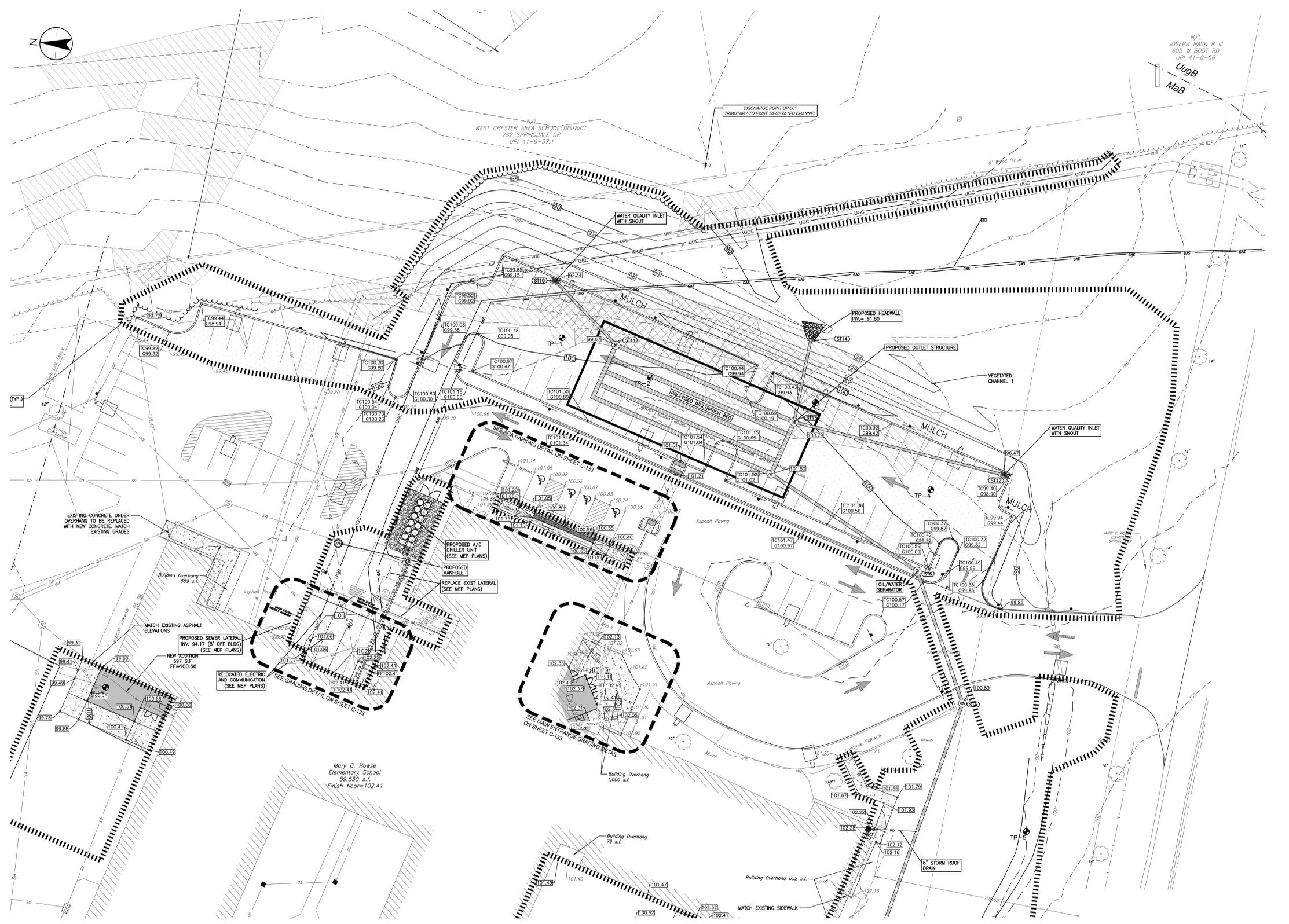
Title
 PARTIAL GRADING PLAN

Project No.
 202711937

Scale
 1" = 20'

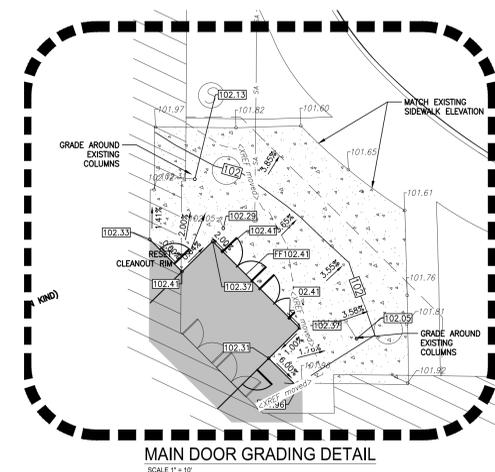
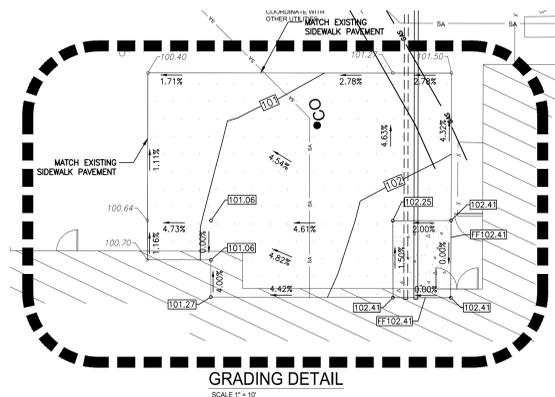
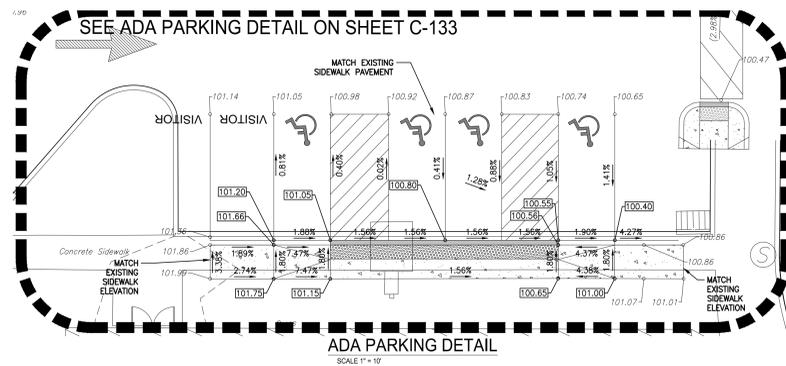
Revision Sheet
 8 of 23

Drawing No.
C-132



Legend

| EXISTING | PROPOSED |
|--------------|-----------------------------|
| X 90.00 | SPOT GRADES [615.84] |
| - - - - - 97 | CONTOURS [200] |
| | RETAINING WALL |
| | CURB GRADES [6416.34] |
| | [6415.84] |
| | PRECAUTIONARY SLOPES 15-25% |
| | PROHIBITIVE SLOPES >25% |



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| Revision | By | App'd | YYYY.MM.DD |
|----------|----|-------|------------|
| 1 | WS | JG | 2023.10.31 |
| 2 | WS | JG | 2023.09.19 |
| 3 | NY | JG | 2023.07.28 |
| 4 | NY | JG | 2023.05.26 |

| File Name | WS | JG | CO | 05.26.2023 |
|---------------------|----|----|----|------------|
| 202711937 C-133.GPJ | | | | |

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. C-133



C:\Users\jgallagher\OneDrive\Documents\202711937\1937_C-133.dwg



Legend

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

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 M&C-MANOR LOAM, 8 TO 15 PERCENT SLOPES
 U&B-URBAN LAND-UDORMENTS, 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.

| REV | DATE | BY | CHKD | APPD | DESCRIPTION |
|-----|----------|----|------|------|-----------------------------|
| 1 | 10/20/22 | WS | JFG | | ISSUE FOR PERMIT |
| 2 | 10/20/22 | WS | JFG | | REVISED PER PERMIT COMMENTS |
| 3 | 10/20/22 | WS | JFG | | REVISED PER PERMIT COMMENTS |
| 4 | 10/20/22 | WS | JFG | | REVISED PER PERMIT COMMENTS |

File Name: 202211937 C-141 EC
 Date: 10/20/22
 Drawn: JFG
 Checked: WS
 App'd: WS

Permit/Seal

Client/Project
 WEST CHESTER AREA SCHOOL DISTRICT

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

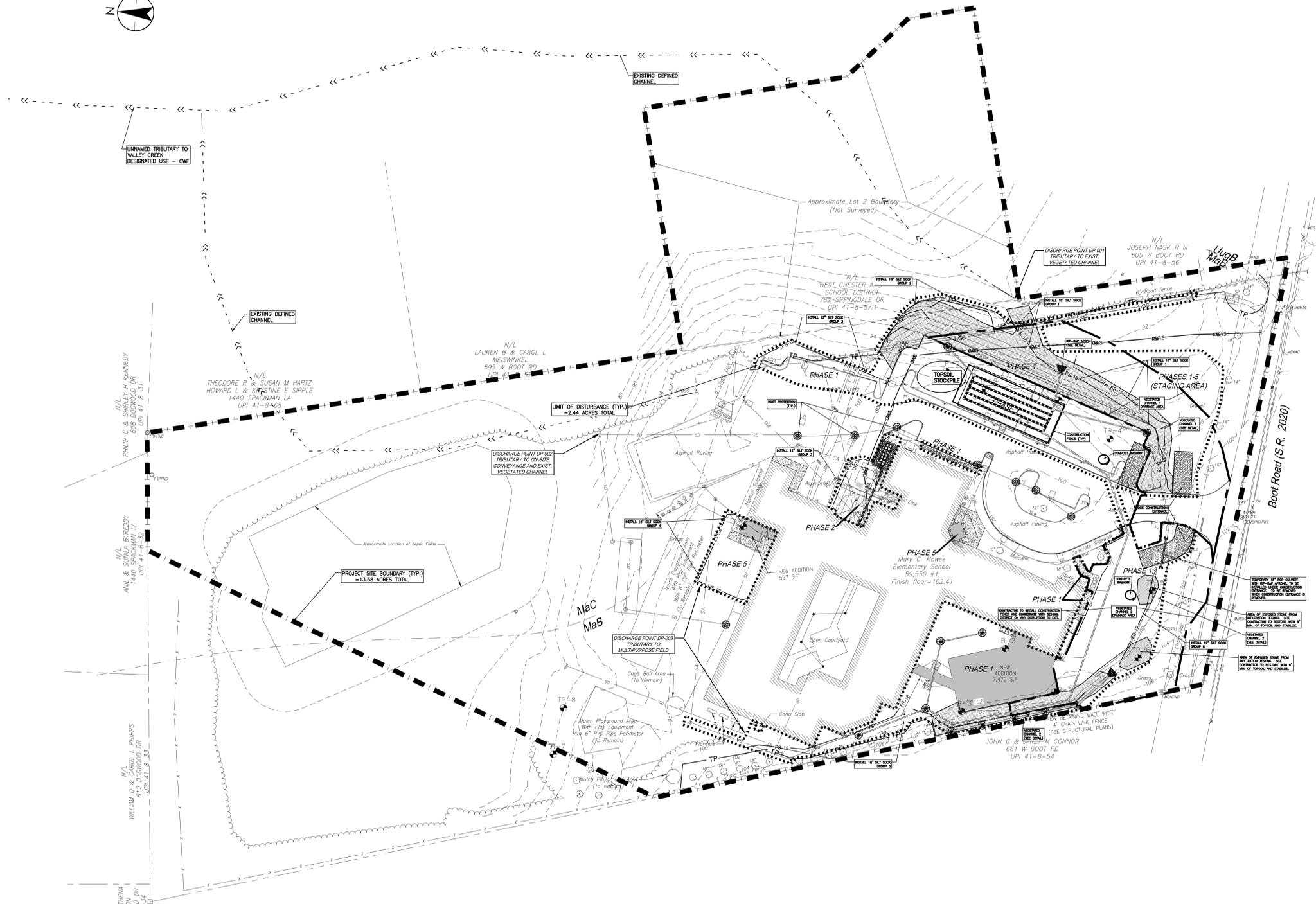
Title
 OVERALL EROSION CONTROL PLAN

Project No.
 202211937

Scale
 1" = 50'

Revision Sheet
 10 of 23

Drawing No.
C-141



LEGEND

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

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. 4229C02102, 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, 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
McC-MANOR LOAM, 8 TO 15 PERCENT SLOPES
UuB-URBAN LAND-UDORTHENTS, 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.

