

DRAWING: C:\Users\jason\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DEED PLOT.dwg - PLOTTED: Dec 15, 2023 11:40 am



WESTTOWN SCHOOL
 UPI NO: 67-5-27
 DEED BOOK/PAGE: 1407, PAGE 411
 LOT AREA: 8,452,730.91 SF (194.05 AC)

ADJOINERS

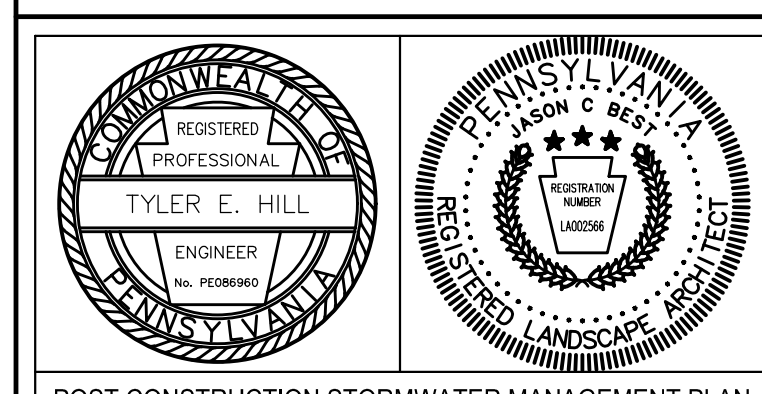
ADJ. #	UPI	DEED BK/PG	ADDRESS	OWNER 1	OWNER 2
1	67-2-214B	1407/441	1401 JOHNNYS WAY	WESTTOWN SCHOOL	
2	67-2-62	1407/441	1400 JOHNNYS WAY	WESTTOWN SCHOOL	
3	67-2-61J	850/219	909 SHADY GROVE WAY	KRAUT WILLIAM D	KRAUT DENISE ENGLANDER
4	67-2-61	7160/716	905 SHADY GROVE WAY	MILLER MARC	ELIZABETH
5	67-2G-1	8724/121	411 SHADY GROVE WAY	MACDONALD CHRISTOPHER J	MACDONALD DANIELLE
6	67-2-801G	6782/2306	415 SHADY GROVE WAY	LISI JASON P	KRISTINE C
7	67-2G-1H	6541/2190	417 SHADY GROVE WAY	FIORAVANTI JOSEPH M	
8	67-2G-1B	4251/0371	419 SHADY GROVE WAY	BURNS JOSEPH M	BURNS ANNE E
9	67-2G-2D	4511/162	1400 THRUSH LA	HARRIS TERESA J	HARRIS GREGORY J
10	67-2R-3B	5072/1504	1005 SHADY GROVE WAY	AQUIARO DONA L	
11	67-5D-1	7674/451	1024 ROBIN DR	EGAN PAUL C	ADRIENNE CLEMENTS
12	67-5D-3	6748/232	1025 ROBIN DR	SABATINO CHRISTIAN N	
13	67-5D-4J	4573/1477	1107 SHADY GROVE WAY	CHESNEY JORDAN FRANCIS	RAYMOND MARYELYSE
14	67-5D-4	7064/1656	1111 SHADY GROVE WAY	BEHRENS EDWARD J	KREIBER PORTIA A
15	67-5D-4.2	7068/1676	1115 SHADY GROVE WAY	GRISILLO ROBERT J	MONICA K
16	67-5-2B	5574/411	1191 SHADY GROVE WAY	BLOSSOM GEORGE W	BRODESSER SUSAN
17	66-2-34	6306/1353	1400 E STREET RD	HATTERSLEY SCOTT T	
18	66-2-41.2	8406/503		THORNBURY TOWNSHIP	
19	66-2-36.2	6884/1754	1210 CHEYNEY RD	GOODEN WARREN E	ATO M
20	66-2-36.3	6245/168	1280 E STREET RD	ARMSTRONG JAMES N III	ARMSTRONG GILLIAN
21	66-2-36.4	062/123	1260 E STREET RD	HENDERSON JANE K	
22	66-2-35	2098/1426	1837 UNIVERSITY CI	COMMONWEALTH OF PA	
23	66-2-34	7642/680	1225 S WESTTOWN RD	RIEDER MICHELE OWENS	
24	67-5-26.5	8757/1263	1106 STATION WAY	MATHIS BRADLEY KENT	
25	67-5-26.4	4213/1641	1103 STATION WAY	GONZALEZ DEBRA	
26	67-5-26.2	4787/571	1151 WESTTOWN RD	ZARELLI JEANETTE	
27	5/26/1967	1154/384	1144 WESTTOWN RD	YORK JANICE LYNE	
28	67-5-22.1	8174/1917	1071 STABLE LA	BENNER JOHN & JUDITH REVOCABLE TRUST	
29	67-5B-5I	7194/753	1027 FARM LA	MCDERMOTT BRYAN	ANNA YATES
30	67-5B-5O	2006/10261	1025 FARM LA	MANUEL WILLIAM H	GRACE C
31	67-5B-44	7361/1254	1023 FARM LA	SHARMA JAYA	
32	67-5B-4B	320/546	1021 FARM LA	BALLATO MICHAEL	BALLATO WHITNEY
33	67-5B-47	15/117	1019 FARM LA	HELMS CHRISTIAN PAUL	HELMS KRISTIN
34	67-5B-46	8687/2170	1017 FARM LA	WALDRON STEPHEN E	STACY L
35	64-5B-36	154/176	1022 PLUMLY RD	KERSHAW L BARRY	RUTH C
36	67-5B-35	275/11	1025 PLUMLY RD	HATTI SHIVKUMAR	VRINDA
37	67-5B-34	7245/2247	1023 PLUMLY RD	ALOISIO JONATHAN	
38	67-5B-14	8461/2194	1022 ASHLEY RD	KEEFER STEPHEN V	DANA L
39	67-5B-13	163/18	1025 ASHLEY RD	RUSGIERO WILLIAM ANTHONY	
40	67-5B-12	224/543	1023 ASHLEY RD	KOLLIAS PETER P	KAREN
41	67-5B-1	n/a		WESTTOWN TOWNSHIP	
42	67-2-24	1407/441	1020 WESTTOWN RD	WESTTOWN SCHOOL	
43	67-2-25	1407/441	475 WESTTOWN RD	WESTTOWN SCHOOL	

REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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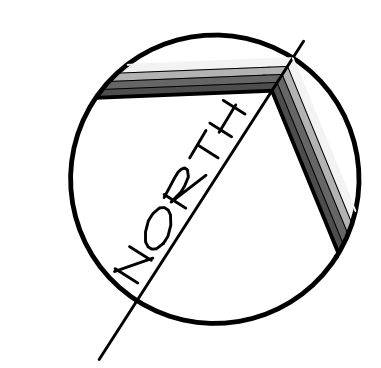
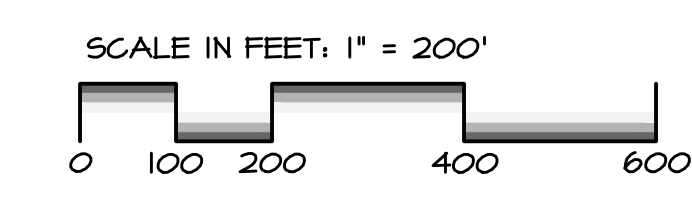


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
DEED PLOT PLAN
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: 1" = 200'

DRAWING NO.
6 of 48



UPI NO(S): 67-5-27

DRAWING: C:\Users\jason\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\EXISTING.dwg - PLOTTED: Dec 15, 2023 11:33 am

TREE LEGEND

AI	AILANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AV	ARBORVITAE	MJ	J. MAPLE
BH	BEECH	OK	OAK
BR	BIRCH	PN	PINE
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CY	CHERRY	SP	SPRUCE
DG	DOGWOOD	FI	FIR
EM	ELM	SW	SOURWOOD
FR	FRUIT	SY	SYCAMORE
HB	HACKBERRY	TL	TUPELO
HK	HICKORY	TU	TULIP POPLAR
HM	HEMLOCK	WA	WALNUT
HY	HOLLY	WI	WILLOW
MA	MAPLE	WP	WHITE PINE

