

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

COOPERTOWN ELEMENTARY SCHOOL ADDITION/RENOVATION

FOR
HAVERFORD TOWNSHIP SCHOOL DISTRICT

HAVERFORD TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA

LANDOWNER / APPLICANT

HAVERFORD TOWNSHIP SCHOOL DISTRICT
400 ALLSTON ROAD
HAVERTOWN, PA 19083
TELEPHONE: 610.833.5900 X 7204
CONTACT: MAUREEN REUSCHE, Ed.d., SUPERINTENDENT

SITE ENGINEER / PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110
TELEPHONE: 717.635.2835
CONTACT: CAROLYN E. DUBOIS, R.L.A.

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 NORTH FRONT STREET, SUITE 200
HARRISBURG, PA 17110
TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, PLS

ACT 287 UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION (UULP) LAW, PA ACT 287 OF 1974, AS AMENDED BY ACT 50 OF 2017 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776 (or 811).
PA ONE-CALL SERIAL NUMBER: 20242822735 (DESIGN TICKET)
PA ONE-CALL SERIAL NUMBER DATE: 10/08/2024

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

AQUA PENNSYLVANIA
762 LANCASTER AVE
BRYN MAWR, PA, 19010
CONTACT: THOMAS WADDY
EMAIL: thwaddy@aquaservice.com
PHONE: 610-525-1400 EXT. 52105

HAVERFORD TOWNSHIP
1014 DABRY RD
HAVERTOWN, PA, 19083
CONTACT: DAN MARIANI
EMAIL: dmariani@havetwp.org
PHONE: 610-446-1000 EXT. 2262

COMCAST
1250 HADDONFIELD, BERLIN RD
CHERRY HILL, NJ, 08034
CONTACT: WYATT PARKRISH
EMAIL: WYATT.PARKRISH@CABLE.COMCAST.COM
PHONE: 484-368-4391

REC'D AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA, 19406
CONTACT: NIKKIA SHIPKINS
EMAIL: nikkiashipkins@usicllc.com
PHONE: 484-681-5720

VERIZON BUSINESS FORMERLY MCI
7000 WESTON PKWY
CARY, NC, 27513
CONTACT: VICTOR WOOD
EMAIL: victor.s.wood@verizon.com
PHONE: 919-414-2782

ZONING DATA

ZONING DISTRICT: (IN) INSTITUTIONAL			
PROPOSED USE: PUBLIC EDUCATIONAL INSTITUTION (CONDITIONAL USE GRANTED)			
REQUIREMENT:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	2 ACRES	11.992 ACRES	11.992 ACRES
MINIMUM LOT WIDTH:	150 FEET	781 FEET	781 FEET
FRONT YARD SETBACK:	100 FEET	114 FEET	114 FEET
SIDE YARD SETBACK:	50 FEET EACH	110 FEET	110 FEET
REAR YARD SETBACK:	75 FEET	213 FEET	213 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET OR 3 STORIES*	<35 FEET	<35 FEET
MAX. IMPERVIOUS COVERAGE:	40%	28.8 %	39.6%

* PROVIDED, HOWEVER, THAT THE HEIGHT OF A BUILDING MAY BE INCREASED TO A MAXIMUM HEIGHT OF 60 FEET OR FIVE STORIES BY PROVIDING TWO FEET OF ADDITIONAL FRONT, REAR AND SIDE YARD SETBACKS FOR EACH ONE ADDITIONAL FOOT OF HEIGHT OF THE BUILDING ABOVE 35 FEET.

SITE DATA

TAX PARCEL:	22-05-006-000
DEED REF. / INSTRUMENT #:	DEED BOOK 633, PAGE 578
EXISTING LOT AREA:	11.992 ACRES
PROPOSED SEWAGE DISPOSAL:	PUBLIC
PROPOSED WATER SUPPLY:	PUBLIC

PARKING DATA

OFF-STREET PARKING REGULATIONS SHALL BE AS REQUIRED BY SECTION 182-707 OF THIS CHAPTER. EXCEPT THAT NO PARKING SHALL BE ALLOWED WITHIN 50 FEET OF AN R-1, R-2 OR R-3 RESIDENTIAL DISTRICT OR WITHIN 25 FEET OF AN R-4-OR-HIGHER-DENSITY RESIDENTIAL DISTRICT.

PARKING REQUIRED: 182-707.B	BUILDING OR USES OTHER THAN SPECIFIED 1 SPACE / 1,000 SF OF GROSS FLOOR AREA 84,265 GROSS FLOOR AREA / 1,000 = 85 SPACES REQUIRED
	EXISTING SPACES: 72 PROPOSED SPACES: 13 TOTAL PROVIDED: 85

SHEET INDEX

SHEET
NUMBER

SHEET TITLE

C-001	COVER SHEET
C-002	PCSM SUPPORTING INFORMATION
C-003	E&S SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	EXISTING FEATURES PLAN
C-102	DEMOLITION PLAN
C-103	OVERALL SITE PLAN
C-103.1	SITE PLAN
C-103.2	SITE PLAN
C-104	GRADING PLAN
C-104.1	GRADING PLAN
C-105	PCSM PLAN
C-105.1	PCSM PLAN
C-106	UTILITY PLAN
C-107	LANDSCAPE PLAN
C-300	STORMWATER PROFILES
C-301	STORMWATER PROFILES
C-302	STORMWATER PROFILES
C-501	DETAILS
C-502	DETAILS
C-503	WATER DETAILS
C-601	PCSM DETAILS
C-602	PCSM DETAILS
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C-701.1	E&S PLAN
C-701.2	E&S PLAN
C-702	E&S DETAILS
C-703	E&S DETAILS
C-801	OFFSITE DRAINAGE PLAN

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS THE CONSTRUCTION THREE BUILDING ADDITIONS, AND ASSOCIATED SITE IMPROVEMENTS ON THE SUBJECT PROPERTY.
- THE EXISTING SITE FEATURES, TOPOGRAPHY AND PROPERTY BOUNDARY LINES SHOWN HEREON ARE OBTAINED FROM A DRAWING OF SURVEY INFORMATION PRODUCED BY KUROWSKI & WILSON, LLC.
- PUBLIC WATER TO BE PROVIDED BY AQUA PENNSYLVANIA.
- PUBLIC SEWER TO BE PROVIDED BY HAVERFORD TOWNSHIP.
- THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWNSHIP ORDINANCES IN EFFECT AT THE TIME OF THIS LAND DEVELOPMENT PLAN SUBMISSION.
- STREET CURB & SIDEWALKS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF HAVERFORD TOWNSHIP, AS APPLICABLE.
- ALL CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATIONS 408 & 72 STANDARDS AND ALL APPLICABLE SUSQUEHANNA TOWNSHIP ORDINANCES.
- ALL SIGNS SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND TOWNSHIP SPECIFICATIONS AND SHALL BE INSTALLED BY THE DEVELOPER IN A MANNER SPECIFIED BY THE MUNICIPAL ENGINEER. A SEPARATE PERMIT IS REQUIRED FOR ANY NEW SIGNS AND ALL NEW SIGNS MUST MEET TOWNSHIP REQUIREMENTS.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEDICATED TO HAVERFORD TOWNSHIP OR PENNDOT.
- THERE ARE NO EXISTING COVENANTS FOR THE SUBJECT TRACT.
- THE DEVELOPER / CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 48 HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP / TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

www.cra-architects.com

TOWSON, MARYLAND

CHARLOTTESVILLE, VIRGINIA

WHITE SULPHUR SPRINGS, WEST VIRGINIA

ADDITIONS AND RENOVATIONS TO

COOPERTOWN ELEMENTARY SCHOOL

SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

800 COOPERTOWN ROAD

BRYN MAWR, PA. 19010



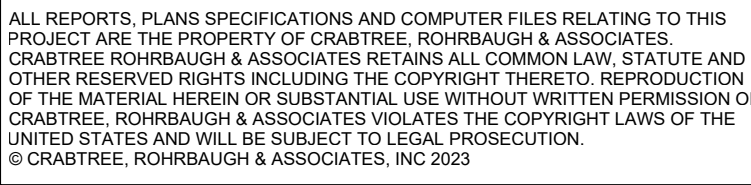
COVER
SHEET

PROJECT
3758
C-001

COVER
SHEET

PROJECT
3758
C-001

NOT SCALE
AS SHOWN
FILENAME:
DATE:
MARCH 10, 2025



THE SITE CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE N.P.D.E.S. PERMIT FOR THE PROJECT SITE, INCLUDING OBTAINING STATUS AS A CO-PERMITTEE OF THE PERMIT. FOR INFORMATION REGARDING COMPLIANCE WITH THE N.P.D.E.S. PERMIT, CONTACT:

1. THE EROSION AND SEDIMENT CONTROL PLAN WAS DESIGNED TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, WHILE ALSO PROTECTING EXISTING DRAINAGE FEATURES AND VEGETATION.
2. THE EROSION AND SEDIMENT CONTROL PLAN MINIMIZES SOIL COMPACTION TO ONLY THOSE AREAS REQUIRED FOR CONSTRUCTION, AND UTILIZES APPROPRIATE CONTROL MEASURES TO MINIMIZE ANY INCREASE IN STORMWATER RUNOFF.

[illegible]

ON ALL DISTURBED AREAS WHICH DO NOT HAVE AN EROSION CONTROL BLANKET SPECIFIED FOR INSTALLATION, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 3.0 TONS PER ACRE IMMEDIATELY AFTER SEEDING THE SURFACE. ON STEEP SLOPES OF 3:1 OR GREATER, MULCH SHALL BE ANCHORED THROUGH THE USE OF JUTE NETTING OR MIXING WITH ASPHALT AT THE RATE OF 100 GALLONS PER 3 TONS OF STRAW MULCH.

APPLY THE FOLLOWING SOIL SUPPLEMENTS PRIOR TO PERMANENT SEEDING IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SECTION 804:

- A) PULVERIZED AGRICULTURAL LIMESTONE APPLIED AT A RATE OF 800 POUNDS PER 1,000 SQUARE YARDS.
- B) 10-20-20 ANALYSIS COMMERCIAL FERTILIZER APPLIED AT A RATE OF 140 POUNDS PER 1,000 SQUARE YARDS
- C) 38-0-0 UREAFORM SLOW-RELEASE NITROGEN FERTILIZER APPLIED AT A RATE OF 50 POUNDS PER 1,000 SQUARE YARDS.

TEMPORARY SEED MIXTURE
TEMPORARY SEEDING SHALL CONSIST OF ANNUAL RYEGRASS (100% BY WEIGHT), OR EQUIVALENT, AND SHALL BE PLACED AT THE RATE OF 40 POUNDS PER ACRE; PURITY - 95%; GERMINATION - 85. TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE TO BE REDISTURBED LATER IN THE CONSTRUCTION PROCESS.

PERMANENT SEED MIXTURE
TURF TYPE TALL FESCUE SHALL BE APPLIED AT A RATE OF 21.0 POUNDS PER 1,000 SY. 80% MIN.
GERMINATION; MIN. PURITY 98%.

LOCATION MAP

SCALE: 1"=XXXX FEET

HAVERFORD TOWNSHIP SCHOOL DISTRICT
400 ALLSTON ROAD
HAVERTOWN, PA 19083

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THE SITE IS LOCATED IN THE DARBY CREEK AND COBBS CREEK WATERSHEDS APPROXIMATELY 0.2 MILES SOUTHEAST OF TRIBUTARY 00780 TO MEADOWBROOK RUN AND 0.4 MILES EAST OF TRIBUTARY 00779 TO MEADOWBROOK RUN, BOTH WHICH FLOWS INTO MEADOWBROOK RUN. ACCORDING TO 25 PA CODE CHAPTER 93, BOTH TRIBUTARIES AND MEADOWBROOK RUN IS DESIGNATED AS A COLD WATER FISHERY (CWF) AND MIGRATORY FISH (MF).

1. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 101.1. ALL WASTE MATERIALS SHALL BE PROPERLY IDENTIFIED AND Labeled. ALL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
2. ANTICIPATED CONSTRUCTION WASTE MAY INCLUDE TYPICAL BUILDING MATERIALS (I.E. LUMBER, DRYWALL, MASONRY, CARDBOARD AND PAPER, INSULATION, ASPHALT, ROOFING, PLASTIC AND VINYL).
3. IT IS STRONGLY ENCOURAGED THAT SUCH RECYCLABLE WASTE MATERIALS BE SEPARATED AND APPROPRIATELY RECYCLED. NO POTENTIAL TOXIC OR HAZARDOUS WASTE IS KNOWN TO BE PRESENT ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL SUCH WASTES AT ALL APPLICABLE STATE OR FEDERAL REGULATIONS ASSOCIATED WITH THE DISPOSAL OF SUCH MATERIALS.

SHEET NUMBER	SHEET TITLE
C-003	ERS SUPPORTING INFORMATION
C-101	OVERALL EXISTING FEATURES PLAN
C-101.1	EXISTING FEATURES PLAN
C-701	OVERALL ERS PLAN
C-701.1	ERS PLAN
C-701.2	ERS PLAN
C-702	ERS DETAILS
C-703	ERS DETAILS

1. CAVING CUT BANKS - CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION, STABILIZATION, AND SAFE WORKING TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS AND WITHIN AND AROUND ALL EXCAVATIONS INCLUDING

- [illegible]

3. 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 (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) 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 CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR APPROVAL TO THE LOCAL CONSERVATION DISTRICT OFFICIALS. THE ERS PLAN PREPARER, THE PCOM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PROJECT, THE LOCAL CONSERVATION DISTRICT OFFICIAL, THE LOCAL CONSERVATION DISTRICT, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT SHALL BE PRESENT AT AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA OUTSIDE THE BOUNDARIES SHOWN ON THE PLAN, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR APPROVAL TO THE LOCAL CONSERVATION DISTRICT OFFICIALS.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN. DEVIATION FROM THIS SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- ALL AREAS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, AND OTHER OBSTRUCTIONAL MATERIAL SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE ERS ARE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT, THE CONTRACTOR SHALL MAINTAIN THE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT.
- 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 ANY CONSTRUCTION ACTIVITIES BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS. STOCKPILES SHALL BE PROTECTED BY A FENCE OR OTHER MEANS TO PREVENT ACCESS BY THE PUBLIC. STOCKPILES SHALL BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN MAPS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2:1V:H OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION, THE CONTRACTOR SHALL STOP ALL CONSTRUCTION ACTIVITIES AND TAKE THE FOLLOWING MEASURES TO PREVENT EROSION: PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT OFFICIALS OF THE DISCOVERY. THE CONTRACTOR SHALL TAKE THE FOLLOWING MEASURES TO PREVENT EROSION: PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT OFFICIALS OF THE DISCOVERY.
- ALL PUMPING OF WATER FROM ANY WORK AREA OR ROAD SHALL ACCORDING TO THE PROCEDURE DESCRIBED IN THE PLAN MAPS. OVERSIGHTED VEGETATION SHALL BE MAINTAINED.
- ALL AREAS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BPS AT EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN UP, REPAIR, REPLACEMENT, AND MAINTENANCE OF EROSION AND SEDIMENT BPS, SHALL BE COMPLETED IMMEDIATELY. IF THE ERS ARE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT, THE CONTRACTOR SHALL MAINTAIN THE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT.
- TO PERFORM AS EXPECTED, REPLACEMENT, REPAIR, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- THE CONTRACTOR SHALL MAINTAIN THE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT.
- A LOG SHOWING DATES THAT ERS BPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATES WHEN THE DEFICIENCIES WERE CORRECTED SHALL BE SUBMITTED TO THE LOCAL CONSERVATION DISTRICT OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE CONTRACTOR. ANY SUCH WORK SHALL BE COMPLETED IMMEDIATELY. ANY SUCH WORK SHALL BE COMPLETED IMMEDIATELY.
- SEDIMENT BE WASHED, SHOULED, OR SWIFT INTO ANY ROADSIDE DITCH, TRENCH, SEWER, OR SURFACE WATER.
- ALL AREAS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE PROJECT. IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE ERS ARE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT, THE CONTRACTOR SHALL MAINTAIN THE BPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OF THE PROJECT.
- ALL AREAS WHICH ARE TO BE SHOULED 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 OF 2 INCHES OF TOPSOIL PLACED PRIOR TO PLANTING AND GRASSING. ALL OUTCROPPES SHALL BE REMOVED.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO PROVIDE EROSION, SURFACE, SETTLEMENT, SUBSIDENCE OR OTHER PROBLEMS. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO PROVIDE EROSION, SURFACE, SETTLEMENT, SUBSIDENCE OR OTHER PROBLEMS. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO PROVIDE EROSION, SURFACE, SETTLEMENT, SUBSIDENCE OR OTHER PROBLEMS.
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ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

SCHEDULE SHALL INCLUDE REGULAR INSPECTION AND MAINTENANCE REQUIREMENTS INCLUDING ENGINEER'S PRESENCE AT SITE TO OBSERVE CONSTRUCTION AT CRITICAL STAGES AS INDICATED HEREIN. CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION OF STAGES.