CONTRACTOR TO INSTALL CONSTRUCTION FENCE AND COORDINATE WITH SCHOOL DISTRICT ON ANY DISRUPTION TO EXIT.

TEMPORARY 15" RCP CULVERT WITH RP-RAP APERTURE TO BE INSTALLED UNDER CONSTRUCTION ENTRANCE. TO BE REMOVED WHEN CONSTRUCTION ENTRANCE IS REMOVED.

AREA OF EXPOSED STONE FROM INFILTRATION TESTING. SITE CONTRACTOR TO RESTORE WITH 6" MIN. OF TOPSOIL AND STABILIZE.

VEGETATED CHANNEL 2 (SEE DETAIL)

AREA OF EXPOSED STONE FROM INFILTRATION TESTING. SITE CONTRACTOR TO RESTORE WITH 6" MIN. OF TOPSOIL AND STABILIZE.

| Revision | By | App'd | YYYY.MM.DD |
|----------|----|-------|------------|
| 1 | WS | JFG | 2023.10.31 |
| 2 | WS | JFG | 2023.09.19 |
| 3 | NY | JFG | 2023.07.28 |
| 4 | NY | JFG | 2023.05.26 |

File Name: 202711937 C-141EC
 Dwnl. Dgln. Ckda. YYYY.MM.DD

Permit/Seal

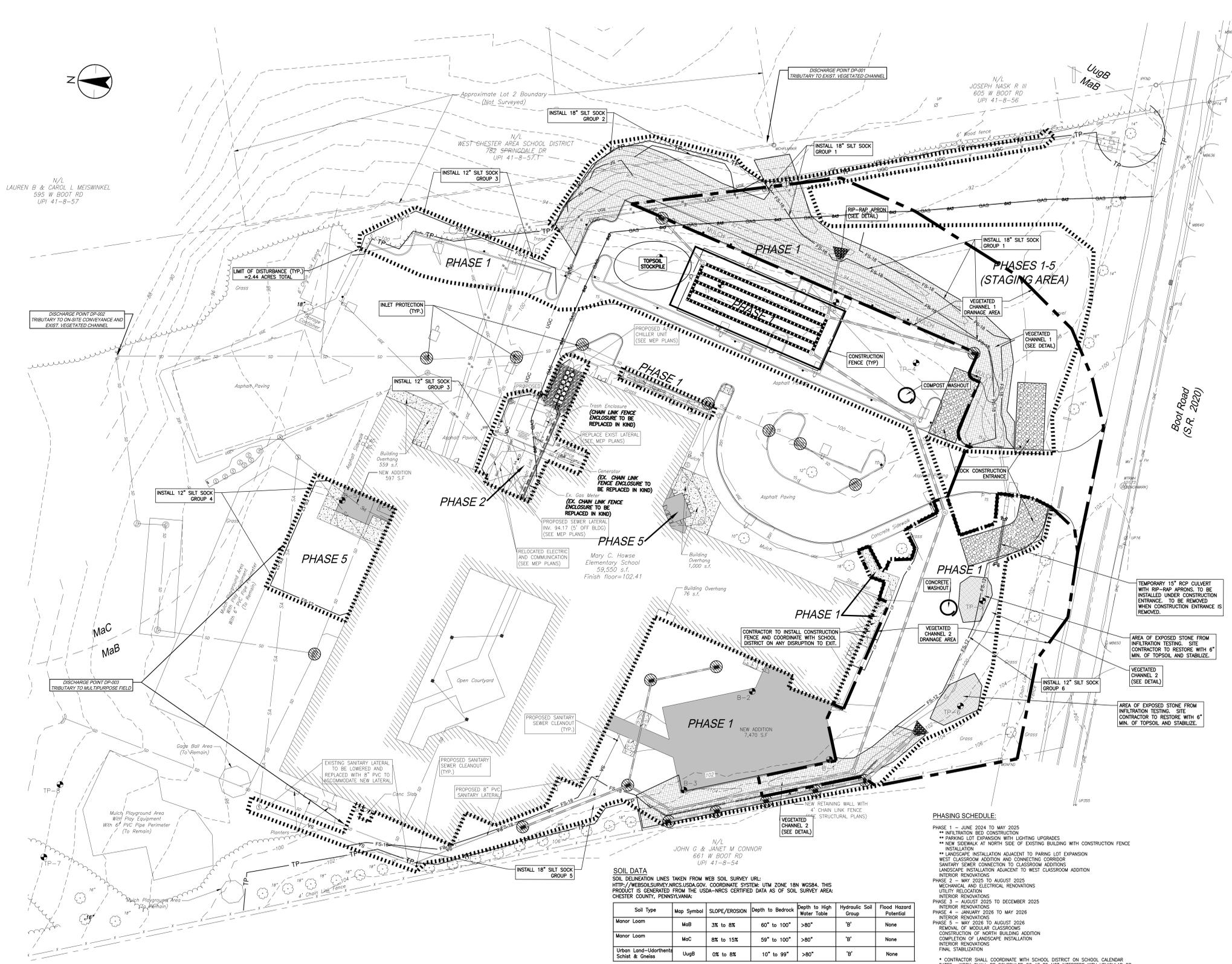
Client/Project
WEST CHESTER AREA SCHOOL DISTRICT

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



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 | McC | 8% to 15% | 59" to 100" | >80" | 'B' | None |
| Urban Land-Udorthents Schist & Gneiss | UuB | 0% to 8% | 10" to 99" | >80" | 'B' | None |

PHASING SCHEDULE:

PHASE 1 - JUNE 2024 TO MAY 2025
 ** INFILTRATION BED CONSTRUCTION
 ** PARKING LOT EXPANSION WITH LIGHTING UPGRADES
 ** NEW SIDEWALK AT NORTH SIDE OF EXISTING BUILDING WITH CONSTRUCTION FENCE INSTALLATION
 ** LANDSCAPE INSTALLATION ADJACENT TO PARKING LOT EXPANSION
 ** WEST CLASSROOM ADDITION AND CONNECTING CORRIDOR
 ** SANITARY SEWER CONNECTION TO CLASSROOM ADDITIONS
 ** LANDSCAPE INSTALLATION ADJACENT TO WEST CLASSROOM ADDITION
 ** INTERIOR RENOVATIONS

PHASE 2 - MAY 2025 TO AUGUST 2025
 ** MECHANICAL AND ELECTRICAL RENOVATIONS
 ** UTILITY RELOCATION
 ** INTERIOR RENOVATIONS

PHASE 3 - AUGUST 2025 TO DECEMBER 2025
 ** INTERIOR RENOVATIONS

PHASE 4 - JANUARY 2026 TO MAY 2026
 ** INTERIOR RENOVATIONS

PHASE 5 - MAY 2026 TO AUGUST 2026
 ** REMOVAL OF MODULAR CLASSROOMS
 ** CONSTRUCTION OF NORTH BUILDING ADDITION
 ** COMPLETION OF LANDSCAPE INSTALLATION
 ** INTERIOR RENOVATIONS
 ** FINAL STABILIZATION

* CONTRACTOR SHALL COORDINATE WITH SCHOOL DISTRICT ON SCHOOL CALENDAR DATES. WORK SHALL BE SCHEDULED SO AS TO NOT INTERFERE WITH VEHICULAR OR PEDESTRIAN ACCESS TO THE SCHOOL OR TO THE SCHOOL FACILITIES DURING THE SCHOOL YEAR.
 ** INFILTRATION BED AND PARKING LOT EXPANSION ARE TO BE COMPLETE AND OPEN FOR USE BY THE SCHOOL DISTRICT PRIOR TO THE START OF SCHOOL IN AUGUST 2024.



2023.10.31 11:33 AM ORIGINAL SHEET - ARCH E1

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- 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 NOTATION 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. 4202902106, 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
MoC-MANOR LOAM, 8 TO 15 PERCENT SLOPES
UuqB-URBAN LAND-UDORTHENTIC, 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.

| NO. | DATE | BY | APP'D | REVISION |
|-----|----------|----|-------|------------|
| 1 | 10/20/22 | WS | JFG | 2023.10.31 |
| 2 | 10/20/22 | WS | JFG | 2023.09.19 |
| 3 | 10/20/22 | NY | JFG | 2023.07.28 |
| 4 | 10/20/22 | NY | JFG | 2023.05.26 |

Permit/Seal

| FILE NAME | DATE | DESIGNER | CHECKER | DATE |
|------------------------------|-------|----------|---------|------------|
| File Name: 202211937 C-141EC | WS | JG | CO | 05/26/2023 |
| | Dwnl. | Dgnt. | Cktd. | YYYY.MM.DD |

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. 202211937 | Scale NTS |
| Revision Sheet -- | Drawing No. 13 of 23 |

SEQUENCE OF CONSTRUCTION

THE POST CONSTRUCTION STORMWATER 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 VISUAL SITE INSPECTION REPORT ON A WEEKLY BASIS AND FOLLOWING STORM EVENTS. 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 E&S MEASURES AS SITE CONDITIONS CHANGE OR WARRANT OR AS DIRECTED BY THE TOWNSHIP 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 FOR INSPECTION. ITEMS REQUIRING ENGINEERING OVERSIGHT ARE LISTED IN THE "CRITICAL STAGES OF CONSTRUCTION REQUIREMENTS" ON THIS SHEET AND BOLDDED IN THIS SEQUENCE. THE PHONE NUMBER FOR THE CONSERVATION DISTRICT IS 610-455-1360. ANY ADDITIONAL DISTURBANCE OUT OF THE APPROVED LOD WILL REQUIRE A MAJOR OR MINOR AMENDMENT. THE PERMIT WOULD NEED TO BE RENEWED 180 DAYS PRIOR TO EXPIRATION. UPON COMPLETION OR TEMPORARY CESSATION OF ANY EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE, AND EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED, UNLESS OTHERWISE NOTED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

- 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, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARED, THE PCQM PLAN PREPARED, THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCQM PLAN, AND A REPRESENTATIVE FROM THE CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST THREE (3) DAYS BEFORE THE START OF ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THESE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 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 WORK NEAR THE BUILDING WHICH MAY INTERFERE WITH INGRESS AND EGRESS OF THE BUILDING TO ASSURE THAT ADEQUATE ACCESS IS MAINTAINED AT THROUGHOUT CONSTRUCTION.
- PRIOR TO ANY EARTH DISTURBANCE ACTIVITY, MARK THE LIMIT OF DISTURBANCE (LOD) BOUNDARY WITH SURVEY STAKES, CONSTRUCTION FENCING OR PAINT MARKINGS AS APPROPRIATE.
- 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 COLLECT ANY WASH WATER UNDER NO CIRCUMSTANCE MAY CONCRETE WASHOUT FLUIDS BE DISCHARGED ON A FLAT, UN-DISTURBED GRASSSED AREA AT LEAST 50 FEET FROM ANY STREAMS. TREES MUST BE CLEANED OFF MANUALLY WITH A BROOM PRIOR TO EXITING TO PUBLIC STREETS.