EXISTING LEGEND

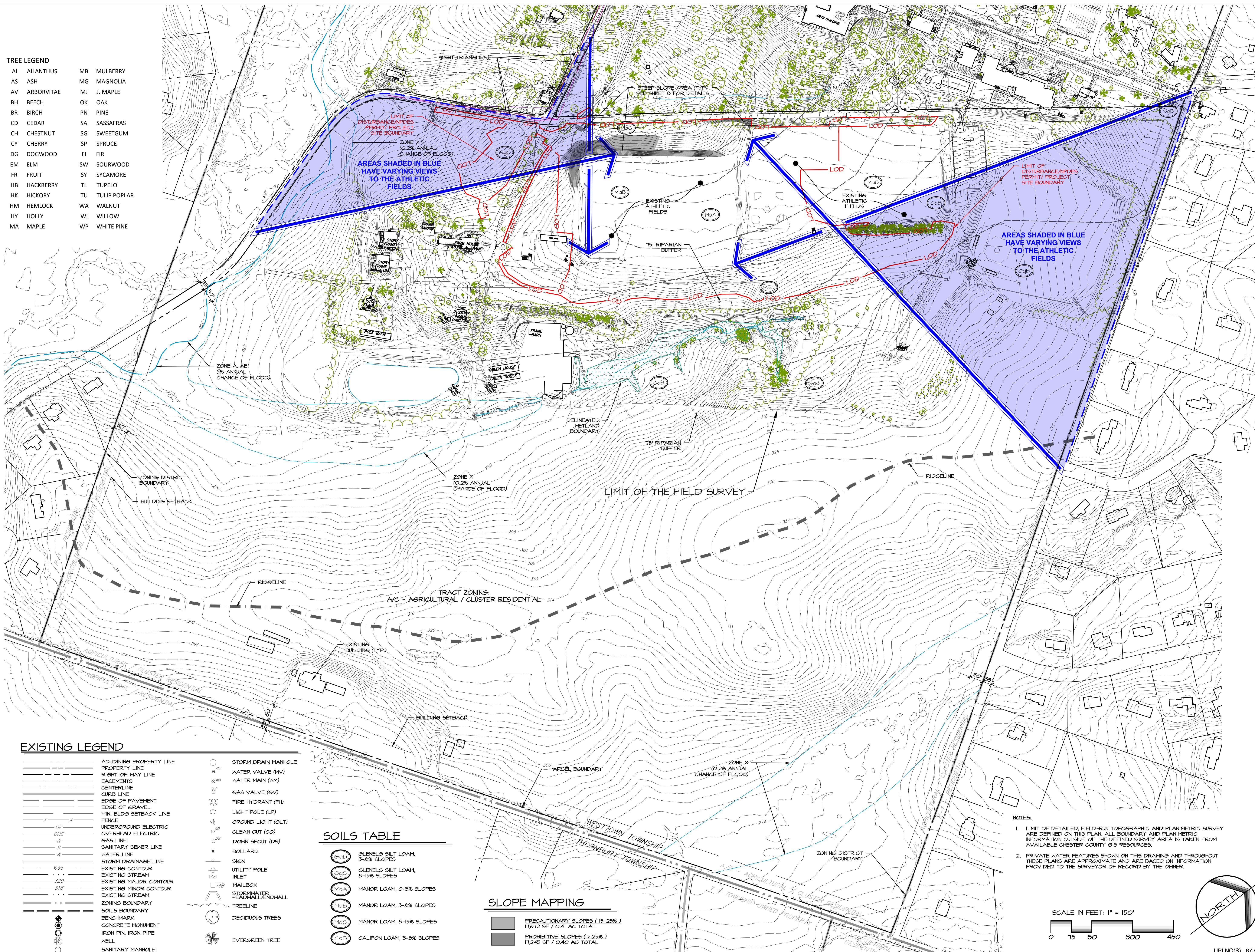
	ADJOINING PROPERTY LINE		STORM DRAIN MANHOLE
	PROPERTY LINE		WATER VALVE (WV)
	RIGHT-OF-WAY LINE		WATER MAIN (WM)
	EASEMENTS		GAS VALVE (GV)
	CENTERLINE		FIRE HYDRANT (FH)
	CURB LINE		LIGHT POLE (LP)
	EDGE OF PAVEMENT		GROUND LIGHT (GLT)
	EDGE OF GRAVEL		CLEAN OUT (CO)
	MIN. BLDG SETBACK LINE		DOWN SPOUT (DS)
	FENCE		BOLLARD
	UNDERGROUND ELECTRIC		SIGN
	OVERHEAD ELECTRIC		SOILS
	GAS LINE		MANOR LOAM, 0-3% SLOPES
	SANITARY SEWER LINE		MANOR LOAM, 3-8% SLOPES
	WATER LINE		MANOR LOAM, 8-15% SLOPES
	STORM DRAINAGE LINE		CALIFON LOAM, 3-8% SLOPES
	EXISTING CONTOUR		
	EXISTING STREAM		
	EXISTING MAJOR CONTOUR		
	EXISTING MINOR CONTOUR		
	EXISTING STREAM		
	ZONING BOUNDARY		
	SOILS BOUNDARY		
	BENCHMARK		
	CONCRETE MONUMENT		
	IRON PIN, IRON PIPE		
	WELL		
	SANITARY MANHOLE		
	DECIDUOUS TREES		
	EVERGREEN TREE		

SOILS TABLE

	GLENELG SILT LOAM, 3-8% SLOPES
	GLENELG SILT LOAM, 8-15% SLOPES
	MANOR LOAM, 0-3% SLOPES
	MANOR LOAM, 3-8% SLOPES
	MANOR LOAM, 8-15% SLOPES
	CALIFON LOAM, 3-8% SLOPES

SLOPE MAPPING

	PRECAUTIONARY SLOPES (10-25%) 17,672 SF / 0.41 AC TOTAL
	PROHIBITIVE SLOPES (> 25%) 17,245 SF / 0.40 AC TOTAL



REVISIONS PER:

NO.	DESCRIPTION	DATE	BY
1.	CCCD COMMENTS	3-1-2023	TEH
2.	CCCD COMMENTS	3-17-2023	TEH
3.	LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4.	CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5.	CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6.	11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

MID-ATLANTIC SPORTS CONSTRUCTION
WE BUILD WINNERS.

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TYLER E. HILL
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA

PROFESSIONAL SEAL
TYLER E. HILL
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT: OVERALL EXISTING CONDITIONS, EXISTING RESOURCES, & SITE ANALYSIS PLAN FOR WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

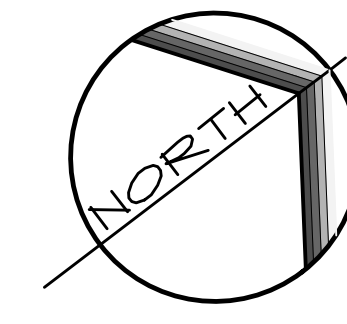
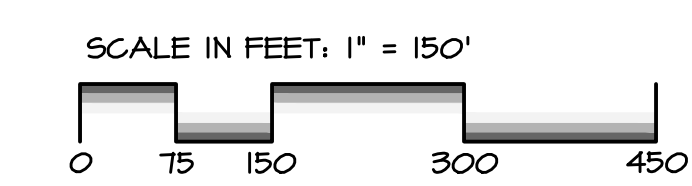
CLIENT: WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

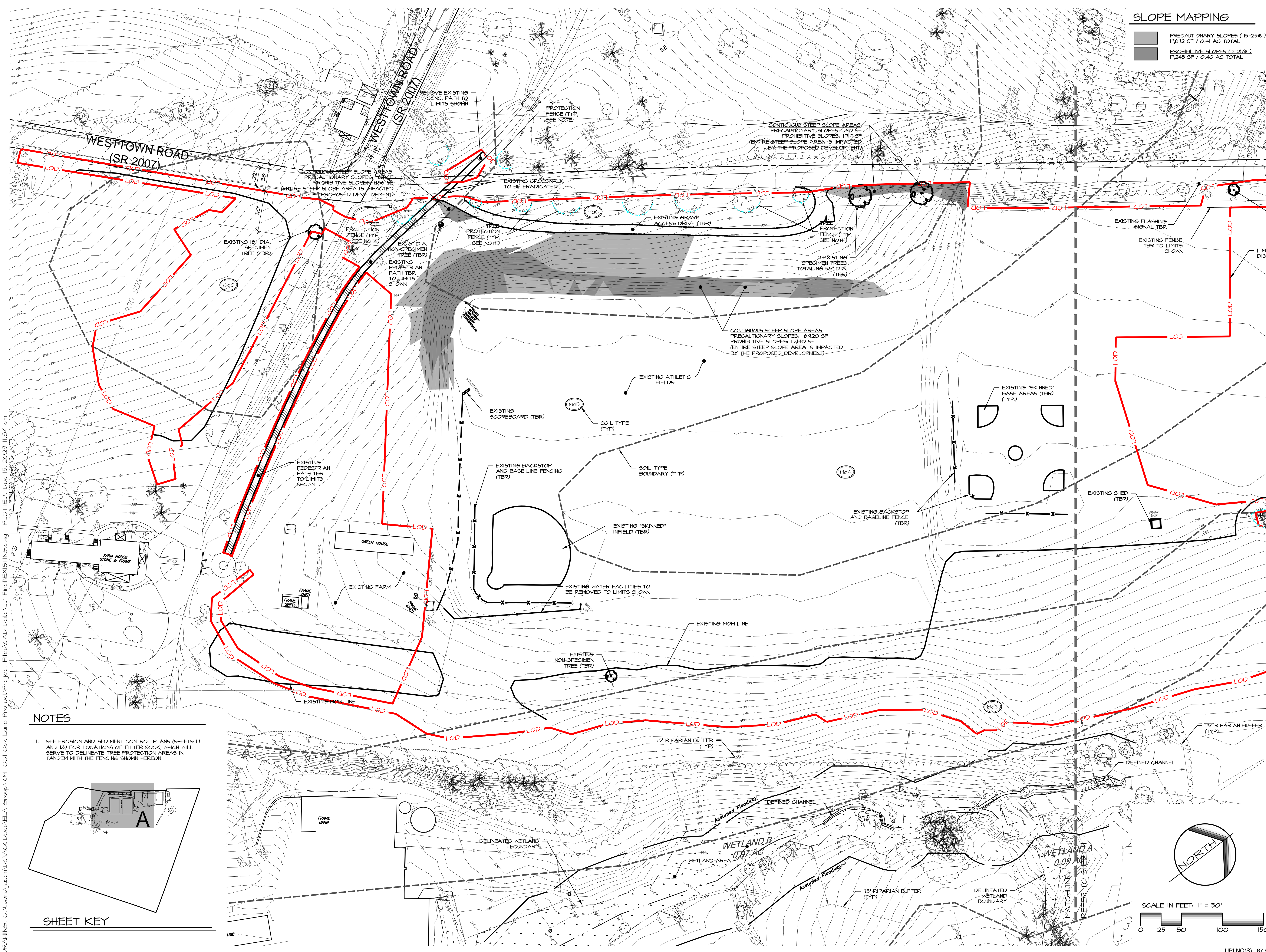
MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 150'

DRAWING NO. 7 of 48
UPI NO(S): 67-5-27

NOTES:

- LIMIT OF DETAILED, FIELD-RUN TOPOGRAPHIC AND PLANIMETRIC SURVEY ARE DEFINED ON THIS PLAN. ALL BOUNDARY AND PLANIMETRIC INFORMATION OUTSIDE OF THE DEFINED SURVEY AREA IS TAKEN FROM AVAILABLE CHESTER COUNTY GIS RESOURCES.
- PRIVATE WATER FEATURES SHOWN ON THIS DRAWING AND THROUGHOUT THESE PLANS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED TO THE SURVEYOR OF RECORD BY THE OWNER.