- [illegible]

[illegible]

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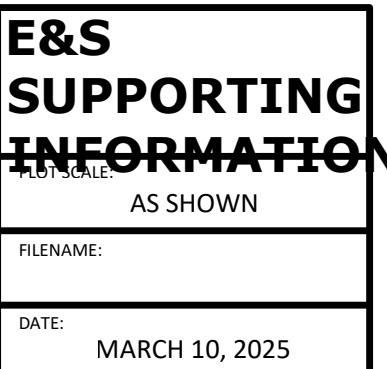
TOWSON, MARYLAND

WHITE SULPHUR SPRINGS, WEST VIRGINIA

COOPERTOWN ELEMENTARY SCHOOL

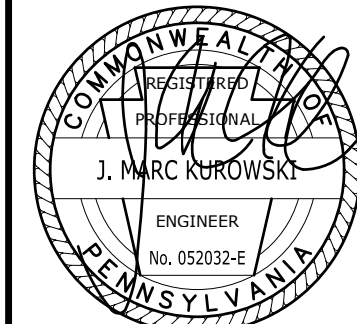
300 COOPERTOWN ROAD

BRYN MAWR, PA. 19010



PROJECT
3758

C-003

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717-458-0272 | WHITE SULPHUR SPRINGS, WEST VIRGINIA

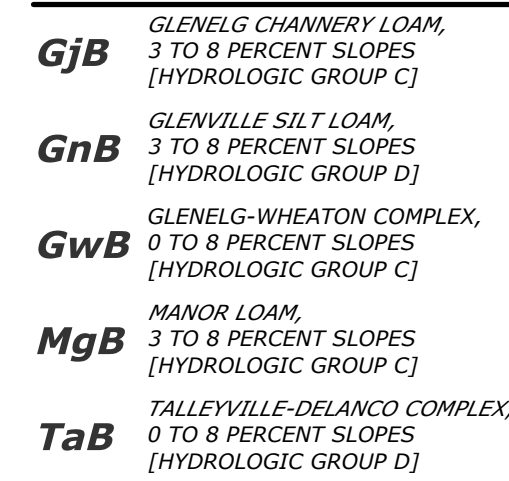
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BRYN MAWR, PA. 19010

C-101

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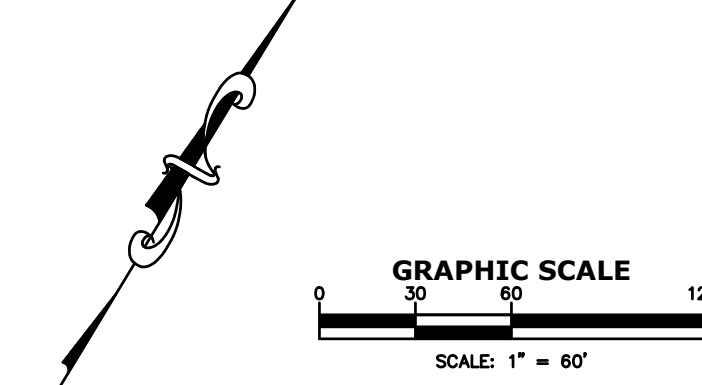
DATE: MARCH 10, 20

DATE: MARCH 10, 2025



	EDGE OF PAVED BITUMINOUS SURFACE
	EDGE OF GRAVEL OR CRUSHED STONE SURFACE
	PROPERTY BOUNDARY LINE
	CONCRETE MONUMENT
	FENCE POST
	LEGAL RIGHT OF WAY LINE
	MINIMUM BUILDING SETBACK LINE
	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	BUILDING
	CONCRETE SURFACE
	CURB
	UNDERGROUND ELECTRIC LINES
	UNDERGROUND TELECOM LINES
	MANHOLE
	UTILITY POLE
	GUY WIRE
	LIGHT STANDARD OR LAMPPOST
	BOLLARD
	ELECTRIC METER
	ELECTRIC BOX
	TELEPHONE BOX
	TRAFFIC MAST
	DOWNSPOUT
	DRAINAGE PIPE
	DRAINAGE INLET
	RIP-RAP
	UNDERGROUND NATURAL GAS LINE
	GAS VALVE
	GAS METER
	TREELINE
	WALL
	SANITARY SEWER GRAVITY LINE
	SANITARY SEWER CLEANOUT
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	WATER SPIGOT
	FENCE
	GUIDERAIL
	MAILBOX
	SIGN
	MUNICIPAL BOUNDARY LINE

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN OCTOBER, 1984.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD, AND THE FOLLOWING PLANS:
 - LAND DEVELOPMENT PLANS TITLED "COOPERTOWN ELEMENTARY SCHOOL, PREPARED BY HOWELL LEWIS SHAW AND ASSOCIATES, DATED JULY 27, 1990, FILE NO. 96-60, NOT RECORDED.
 - LAND DEVELOPMENT PLANS TITLED "COOPERTOWN ELEMENTARY SCHOOL," PREPARED BY HOWELL LEWIS SHAW AND ASSOCIATES, DATED JULY 27, 1990, FILE NO. 1488, NOT RECORDED.
4. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NATIONAL AMERICAN DATUM OF 1983 (NAD 83).
6. RIGHT-OF-WAY LINES SHOWN FOR COOPERTOWN ROAD ARE BASED ON FIELD SURVEY DATA AND INFORMATION PROVIDED BY PENNDOT DISTRICT 6-0 FOR R. 1.2306/S.R. 109.
7. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PLAC-ONE CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY ON JULY 27, 2004. PENNDOT NO. 2004-282735 WAS ASSIGNED ON OCTOBER 8, 2004.
8. SOME UTILITIES AND UNDERGROUND UTILITIES SHOWN ARE NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. THE LOCATION AND DEPTH OF UTILITIES SHOWN ARE BASED ON THIS VERY LIMITED INFORMATION.
9. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAVERTOWN, PENNSYLVANIA, DATED JANUARY 1, 2006, FILE NO. 42945-C0039P, EFFECTIVE DATE NOVEMBER 16, 2009.

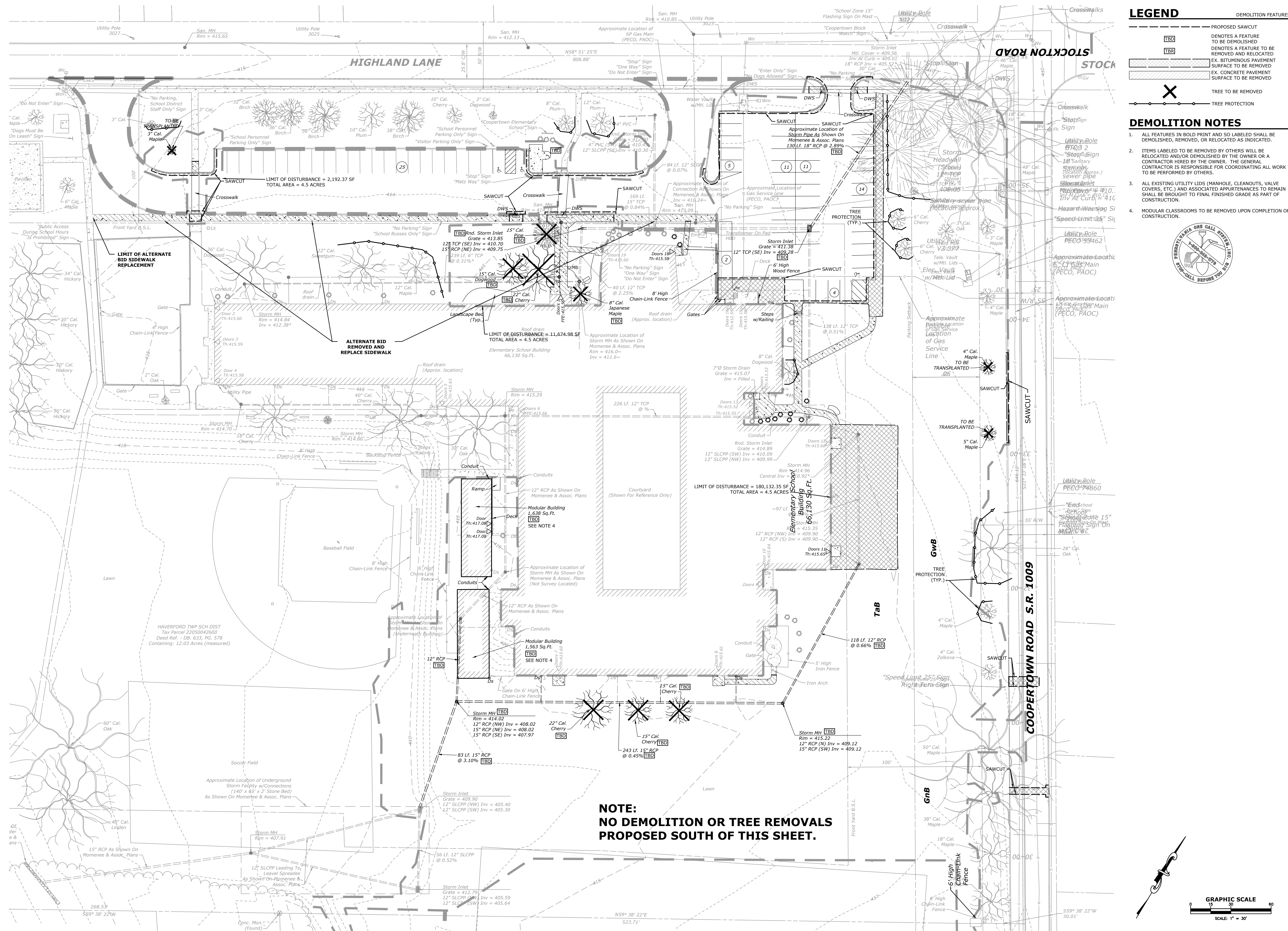


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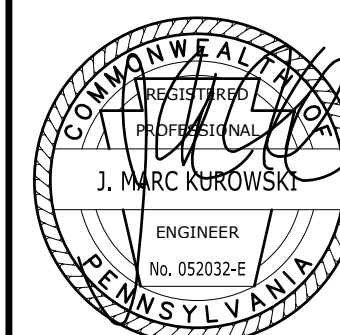
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ADDITIONS AND RENOVATIONS TO
COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

PROJECT
3758
C-102



**NOTE:
NO DEMOLITION OR TREE REMOVALS
PROPOSED SOUTH OF THIS SHEET.**



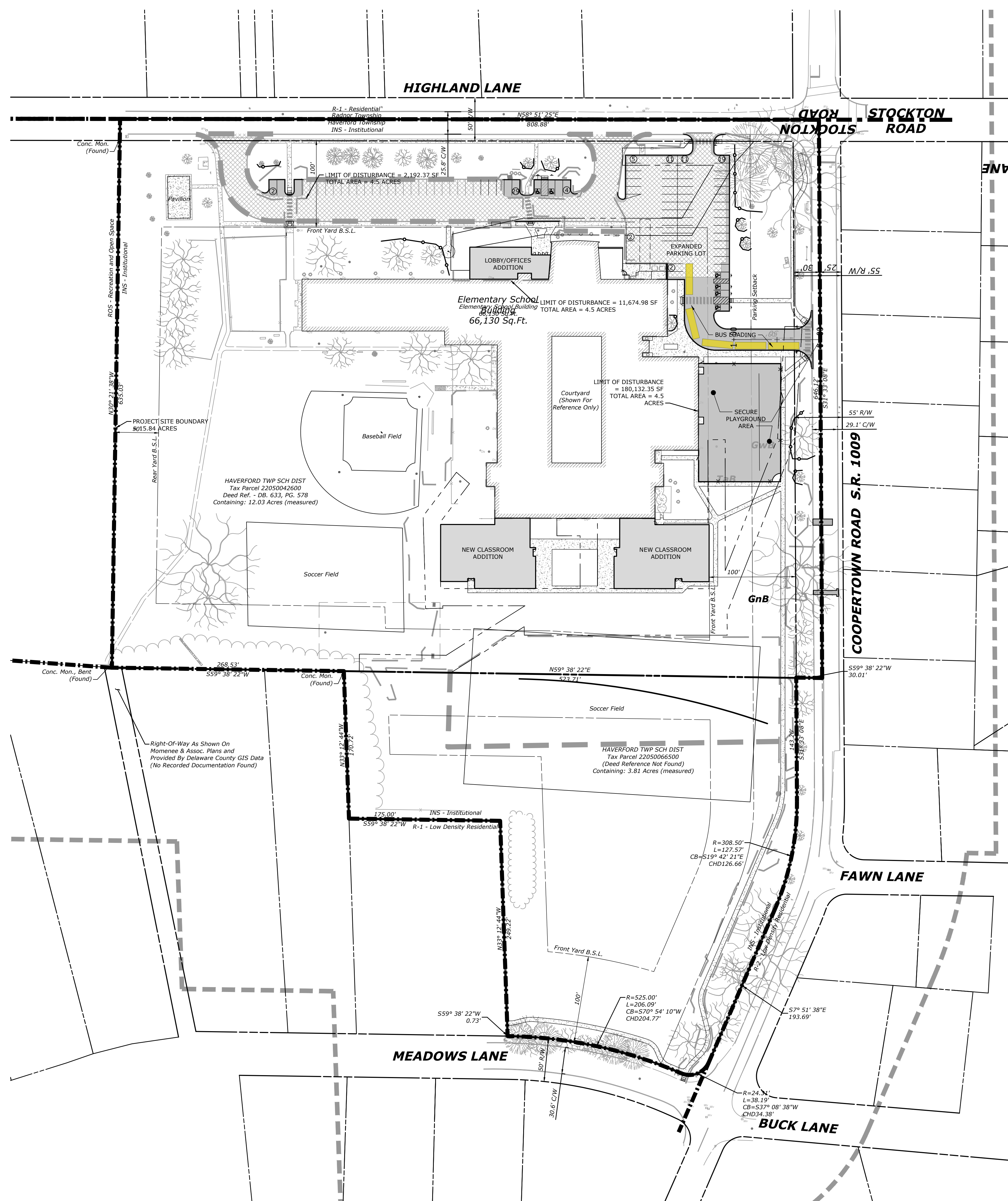
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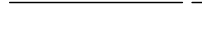





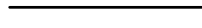













TOWSON, MARYLAND
CHARLOTTESVILLE, VIRGINIA
WHITE SULPHUR SPRINGS, W

COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

C-103

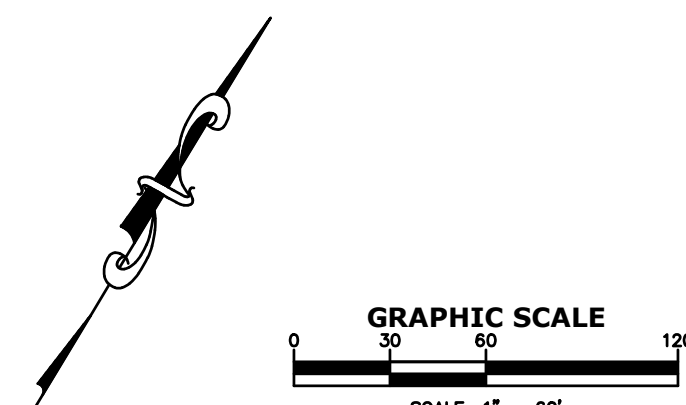


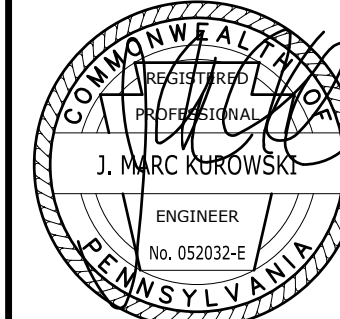
PROPOSED SITE FEATURES

- | | |
|-------------------------------------------------------------------------------------|--------------------------------------|
|  | BUILDING |
|  | CENTER LINE |
|  | CONCRETE SURFACE |
|  | CURB |
|  | EDGE OF BITUMINOUS PAVEMENT |
|  | STANDARD DUTY PAVEMENT |
|  | MILL & OVERLAY |
|  | EASEMENT LINE |
|  | WALL |
|  | BOLLARD |
|  | FENCE |
|  | PARKING SPACE COUNT |
|  | STOP SIGN |
|  | PENNODT DESIGNATION R1-1 |
|  | HANDICAP PARKING SIGN |
|  | VAN ACCESSIBLE HANDICAP PARKING SIGN |
|  | NO PARKING SIGN |
|  | DO NOT ENTER SIGN |
|  | ONE-WAY SIGN |
|  | PENNODT DESIGNATION R6-1L |

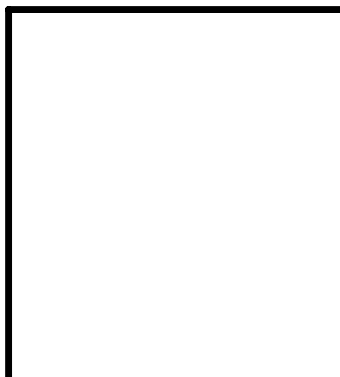
1. REFER TO ARCHITECTURAL PLANS FOR CONCRETE PADS OUTSIDE OF EXTERIOR DOORWAYS.

2. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADIUS, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
3. N.I.C. = NOT IN CONTRACT
4. SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.
5. MAXIMUM SIDEWALK CROSS SLOPE = 2%.
6. ALL REMAINING BITUMINOUS PAVEMENT NOT IDENTIFIED TO BE REPLACED SHALL BE SEAL COATED. REPLACE ALL PAVEMENT MARKINGS IN KIND.

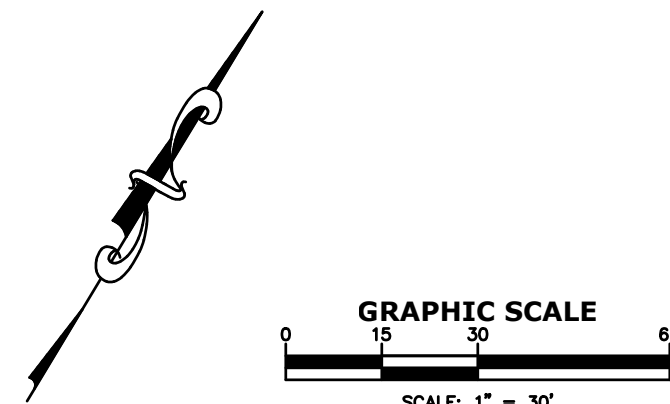


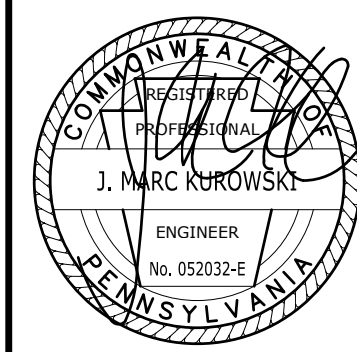
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C-103.1





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TOWSON, MARYLAND

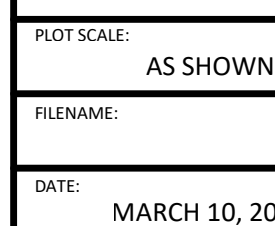
CHARLOTTESVILLE, VIRGINIA

WHITE SULPHUR SPRINGS, WEST VIRGINIA

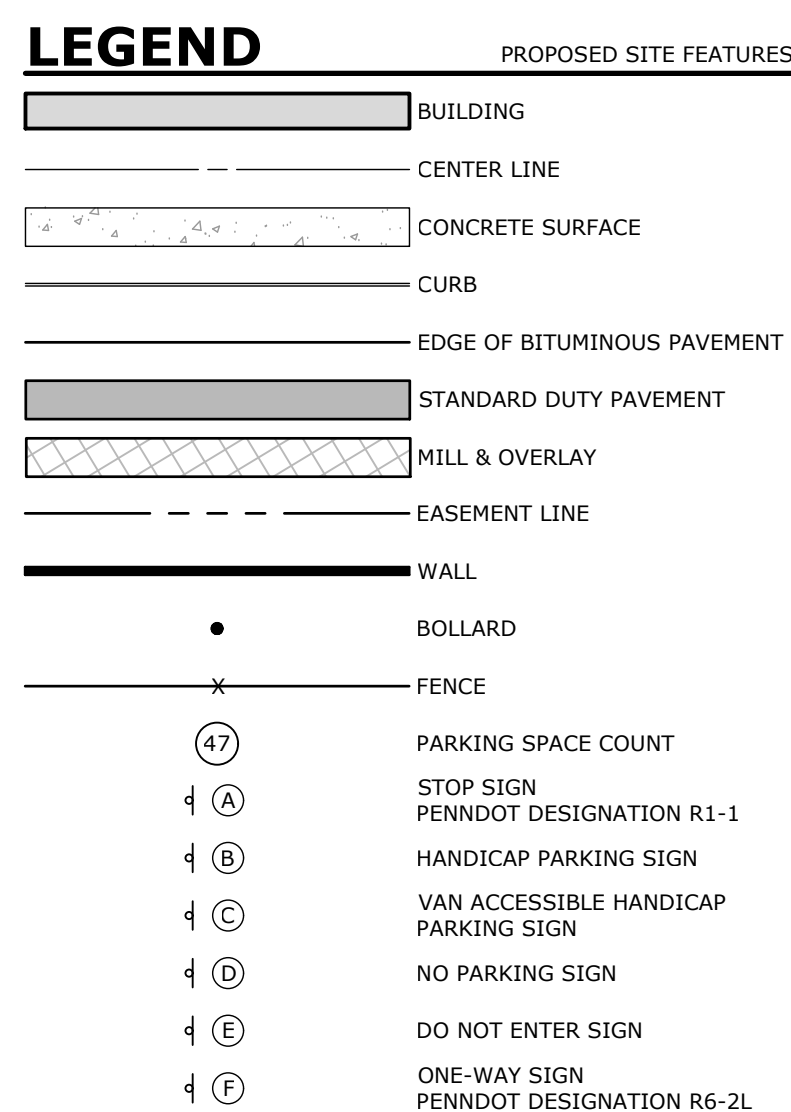
ADDITIONS AND RENOVATIONS TO

COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

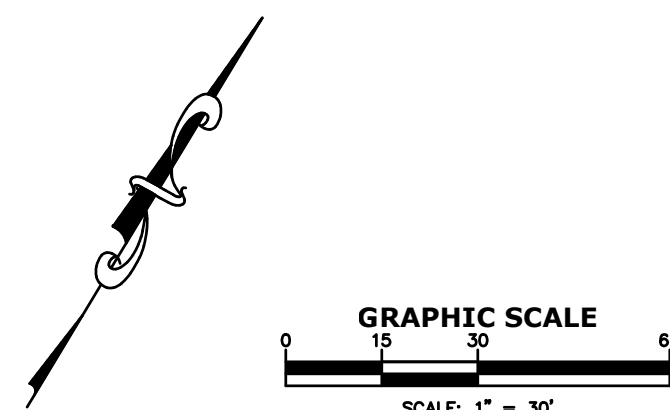
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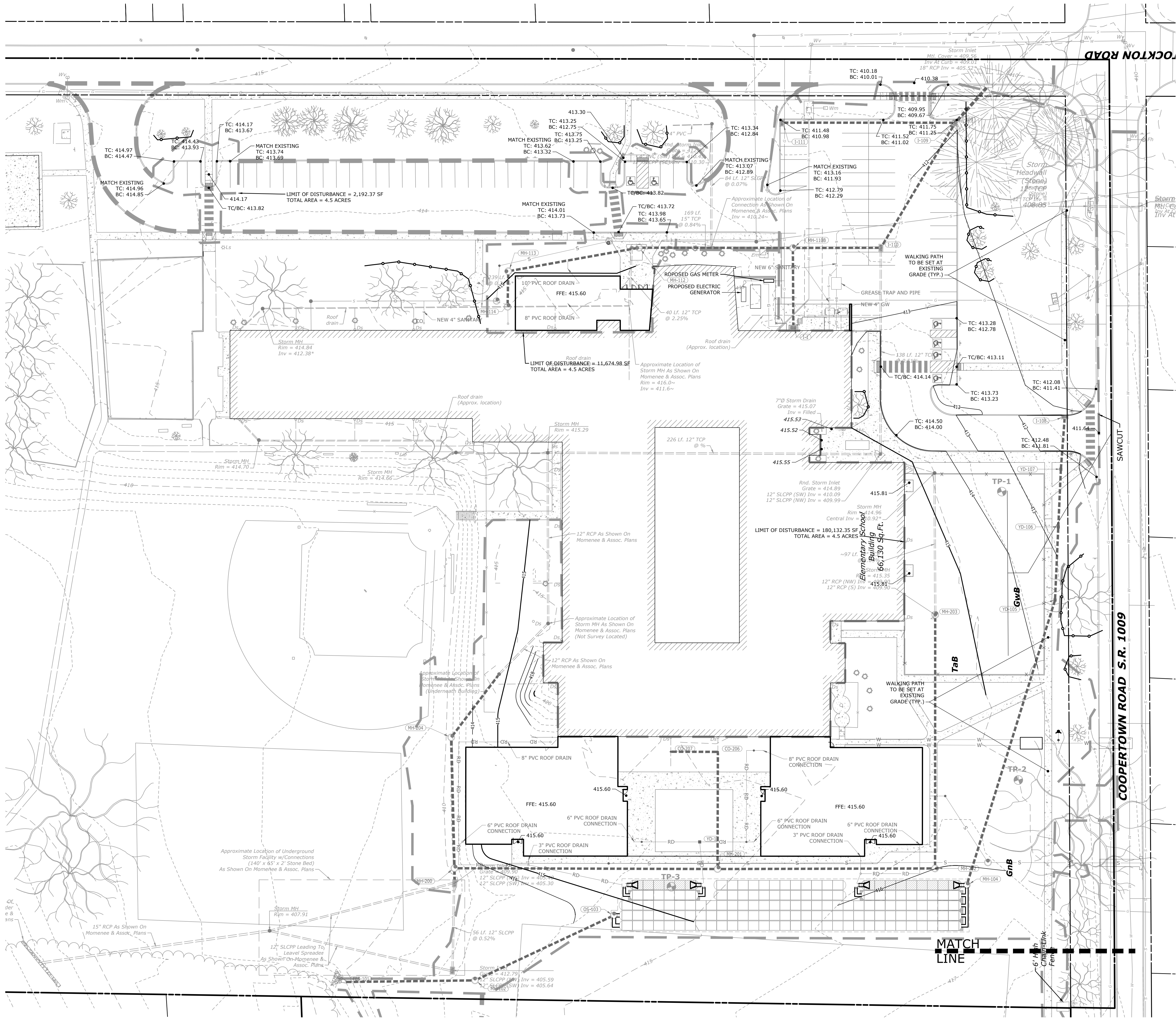


C-103.2



1. REFER TO ARCHITECTURAL PLANS FOR CONCRETE PADS OUTSIDE OF EXTERIOR DOORWAYS.
2. ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADI, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADIII INDICATED FOR PAVEMENT MARKINGS.
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- LEGEND**
- PROPOSED GRADING FEATURES
- 421 INTERMEDIATE CONTOUR LINES
 - 420 INDEX CONTOUR LINES
 - 422.53 SPOT ELEVATIONS
 - 2.0% SLOPE OR GRADE LABEL
 - TEST PIT
 - TC BC SPOT LABEL ABBREVIATIONS: TOP OF CURB BOTTOM OF CURB

- GRADING NOTES**
1. FINISHED GRADE ALONG THE EXTERIOR FACE OF THE BUILDING SHALL BE 415.60 UNLESS OTHERWISE NOTED.
 2. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

REVISIONS

NO.	DATE	DESCRIPTION OF CHANGES
1	03/10/2025	ISSUED FOR PERMIT
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ADDITIONS AND RENOVATIONS TO
COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP
800 COOPERTOWN ROAD
BRYN MAWR, PA. 19010

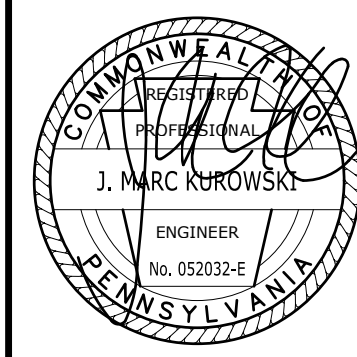
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GRADING PLAN

PLOT SCALE: AS SHOWN
FILENAME:
DATE: MARCH 10, 2025

PROJECT
3758

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WHITE SULPHUR SPRINGS, WEST VIRGINIA

**ADDITIONS AND RENOVATIONS TO
COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP**

PROJECT
3758

C-104.1



GRADING PLAN

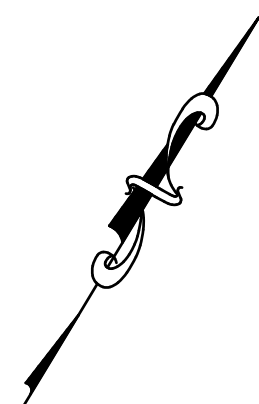
PLOT SCALE:	AS SHOWN
FILENAME:	
DATE:	MARCH 10, 20



PROPOSED GRADING FEATURES

-
- 421 INTERMEDIATE CONTOUR LINES
- 420 INDEX CONTOUR LINES
- 422.53 SPOT ELEVATIONS
- 2.00% SLOPE OR GRADE LABEL
- TEST PIT
- SPOT LABEL ABBREVIATIONS:
TOP OF CURB
BOTTOM OF CURB
- TC
BC

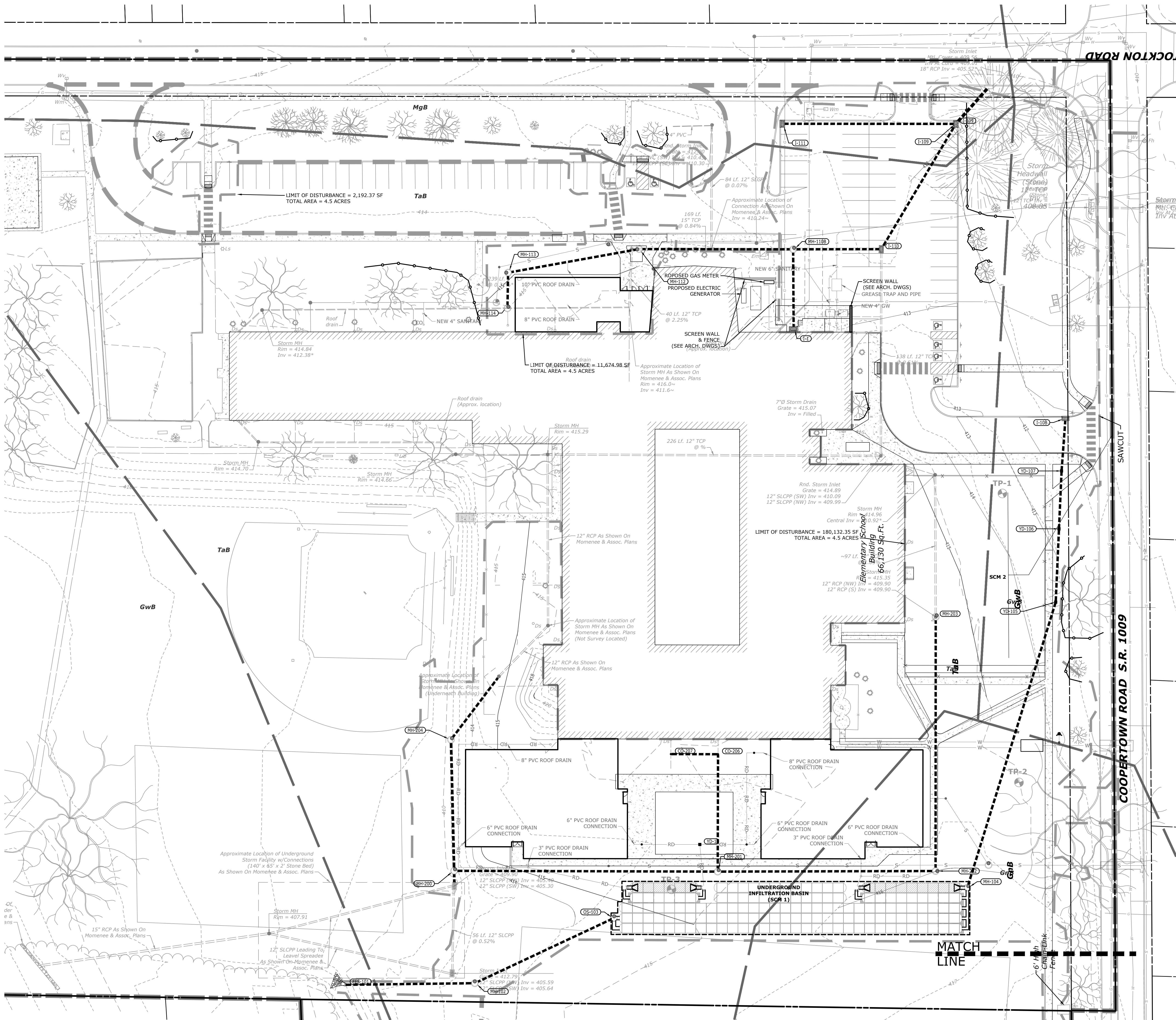
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2. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.