PHASE 1 - JUNE 2024 TO MAY 2025 -

- ACCESS TO THE SITE BY SCHOOL STAFF, BUSES, STUDENTS AND PARENTS IS TO BE MAINTAINED THROUGHOUT PHASE 1. THE EXISTING GRAVEL AREA ADJACENT TO BOOT ROAD, EAST OF THE DRIVEWAY, IS TO BE UTILIZED BY SCHOOL STAFF, STUDENTS AND PARENTS UNTIL THE INFILTRATION BED CONSTRUCTION AND THE PARKING LOT EXPANSION IS COMPLETE AND PERMANENTLY OPENED FOR USE BY THE SCHOOL.
- INSTALL ROCK CONSTRUCTION ENTRANCES AT THE PARKING EXPANSION AREA AND ON THE WEST SIDE OF THE ENTRANCE DRIVING TRENCH. PERIMETER FILTER SOCKS, CONCRETE WASHOUT, AND OTHER PERIMETER E&S CONTROLS AS SHOWN ON PLAN. E&S CONTROLS SHALL ADHERE TO THE DETAILS OF THE E&S PLANS AND BE MAINTAINED THROUGHOUT CONSTRUCTION OR IF REMOVAL IS APPROVED BY THE SCHOOL DISTRICT, TOWNSHIP AND CONSERVATION DISTRICT. CLEAR VEGETATION ONLY AS NEEDED TO ACCOMPLISH PHASE 1 OF THE PROJECT AS SHOWN ON THE PLAN. TRACKED EQUIPMENT SHOULD BE USED IN LIEU OF WHEELED EQUIPMENT TO REDUCE SOIL COMPACTION IN VEGETATED AREAS TO THE GREATEST EXTENT POSSIBLE.
- CONTRACTOR MAY PROCEED WITH CONSTRUCTION OF THE BUILDING ADDITION WHILE THE CONSTRUCTION OF THE INFILTRATION BED AND PARKING EXPANSION ARE PROCEEDING.
- STRIP TOPSOIL AS NEEDED FOR THE CONSTRUCTION OF THE CHANNEL 1, INFILTRATION BED AND PARKING LOT EXPANSION, INCLUDING ASSOCIATED UTILITY RELOCATIONS AND STORM SEWER CONSTRUCTION. STOCKPILE TOPSOIL IN THE DESIGNATED TOPSOIL STOCKPILE AREA. **CONSTRUCT CHANNEL 1 AND IMMEDIATELY STABILIZE WITH PERMANENT SEEDING AND EROSION CONTROL MATTING. CONSTRUCT THE INFILTRATION BED, WATER QUALITY STRUCTURE AND PHASE 1 STORMWATER CONVEYANCES, INCLUDING OIL/WATER SEPARATOR AND WATER QUALITY STRUCTURES DEPICTED ON THE GRADING AND UTILITY PLAN. SEE CRITICAL STAGES OF CONSTRUCTION.** IF ANY COMPOST FILTER SOCK IS REQUIRED FOR CONSTRUCTION OF THE INFILTRATION BED OR PARKING LOT EXPANSION, THE CONTRACTOR SHALL RESET THE COMPOST FILTER SOCK AT THE END OF THE WORKDAY. INSTALL INLET BLOCK USING MARINE GRADE PLYWOOD AND A WATERPROOF SEALANT TO PREVENT RUNOFF FROM ENTERING INLETS TRIBUTARY TO THE INFILTRATION BED UNTIL ALL TRIBUTARY AREAS ARE PERMANENTLY STABILIZED. INLET PROTECTION IS TO BE INSTALLED ON INLETS STB AND ST9 IN THE PROPOSED COURTYARD AREAS AND MAINTAINED THROUGHOUT OUT CONSTRUCTION OF THE BUILDING ADDITION. EITHER GRAVEL OR VEGETATIVE STABILIZATION IS TO BE INSTALLED IN THE COURTYARD AREA TO MINIMIZE ANY SEDIMENT LAID TO INLETS ST8 AND ST9 DURING CONSTRUCTION. **PERMANENTLY STABILIZE ALL DISTURBED AREAS WITH MEADOW MIX ONCE FINAL GRADES ARE ACHIEVED.**
- 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 GRASSSED AREA AT LEAST 50 FEET FROM ANY STREAMS.
- COMPLETE CONSTRUCTION OF CHANNEL 1, NEW PARKING AREAS AND DRIVE ASLES AS SHOWN ON THE PLANS INCLUDING, CURB, STONE SUBBASE, BINDER AND WEARING COURSES, PAVEMENT MARKINGS, LANDSCAPING AND LIGHTING. IMMEDIATELY STABILIZE ALL DISTURBED AREAS WITH EROSION CONTROL BLANKET AND INSTALL INLET PROTECTION.
- INLET BLOCKS FOR THE INLETS IN THE PARKING AREA MAY BE REMOVED ONCE THE TRIBUTARY AREAS HAVE BEEN PERMANENTLY STABILIZED WITH PERMANENT VEGETATIVE COVER OR STONE BASE AND REMOVAL IS APPROVED BY THE SCHOOL DISTRICT, TOWNSHIP AND CONSERVATION DISTRICT.
- ONCE PARKING EXPANSION IS COMPLETE AND PERMANENTLY OPEN FOR USE BY THE SCHOOL, INSTALL ROCK CONSTRUCTION ENTRANCE AT THE GRAVEL AREA AND THE CONTRACTOR MAY BEGIN USING THE EXISTING GRAVEL AREA FOR CONSTRUCTION STAGING AND PARKING.

- 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, CHANNEL 2, WEST BUILDING ADDITION AND STOCKPILE IN THE DESIGNATED TOPSOIL STOCKPILE AREA.
- 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 COMPLETE, IMMEDIATELY PERMANENTLY STABILIZE ANY DISTURBED AREAS ADJACENT TO THE SIDEWALK, INSTALL CONSTRUCTION FENCE BETWEEN SIDEWALK AND CONSTRUCTION AREA AND OPEN THE SIDEWALK FOR USE BY THE SCHOOL DISTRICT.
- CONSTRUCT THE RETAINING WALL AND ASSOCIATED STORM SEWER WEST OF THE BUILDING ADDITIONS, AND CHANNEL 2. STABILIZE DISTURBED AREAS IMMEDIATELY.
- 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 PERMIT.
- 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 GRASSSED AREA AT LEAST 50 FEET FROM ANY STREAMS.
- FOUR CONCRETE FOUNDATIONS/FOOTERS FOR NEW STRUCTURES AND SIDEWALK. CONCRETE WASHOUT FACILITIES SUCH AS COMPOST FILTER SOCK WASHOUTS OR A PREFABRICATED CONTAINER MAY BE USED TO COLLECT ANY WASH WATER. UNDER NO CIRCUMSTANCE MAY CONCRETE WASHOUT FLUIDS BE DISCHARGED TO STORM DRAINS OR SURFACE WATERS.
- CONSTRUCT BUILDING EXPANSION AND ASSOCIATED UTILITIES. ROOF DRAINS ARE TO DISCHARGE TO GRADE UNTIL STORMWATER SYSTEM IS CONSTRUCTED.
- INSTALL LANDSCAPING IN AREA OF BUILDING ADDITION AND PERMANENTLY STABILIZE ALL PHASE 1 DISTURBED AREA.
- 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 AND NEW BUILDING ADDITION, THE CONTRACTOR SHALL CONTACT THE CONSERVATION DISTRICT TO INFORM THEM THAT THE WORK IS COMPLETE AND STABILIZED. ONLY AFTER STABILIZATION IS ACHIEVED, AND THE CONSERVATION DISTRICT APPROVES, MAY THE PHASE 1 E&S CONTROLS BE REMOVED. REMOVE COMPOST FILTER SOCK, WEST ROCK CONSTRUCTION ENTRANCE, AND ANY SEDIMENT THAT HAS ACCUMULATED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

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 ASLES AND PLAYGROUNDS MUST BE RESTORED AND OPEN FOR USE BY THE SCHOOL STAFF, BUS TRAFFIC, PARENTS AND STUDENT BY THEN END OF PHASE 5.

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.

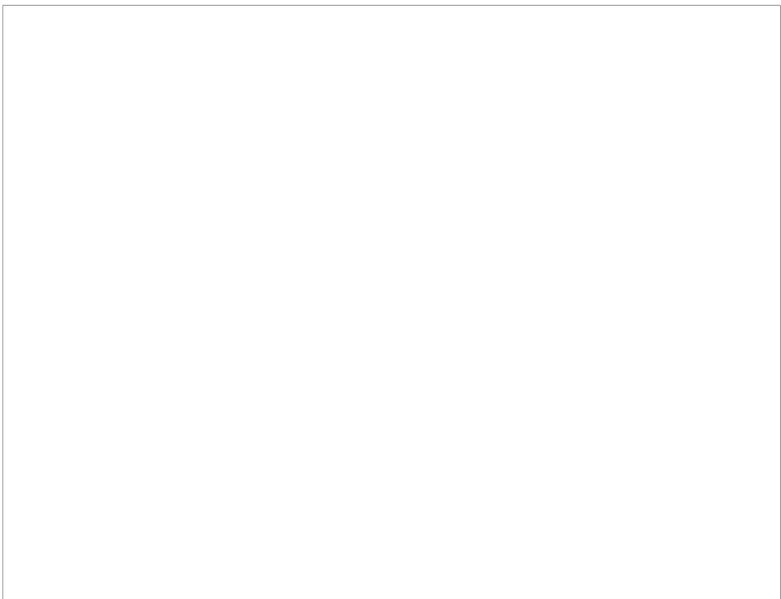
29. THE GRAVEL AREA BEING USED FOR STAGING THROUGH CONSTRUCTION IS TO BE RESTORED TO A MEADOW CONDITION. THE EXISTING GRAVEL IS TO BE REMOVED AND REPLACED WITH TOPSOIL AND STABILIZED WITH MEADOW SEED MIX AS INDICATED ON THE LANDSCAPE PLANS.

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 APPROVES, MAY THE E&S CONTROLS BE REMOVED. REMOVE COMPOST FILTER SOCK, CONCRETE WASHOUT, ROCK CONSTRUCTION ENTRANCE, AND ANY SEDIMENT THAT HAS ACCUMULATED FOR OFF-SITE DISPOSAL. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

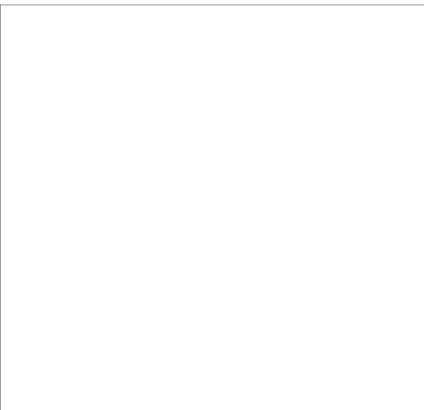
31. ALL EXISTING AND NEW STORM SEWERS ARE TO BE INSPECTED FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND CLEANED FOLLOWING REMOVAL OF EROSION CONTROL MEASURES.

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 SITE IMPROVEMENTS AND PREPARATION OF AS-BUILT PLANS, A NOTICE OF TERMINATION IS TO BE SUBMITTED TO THE CONSERVATION DISTRICT.