SLOPE MAPPING

PRECAUTIONARY SLOPES (15-25%)
 11,612 SF / 0.41 AC TOTAL

PROHIBITIVE SLOPES (> 25%)
 11,245 SF / 0.40 AC TOTAL

LEGEND

	ADJOINING PROPERTY LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENTS
	CENTERLINE
	CURB LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	SETBACK LINE
	FENCE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	GAS LINE
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAINAGE LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STREAM
	SOILS BOUNDARY
	BENCHMARK
	CONCRETE MONUMENT
	IRON PIN, IRON PIPE
	WELL
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
	WATER VALVE (N-V)
	WATER MAIN (N-M)
	GAS VALVE (G-V)
	FIRE HYDRANT (F-H)
	LIGHT POLE (L-P)
	GROUND LIGHT (G-LT)
	CLEAN OUT (C-O)
	DOWN SPOUT (D-S)
	BOLLARD
	SIGN
	UTILITY POLE
	INLET
	MAILBOX
	STORMWATER HEADWALL/ENDWALL
	TREELINE
	DECIDUOUS TREES
	EVERGREEN TREE
	TREE PROTECTION FENCE

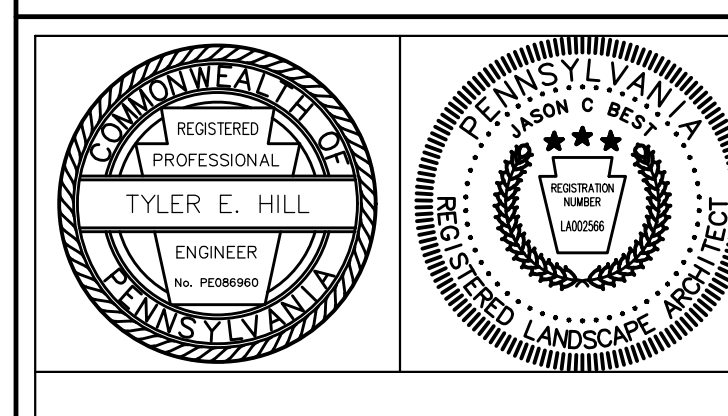
REVISIONS PER:

NO.	DESCRIPTION	DATE	BY
1.	CCCD COMMENTS	3-1-2023	TEH
2.	CCCD COMMENTS	3-17-2023	TEH
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MID-ATLANTIC
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PRELIMINARY/FINAL LAND DEVELOPMENT

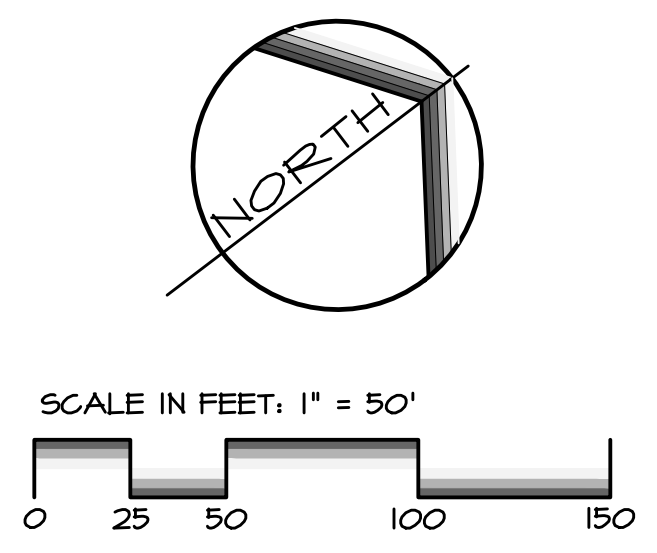
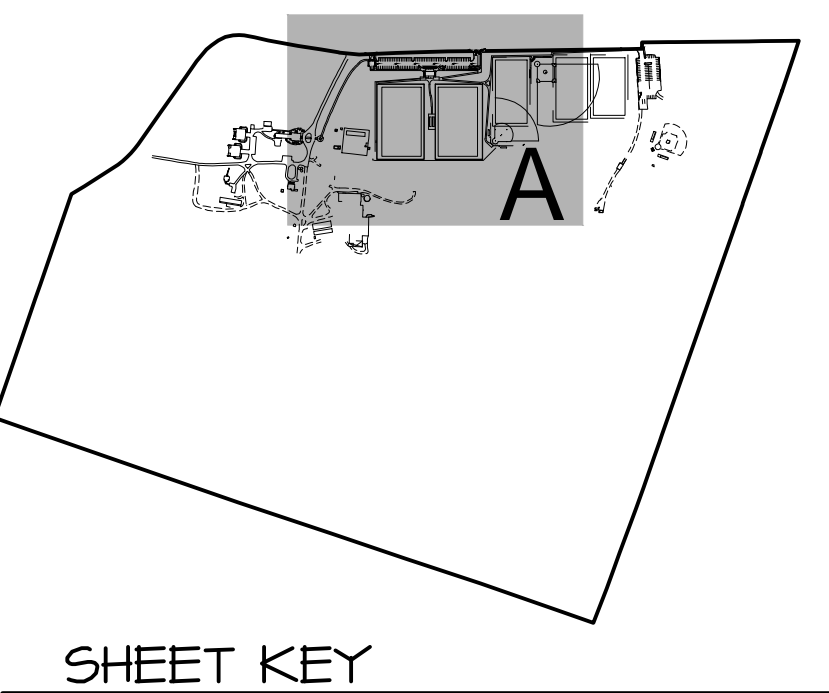
SUBJECT:
**EXISTING CONDITIONS, TREE PROTECTION,
 AND DEMOLITION PLAN 'A'**
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
8 of 48