GRAPHIC SCALE

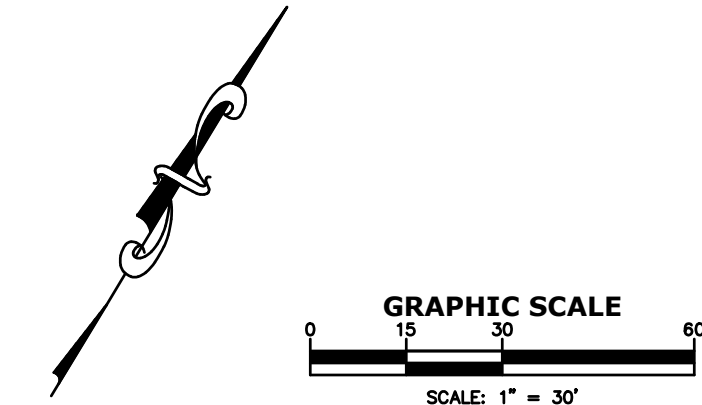
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SCALE: 1" = 30'



LEGEND PROPOSED PCSM CONTROL PLAN FEATURES

- NPDES PERMIT BOUNDARY
- LIMIT OF DISTURBANCE
- BMP DISCHARGE POINT
- WATERSHED POINT OF INTEREST
- TP-1 TEST PIT LOCATION



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Harrisburg, PA 17110
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NO.	DATE	DESCRIPTION OF CHANGES

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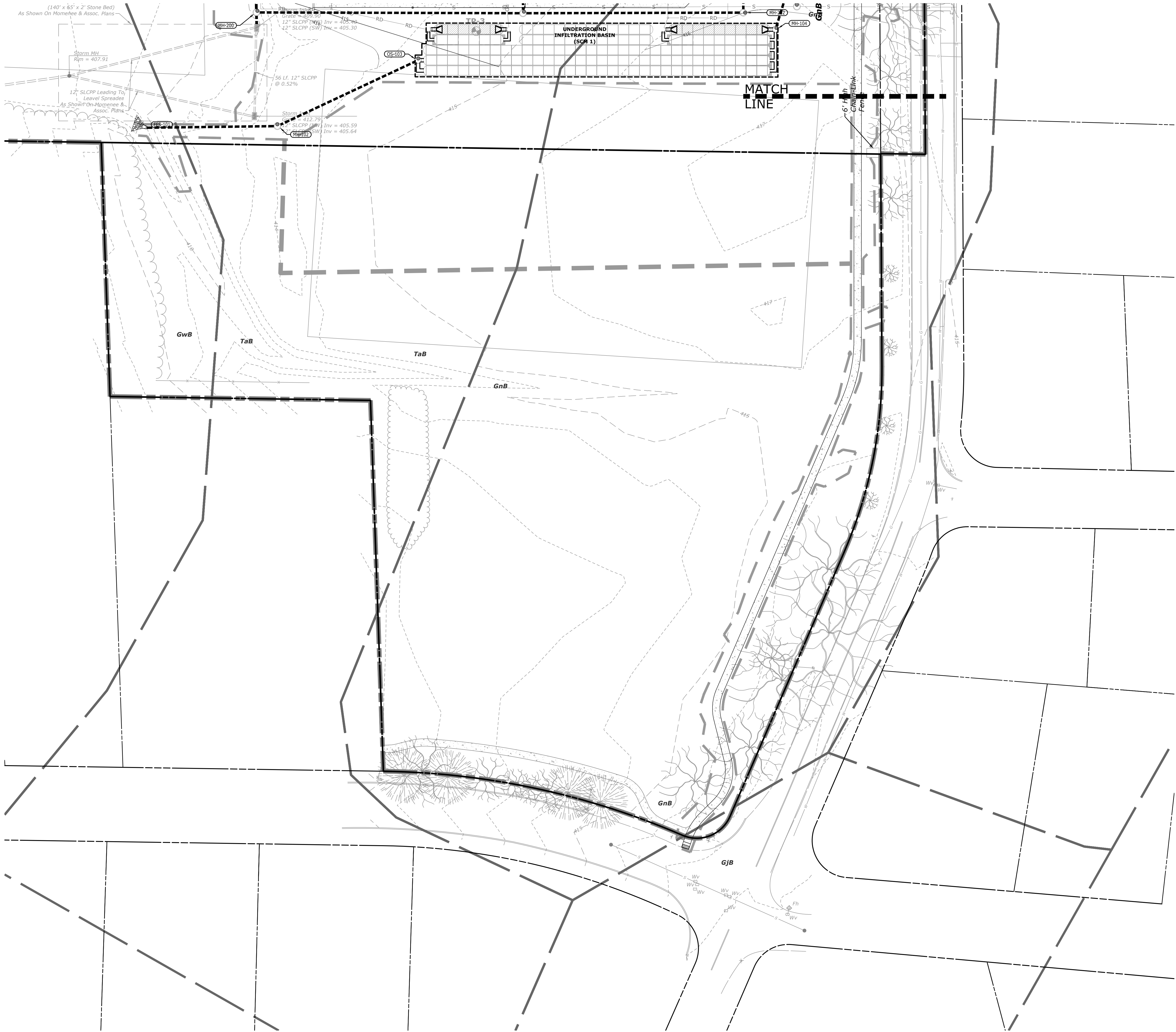
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PCSM PLAN
PLOT SCALE: AS SHOWN
FILENAME:
DATE: MARCH 10, 2025

PROJECT
3758
C-105



LEGEND PROPOSED PCSM CONTROL PLAN FEATURES

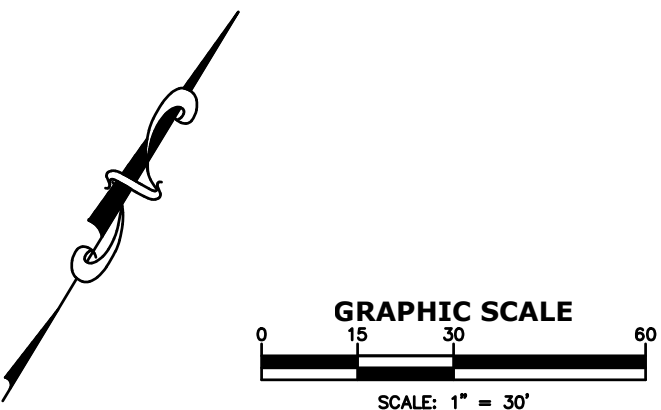
NPDES PERMIT BOUNDARY

LIMIT OF DISTURBANCE

DP-001 BMP DISCHARGE POINT

POI-1 WATERSHED POINT OF INTEREST

TP-1 TEST PIT LOCATION



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NO.	DATE	DESCRIPTION OF CHANGES

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PCSM PLAN	
PROJECT:	AS SHOWN
FILENAME:	
DATE:	MARCH 10, 2025

PROJECT
3758
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REVISIONS		
NO.	DATE	DESCRIPTION OF CHANGES
1	03/10/23	ISSUED FOR PERMIT
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UTILITY PLAN

PLOT SCALE: AS SHOWN

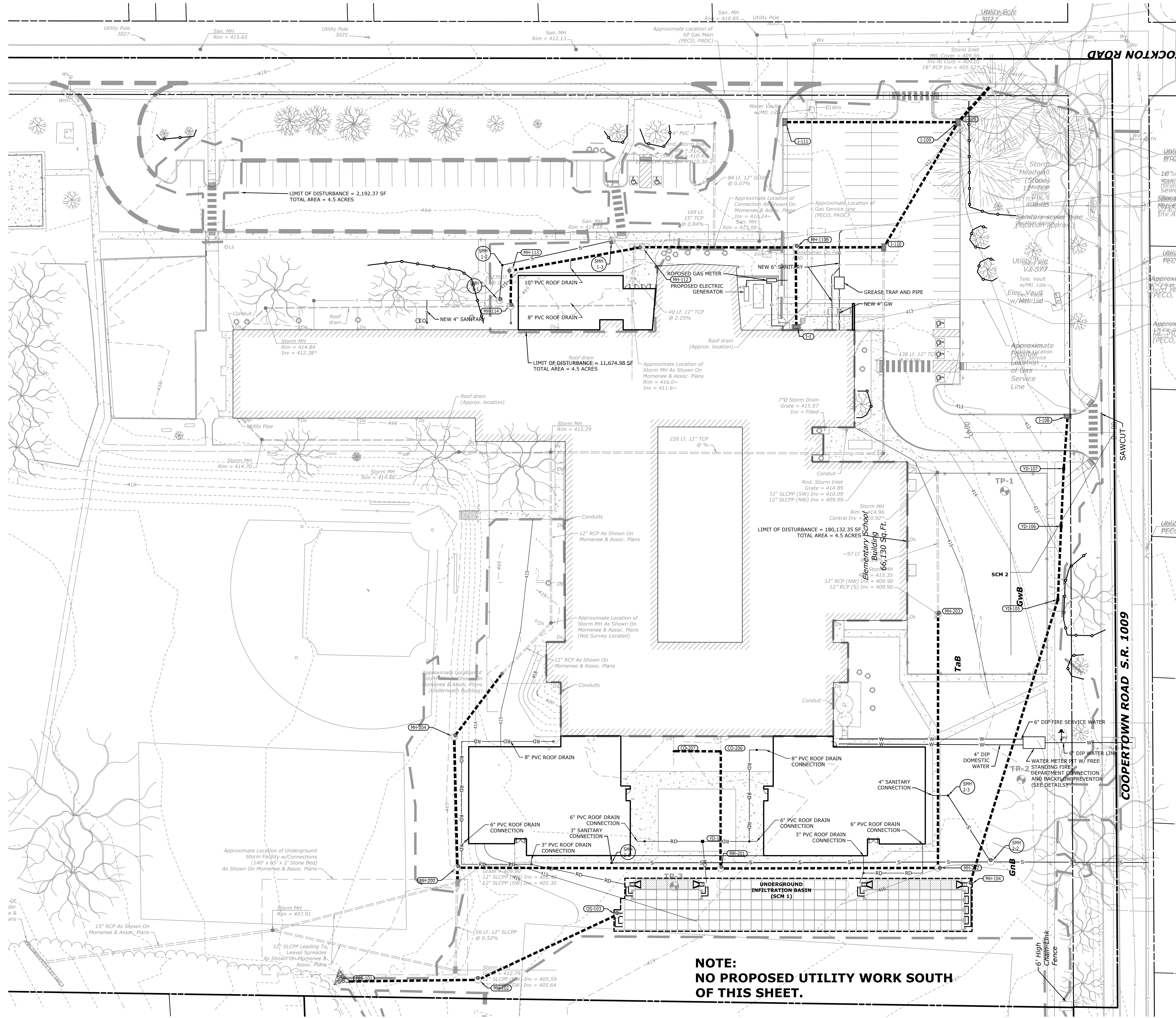
FILENAME:

DATE: MARCH 10, 2025

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C-106



LEGEND

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SANITARY SEWER MANHOLE

SANITARY SEWER STRUCTURE LABEL

SANITARY SEWER MAIN

DRAINAGE MANHOLE

DRAINAGE INLET

YARD DRAINAGE INLET

DRAINAGE CULVERT OR PIPE

DRAINAGE STRUCTURE LABEL

ROOF DRAIN PIPE

- UTILITY NOTES**
1. ALL ROOF DRAIN PIPING SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1% AND SHALL CONNECT TO STUBS LEFT BY P.C. AT FIVE (5) FEET OUTSIDE THE BUILDING.

2. REFER TO M.E.P. DRAWINGS FOR SITE LIGHTING, TRANSFORMER, AND BUILDING ELECTRICAL LAYOUT AND CONNECTION TO EXISTING UTILITY POLE.

3. REFER TO M.E.P. DRAWINGS FOR WATER AND GAS SERVICE LINES AND ROOF DRAIN PIPING FROM BUILDING TO 5'-0" BEYOND BUILDING FACE.

4. ALL SANITARY SEWER CONSTRUCTION MATERIALS, METHOD AND APPURTENANCES SHALL BE IN ACCORDANCE WITH PADEP'S DOMESTIC WASTEWATER FACILITIES MANUAL AND MUNICIPALITY'S STANDARD SPECIFICATIONS AND DETAILS AT THE TIME OF CONSTRUCTION.

5. THE PENETRATION INTO THE EX. SANITARY SEWER MANHOLE SHALL BE 0.10' ABOVE THE EX. CHANNEL INVERT AND A PSX II BOOT AND TWO (2) STAINLESS STEEL CLAMPS SHALL BE USED. A NEW CHANNEL MUST BE CUT OUT AND FORMED TO XXXXX AUTHORITY SPECIFICATIONS.

6. ALL SANITARY SEWER LATERAL SECTIONS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1%.

7. CURB BOXES ARE REQUIRED OVER ALL SANITARY SEWER CLEANOUTS AND WATER LINE VALVES. ALL CURB BOXES SHALL BE BROUGHT TO FINISHED GRADE.

8. REFER TO ARCHITECTURAL DRAWINGS FOR INSTALLATION OF CABLE TELEVISION AND TELEPHONE PEDESTALS.

9. REFER TO ARCHITECTURAL DRAWINGS FOR INSTALLATION OF NATURAL GAS EMERGENCY GENERATOR AND RELATED GAS SERVICE LINE AND ELECTRICAL CONNECTIONS.

10. EXISTING NATURAL GAS CONNECTION POINT TO EXISTING DISTRIBUTION SYSTEM TO BE DETERMINED BY UGI UTILITIES, INC. CONTRACTOR IS RESPONSIBLE FOR EXCAVATING THE ENTIRE SERVICE TRENCH. SEE UGI GAS TRENCH DETAIL ON SHEET #4 FOR LIMIT OF WORK BY CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE GAS LINE INSTALLATION WITH UGI UTILITIES, INC.

11. ALL DRAINAGE STRUCTURES (INCLUDING INLETS, MANHOLES, ENDWALLS, ETC.) PROPOSED FOR DEDICATION OR LOCATED WITHIN A STREET SECTION SHALL BE CAPABLE OF HANDLING AN HS-20 LOADING.

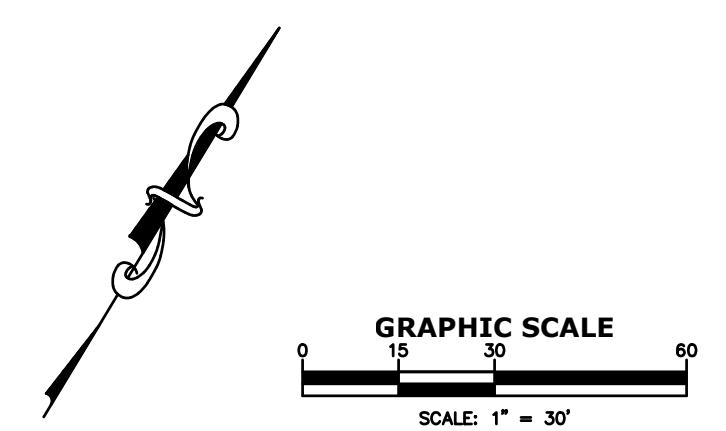
12. ALL STORMWATER PIPES, CULVERTS, MANHOLES, INLETS, ENDWALLS AND END SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT PUBLICATION 408, AS AMENDED, AND SHALL CONFORM TO THE REQUIREMENTS OF THE PENNDOT, BUREAU OF DESIGN, STANDARDS FOR ROADWAY CONSTRUCTION (RCS), PUBLICATION NO. 72, IN EFFECT AT THE TIME THE DESIGN IS SUBMITTED.