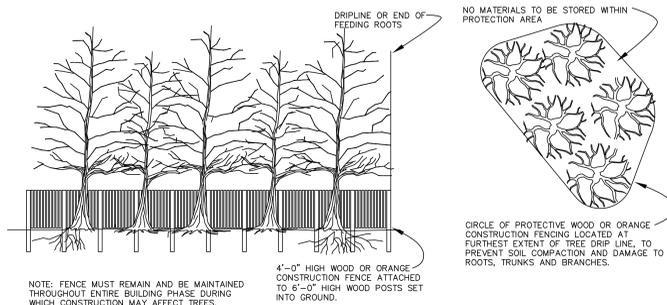


STANDARD WORKSHEET #21 (TEMP. AND PERM. STABILIZATION)



MULCH APPLICATION RATES
(TABLE 11.6 - PADEP E&S MANUAL, 2012)

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



TREE PROTECTION DETAIL

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 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 Loom | MaB | 3% to 8% | 60" to 100" | >80" | 'b' | None |
| Manor Loom | MaC | 8% to 15% | 59" to 100" | >80" | 'b' | None |
| Urban Land-Udorthentic Schist & Gneiss | UuqB | 0% to 8% | 10" to 99" | >80" | 'b' | None |

- 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 E. 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 WALD TITLE REPORT WOULD DISCLOSE.
- ATTENTION IS CALLED TO THE WEST WHITELAND TOWNSHIP ZONING CODE AS AMENDED. PROPERTY IS ZONED R-1 RESIDENTIAL.
- BY GRAPHIC PORTION 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. 422920210G, 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.NRC.S.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 FIELD SURVEY AREA: CHESTER COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 15, SEPTEMBER 06, 2022.
M3B-MANOR LOAM, 3 TO 8 PERCENT SLOPES
M4C-MANOR LOAM, 8 TO 15 PERCENT SLOPES
DUMFRIES-LANDWEIGHTS, SHIST 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.

| NO. | DATE | DESCRIPTION | BY | APP'D |
|-----|------------|-----------------------------|----|-------|
| 1 | 05/26/2023 | ISSUED FOR PERMIT | WS | JG |
| 2 | 05/26/2023 | REVISED PER PERMIT COMMENTS | WS | JG |
| 3 | 05/26/2023 | REVISED PER PERMIT COMMENTS | WS | JG |
| 4 | 05/26/2023 | REVISED PER PERMIT COMMENTS | WS | JG |

Revision

| NO. | DATE | DESCRIPTION | BY | APP'D |
|-----|------------|-----------------------------|----|-------|
| 1 | 05/26/2023 | ISSUED FOR PERMIT | WS | JG |
| 2 | 05/26/2023 | REVISED PER PERMIT COMMENTS | WS | JG |
| 3 | 05/26/2023 | REVISED PER PERMIT COMMENTS | WS | JG |
| 4 | 05/26/2023 | REVISED PER PERMIT COMMENTS | WS | JG |

File Name: 202311937 C-14E2

| Drawn | Check | Date |
|-------|-------|------------|
| WS | JG | 05/26/2023 |
| Dgn. | Chk. | 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

Project No. 202211937 Scale NTS

Revision Sheet Drawing No. 14 of 23

C-145

STANDARD E&S PLAN NOTES

- 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 SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 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.
- 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.
- 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.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 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 SPECIFIC FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- 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.
- 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.
- 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.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE WASTE MANAGEMENT REGULATIONS AT 25 PA CODE CHAPTER 161 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND REPAIRS MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY, OR AS NEEDED THROUGHOUT THE WORKDAY, OR AS DIRECTED BY THE MUNICIPALITY OR THE CONSERVATION DISTRICT AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 12 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUIITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, CUT OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LOADED RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIALS/WASTES.
- UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FILL WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN A MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEET

EROSION/SEDIMENT CONTROL NOTES

- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, DISCHARGING OVER UNDISTURBED VEGETATED AREAS.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE THE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED AND FULLY IMPLEMENTED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- ENVIRONMENTAL DUE DILIGENCE MUST BE PERFORMED TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTION, GEOPHYSICAL DATA SEARCHES, PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY BE SUBMITTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF CLEAN FILL."
- ALL TEMPORARY STRUCTURES SHALL BE REMOVED AFTER THE SITE IS PERMANENTLY STABILIZED. ALL AREAS DISTURBED BY THIS OPERATION SHALL BE STABILIZED.
- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
- RUNOFF FROM THIS SITE IS TRIBUTARY TO AN UNNAMED TRIBUTARY OF THE EAST BRANCH OF THE BRANDYWHINE CREEK WATERSHED (CHAPTER 93 DESIGNATED USE CWF) PER THE PADEP EMAPPA WEBSITE. NO EXISTING USES ARE IDENTIFIED.

EROSION CONTROL BMP MAINTENANCE SCHEDULE/NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND FOLLOWING EACH RUNOFF EVENT.
- THE DESIGNATED PERSON RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL MEASURES MUST COMPLETE A VISUAL SITE INSPECTION REPORT ON A WEEKLY BASIS AND FOLLOWING STORM EVENTS.

ROCK CONSTRUCTION ENTRANCE

- ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON-SITE FOR THIS PURPOSE.
- ALL SEDIMENT ACCUMULATED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

INLET PROTECTION (INLET FILTER BAG)

- SEDIMENT TUBES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.
- SEDIMENT TUBES SHALL BE CLEANED FROM THE LOG WHEN IT REACHES HALF THE HEIGHT OF THE TUBE.
- DAMAGED TUBES SHALL BE REPLACED WITHIN 24 HOURS OF INSPECTION. A SUPPLY OF TUBES SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.
- INLET FILTER BAGS SHALL BE CLEANED AND/OR REPLACED WHEN THE BAG IS HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET.
- ACCUMULATED SEDIMENT SHOULD BE DISPOSED IN A VEGETATED AREA WITHIN THE APPROVED LIMIT OF DISTURBANCE OR TAKEN OFF-SITE FOR DISPOSAL AT AN APPROVED FACILITY.
- BAGS THAT WILL BE REUSED SHOULD BE RINSED AT A LOCATION WHERE THE RINSE WATER WILL ENTER A SEDIMENT TRAP OF SEDIMENT BASIN.
- DAMAGED FILTER BAGS SHALL BE REPLACED IMMEDIATELY.

COMPOST FILTER SOCK

- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK.
- DAMAGED SOCKS MUST BE REPAIRED ACCORDING TO THE MANUFACTURER'S SPECIFICATION OR REPLACED WITHIN 24 HOURS OF INSPECTION.

COMPOST FILTER SOCK CONCRETE WASHOUT

- CONCRETE FILTER SOCK WASHOUTS SHALL BE INSPECTED DAILY.
- DAMAGED OR LEAKING WASHOUTS MUST BE DEACTIVATED AND REPAIRED/REPLACED IMMEDIATELY.
- ACCUMULATED MATERIALS MUST BE REMOVED WHEN DEPOSITS REACH 75% CAPACITY. DEPOSITS MUST BE DISPOSED AT AN APPROVED FACILITY.
- PLASTIC LINERS MUST BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY AND INSPECTED DAILY TO ENSURE CONTAMINANT.

PUMPED WATER FILTER BAG

- PUMPED WATER FILTER BAGS SHALL BE INSPECTED AT THE END OF EACH WORK DAY WHILE OPERATIONAL. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
- FILTER BAGS SHOULD BE REPLACED WHEN THEY BECOME HALF FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE ON-SITE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
- BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

TEMPORARY GRASSES

- IMMEDIATELY SEED DISTURBED AREAS UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR STAGE.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED FOUR DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- SEED TOPSOIL STORAGE AREAS AND STOCKPILES REFER TO THE PENN STATE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROP-LAND PUBLICATION FOR GUIDANCE TO INCREASE SOIL SUPPLEMENTS BEYOND THE AMOUNTS ESTABLISHED IN THIS PLAN.

PERMANENT GRASSES

- PRIOR TO SEEDING AND SOIL APPLICATION, THE CONTRACTOR MAY CHOOSE TO PERFORM A SOIL TEST AT REPRESENTATIVE LOCATIONS ALONG THE PROPOSED PIPELINE CORRIDOR TO DETERMINE THE PROPER SOIL APPLICATION RATES FOR THE PROPOSED SEED MIXTURE. IF A SOIL TEST IS NOT PERFORMED, THE CONTRACTOR WILL PROVIDE SOIL SUPPLEMENTS AS DESCRIBED IN THE EROSION AND SEDIMENT CONTROL/SITE RESTORATION PLANS.
- PLANT PERMANENT SEED MIXTURES ONLY DURING THE CALENDAR PERIODS IDENTIFIED FOR SEEDING. RESEED AREAS THAT DO NOT SHOW ESTABLISHED GROWTH AFTER THIRTY (30) DAYS OF PLANTING, IN THE EVENT OF A DROUGHT OR PERIOD OF WARM WEATHER, THE CONTRACTOR SHALL PROVIDE WATERING CONSISTENT WITH THE SUPPLIER'S RECOMMENDATIONS.

SEEDING AND MULCHING GENERAL NOTES

- ALL DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO EITHER TEMPORARY OR PERMANENT SEEDING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE FROM ROUGH GRADING OF ALL DISTURBED AREAS AND ESTABLISHMENT OF TOPSOIL STOCKPILES, TEMPORARILY STABILIZE DISTURBED AREAS USING THE RECOMMENDED TEMPORARY COVER OR NURSE CROPS AND APPLY LIME, FERTILIZER, AND MULCH AS REQUIRED.
- PREPARE AREAS TO BE SEED BY REMOVING ALL DEBRIS, INCLUDING LARGE STONE, GREATER THAN 1/2", AND TILL SOIL TO A DEPTH OF FOUR TO SIX INCHES. APPLY LIME AND FERTILIZER. SOW SEED AT INDICATED RATE AND MULCH AS REQUIRED. SETTING OF ON-SITE SOILS TO ASSURE LARGER STONES ARE REMOVED OR THE USE OF OFF-SITE TOPSOIL MAY BE REQUIRED.
- PROPERLY MAINTAIN MULCHED AREAS UNTIL PERMANENT STABILIZATION MEASURES ARE COMPLETE.
- PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINAL GRADING IS COMPLETED. THE SEED MIXTURE SHALL BE SELECTED FROM THE SEEDING TABLE IN THIS PLAN BASED ON THE CURRENT SEASON.
- APPLY PERMANENT SEED MIXTURE AT THE RECOMMENDED RATE INDICATED FOR THE SEED TYPE AND SEASON FROM THE TABLES PROVIDED. DIVIDE SEED INTO TWO EQUAL LOTS. SOW ONE LOT IN ONE DIRECTION, SOW SECOND LOT AT RIGHT ANGLE TO FIRST LOT. RAKE SEEDED AREA SLIGHTLY AND ROLL SURFACE LIGHTLY TO FIRM SOIL AROUND SEED.
- MULCH PERMANENTLY SEEDED AREAS WITH APPROPRIATE MULCH AND CORRESPONDING APPLICATION RATE.
- LIQUID MULCH BINDERS MAY BE USED TO ANCHOR HAY OR STRAW MULCHES. APPLICATION OF LIQUID MULCH BINDERS SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS AND APPLICATION RATES.
- PROMPTLY REAPPLY MULCH MATERIALS THAT BECOME DISLOADED OR LOST DUE TO WIND, RAIN, OR OTHER CAUSES AT INITIAL RATES OR AS DIRECTED.
- EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER. HYDRAULICALLY APPLIED BLANKET SHALL BE APPLIED ON SLOPES GREATER THAN OR EQUAL TO 3:1 AND OTHER AREAS AS SHOWN ON THE PLAN.
- DO NOT USE SEED MIXES THAT INCLUDE INVASIVE SPECIES (E.G. CROWN VETCH) TO RE-VEGETATE DISTURBED AREAS ADJACENT TO WETLANDS OR STREAMS.
- GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS, AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPES.
- TOPSOIL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF 4 TO 8 INCHES MINIMUM WITH 2 INCHES OF FILL OUTSLOPES. SPREADING SHOULD BE DONE IN A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL PREPARATION OR TILLAGE.

SOIL LIMITATIONS AND RESOLUTIONS:

- MOST PENNSYLVANIA SOILS ARE SUSCEPTIBLE TO THE CAVING OF CUT BANKS. AS A RESULT, IT IS IMPERATIVE THAT THE CONTRACTOR PERFORM ALL EXCAVATION OPERATIONS IN ACCORDANCE WITH THE APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AND REGULATIONS. THE CONTRACTOR MAY UTILIZE TRENCH BOXES OR OTHER PRACTICAL SHORING METHODS DURING CONSTRUCTION TO ENSURE EMPLOYEE SAFETY.
- THE VAST MAJORITY OF PENNSYLVANIA SOILS ARE CORROSIVE TO CONCRETE, UNGRADED STEEL, OR BOTH. SUITABLE PRECAUTIONS SHOULD BE TAKEN TO PROTECT UNDERGROUND PIPES, CONDUITS, AND STORAGE TANKS.
- PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SLOPES. SETBACKS SHOULD COMPLY WITH THE PADEP SETBACK STANDARDS UNLESS IT CAN BE SHOWN THAT PROPOSED CUT AND FILL DO NOT POSE A HAZARD TO PUBLIC SAFETY OR TO SURFACE WATERS.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.