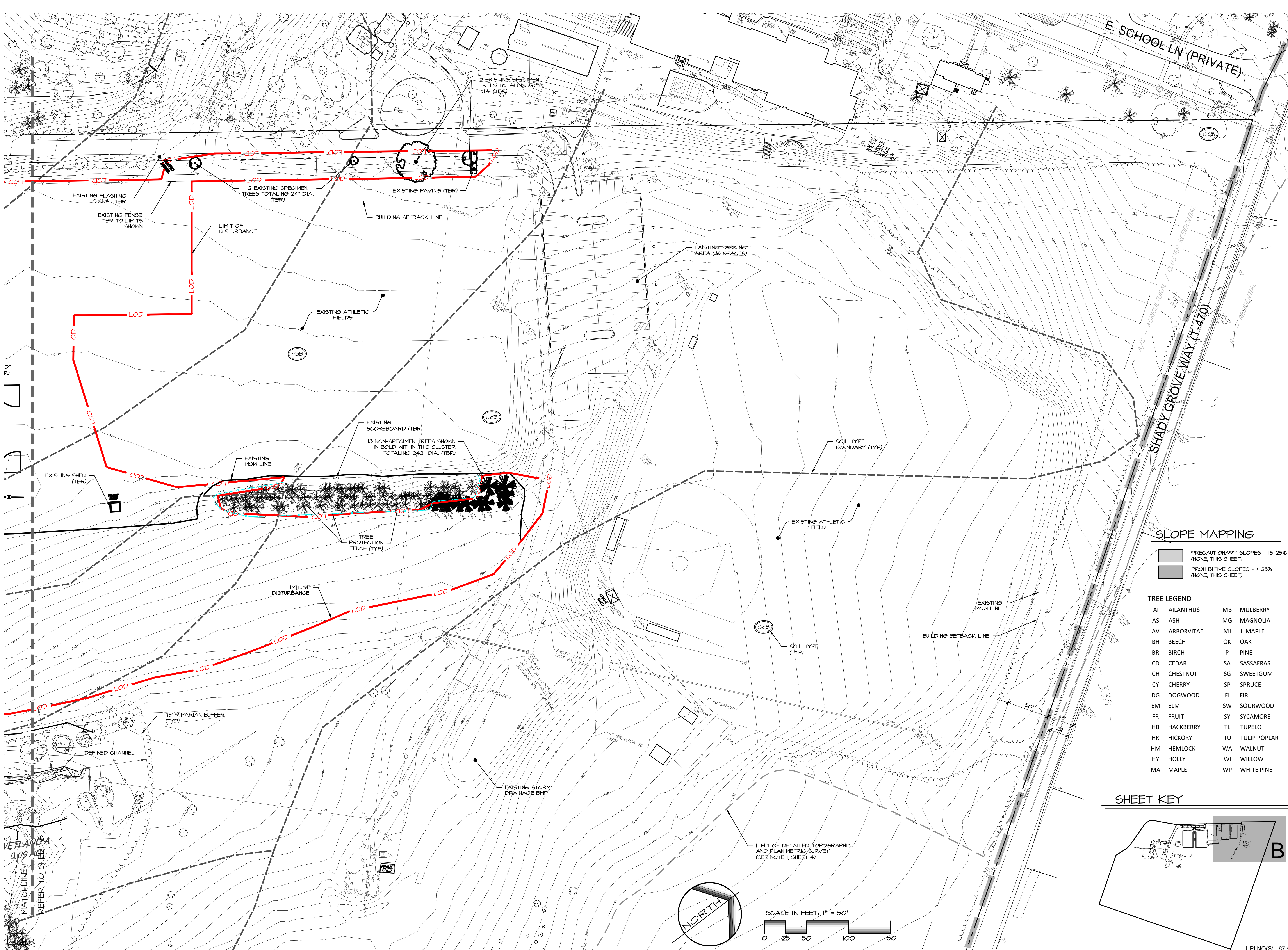
NOTES

1. SEE EROSION AND SEDIMENT CONTROL PLANS (SHEETS IT AND IS) FOR LOCATIONS OF FILTER SOCK, WHICH WILL SERVE TO DELINEATE TREE PROTECTION AREAS IN TANDEM WITH THE FENCING SHOWN HEREON.



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LEGEND

	ADJOINER PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENTS
	CENTERLINE
	CURB LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	MIN. BUILD SETBACK LINE
	FENCE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	GAS LINE
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAINAGE LINE
	EXISTING CONTOUR
	EXISTING STREAM
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	EXISTING MINOR CONTOUR
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	ZONING BOUNDARY
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	WELL
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	WATER VALVE (WV)
	WATER MAIN (WM)
	GAS VALVE (GV)
	FIRE HYDRANT (FH)
	LIGHT POLE (LP)
	GROUND LIGHT (GLT)
	CLEAN OUT (CO)
	DOWN SPOUT (DS)
	BOLLARD
	SIGN
	UTILITY POLE
	INLET
	MAILBOX
	STORMWATER HEADWALL/ENDWALL
	TREELINE
	DECIDUOUS TREES
	EVERGREEN TREE
	TREE PROTECTION FENCE

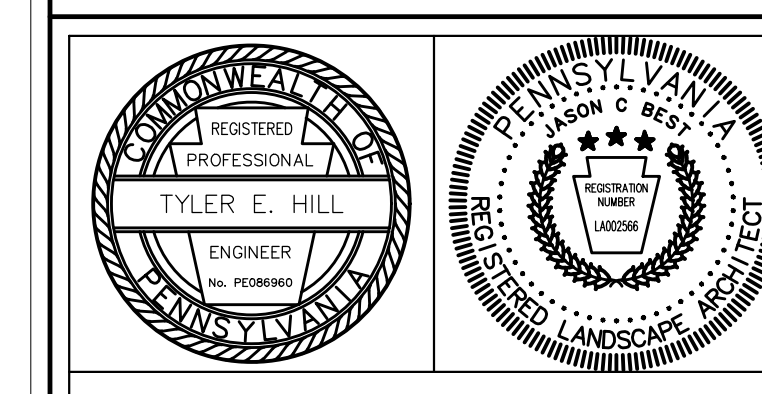
REVISIONS PER:

NO.	DATE	BY
1.	3-1-2023	TEH
2.	3-17-2023	TEH
3.	8-1-2023	JCB
4.	9/19/2023	JCB
5.	10/27/2023	JCB
6.	12/15/2023	JCB



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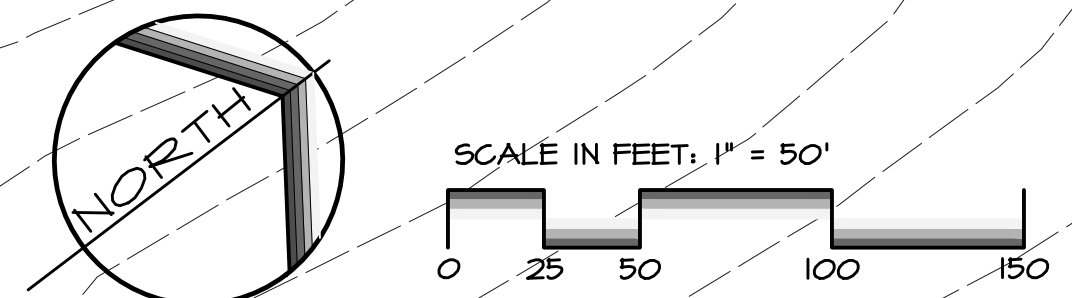
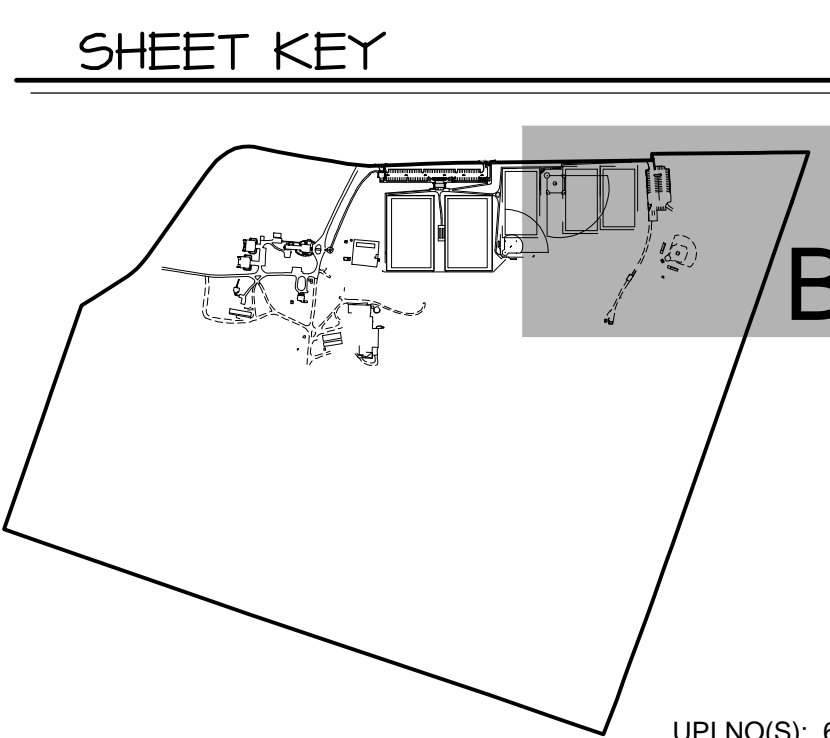
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LITITZ, PA 17543
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SLOPE MAPPING

TREE LEGEND

AI	AILANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AV	ARBORVITAE	MJ	J. MAPLE
BH	BEECH	OK	OAK
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HB	HACKBERRY	TL	TUPELO
HK	HICKORY	TU	TULIP POPLAR
HM	HEMLOCK	WA	WALNUT
HY	HOLLY	WI	WILLOW
MA	MAPLE	WP	WHITE PINE