13. ALL WATER MAINS ARE TO BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52.

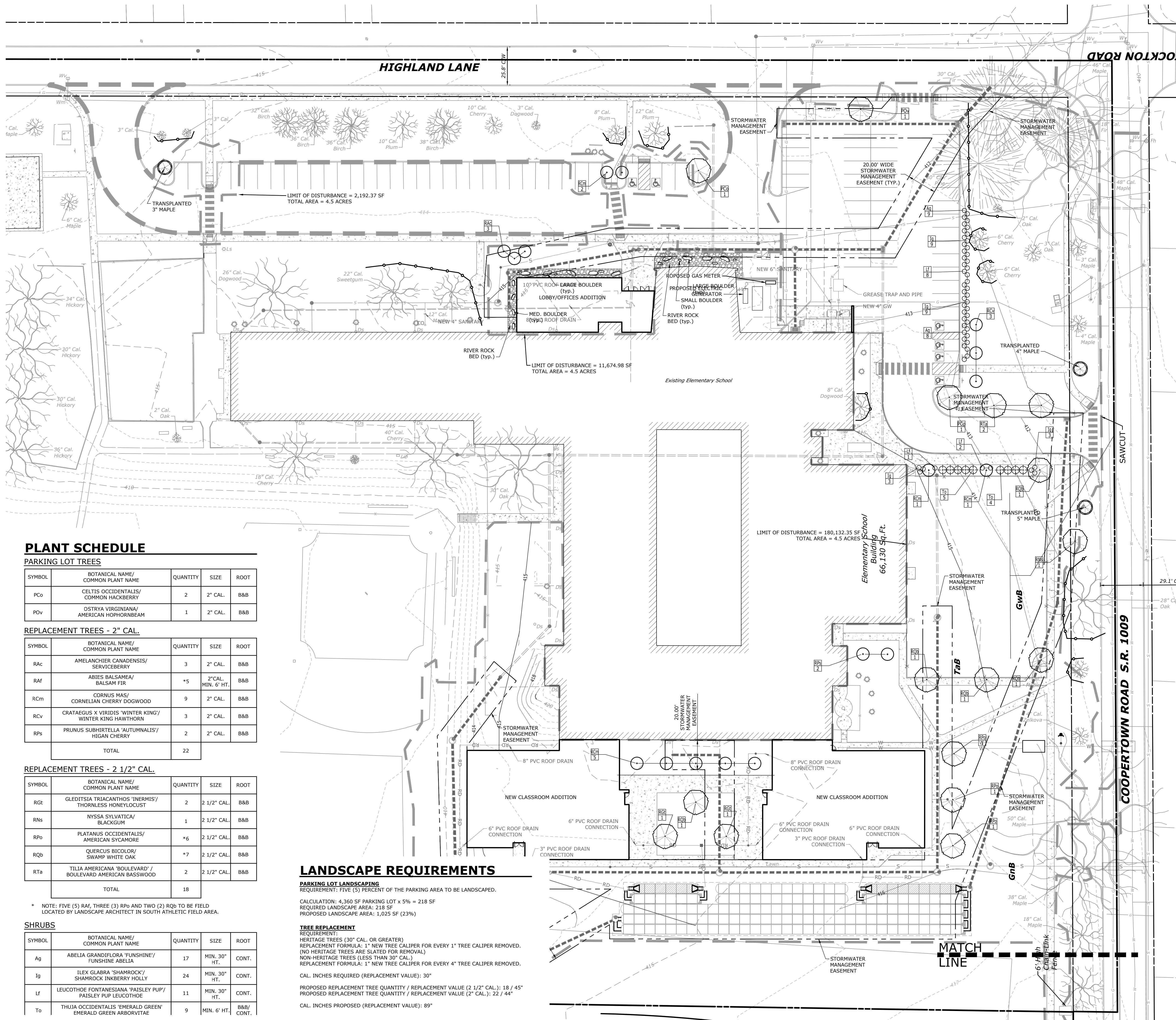
14. ALL PADEP WATER SUPPLY REGULATIONS SHALL APPLY.

15. WATER LINES SHALL BE KEPT SEPARATED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM ANY OTHER UTILITY, EXCEPT SANITARY SEWER LINES, THE SEPARATION FOR WHICH SHALL BE IN ACCORDANCE WITH PADEP REGULATIONS.

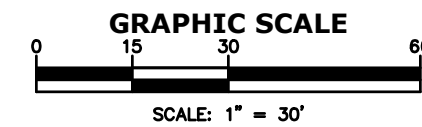
16. ALL WATER MAINS ARE TO BE PRESSURE TESTED WITH A REPRESENTATIVE OF THE WATER DEPARTMENT PRESENT DURING THE TESTING.



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- LEGEND**
- EVERGREEN TREE
 - DECIDUOUS TREE
 - SMALL/MEDIUM DECIDUOUS TREE
 - SHRUB
 - TRANSPLANTED TREE
 - PLANTING LABEL
- LANDSCAPE NOTES**
- SITE PREPARATION**
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. CONTACT PA-CALL 1-800-242-1776 AT A MINIMUM OF THREE WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
 - PROVIDE EROSION CONTROL MEASURE TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUN-OFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
 - ALL TREE AND SHRUB REMOVAL AS SHOWN ON THE DEMOLITION PLAN SHALL HAVE ALL STUMPS AND ROOTS REMOVED BY MEANS OF STUMP GRINDING AND/OR BACKHOE. ALL BIODEGRADABLE PLANT MATERIAL FROM THE REMOVAL PROCESS SHALL BE COLLECTED AND REMOVED FROM THE SITE.
- PLANT BED ESTABLISHMENT**
- CONTRACTOR TO CONFIRM EXISTING TOPSOIL DEPTH AND PERCENTAGE OF ORGANIC MATTER, GRADUATION OF SAND, SILT AND CLAY CONTENT, DELETERIOUS MATERIAL, PH AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. CONTRACTOR TO PROVIDE DATA AT A MINIMUM OF 5 DIFFERENT PLANTING AREAS. CONTRACTOR TO SUBMIT EXISTING TOPSOIL DEPTH AND RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS AND POTASSIUM INGREDIENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - TOPSOIL SHALL HAVE ACTIVITY RANGE OF PH 5.0 TO PH 7.0 AND AN ORGANIC CONTENT OF AT LEAST 3-4%. MINIMUM TOPSOIL DEPTH IN PLANTING BEDS SHALL BE 12" BUT 18" IS RECOMMENDED. ADDITIONAL TOPSOIL SHALL BE ADDED WHERE POSSIBLE.
 - APPLY APPROVED SOIL AMENDMENTS AND FERTILIZER ON SURFACE AND THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BACKFILL.
 - LAY OUT INDIVIDUAL TREE LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECTS ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- PLANT MATERIAL**
- FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK-FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - PROVIDE TREES OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR THE TYPE OF TREES AND SHRUBS REQUIRED. TREES OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
- CLEANUP AND PROTECTION**
- DURING EXTERIOR PLANTING, KEEP ADJACENT PAVEMENTS AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
 - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
- DISPOSAL**
- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- WARRANTY**
- WARRANT THE FOLLOWING EXTERIOR PLANTS FOR THE WARRANTY PERIOD INDICATED IN THE SPECIFICATIONS, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. WARRANTY PERIODS FOR ALL PLANT MATERIAL: ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
 - REMOVE DEAD EXTERIOR PLANTS IMMEDIATELY. REPLACE IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
 - REPLACE EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
 - A LIMIT OF ONE REPLACEMENT OF EACH EXTERIOR PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
- MISC. PLANTING NOTES**
- ALL PLANTING MATERIAL TO BE INSTALLED AS PER SIZE INDICATED ON PLANT SCHEDULE.
 - ANY SUBSTITUTIONS THAT MAY BE REQUIRED SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL.
 - ALL PLANTINGS AND PLANTING PROCEDURES SHALL CONFORM TO GOOD NURSERY AND LANDSCAPE PRACTICE AND THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - PRIOR TO COMMENCEMENT OF WORK ALL UTILITIES BOTH ABOVE AND BELOW GROUND SHALL BE LOCATED THROUGH THE PA/CALL SYSTEM AND/OR THE GENERAL CONTRACTOR ON SITE. IF ANY CONFLICTS DO OCCUR THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR RELOCATION.
 - CONTRACTOR TO VERIFY ALL PLANT COUNTS AND LOCATIONS PRIOR TO ORDERING MATERIAL. K&W AND THE OWNER ACCEPT NO RESPONSIBILITY FOR TYPOGRAPHICAL ERRORS AND MISCOUNTS.
 - ALL PLANTINGS SHALL HAVE WATER RETAINING CRYSTALS SUCH AS TERRAZORS, OR APPROVED EQUAL, INCORPORATED INTO PLANTING SOIL AS RECOMMENDED BY MANUFACTURER.
 - ANY PLANT NOT INCLUDED IN A PLANTING BED SHALL HAVE A MULCHED CIRCLE. THE SIZE OF THE MULCHED CIRCLE SHALL BE DETERMINED ACCORDING TO THE OVERALL PLANT SIZE OR CALIPER. CONSULT THE LANDSCAPE ARCHITECT FOR CLARIFICATION IF REQUIRED.
 - EACH PLANT SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT, AT ANY TIME, COVER THE ROOTBALL WITH TOPSOIL BACKFILL.
 - THE TOPSOIL BACKFILL SHALL BE FIRMLY TAMPED, COMPARABLE TO FOOT PRESSURE, IN 3" LIFTS TO STABILIZE THE ROOT BALL AND TO PREVENT AIR POCKETS.
 - WATER ALL PLANTINGS INDIVIDUALLY WITH AN OPEN ENDED GARDEN HOSE SUBSTITUTED TO INSTALLATION. DO NOT USE MECHANICAL SPRINKLERS TO WATER PLANTINGS.
 - LANDSCAPE MATERIAL PLANTING SHALL TAKE PLACE IN THE SPRING OR FALL DURING THE RECOGNIZED ACCEPTABLE PLANTING PERIODS AS NOTED IN THE SPECIFICATIONS. SUMMER PLANTING WILL NOT BE ACCEPTED.



PLANT SCHEDULE

PARKING LOT TREES

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
PCo	CELTIS OCCIDENTALIS/ COMMON HACKBERRY	2	2" CAL.	B&B
POv	OSTRYA VIRGINIANA/ AMERICAN HOPHORNBEAM	1	2" CAL.	B&B

REPLACEMENT TREES - 2" CAL.

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
RAc	AMELANCHIER CANADENSIS/ SERVICEBERRY	3	2" CAL.	B&B
RAf	ABIES BALSAMEA/ BALSAM FIR	+5	2" CAL. MIN. 6' HT.	B&B
RCm	CORNUS MAS/ CORNELIAN CHERRY DOGWOOD	9	2" CAL.	B&B
RCv	CRATAEGUS VIRIDIS 'WINTER KING'/ WINTER KING HAWTHORN	3	2" CAL.	B&B
RPs	PRUNUS SUBHIRTELLA 'AUTUMNALIS'/ HIGAN CHERRY	2	2" CAL.	B&B
TOTAL		22		

REPLACEMENT TREES - 2 1/2" CAL.

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
RGL	GLEDITSIA TRIACANTHOS 'INERMIS'/ THORNLESS HONEYLOCUST	2	2 1/2" CAL.	B&B
RNs	NYSSA SYLVATICA/ BLACKGUM	1	2 1/2" CAL.	B&B
RPo	PLATANUS OCCIDENTALIS/ AMERICAN SYCAMORE	+6	2 1/2" CAL.	B&B
RQb	QUERCUS BICOLOR/ SWAMP WHITE OAK	+7	2 1/2" CAL.	B&B
RTa	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN BASSWOOD	2	2 1/2" CAL.	B&B
TOTAL		18		

* NOTE: FIVE (5) RAf, THREE (3) RPs AND TWO (2) RQb TO BE FIELD LOCATED BY LANDSCAPE ARCHITECT IN SOUTH ATHLETIC FIELD AREA.

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
Ag	ABELIA GRANDIFLORA 'FUNSHINE'/ FUNSHINE ABELIA	17	MIN. 30" HT.	CONT.
Ig	ILEX GLABRA 'SHAMROCK'/ SHAMROCK INKERRY HOLLY	24	MIN. 30" HT.	CONT.
Lf	LEUCOTHOE FONTANESIANA 'PAISLEY PUP'/ PAISLEY PUP LEUCOTHOE	11	MIN. 30" HT.	CONT.
To	THUJA OCCIDENTALIS 'EMERALD GREEN' EMERALD GREEN ARBORVITAE	9	MIN. 6' HT.	B&B/ CONT.

LANDSCAPE REQUIREMENTS

PARKING LOT LANDSCAPING
REQUIREMENT: FIVE (5) PERCENT OF THE PARKING AREA TO BE LANDSCAPED.
CALCULATION: 4,360 SF PARKING LOT x 5% = 218 SF
REQUIRED LANDSCAPE AREA: 218 SF
PROPOSED LANDSCAPE AREA: 1,025 SF (23%)

TREE REPLACEMENT
REQUIREMENT:
HERITAGE TREES (30" CAL. OR GREATER)
REPLACEMENT FORMULA: 1" NEW TREE CALIPER FOR EVERY 1" TREE CALIPER REMOVED.
(NO HERITAGE TREES ARE SLATED FOR REMOVAL)
NON-HERITAGE TREES (LESS THAN 30" CAL.)
REPLACEMENT FORMULA: 1" NEW TREE CALIPER FOR EVERY 4" TREE CALIPER REMOVED.
CAL. INCHES REQUIRED (REPLACEMENT VALUE): 30"

PROPOSED REPLACEMENT TREE QUANTITY / REPLACEMENT VALUE (2 1/2" CAL.): 18 / 45"
PROPOSED REPLACEMENT TREE QUANTITY / REPLACEMENT VALUE (2" CAL.): 22 / 44"
CAL. INCHES PROPOSED (REPLACEMENT VALUE): 89"