TEMPORARY STABILIZATION AND PERMANENT STABILIZATION NOTES:

- HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. TACKED MULCH SHALL BE UTILIZED TO PREVENT BLOW AWAY.
- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER DURING THE GROWING SEASON, AND/OR WITHIN 50 FEET OF STREAM OR WETLAND.
- STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- RE-SEED DISTURBED AREAS WITH TEMPORARY AND PERMANENT SEED MIXTURES SHOWN IN TABLE BELOW.
- MINIMIZE ACTIVE DISTURBANCE TO THE EXTENT PRACTICAL, BACKFILL AND STABILIZE AT THE END OF EACH WORK DAY IF POSSIBLE.
- GRADED AREAS SHOULD BE SCARIFIED OR OTHERWISE LOOSENEED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BONDING OF THE TOPSOIL TO THE SURFACE AREAS, AND TO PROVIDE A ROUGHENED SURFACE TO PREVENT TOPSOIL FROM SLIDING DOWN SLOPES. A LICENSED PROFESSIONAL SHALL PROVIDE OVERSIGHT FOR TOPSOIL PLACEMENT.

E&S PLANNING AND DESIGN NOTES

- THE PROPOSED IMPROVEMENTS MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCES BY RESTRICTING THE LIMIT OF DISTURBANCE TO THE AREAS REQUIRED FOR THE SITE IMPROVEMENTS. THE EROSION CONTROL AND MAINTENANCE NOTES REQUIRE THE IMMEDIATE STABILIZATION OF DISTURBED AREA WHERE ACTIVITY HAS CEASED.
- THE PROPOSED PLAN MAXIMIZES THE PROTECTION OF EXISTING DRAINAGE FEATURES BY LIMITING DISTURBANCES TO THE AREAS NEEDED FOR THE SITE IMPROVEMENTS. THE LIMITS OF DISTURBANCE DO NOT EXTEND INTO EXISTING DRAINAGE FEATURES.
- THE PROPOSED IMPROVEMENTS MINIMIZE SOIL COMPACTION BY RESTRICTING THE LIMIT OF DISTURBANCE TO THE AREAS REQUIRED FOR THE REQUIRED SITE IMPROVEMENTS.
- THE PROPOSED IMPROVEMENTS WILL INCLUDE COMPOST FILTER SOCKS TO REDUCE THE RATE OF RUNOFF FROM THE DISTURBED AREA DURING CONSTRUCTION AND A MANAGED RELEASE CONCEPT UNDERGROUND DETENTION BED IN THE POST-DEVELOPED CONDITION TO ADDRESS THE PERMANENT STORMWATER MANAGEMENT.

CRITICAL STAGES OF CONSTRUCTION REQUIREMENTS:

THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF STORMWATER BMPs TO ENSURE PROPER LOCATION AND FUNCTION. 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 FOR INSPECTION.

CRITICAL STAGES WHERE OVERSIGHT IS REQUIRED ARE AS FOLLOWS:

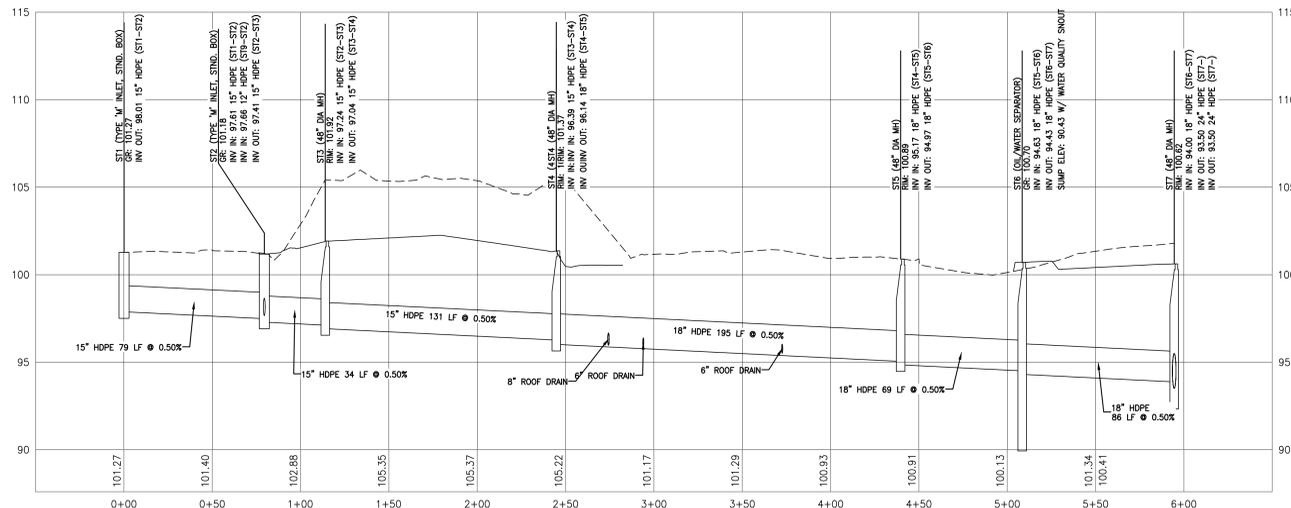
- PRIOR TO CONSTRUCTION OF INFILTRATION/RETENTION BED.
- PRIOR TO CONSTRUCTION OF THE VEGETATED SWALES.
- PRIOR TO INSTALLATION OF WATER QUALITY STRUCTURES.
- PRIOR TO PLACEMENT OF MEADOW AREA SEED.

Legend

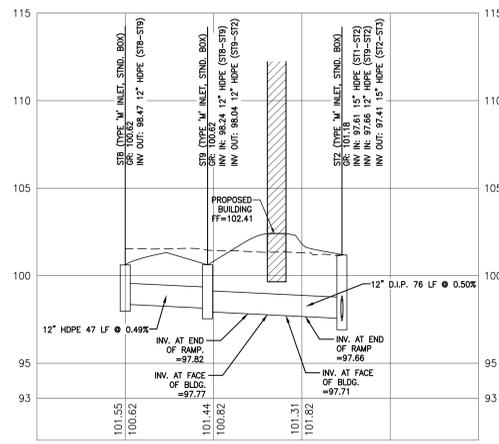
Notes

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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.
- 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. 4229C02102, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2017.
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- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: HTTP://WEB01.SURVEY.MDC.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-UPOORTMENTS, 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.

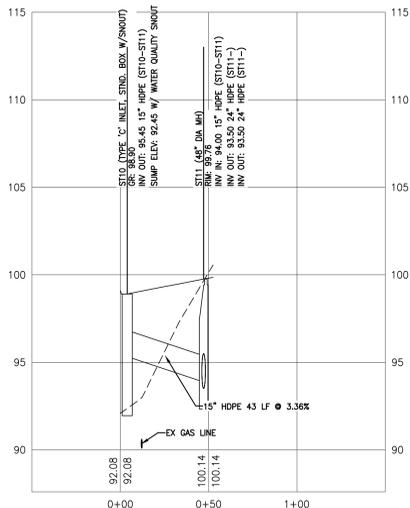
STORM SEWER ST1 TO ST7 PROFILE



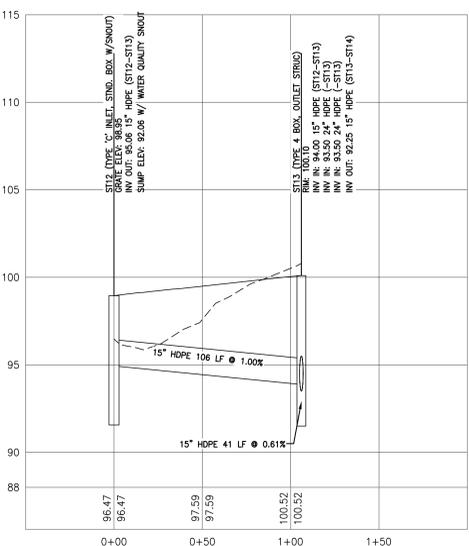
STORM SEWER ST8 TO ST2 PROFILE



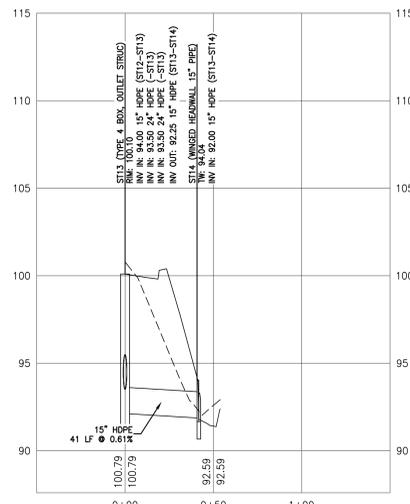
STORM SEWER ST10 TO ST11 PROFILE



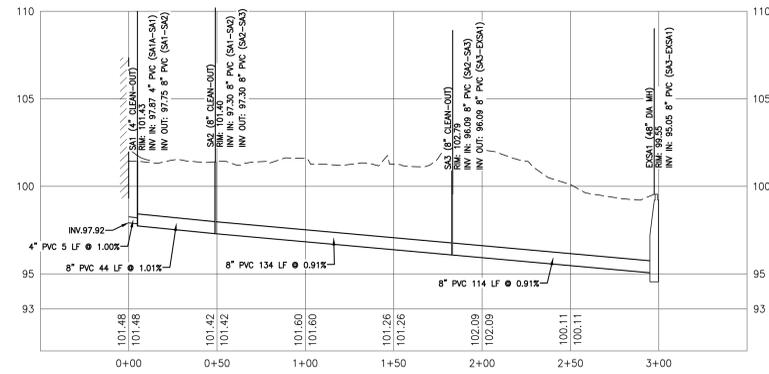
ST12 TO ST13 PROFILE



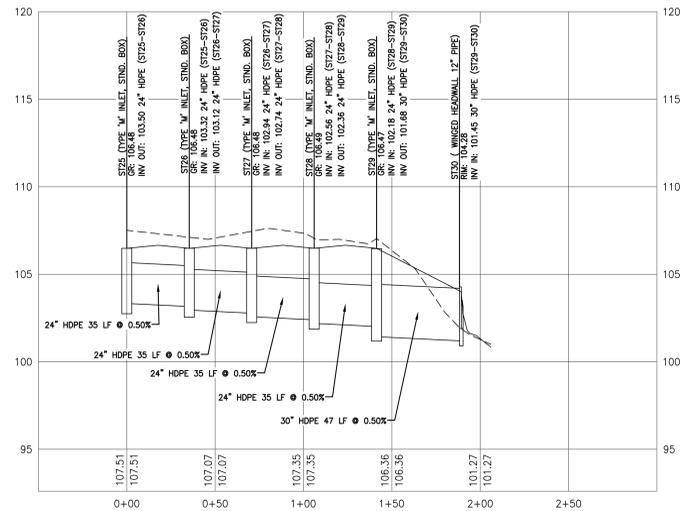
ST13 TO ST14 PROFILE



SANITARY SEWER PROFILE



ST25 TO ST30 PROFILE



| Revision | By | App'd | YYMM.AA.DD |
|----------|----|-------|------------|
| 1 | WS | JG | 2023.10.31 |
| 2 | WS | JG | 2023.09.19 |
| 3 | NT | JG | 2023.07.28 |
| 4 | NT | JG | 2023.05.26 |

Permit/Seal

Client/Project
WEST CHESTER AREA SCHOOL DISTRICT

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

Title
PIPE PROFILES

Project No. 202211937
Revision Sheet 16 of 23

Scale 1" = 40'
Drawing No. C-162

Legend

| LANDSCAPE LEGEND | |
|------------------|----------|
| PROPOSED | EXISTING |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



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

Approximate Lot 2 Boundary
 (Not Surveyed)

Approx. LIMIT OF EXISTING
 VEGETATION

APPROX. LIMIT OF CLEARING
 FOR GRADING PURPOSES

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)

Notes

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| REV | DATE | BY | CHKD | APPD |
|--------------------|------------|----|------|------------|
| 100 SET | 2023.10.31 | WS | JFG | |
| 90% CD SET | 2023.09.19 | WS | JFG | |
| 60% CD SET | 2023.07.28 | NY | JFG | |
| DESIGN DEVELOPMENT | 2023.05.26 | NY | JFG | |
| Revision | | By | Appd | YYYY.MM.DD |

| FILE NAME | WS | JG | CO | 05.26.2023 |
|-----------------------------|------|-------|-------|------------|
| File Name: 202711937 L-101P | | | | |
| | Dwn. | Dgnt. | Crkd. | 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
 LANDSCAPE PLAN

| Project No. | Scale |
|----------------|-------------|
| 202711937 | 1" = 30' |
| Revision Sheet | Drawing No. |
| -- | 19 of 23 |

SEE SHEET L-102 FOR PLANT MATERIALS LIST.