PRELIMINARY/FINAL LAND DEVELOPMENT

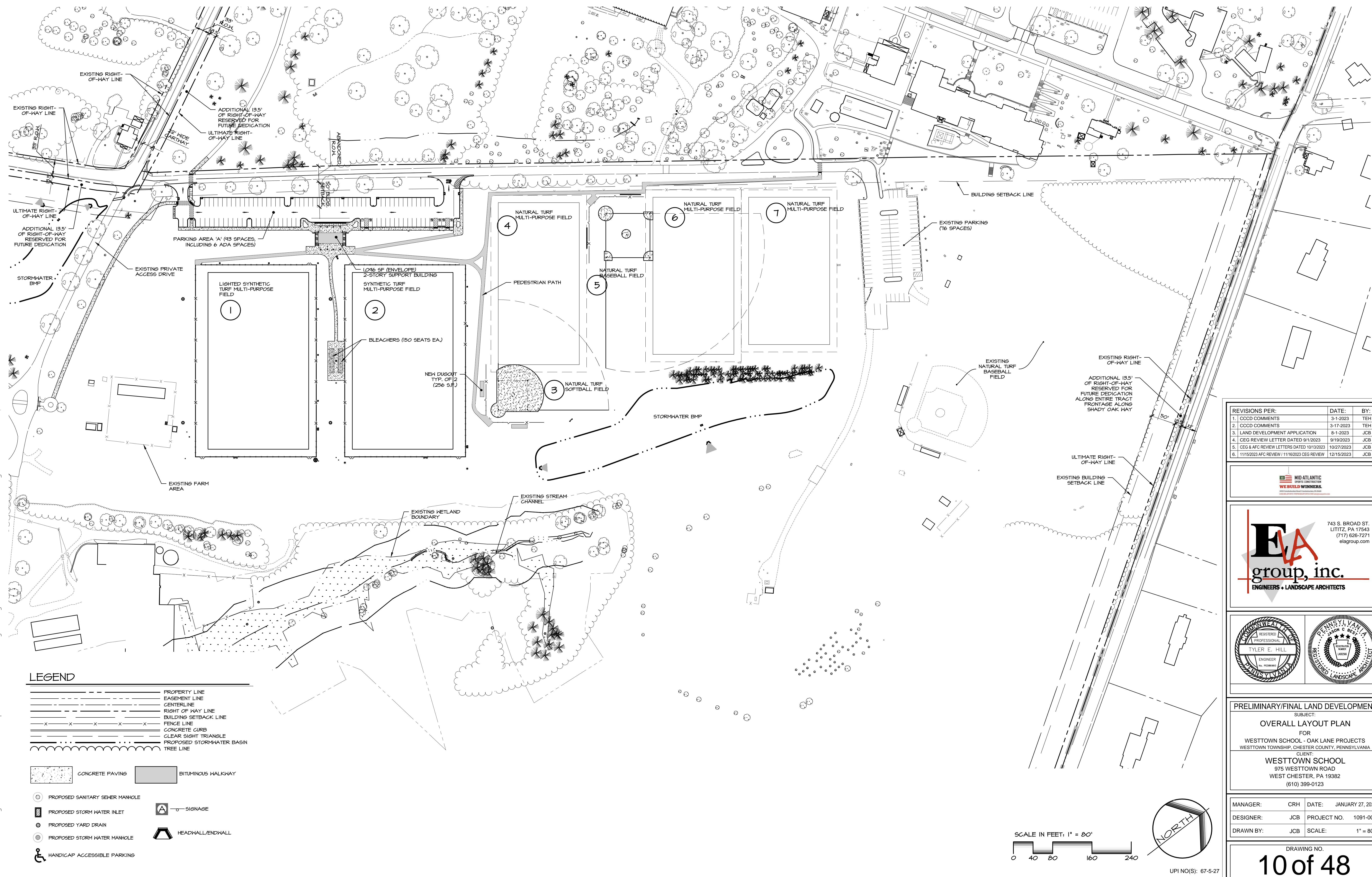
SUBJECT:
EXISTING CONDITIONS, TREE PROTECTION,
AND DEMOLITION PLAN 'A'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 50'

DRAWING NO.
9 of 48

UPI NO(S): 67-5-27

DRAWING: C:\Users\jason\Documents\ELA_Group\1091-001 Oak Lane Project\Project Files\CAD Data\LD-Final\Layout.dwg - PLOTTED: Dec 15, 2023 11:03 am



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	FENCE LINE
	CONCRETE CURB
	CLEAR SIGHT TRIANGLE
	PROPOSED STORMWATER BASIN
	TREE LINE

	CONCRETE PAVING		BITUMINOUS WALKWAY
	PROPOSED SANITARY SEWER MANHOLE		SIGNAGE
	PROPOSED STORM WATER INLET		PROPOSED YARD DRAIN
	PROPOSED STORM WATER MANHOLE		HEADWALL/ENDWALL
	HANDICAP ACCESSIBLE PARKING		

REVISIONS PER:	DATE:	BY:
1. CCD COMMENTS	3-1-2023	TEH
2. CCD COMMENTS	3-17-2023	TEH
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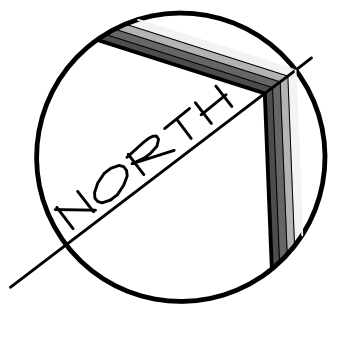
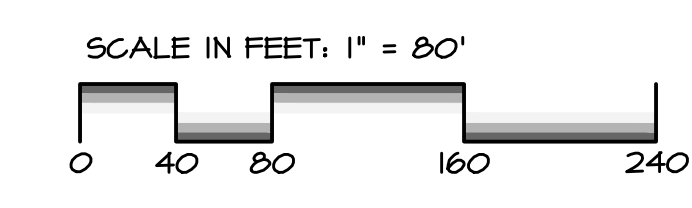
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 TYLER E. HILL ENGINEER	 TYLER E. HILL LANDSCAPE ARCHITECT
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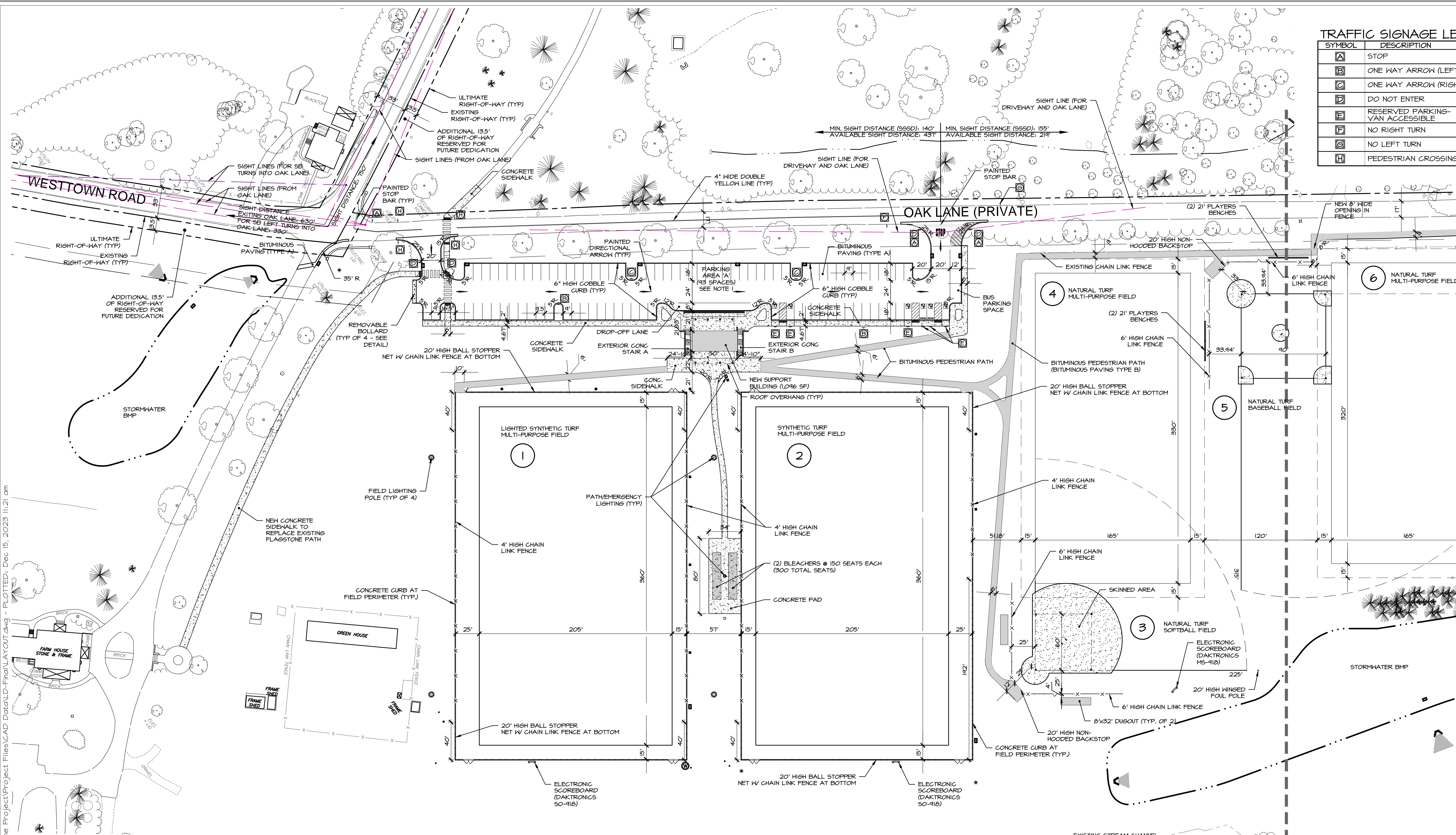
PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
OVERALL LAYOUT PLAN
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 80'

DRAWING NO.
10 of 48

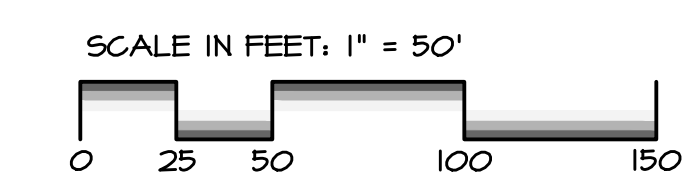
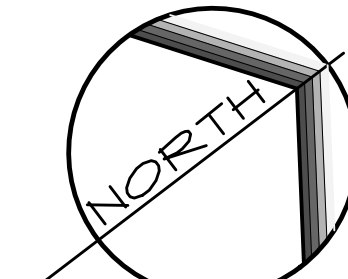


UPI NO(S): 67-5-27



TRAFFIC SIGNAGE LEGEND				
SYMBOL	DESCRIPTION	SIZE	PA DOT DESIG.	NOTES
A	STOP	30"x30"	R1-1	-
B	ONE WAY ARROW (LEFT)	36"x12"	R6-1L	-
C	ONE WAY ARROW (RIGHT)	36"x12"	R6-1R	-
D	DO NOT ENTER	24"x24"	R5-1	-
E	RESERVED PARKING-VAN ACCESSIBLE	12"x18" 12"x 6"	R7-B W RT-8A	MOUNT 5' A.G.
F	NO RIGHT TURN	24"x24"	R3-1	SYMBOL
G	NO LEFT TURN	24"x24"	R3-2	SYMBOL
H	PEDESTRIAN CROSSING	24"x24"	W11-2	-