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LANDSCAPE PLAN

PROJECT SCALE:	AS SHOWN
FILENAME:	
DATE:	MARCH 10, 2025

PROJECT 3758

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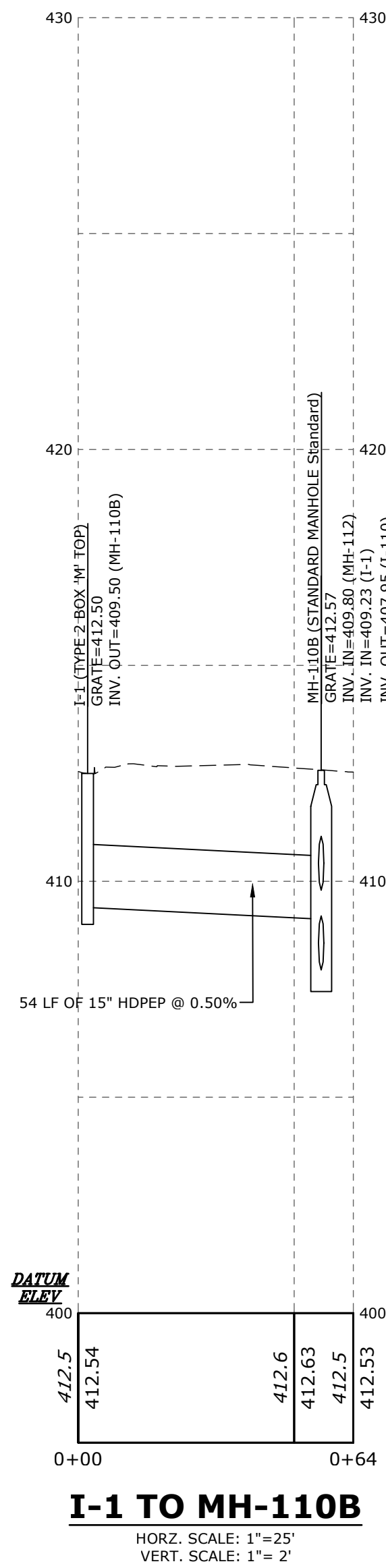
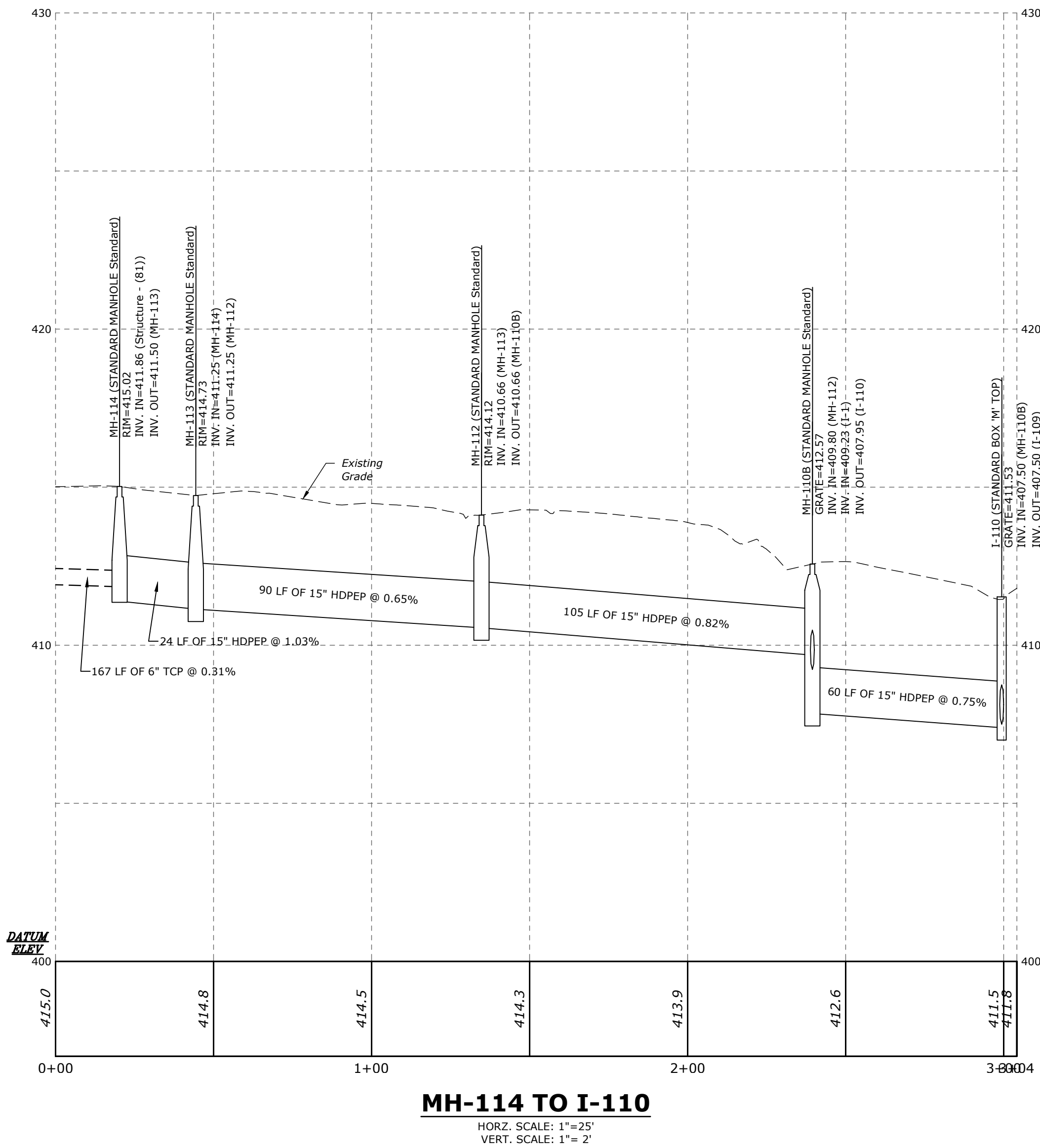
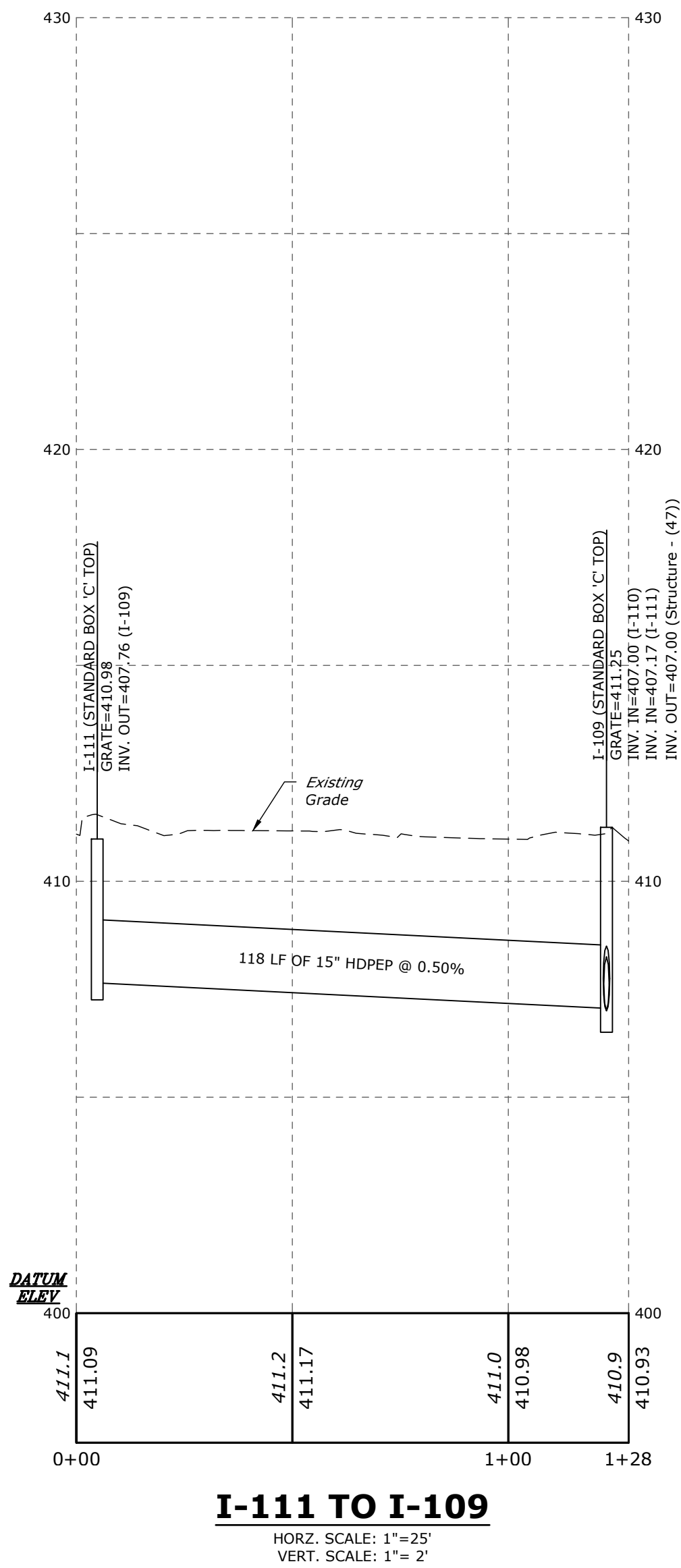
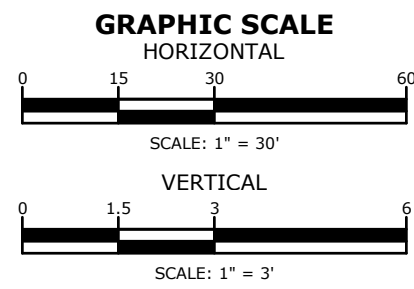


STORMWATER
PROFILES

PLOT SCALE: AS SHOWN
FILENAME:
DATE: MARCH 10, 2025

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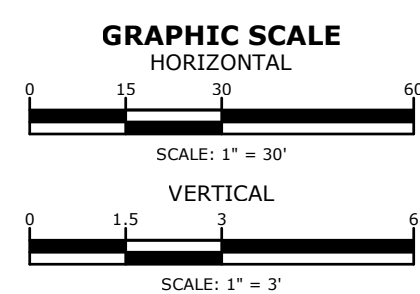
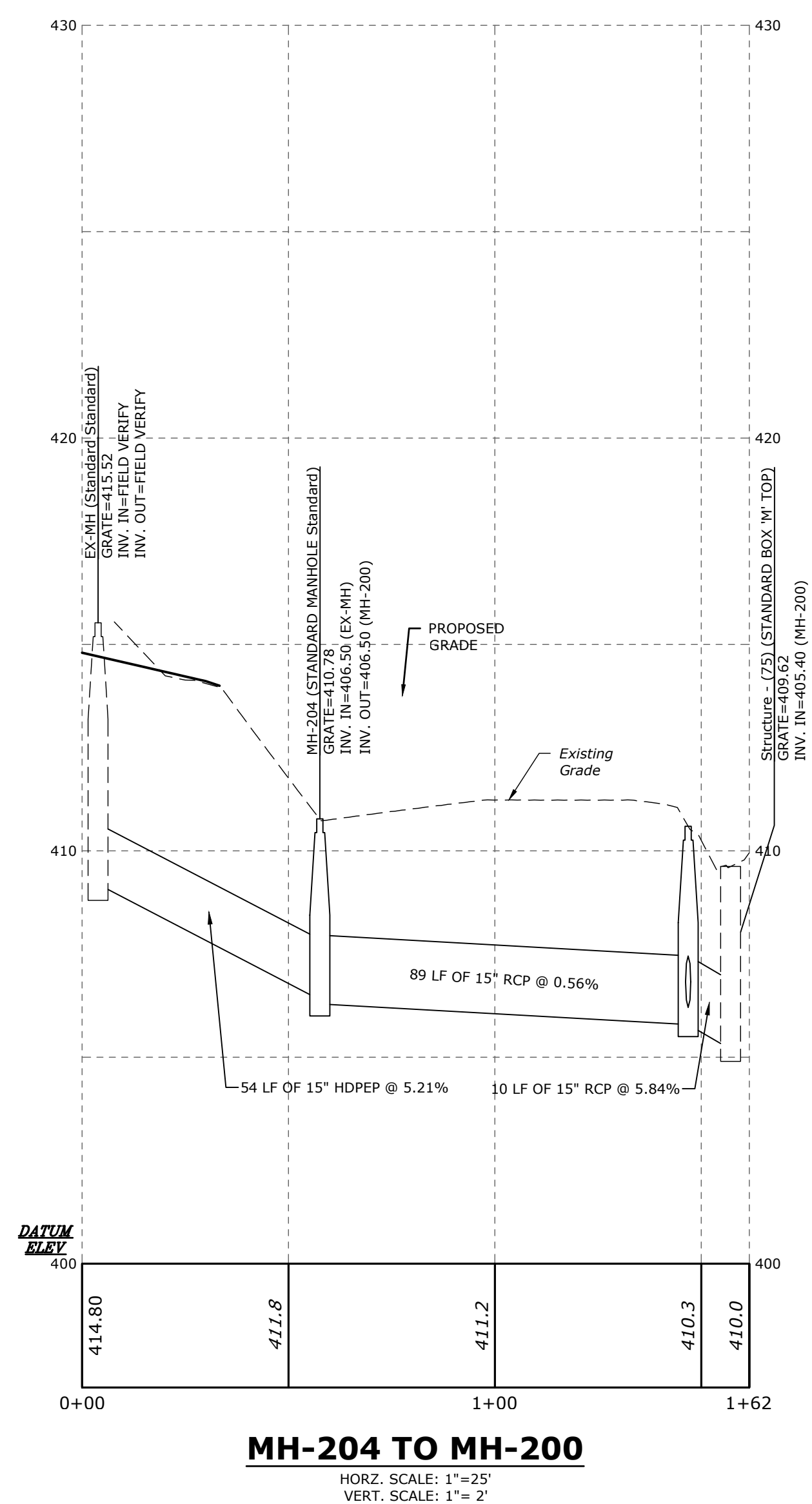