SEE SHEET L-102 FOR TREE INSTALLATION DETAIL.



C:\Users\jgarcia\OneDrive\Documents\202711937\101P
 2023.10.31 10:23:57 AM
 ORIGINAL SHEET - ARCH E1

PLANTING NOTES AND SPECIFICATIONS

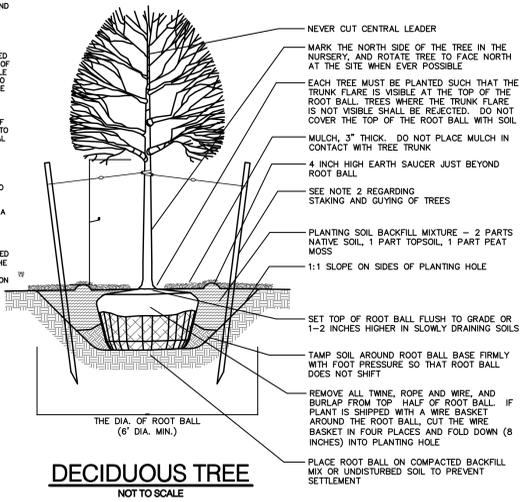
- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, INCIDENTALS AND CLEANUP.
- ALL PLANTS SHALL BE NURSERY GROWN, PLANT QUALITY AND SIZE, ROOT SPREAD AND ROOT BALL OR CONTAINER SIZE SHALL BE IN ACCORDANCE WITH ANSI Z603, AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANTS SHALL BE TYPICAL OF SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS AND LARVAE. THEY SHALL HAVE HEALTHY AND WELL DEVELOPED ROOT SYSTEMS.
- DECIDUOUS TREES SHALL BE SELECTED FOR STRAIGHT TRUNKS, SYMMETRICAL AND FULL HEADS WITH NO OPEN AREAS AND WITH ONE STRAIGHT LEADER. TREES WITH A CRITCH OR FORKED TRUNK SHALL BE REJECTED. CONIFEROUS EVERGREEN TREES SHALL BE FULLY BRANCHED FROM THE GROUND TO UPPERMOST WHORL WITH NO LARGE OPEN AREAS BETWEEN WHORLS. SHRUBS SHALL HAVE FULL, DENSE AND SYMMETRICAL HEADS AND SHALL BE FOULATED TO THE GROUND. LEGGY OR ONE-SIDED PLANTS SHALL BE REJECTED. GROUND COVER PLANTS SHALL BE THIRTY WELL-BALANCED PLANTS, WELL-ESTABLISHED IN CONTAINERS.
- ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THEREBEFORE DELIVERY TO THE PROJECT SITE. LABELS SHALL IDENTIFY THE PLANTS BY NAME, SPECIES AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL FINAL INSPECTION BY THE PROJECT CONSULTANT OR OWNER'S AGENT.
- SUBSTITUTIONS: DUE TO POSSIBLE LIMITED PLANT AVAILABILITY, PLANT MATERIAL OF SIMILAR CHARACTER MAY BE SUBSTITUTED, UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE OWNER AND TOWNSHIP LANDSCAPE ARCHITECT.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
- CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOVEN. AFTER REMOVAL FROM THE CONTAINER, THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE GROWN SHALL BE REJECTED.
- INSOFAE AS IT IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT THE STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN 3 (THREE) DAYS AFTER DELIVERY.
- PLANTING SOIL FOR BACKFILLING PLANTED AREAS SHALL CONSIST OF 2 PARTS BY VOLUME OF LOAMY TOPSOIL THOROUGHLY MIXED WITH ONE PART PEAT MOSS. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, DEBRIS, OR OTHER UNSUITABLE MATERIALS, SHALL BE USED FOR PLANTING.
- ALL PLANTING SHALL BE INSTALLED AT THE LOCATIONS INDICATED ON THE DRAWINGS. MINOR ADJUSTMENTS TO PLANTING LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE INSTALLATION DOES NOT INTERRUPT ESTABLISHED OR PROPOSED DRAINAGE PATTERNS. NO CONTRACTOR SHALL NOTIFY THE OWNER OF MAJOR ADJUSTMENTS ARE REQUIRED.
- ALL PLANTS SHALL BE PLUMB AND STRAIGHT AND INSTALLED AT SUCH A LEVEL THAT, AFTER SETTLEMENT, THE INDICATED RELATIONSHIP BETWEEN THE GROWN OF THE ROOT BALL AND THE GROUND SURFACE WILL BE ESTABLISHED. (SEE PLANTING DETAILS). ALL PLANTS SHALL BE LOCATED IN THE CENTER OF THEIR RESPECTIVE PLANTING PITS.
- TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS "MULTI-PROOF".
- MULCH: IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH A 3" (THREE INCH) LAYER OF LICORICE ROOT MULCH OR OTHER MATERIAL APPROVED BY THE OWNER. THE LIMIT OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT. FOR SHRUB BEDS AND EVERGREEN TREE CLUSTERS, A CONTINUOUS MULCHED BED SHALL BE CREATED.
- ALL PLANTING BEDS ADJACENT TO LAWN, SOO OR SEEDED AREAS SHALL BE SPADE EDED.
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE REEDED PRIOR TO APPLICATION OF PRE-EMERGENT. APPLY PRE-EMERGENT AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- EACH TREE AND SHRUB SHALL BE PRUNED, AFTER INSTALLATION, IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANTS AND LIMBS. DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER'S AGENT IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. IF SUCH CONDITIONS ARE EXISTING AND SUBMITTING PROPOSALS TO CORRECT THEM. STATE THE CONDITIONS, THE PROPOSED CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST, FOR REVIEW AND ACCEPTANCE BY THE OWNER.
- IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES LISTED IN THE PLANT LIST AND THOSE QUANTITIES SHOWN ON THE PLANS, THOSE SHOWN ON THE PLANS SHALL GOVERN.
- NO PLANTING AREAS AND NEW TURF AREAS SHALL BE ADEQUATELY IRRIGATED OR WATERED BY THE CONTRACTOR AS REQUIRED TO ESTABLISH THE NEW PLANTS AND LAWN. UNITS, OWNERS ACCEPTANCE.
- ANY MATERIAL WORK MAY BE REJECTED IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- UPON COMPLETION OF ALL LANDSCAPING, A PROJECT MEETING FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER TO SCHEDULE THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- NEW LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND/OR SOUND CONDITION, OR OTHERWISE BE REPLACED BY EQUIVALENT IMPROVEMENTS FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FOLLOWING THEIR INSTALLATION AND ACCEPTANCE BY THE TOWNSHIP.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE GUARANTEE PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP WITH THE PLANT MATERIAL. ANY MATERIAL THAT IS DEAD OR DAMAGED SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR THERE IS 25% OF THE CROWN DEAD. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS AFTER THEIR INSTALLATION.
- THIS PLAN SHALL BE USED FOR LANDSCAPE PURPOSES ONLY. THE CONTRACTOR SHALL REVIEW RELATED ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND UTILITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED AND BE MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS AND/OR AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARDS.
- SEED MIXTURES AND SEEDING APPLICATION: COMPLY WITH SOIL EROSION & SEDIMENT CONTROL PLAN AND NOTES.