- NOTES:
- ALL CURBING WITHIN THE PARKING AREA 'A' SHALL BE COBBLE CURBING UNLESS OTHERWISE NOTED.
 - PARKING AREA 'A' CONSISTS OF:
 - 6 ADA SPACES @ 8'x10' EA.
 - 11 SPACES @ 9'5"x10' EA.
 - 16 SPACES @ 9'x10' EA.
 TOTAL: 93 SPACES

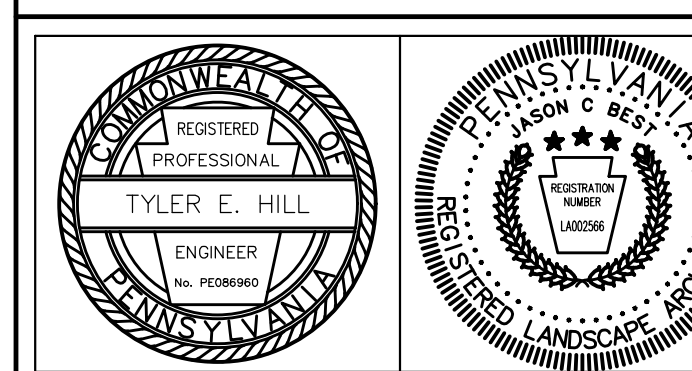


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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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LITITZ, PA 17543
(717) 626-7271
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PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
LAYOUT PLAN 'A'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
11 of 48

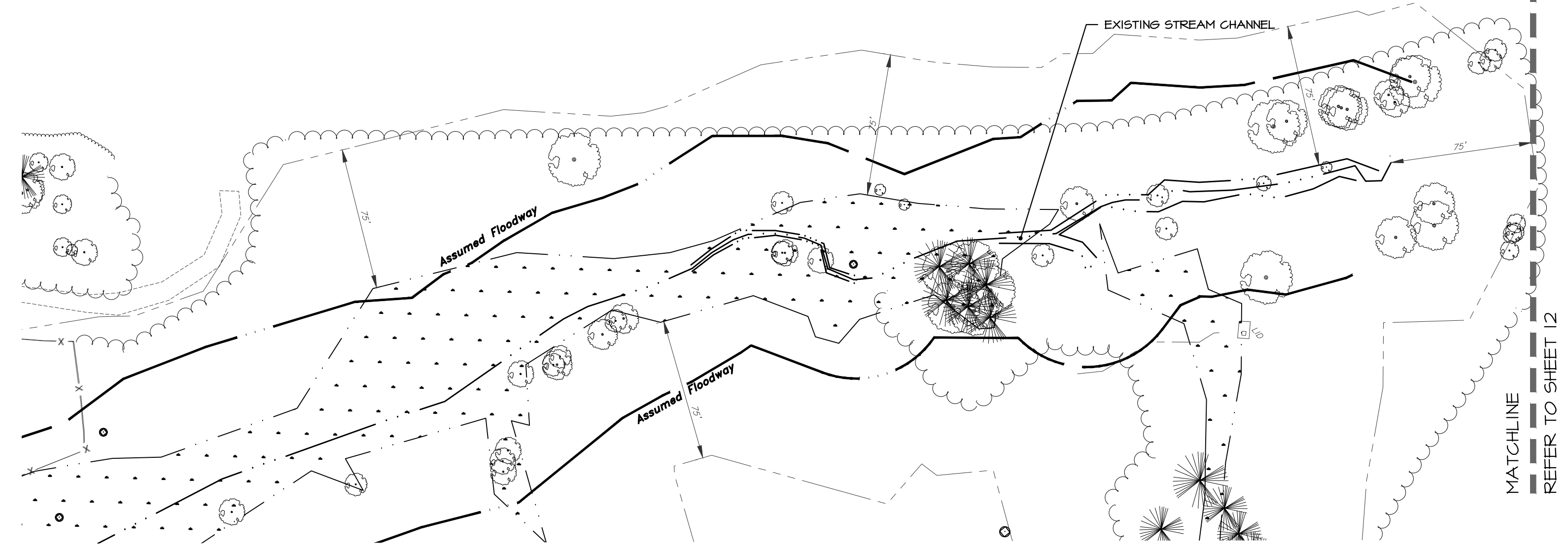
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- CONCRETE CURB
- CLEAR SIGHT TRIANGLE
- PROPOSED STORMWATER BASIN
- TREE LINE

CONCRETE PAVING **BITUMINOUS WALKWAY**

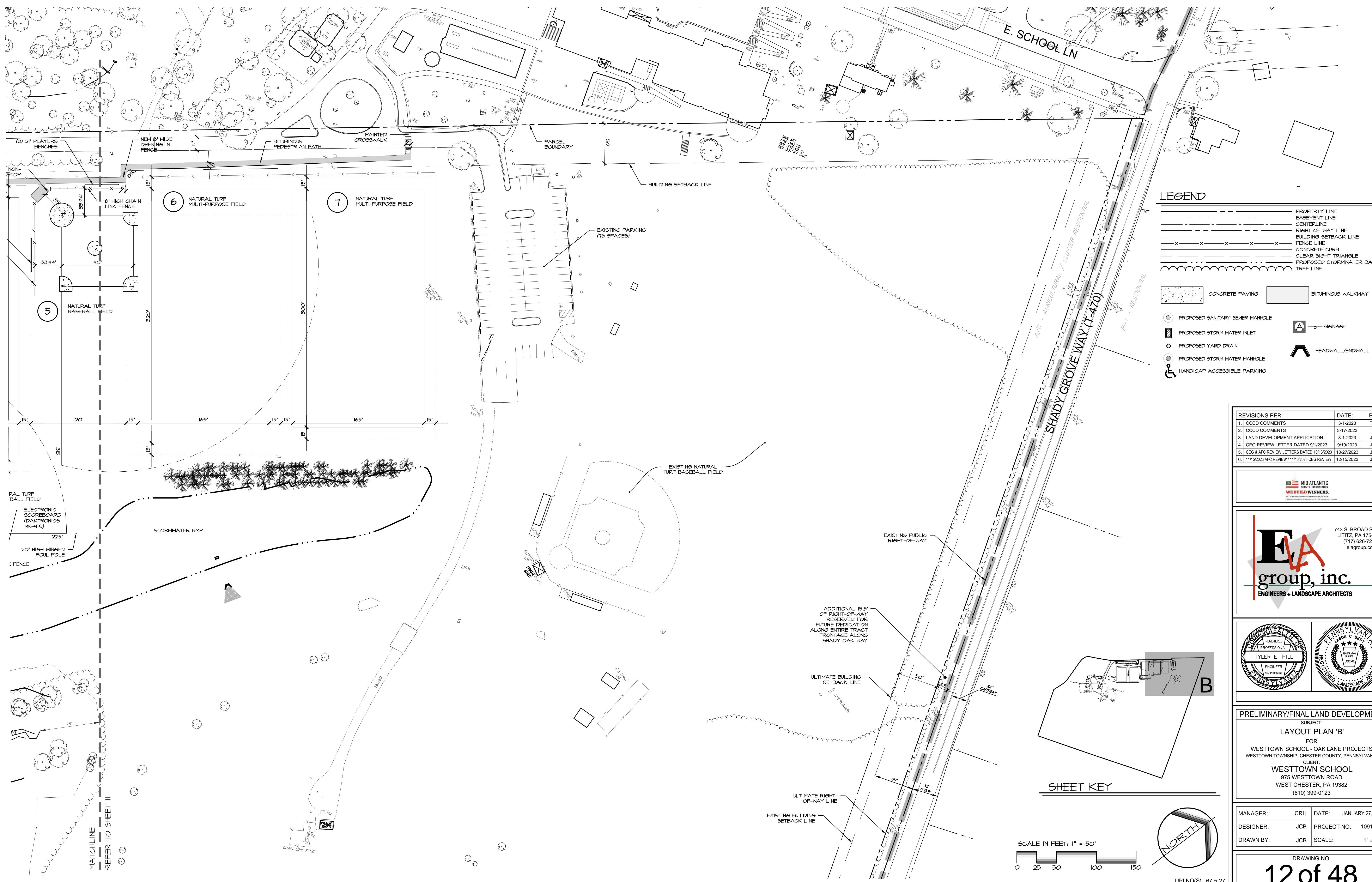
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM WATER INLET
- PROPOSED YARD DRAIN
- PROPOSED STORM WATER MANHOLE
- HANDICAP ACCESSIBLE PARKING
- SIGNAGE
- HEADWALL/ENDWALL

SHEET KEY



DRAWING: C:\Users\jason\Documents\ELA_Group\1091-001 Oak Lane Project\Project Files\CAD Data\LD-Final\Layout.dwg - PLOTTED: Dec 15, 2023 11:12 am

DRAWING: C:\Users\jason\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\Layout.dwg - PLOTTED: Dec 15, 2023 11:21 am



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
	RIGHT OF WAY LINE
	BUILDING SETBACK LINE
	FENCE LINE
	CONCRETE CURB
	CLEAR SIGHT TRIANGLE
	PROPOSED STORMWATER BASIN
	TREE LINE