STORMWATER PROFILES

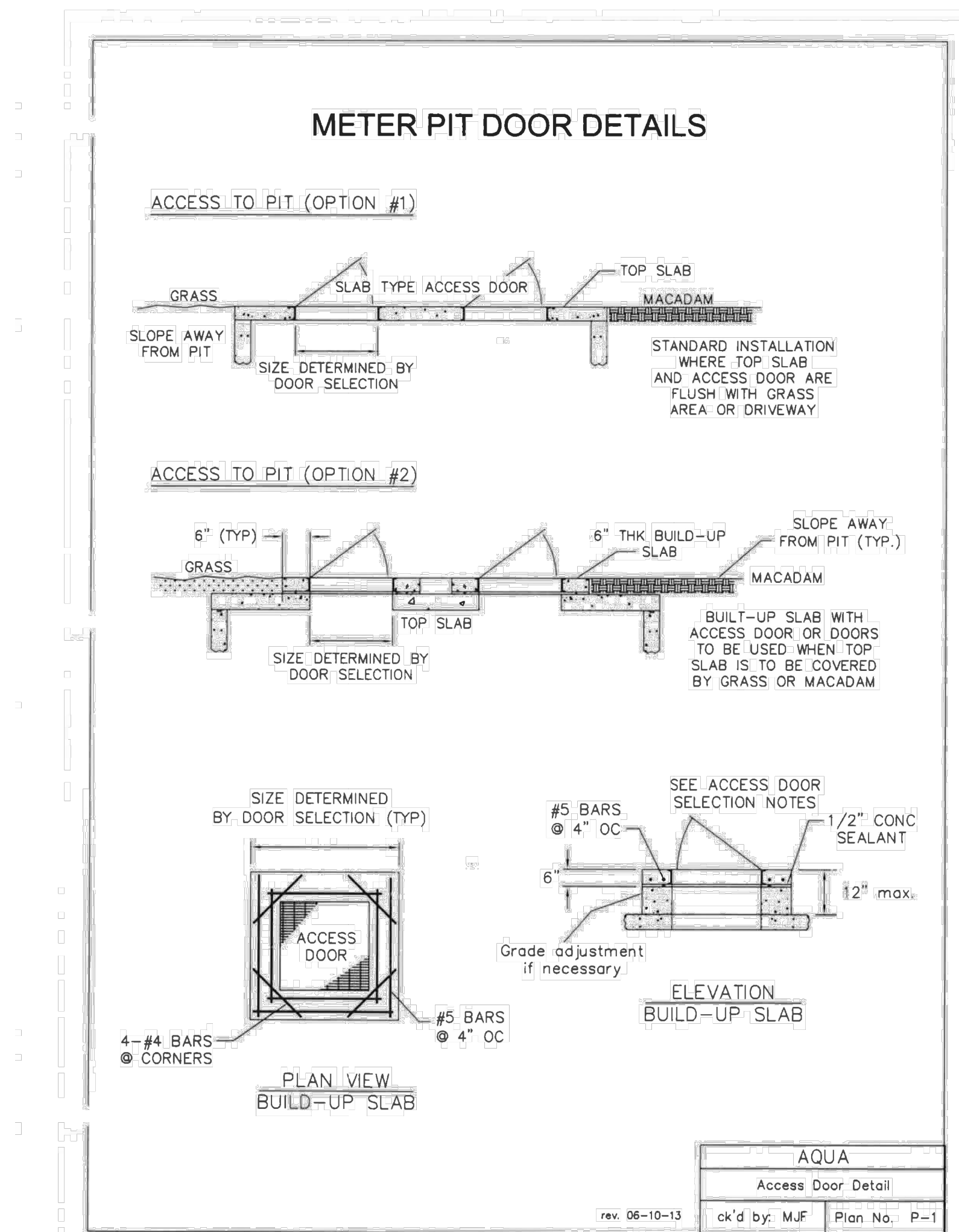
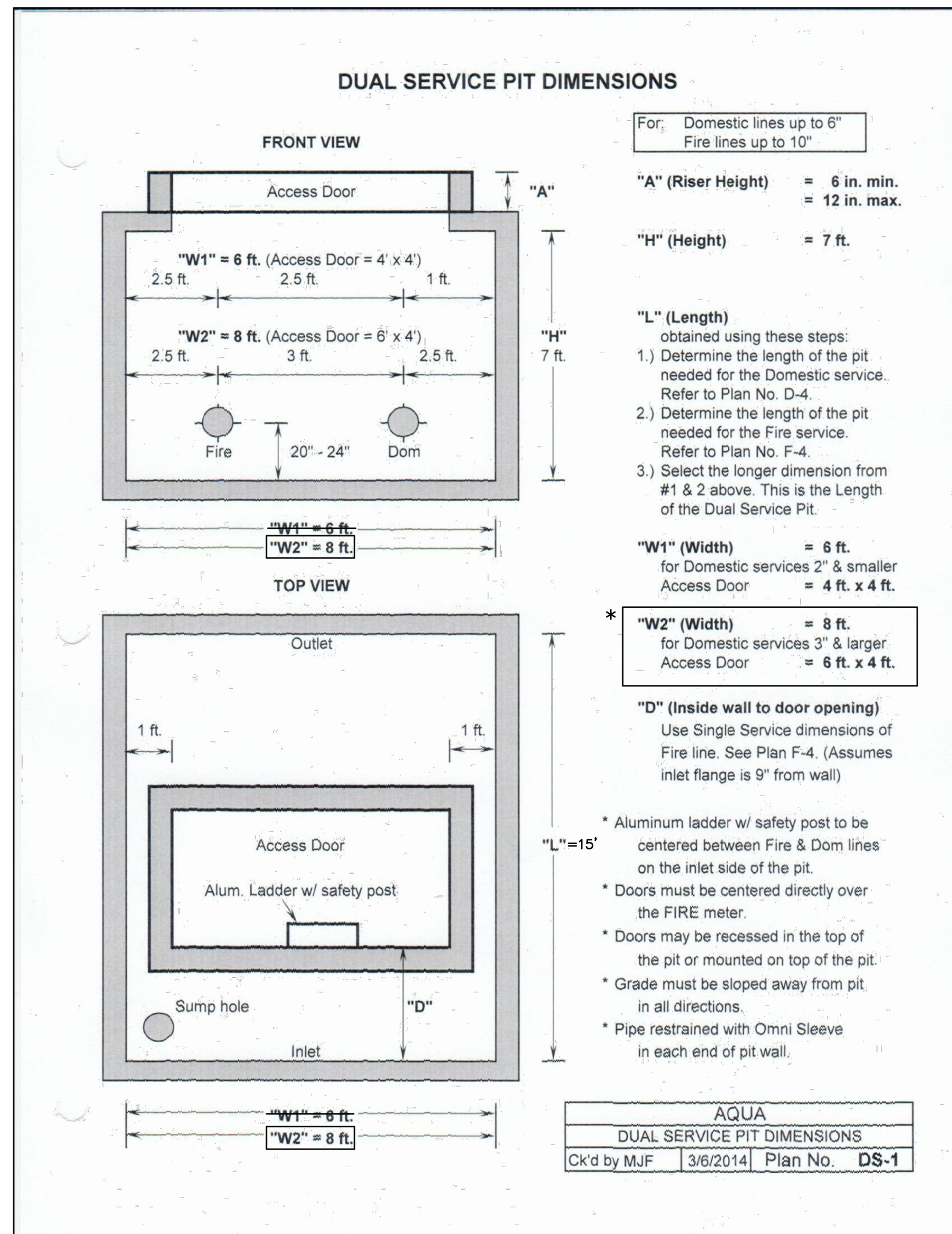
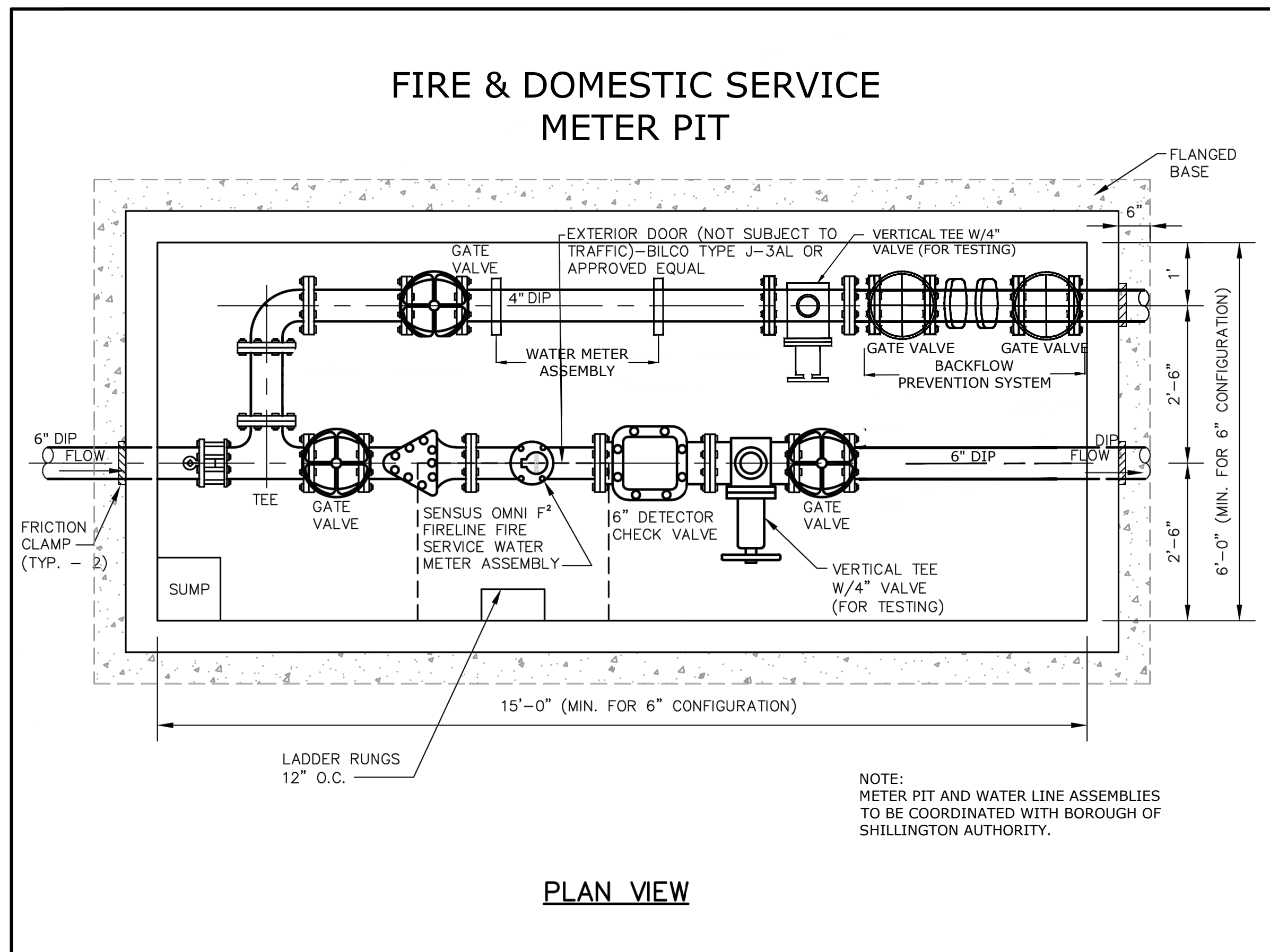
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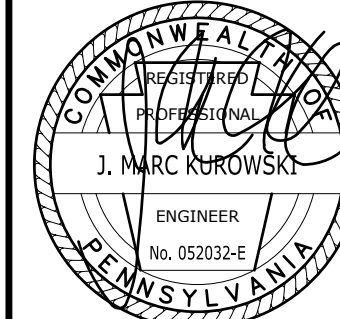
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**WATER
DETAILS**

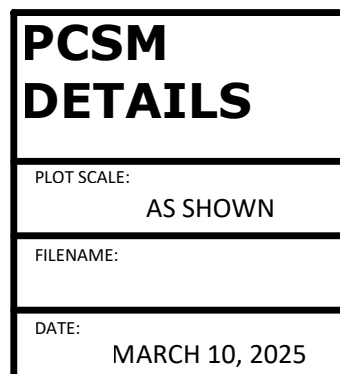
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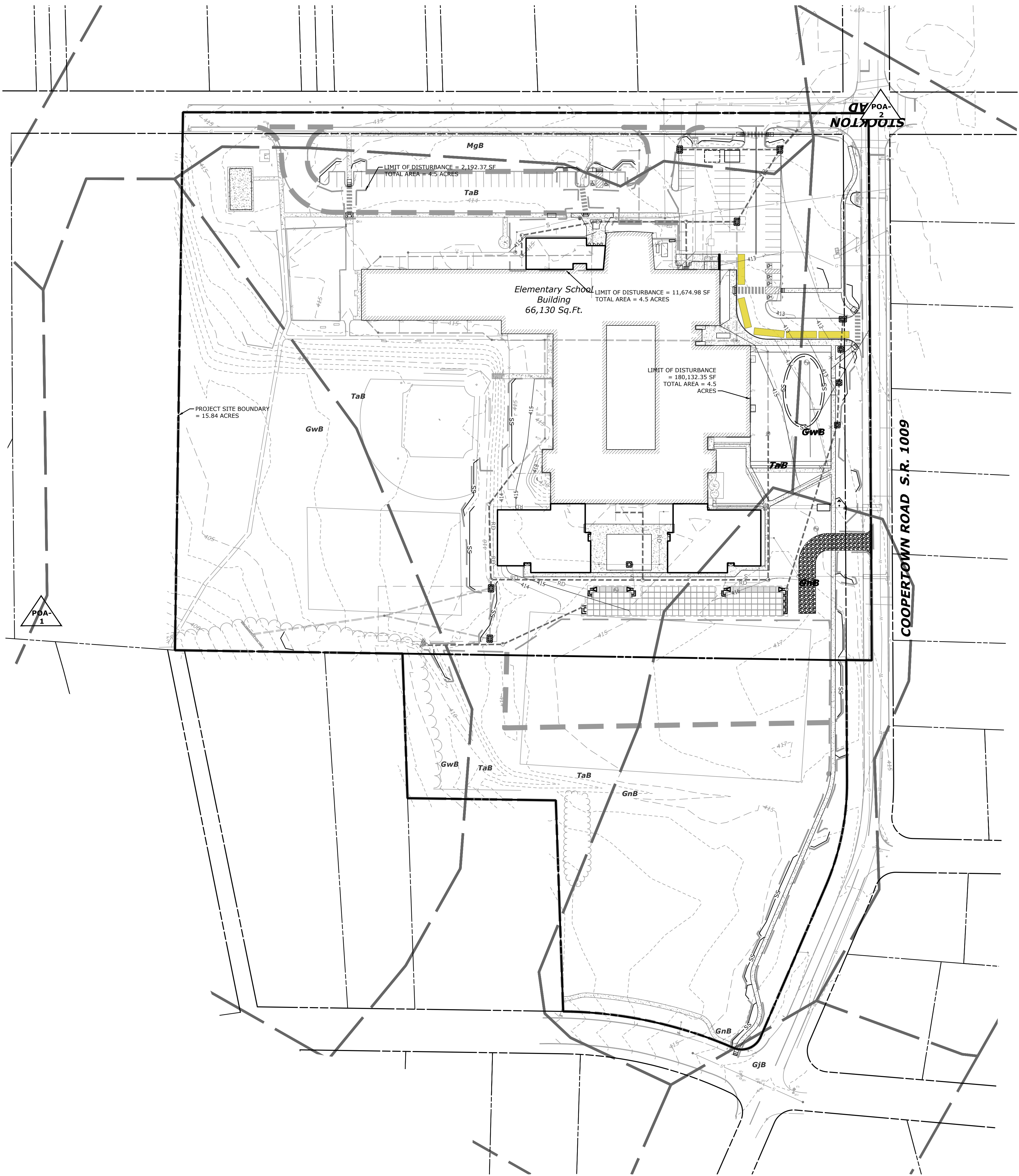
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ADDITIONS AND RENOVATIONS TO
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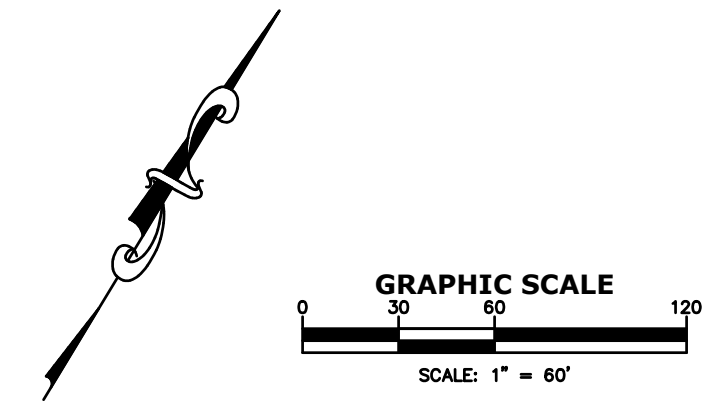
- LEGEND** PROPOSED E&S CONTROL PLAN FEATURES
- LIMIT OF DISTURBANCE
 - NPDES PERMIT BOUNDARY
 - STABILIZED ROCK
 - CONSTRUCTION ENTRANCE
 - SOIL MATERIAL STOCKPILE
 - SS SILT SOCKS
 - INLET PROTECTION
 - CONCRETE WASHOUT

SOIL LIMITATION RESOLUTIONS

- SLOPES** - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
- DEPTH OF ROCK** - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDING WITH PROJECT SPECIFICATIONS.
- FROST ACTION** - CONTRACTOR SHALL CONSULT PROJECT GEOTECHNICAL ENGINEER/INSPECTOR REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK WHICH IS TO OCCUR DURING PERIODS OF FROST.
- SOIL pH LEVELS** - CONTRACTOR SHALL HAVE SOIL pH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
- FLOODING POTENTIAL** - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
- HIGH GROUNDWATER LEVEL** - CONTRACTOR SHALL EMPLOY DEWATERING TECHNIQUES AS APPROVED BY THE CONSERVATION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE EXCAVATIONS.
- EROSION** - ANY EROSION THAT OCCURS THAT CAN NOT BE ADDRESSED BY MEASURES FOUND IN THE PLANS THE CONTRACTOR SHALL CONTACT THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT.
- Basin Areas and Embankments** - FILL FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% MAXIMUM DRY DENSITY (STANDARD PROCTOR) ±2% MOISTURE CONTENT PER PER ASTM D-1557. ANTI-SEEP COLLARS SHALL BE INSTALLED ON A BASIN DISCHARGE PIPING TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE REQUIREMENTS.

GENERAL E&S NOTES

- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT.
- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
- SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT LADEN STORMWATER FROM ENTERING ALL STORMWATER MANAGEMENT AND CONVEYANCE FACILITIES UNTIL THE SITE HAS BEEN PROPERLY STABILIZED.