TOWNSHIP NOTES

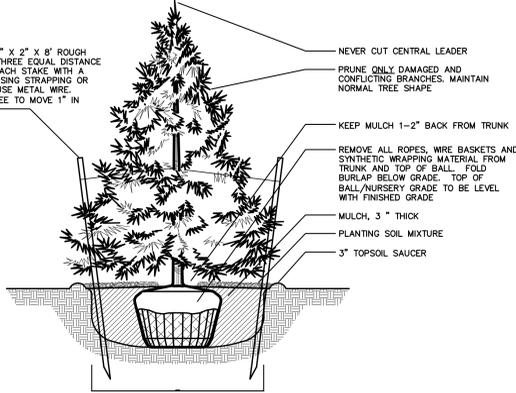
- GUARANTEE AND MAINTENANCE: ALL LANDSCAPE MATERIALS, INCLUDING COMPENSATORY AND TRANSPLANTED TREES DEPICED ON THE APPROVED LANDSCAPE PLAN, SHALL BE FINANCIALLY SECURED, GUARANTEED, AND MAINTAINED, INCLUDING, WITHOUT LIMITATION, COMPLIANCE WITH THE FOLLOWING:
- ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT NECESSARILY LIMITED TO, PROVISIONS FOR SURFACE MULCH, STAKING AND GUYING, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING, AND WATERING.
 - THE APPLICANT SHALL MAKE ARRANGEMENTS ACCEPTABLE TO THE TOWNSHIP THAT ALL LANDSCAPE IMPROVEMENTS INSTALLED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS, SHALL BE GUARANTEED AND MAINTAINED IN A HEALTHY CONDITION, OR OTHERWISE BE REPLACED BY EQUIVALENT IMPROVEMENTS, FOR A PERIOD OF 18 MONTHS FOLLOWING THEIR INSTALLATION, EXCEPT AS MAY OTHERWISE BE REQUIRED BY SECTION 28B-33 (LANDSCAPING), OF THE WEST WHITELAND TOWNSHIP ORDINANCE.
 - AFTER INSTALLATION AND PRIOR TO COMMENCEMENT OF THE GUARANTEE PERIOD REQUIRED ABOVE, THE TOWNSHIP SHALL PERFORM AN INSPECTION OF THE FINISHED SITE FOR COMPLIANCE WITH THE APPROVED LANDSCAPE PLAN. FOLLOWING THIS INSPECTION, AN AS-BUILT LANDSCAPE PLAN SHALL BE FURNISHED TO THE TOWNSHIP BY THE APPLICANT. PROVIDED THE FINISHED SITE IS FOUND TO BE IN COMPLIANCE, THE EIGHTEEN-MONTH GUARANTEE PERIOD SHALL COMMENCE FIVE DAYS FROM THE DATE OF INSPECTION. ALL PLANTS SHALL BE IN A VIGOROUS AND THRIVING CONDITION AT THE END OF THE EIGHTEEN-MONTH PERIOD AS DETERMINED ABOVE. FINAL INSPECTION OF THE SITE FOLLOWING THE EIGHTEEN-MONTH PERIOD WILL BE MADE BY THE TOWNSHIP.
 - PLANTS FOUND TO BE IN POOR HEALTH OR LACKING NORMAL GROWTH HABIT DURING THE EIGHTEEN-MONTH GUARANTEE PERIOD SHALL BE REPLACED WITH NURSERY-GROWN PLANTS, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, WITHIN 30 DAYS OF BEING NOTIFIED BY THE TOWNSHIP. IF NOTIFICATION IS MADE OUT OF SEASON, REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON. IF THE ORIGINAL PLANTS DECLINED DUE TO POOR SPECIES SELECTION, SUBSTITUTE PLANTS, DETERMINED BY THE TOWNSHIP TO BE MORE SUITABLE FOR THE SITE'S ENVIRONMENTAL CONDITIONS OR PLANTING SCHEME, SHALL BE USED. A MODIFIED LANDSCAPE PLAN SHALL BE FILED WITH THE TOWNSHIP. REPLACEMENT PLANTS SHALL BE INSPECTED BY THE TOWNSHIP AFTER INSTALLATION.
 - IN THE EVENT OF ACCIDENTAL DAMAGE OR VANDALISM OF PLANTS DURING THE EIGHTEEN-MONTH GUARANTEE PERIOD, THE APPLICANT SHALL REPLACE THE DAMAGED PLANT MATERIAL IN ACCORDANCE WITH THE ORIGINAL OR AN APPROVED MODIFIED LANDSCAPE PLAN.
 - THE APPLICANT SHALL BE REQUIRED TO POST FINANCIAL SECURITY IN ACCORDANCE WITH SECTION 201-54 OF THIS CHAPTER FOR ALL PROPOSED LANDSCAPING REQUIRED BY THIS SECTION. FOR EXISTING PLANTS BEING DECLINED BY CONSERVATION ACTIVITIES AND FOR TRANSPLANTED AND PRESERVED PLANTS THAT ARE BEING USED TO SATISFY THE MINIMUM REQUIREMENTS CONTAINED IN THIS SECTION OR IN CHAPTER 325, ZONING, THE AMOUNT OF THE FINANCIAL SECURITY SHALL BE EQUAL TO 11% OF THE AMOUNT OF THE COST ESTIMATE FOR SAID LANDSCAPING AS AGREED TO BY THE TOWNSHIP AND SHALL BE BASED UPON THE COST OF REPLACEMENT WITH NURSERY-GROWN STOCK. THE APPLICANT MAY RECEIVE PARTIAL RELEASE(S) OF THE FINANCIAL SECURITY FOR A PERIOD OF NOT MORE THAN 18 MONTHS FOLLOWING PRACTICE CLOSURE TO ASSURE THE LONG-TERM VIABILITY OF THE REQUIRED LANDSCAPING IN THE SAME MANNER AS IS REQUIRED BY SECTION 28B-34 OF ZONING LANDSCAPE CHAPTER (28B-33) FOR OTHER SITE IMPROVEMENTS.
 - THE APPLICANT SHALL MAKE ARRANGEMENTS ACCEPTABLE TO THE TOWNSHIP FOR THE PROPERTY'S LONG-TERM LANDSCAPE MAINTENANCE. THE APPLICANT SHALL PROVIDE THE NAMES, ADDRESSES, AND TELEPHONE NUMBERS OF THOSE PERSONS OR ORGANIZATIONS WHO WILL BE ASSUMING SUCH RESPONSIBILITIES. LANDSCAPE IMPROVEMENTS REQUIRED SHALL BE THE SUBJECT OF SUITABLE RESTRICTIVE COVENANTS AND, IF PRACTICABLE, RULES AND REGULATIONS GOVERNING THE USE AND MAINTENANCE OF COMMON LAND AND FACILITIES, WHICH COVENANTS, RULES AND REGULATIONS SHALL BE IN FORM AND SUBSTANCE ACCEPTABLE TO THE TOWNSHIP. IN THE CASE OF COVENANTS, RECORDS AS ENCUMBRANCES RUNNING WITH THE LAND ON WHICH THE IMPROVEMENT ARE INSTALLED. THE COVENANTS, RULES AND REGULATIONS SHALL, WITHOUT LIMITING THE FOREGOING, REQUIRE THE MAINTENANCE AND REPLACEMENT AND PROHIBIT THE DESTRUCTION OR REMOVAL OF ALL LANDSCAPE MATERIALS AND IMPROVEMENTS DEPICED ON THE APPROVED LANDSCAPE PLAN. EMPLOYER THE TOWNSHIP TO ENFORCE SAID OBLIGATIONS, AND PROHIBIT THE AMENDMENT OR TERMINATION OF ANY OF THE MANDATORY TERMS THEREOF WITHOUT THE EXPRESS CONSENT OF THE TOWNSHIP.

DECIDUOUS TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- PROVIDE (3) OAK 2"x2"x8" ROUGH SAWED STAKES ON THREE EQUAL DISTANCE SIDES OF TREE. CONNECT EACH STAKE WITH A DOUBLE BRACKET USING STRAPPING OR WEBBING. DO NOT USE METAL WIRE ALLOW FOR THE TREE TO MOVE 1" IN EITHER DIRECTION.
- THE HEIGHT OF BRANCHING SHALL BEAR A RELATIONSHIP TO THE SIZE AND SPECIES OF TREE. FOR TREES THAT OCCUR ADJACENT TO A PARKING SPACE OR DRIVE ABLE, LATERAL BRANCHING SHALL NOT BE WITHIN 3 FEET MEASURED VERTICALLY FROM THE FACE OF CURB.
- WATER THOROUGHLY DURING PLANTING TO ELIMINATE AIR POKETS, SETTLE SOIL, AND TO SOAK THE BALL AND SURROUNDING SOIL.
- MULCH RING FOR INDIVIDUAL TREES TO BE A MINIMUM OF 6" IN DIAMETER. WHERE TREE CLUSTERS ARE INDICATED, A CONTINUOUS MULCHED BED SHALL BE CREATED.
- TREES THAT ARE OVERMULCHED, OR PLANTED TOO HIGH (MORE THAN 6 INCHES ABOVE THE SURROUNDING SOIL LEVEL), SHALL BE REJECTED AND REPLACED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.



DECIDUOUS TREE
NOT TO SCALE

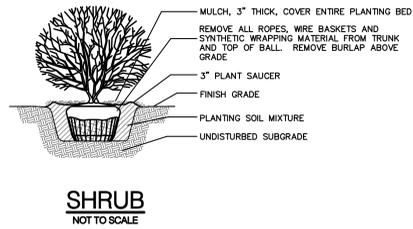


EVERGREEN TREE
NOT TO SCALE

SHRUB PLANTING NOTES:

- BACKFILL PLANT PITS IN 12" COMPACTED LIFTS. THOROUGHLY WATER EACH LIFT WHILE PLANTING.
- ROOT BALLS GREATER THAN 2" # SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLEMENT.
- ROOT BALLS SMALLER THAN 2" # SHALL SIT ON COMPACTED PLANTING SOIL.
- TOP OF ROOT BALL SHALL BE 1" TO 2" ABOVE FINISH GRADE.
- PLANTING HOLE FOR ROOT BALL SIZES 2" # AND LARGER SHALL BE 2" LARGER ON ALL SIDES THAN DIAMETER OF ROOT BALL.
- PLANTING HOLE FOR ROOT BALL SIZES LESS THAN 2" # SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
- REFER TO LANDSCAPE PLAN FOR ADDITIONAL PLANTING NOTES.

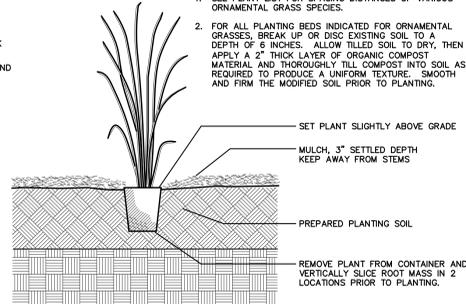
- ADDITIONAL NOTES:**
- APPLY WATER ABSORBENT ADDITIVE TO ALL TREES AND SHRUBS - "MOOSE TAIL SAUCE" (WHICH INCLUDES TERRA-SORB HYDROGEL).
 - APPLICATION RATE: ONE PACKET (3 OUNCES) PER ONE FOOT DIAMETER OF ROOT BALL FOR ALL TREES AND SHRUBS.



SHRUB
NOT TO SCALE

NOTES:

- SEE PLANT LIST FOR SPACING DISTANCES OF VARIOUS ORNAMENTAL GRASS SPECIES.
- FOR ALL PLANTING BEDS INDICATED FOR ORNAMENTAL GRASSES, BREAK UP OR DISC EXISTING SOIL TO A DEPTH OF 6 INCHES. ALLOW FILLED SOIL TO DRY, THEN APPLY A 2" THICK LAYER OF ORGANIC COMPOST MATERIAL AND THOROUGHLY TILL COMPOST INTO SOIL AS REQUIRED TO PRODUCE A UNIFORM TEXTURE. SMOOTH AND FIRM THE MODIFIED SOIL PRIOR TO PLANTING.



ORNAMENTAL GRASS/ PERENNIAL PLANTING
NOT TO SCALE

PLANT MATERIALS LIST - MARY C. HOWSE ELEMENTARY SCHOOL, WEST WHITELAND TWP., PA

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS | MATURE SIZE |
|--------------------------------|-----|----------------------------------------|----------------------------|---------------|----------|------------------------------|------------------------------|
| DECIDUOUS TREES | | | | | | | |
| 2 | AC | AMELANCHIER CANADENSIS | SORCERBERRY | 6-10' HT. | B&B | HEAVY, MULTI-STEM | 20' HT. X 20' SPREAD |
| 11 | AR | ACER RUBRUM 'OCTOBER GLORY' | 'OCTOBER GLORY' RED MAPLE | 2-2 1/2' CAL. | B&B | | 40' HT. X 35' SPREAD |
| 4 | BN | BETULA NIGRA 'HERITAGE' | 'HERITAGE' EVER BIRCH | 10'-12' HT. | B&B | 3 TRUNK MIN. OF SIMILAR SIZE | 40' HT. X 40' SPREAD |
| 3 | CC | CERCIS CANADENSIS | EASTERN REDBUD | 6-10' HT. | B&B | MULTI-STEM | 25' HT. X 25' SPREAD |
| 2 | CR | CORNUS 'NUTMAY' STELLAR PINK | AURORA DOGWOOD | 2-2 1/2' CAL. | B&B | TREE-FORM | 115-160' HT. X 15-30' SPREAD |
| 7 | GT | GLEDTISIA TRACANTHOS 'HERMIS 'SKYLINE' | SKYLINE HONEYLOCUST | 2-2 1/2' CAL. | B&B | MATCHED | 45' HT. X 30' SPREAD |
| 1 | MY | MAGNOLIA VIRGINIANA 'HENRY HOCKEY' | SWEETBAY MAGNOLIA | 8-10' HT. | B&B | HEAVY, MULTI-STEM | 20-30' HT. X 20-30' SPREAD |
| 1 | LS | LIQUIDAMBAR STRYFOLOIA | SWEETGUM | 2-2 1/2' CAL. | B&B | | 60-80' HT. X 40-60' SPREAD |
| 3 | NS | NYSSA SYLVATICA | BLACK GUM | 2-2 1/2' CAL. | B&B | | 80-90' HT. X 20-30' SPREAD |
| 10 | PA | PLATANUS X ACERIFOLIA | LONDON PLANETREE | 2-2 1/2' CAL. | B&B | MATCHED | 80-90' HT. X 60-70' SPREAD |
| 1 | PO | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | 2-2 1/2' CAL. | B&B | | 75-100' HT. X 75-100' SPREAD |
| 2 | OC | QUERCUS COONOR | SCARLET OAK | 2-2 1/2' CAL. | B&B | | 80-90' HT. X 40-50' SPREAD |
| 1 | QP | QUERCUS PHELLOS | WILLOW OAK | 2-2 1/2' CAL. | B&B | | 40-75' HT. X 25-50' SPREAD |
| EVERGREEN TREES | | | | | | | |
| 2 | AF | ABIES CONCOLOR | WHITE FIR | 7-8' HT. | B&B | | 40-70' HT. X 20-30' SPREAD |
| 7 | ID | ILEX OPACA | AMERICAN HOLLY | 7-8' HT. | B&B | | 40-60' HT. X 18-30' SPREAD |
| 5 | PS | PRUNUS STROBUS | EASTERN WHITE PCH | 7-8' HT. | B&B | | 50-80' HT. X 20-40' SPREAD |
| SHRUBS | | | | | | | |
| 5 | CS | CORNUS SERICEA 'CARMINAL' | 'CARMINAL' REDTONG DOGWOOD | 24-30" | #3 CONT. | 5' O.C. SPACING | 6'-10' HT. X 6'-8' SPREAD |
| 37 | AP | ASCULUS PARVIFLORA | BOTTLEBRUSH BUCKEYE | 24-30" | #3 CONT. | 4' O.C. SPACING | 6'-8' HT. X 6'-8' SPREAD |
| 38 | KS | ILEX GLABRA 'SHAMROCK' | SHAMROCK INBERRY | 18-24" | #3 CONT. | 3' O.C. SPACING | 3'-4' HT. X 3'-4' SPREAD |
| 15 | NL | ILEX VIRGINICA 'LITTLE HEAVY' | 'LITTLE HEAVY' SWEETSPHIRE | 15-18" | #3 CONT. | 2.5' O.C. SPACING | 1.5'-2' HT. X 2'-3' SPREAD |
| 26 | MP | MYRTICA PENNSYLVANICA | NORTHERN BAYBERRY | 24-30" | #3 CONT. | 5' O.C. SPACING | 5'-10' HT. X 4'-10' SPREAD |
| 17 | RK | ROSA VAR. KNOCKOUT | KNOCKOUT ROSE | 24-30" | #3 CONT. | 3' O.C. SPACING | 4' HT. X 4' SPREAD |
| 39 | VB | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 24-30" | #3 CONT. | 4' O.C. SPACING | 6'-10' HT. X 6'-10' SPREAD |
| GROUNDCOVER/ PERENNIALS | | | | | | | |
| 107 | LV | LIRIOPE MUSCARI 'VAREGATA' | VAREGATED LILYTURF | | #1 CONT. | 18" O.C. | 1'-2' HT. X 1'-2' SPREAD |