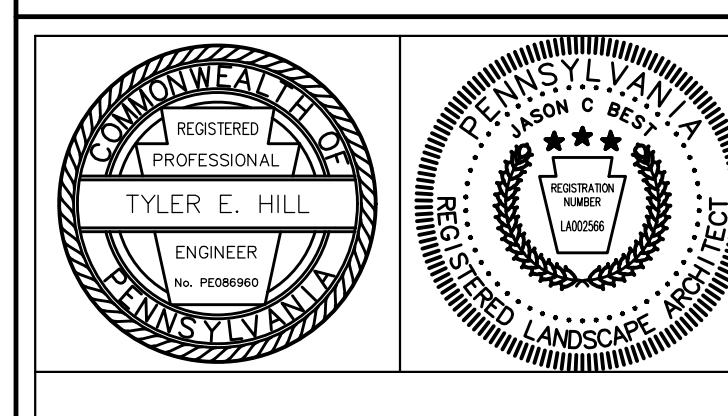
	CONCRETE PAVING		BITUMINOUS WALKWAY
	PROPOSED SANITARY SEWER MANHOLE		SIGNAGE
	PROPOSED STORM WATER INLET		HEADWALL/ENDWALL
	PROPOSED YARD DRAIN		
	PROPOSED STORM WATER MANHOLE		
	HANDICAP ACCESSIBLE PARKING		

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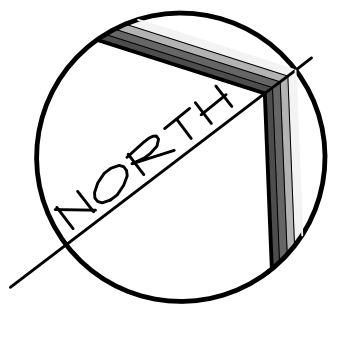
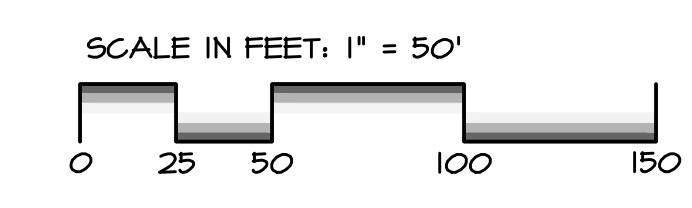
743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
elagroup.com



PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
LAYOUT PLAN 'B'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

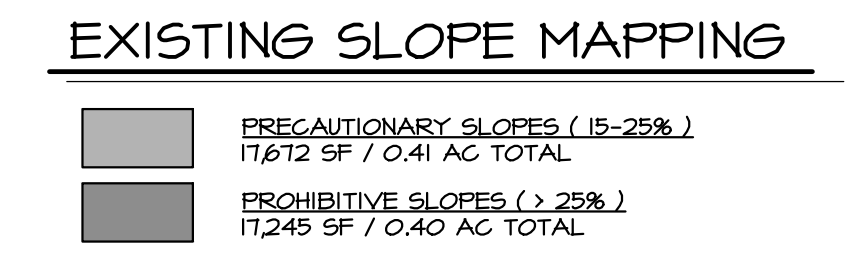
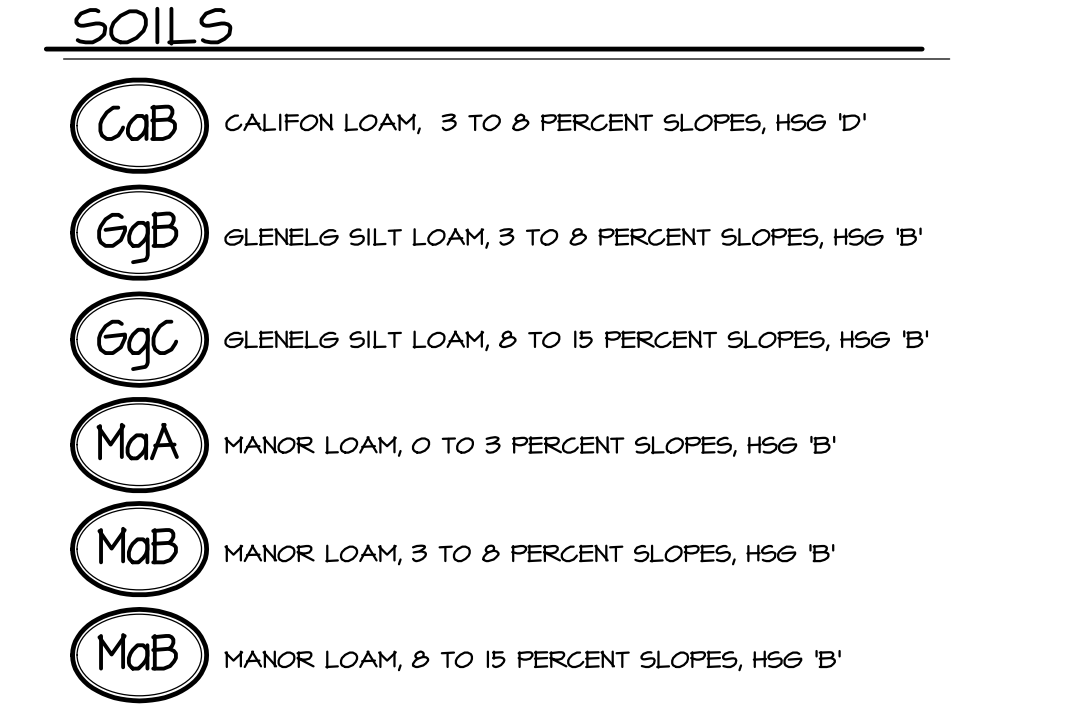
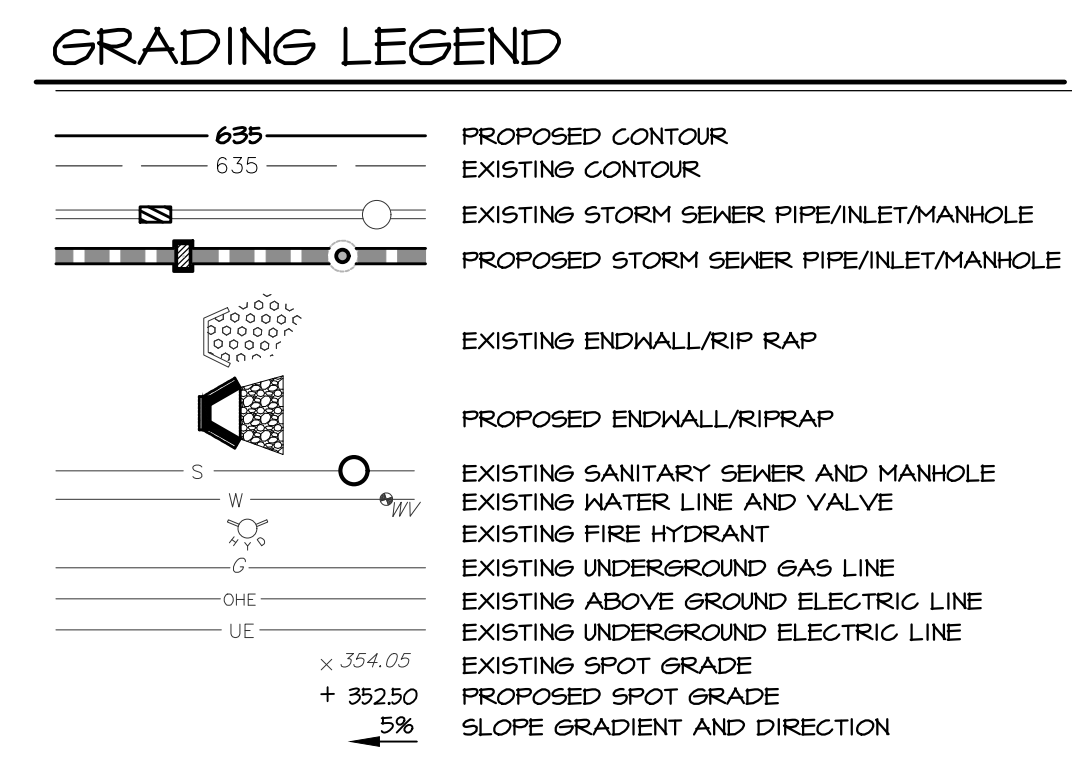
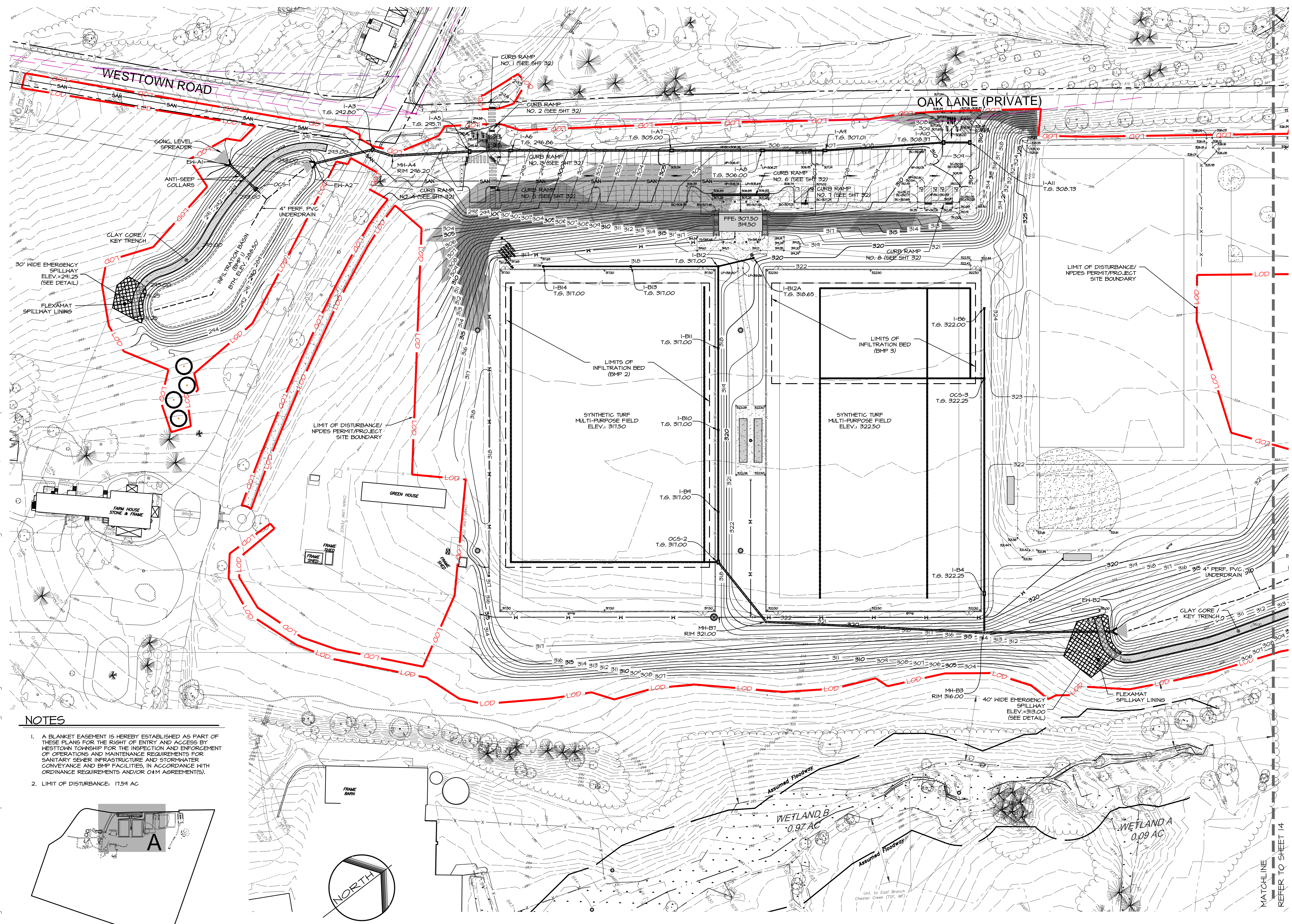
MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
12 of 48