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ADDITIONS AND RENOVATIONS TO
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800 COOPERTOWN ROAD
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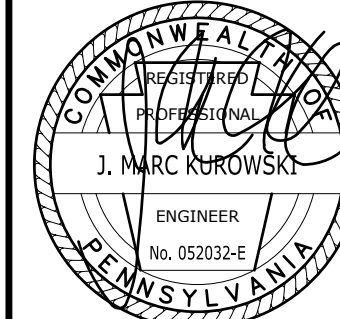


OVERALL E&S PLAN

PLOT SCALE: AS SHOWN
FILENAME:
DATE: MARCH 10, 2025

PROJECT 3758

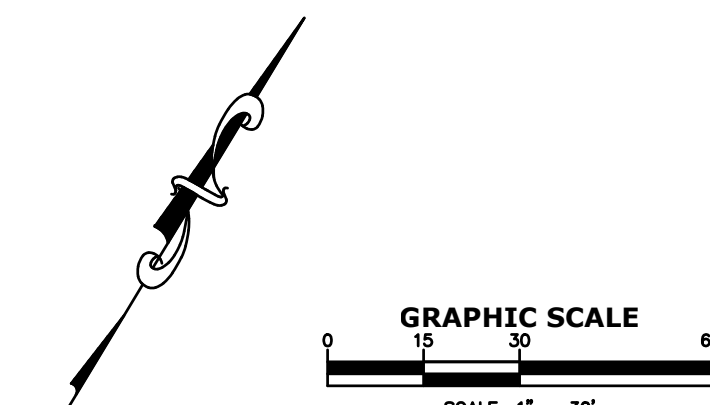
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ADDITIONS AND RENOVATIONS TO
COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP



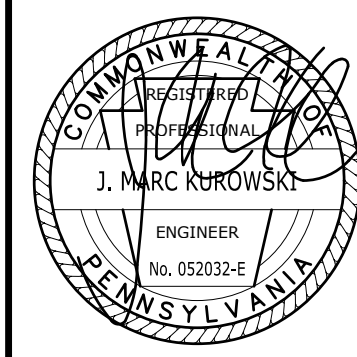
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LIMIT OF DISTURBANCE
 NPDES PERMIT BOUNDARY
 STABILIZED ROCK CONSTRUCTION ENTRANCE
 SOIL MATERIAL STOCKPILE
 SILT SOCKS
 INLET PROTECTION
 CONCRETE WASHOUT

- **SLOPES** - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER EROSION CONTROL TECHNIQUES TO ENSURE SAFETY ON STEEP SLOPE AREAS.
- **DEPTH OF ROCK** - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDING WITH PROJECT SPECIFICATIONS.
- **PROST ACTION** - CONTRACTOR SHALL CONSULT PROJECT ENGINEER FOR ANY SPECIAL CONCERNS. IF ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK (WHICH IS TO OCCUR DURING THE COURSE OF CONSTRUCTION) SHALL BE DETERMINED BY THE PROJECT ENGINEER.
- **SOIL pH LEVELS** - CONTRACTOR SHALL HAVE SOIL pH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.
- **FLOODING POTENTIAL** - ENSURE THAT THE SITE HAS PROPER DRAINAGE.
- **HIGH GROUNDWATER LEVEL** - CONTRACTOR SHALL EMPLOY DRAINAGE TECHNIQUES AS APPROVED BY THE CONSERVATION DESIGNER. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BELOW GRADE CULVERTS.
- **EROSION** - ANY ADDRESION THAT OCCURS THAT CAN NOT BE TREATED BY MEASURES FOUND IN THE PLANS THE CONTRACTOR SHALL CONSULT WITH THE DESIGN ENGINEER AND THE CONSERVATION DESIGNER.
- **BASIN AREAS AND EMBANKMENTS** - THE SITE FOR BASIN EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% OF THE SPECIFIED DENSITY. THE SOIL SHALL BE MOISTURE CONTENT PER PER ASTM D-1557. ANTI-SEEP COLLARS SHALL BE USED TO PREVENT SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH THE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE TYPES.

1. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS THAT AFFECT THE PROJECT, THE OPERATOR MUST REVIEW THE EROSION CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, CONTROL OF NATURAL RESOURCES, CHAPTER 102, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT LADEN STORMWATER FROM ENTERING ALL STORMWATER MANAGEMENT FACILITIES UNTIL THE SITE HAS BEEN PROPERLY STABILIZED.



REVISIONS

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WHITE SULPHUR SPRINGS, WEST VIRGINIA

ADDITIONS AND RENOVATIONS TO
COOPERTOWN ELEMENTARY SCHOOL
SCHOOL DISTRICT OF HAVERFORD TOWNSHIP

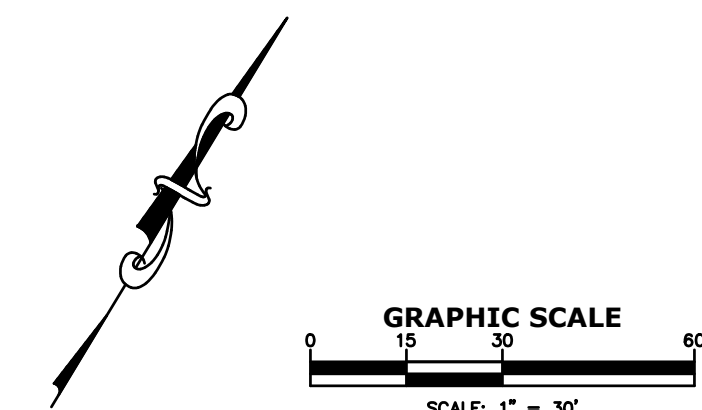
3800 COOPERTOWN ROAD
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LEGEND

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SOIL LIMITATION RESOLUTIONS

1. **SLOPES - EXCAVATIONS SHOULD BE STABILIZED TO PREVENT EROSION AND CONTRACTOR SHOULD EMPLOY PROPER CONSTRUCTION TECHNIQUES TO ENSURE STABLE SLOPE AREAS.**
2. **DEPTH OF ROCK - IF BEDROCK IS ENCOUNTERED, REMOVE AS NECESSARY IN ACCORDING WITH PROJECT SPECIFICATIONS.**
3. **FLOOD ACTION - CONTRACTOR SHALL PROTECT PROJECT FROM FLOODING AND PREPARE PLAN REGARDING ANY SPECIAL MEASURES TO BE TAKEN FOR EARTHWORK WHICH IS TO OCCUR DURING FLOODING.**
4. **SOIL pH LEVELS - CONTRACTOR SHALL HAVE SOIL pH TESTED TO DETERMINE CORRECT FERTILIZER APPLICATION RATES.**
5. **FLOODING POTENTIAL - ENSURE THAT THE SITE HAS PROPER DRAINAGE.**
6. **HIGH-GROUND/WATER LEVEL - CONTRACTOR SHALL EMPLOY FLOODING TECHNIQUES AS APPROVED BY THE CONSERVATION DISTRICT. PUMPED WATER FILTER BAGS SHALL BE USED TO DEWATER UTILITY TRENCHES AND BARGE GRADE PITS.**
7. **EROSION - ANY EROSION THAT OCCURS THAT CAN BE ADDRESSED BY MEASURES FOUND IN THE PLAN. THE CONSERVATION DISTRICT SHALL BE NOTIFIED BY THE SITE DESIGN ENGINEER AND THE CONSERVATION DISTRICT.**
8. **BASIN AREAS AND EMBANKMENTS - FILL FOR EROSION EMBANKMENTS SHALL BE COMPACTED IN 8" LIFTS TO 98% MOISTURE. THE DRY UNIT WEIGHT SHALL BE 125 PCF. MOISTURE CONTENT PER PER ASTM D-1557. ANTI-SOIL CONTACT BAGS SHALL BE USED TO PROTECT THE EROSION EMBANKMENTS FROM SEEPAGE OF WATER FROM THE BASIN. CONSULT WITH SITE DESIGN ENGINEER FOR THE SPECIFIC ANTI-SEEP COLLAR SIZE REQUIRED.**

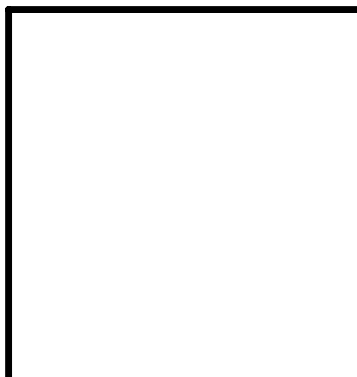
GENERAL E&S NOTES

1. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS AND SPECIFICATIONS, THE PROJECT CONTRACTOR SHALL OBTAIN THE EAS CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE DELAWARE COUNTY CONSERVATION DISTRICT.
2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, REGULATIONS OF NATURE RESOURCES AND LAND USE, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. SPECIAL CARE SHALL BE TAKEN TO PREVENT SEDIMENT LADEN STORMWATER FROM ENTERING ALL STORMWATER MANAGEMENT FACILITIES AND DRAINAGE LINES UNTIL THE SITE HAS BEEN PROPERLY STABILIZED.



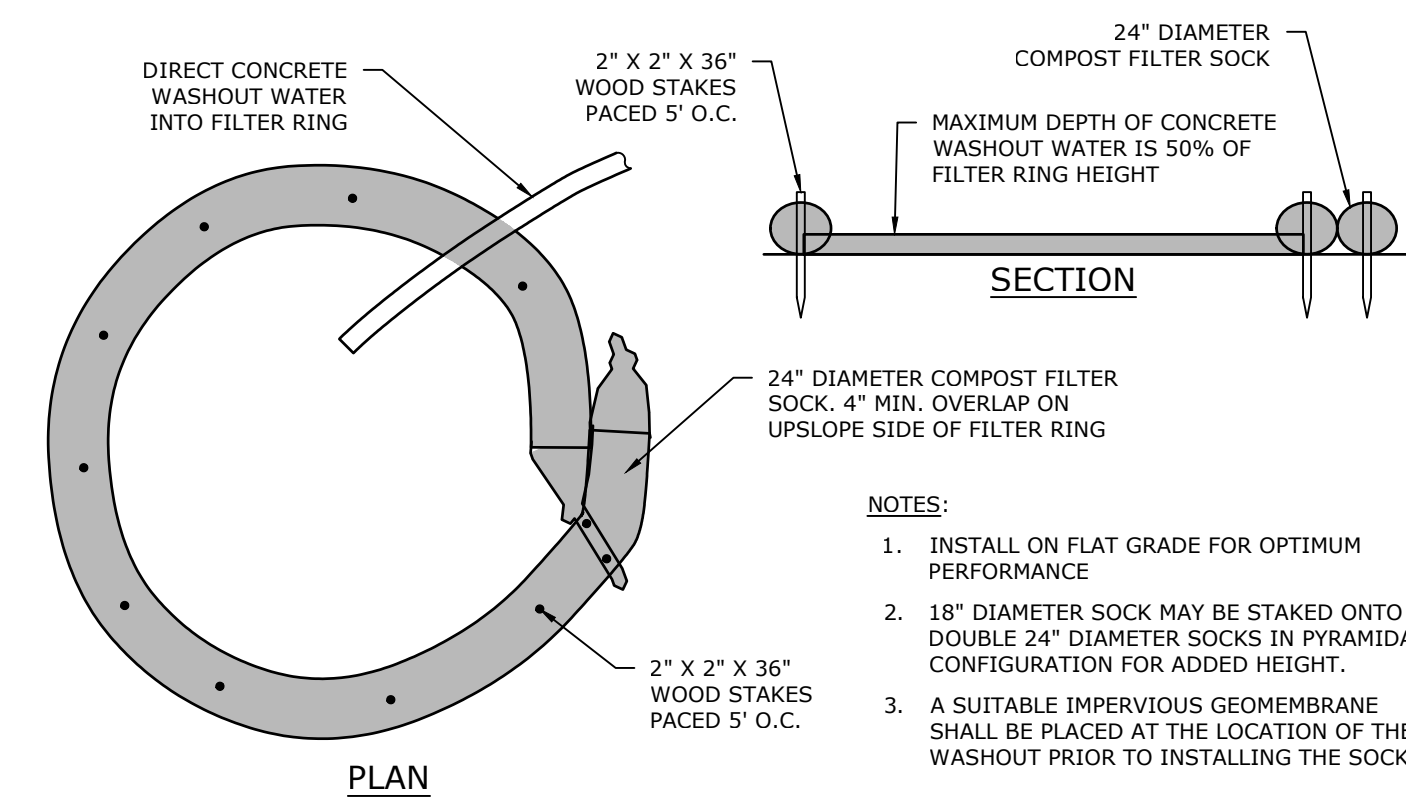
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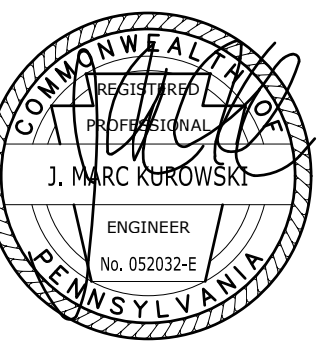
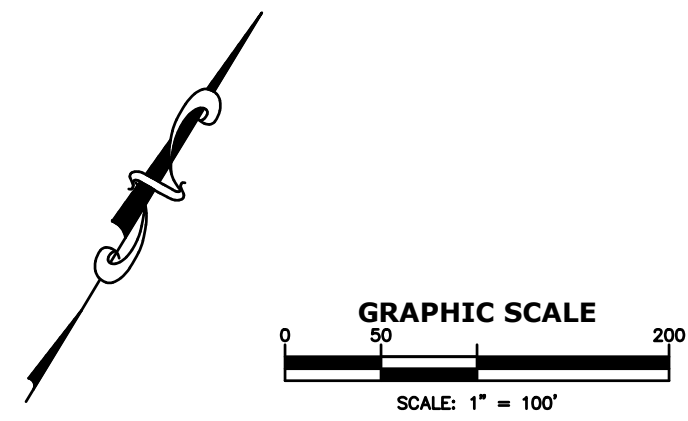
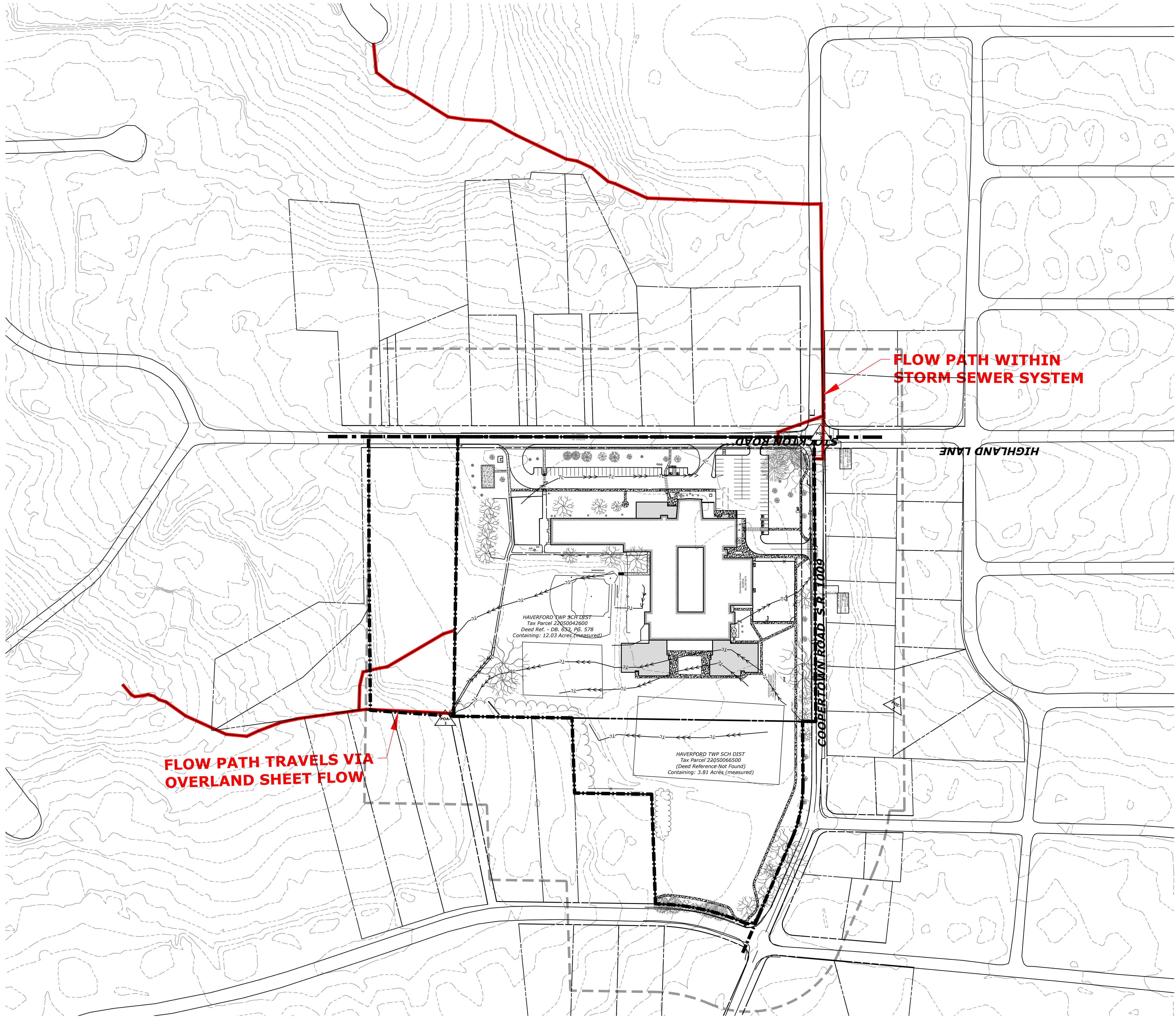
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OFFSITE DRAINAGE PLAN
FILENAME: AS SHOWN
DATE: MARCH 10, 2025

PROJECT
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