* NOTE: THE ULTIMATE SIZE OF PLANT MATERIAL CAN VARY SUBSTANTIALLY DUE TO CONTEXT AND GROWING CONDITIONS. RESOURCES ALSO VARY GREATLY ON ULTIMATE HEIGHT AND WIDTH ESTIMATES. ESTIMATES ARE OFTEN LISTED FOR TREES GROWN IN THE WILD. ULTIMATE SIZE OF CULTIVATED TREES IS TYPICALLY LESS. ESTIMATES LISTED HERE ARE COMPILED FROM A VARIETY OF CATALOGUES AND ON-LINE SOURCES.

POLLINATOR SEED MIX (SEE PLAN FOR LIMIT)

| SUDO SECTION | TYPE | REQUIREMENTS |
|-------------------------------------------------------|------------------------|---------------------------|
| 281-34 (C) | COMPENSATORY PLANTINGS | |
| | TREES TBR | DBH TBR |
| | REQ. COMPENSATORY * | REQ. COMPENSATORY TREES |
| 12-24" DBH | 10" | 26.5" |
| 24-30" DBH | 10" | 27.4" |
| 36" DBH | 0" | |
| | | 14 TREES (Ø 2" CAL. MIN.) |
| | | 14 TREES (Ø 2" CAL. MIN.) |
| LESS THAN 12" DBH = NO COMPENSATORY PLANTING REQUIRED | | |

| REV | DATE | BY | CHKD | DESCRIPTION |
|-----|------------|----|------|------------------|
| 1 | 05/26/2023 | WS | JG | ISSUE FOR PERMIT |
| 2 | 05/26/2023 | WS | JG | REVISED PERMIT |
| 3 | 05/26/2023 | WS | JG | REVISED PERMIT |
| 4 | 05/26/2023 | WS | JG | REVISED PERMIT |
| 5 | 05/26/2023 | WS | JG | REVISED PERMIT |

Permit/Seal

| NO. | DATE | BY | CHKD | DESCRIPTION |
|-----|------------|----|------|------------------|
| 1 | 05/26/2023 | WS | JG | ISSUE FOR PERMIT |
| 2 | 05/26/2023 | WS | JG | REVISED PERMIT |
| 3 | 05/26/2023 | WS | JG | REVISED PERMIT |
| 4 | 05/26/2023 | WS | JG | REVISED PERMIT |
| 5 | 05/26/2023 | WS | JG | REVISED PERMIT |

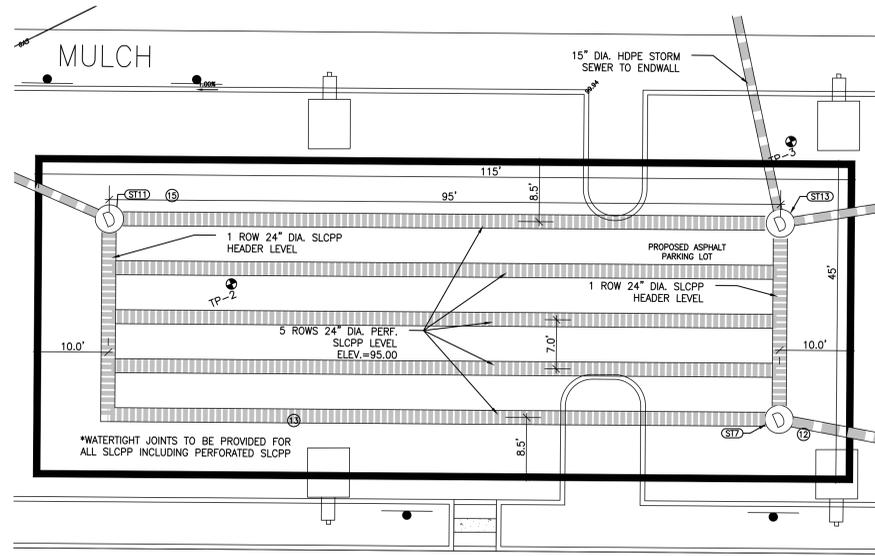
Client/Project

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

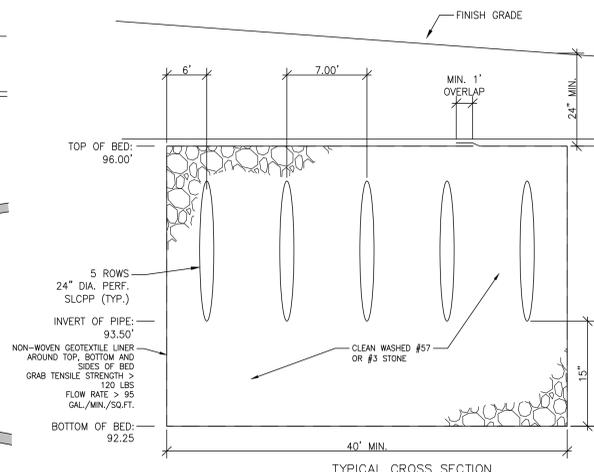
Title

LANDSCAPE NOTES AND DETAILS

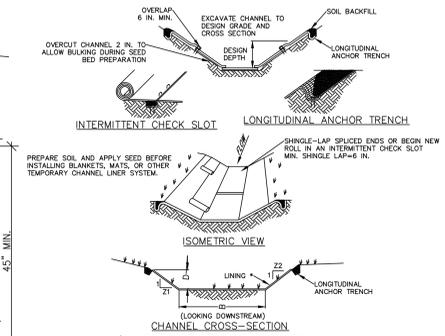
| Project No. | Scale |
|----------------|-------------|
| 202711937 | NTS |
| Revision Sheet | Drawing No. |
| -- | 20 of 23 |



INFILTRATION BED 1 PLAN VIEW
1"=10'



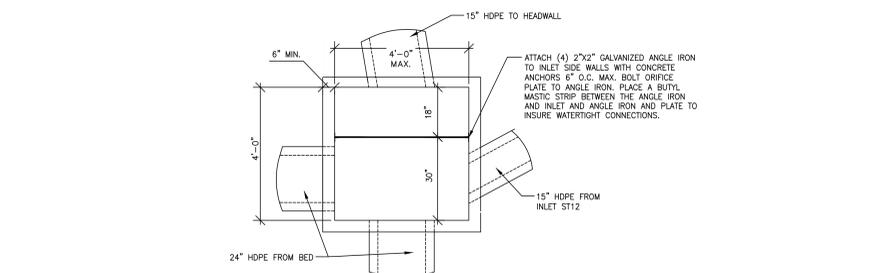
TYPICAL CROSS SECTION
1"=10'



| CHANNEL NO. | LOCATION | BOTTOM WIDTH (FT) | DEPTH (FT) | TOP WIDTH (FT) | Z1 (FT) | Z2 (FT) | LINING * |
|-------------|-----------------------------|-------------------|------------|----------------|---------|---------|------------------------------------------------------------------|
| CH-1 | DRIVE TO EAST PROPERTY LINE | 4.50 | 1.00 | 10.50 | 3 | 3 | NAS SCISSOR OR APPROVED EQUAL WITH STABILIZATION (DISTANCE: 10') |
| CH-2 | INLET STAD TO DRIVEWAY | 4.50 | 1.15 | 11.40 | 3 | 3 | STABILIZATION (DISTANCE: 10') |

NOTES:
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
NO MORE THAN ONE THIRD OF THE SHOOTS (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

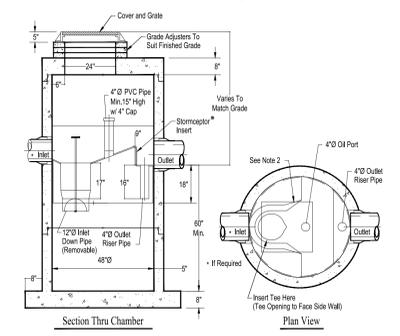
STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL
NTS



INFILTRATION BED 1 OUTLET STRUCTURE
NTS

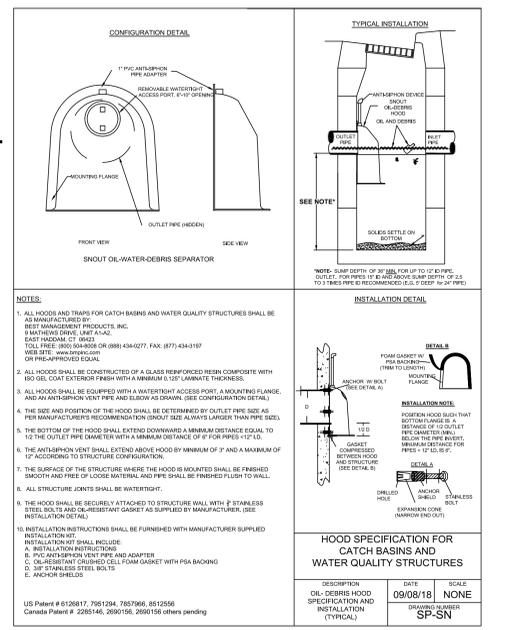
Rinker Concrete Pipe Division

STC 450i Precast Concrete Stormceptor (450 U.S. Gallon Capacity)



- Notes:
- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 - The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
 - The Stormceptor System is protected by one or more of the following U.S. Patents: 4498148, 4549831, 4572740, 4575111, 4584941, 4668745, 4671490.
 - Contact a Concrete Pipe Division representative for further details not listed on this drawing.

OIL/WATER SEPARATOR DETAIL
Rinker 017



WATER QUALITY INLET (SNOUT) DETAIL
NOT TO SCALE

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 PENN.A. ACT No.811.
- SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: HTTP://WEB01.SURVEY.MDC.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.
Msb-MANOR LOAM, 3 TO 8 PERCENT SLOPES
Moc-MANOR LOAM, 8 TO 15 PERCENT SLOPES
Urb-Urban Land-UDORMENTS, 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.

| Revision | By | App'd | DATE |
|----------|-----|-------|------------|
| 01 | YTY | YTY | 2023.05.26 |
| 02 | YTY | YTY | 2023.05.26 |
| 03 | YTY | YTY | 2023.05.26 |
| 04 | YTY | YTY | 2023.05.26 |

| Permit/Seal | Scale |
|-------------|-------|
| | NTS |

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 NOTES AND DETAILS

| Project No. | Scale |
|-------------|-------|
| 202711937 | NTS |

| Revision Sheet | Drawing No. |
|----------------|-------------|
| 23 of 23 | C-903 |