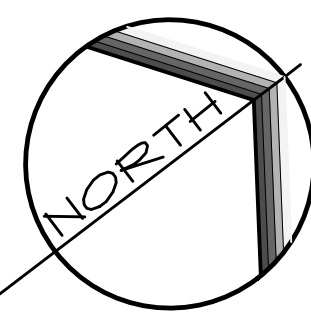
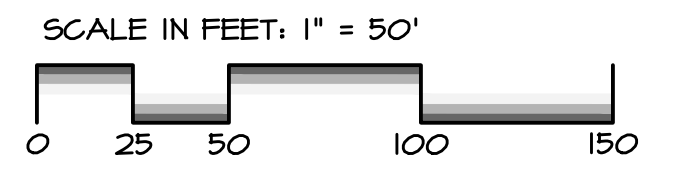
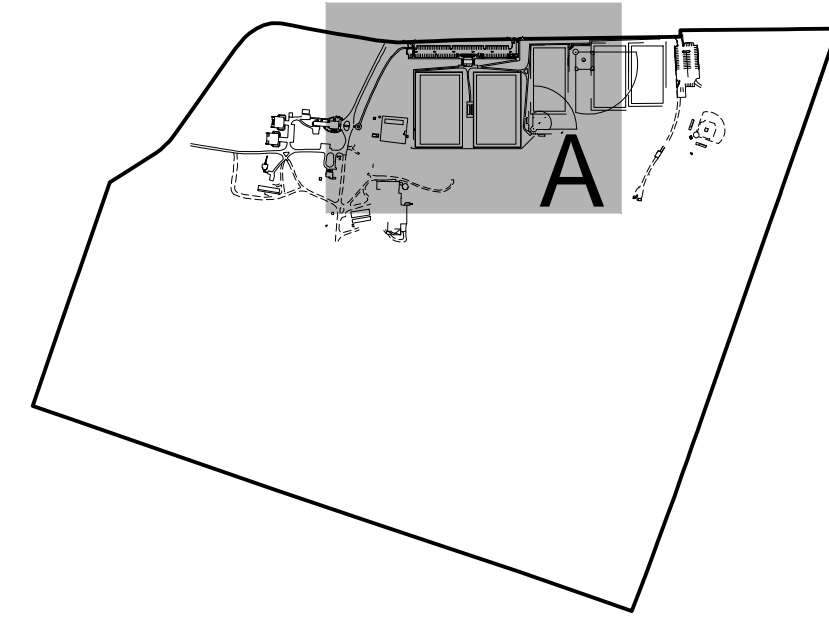
UPI NO(S): 67-5-27

DRAWING: C:\Users\jason.D\OneDrive\Documents\ELA Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\GRADING.dwg - PLOTTED: Dec 15, 2023 12:30 pm



NOTES

1. A BLANKET EASEMENT IS HEREBY ESTABLISHED AS PART OF THESE PLANS FOR THE RIGHT OF ENTRY AND ACCESS BY WESTTOWN TOWNSHIP FOR THE INSPECTION AND ENFORCEMENT OF OPERATIONS AND MAINTENANCE REQUIREMENTS FOR SANITARY SEWER INFRASTRUCTURE AND STORMWATER CONVEYANCE AND BMP FACILITIES, IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND/OR O4M AGREEMENT(S).
2. LIMIT OF DISTURBANCE: 17,594 AC



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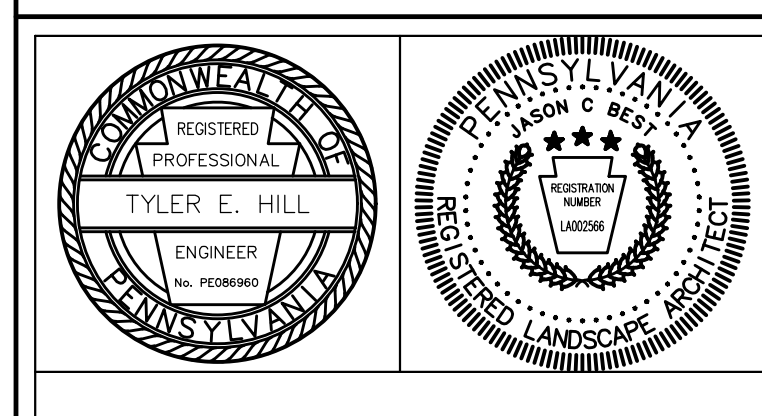


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PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT:
GRADING PLAN 'A'

FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

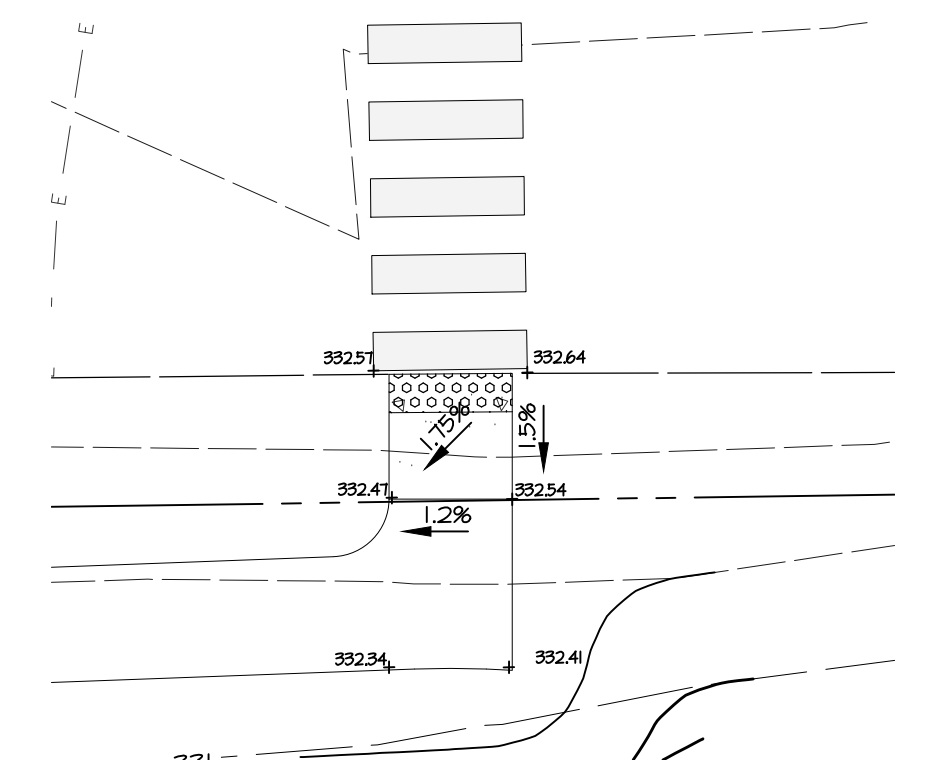
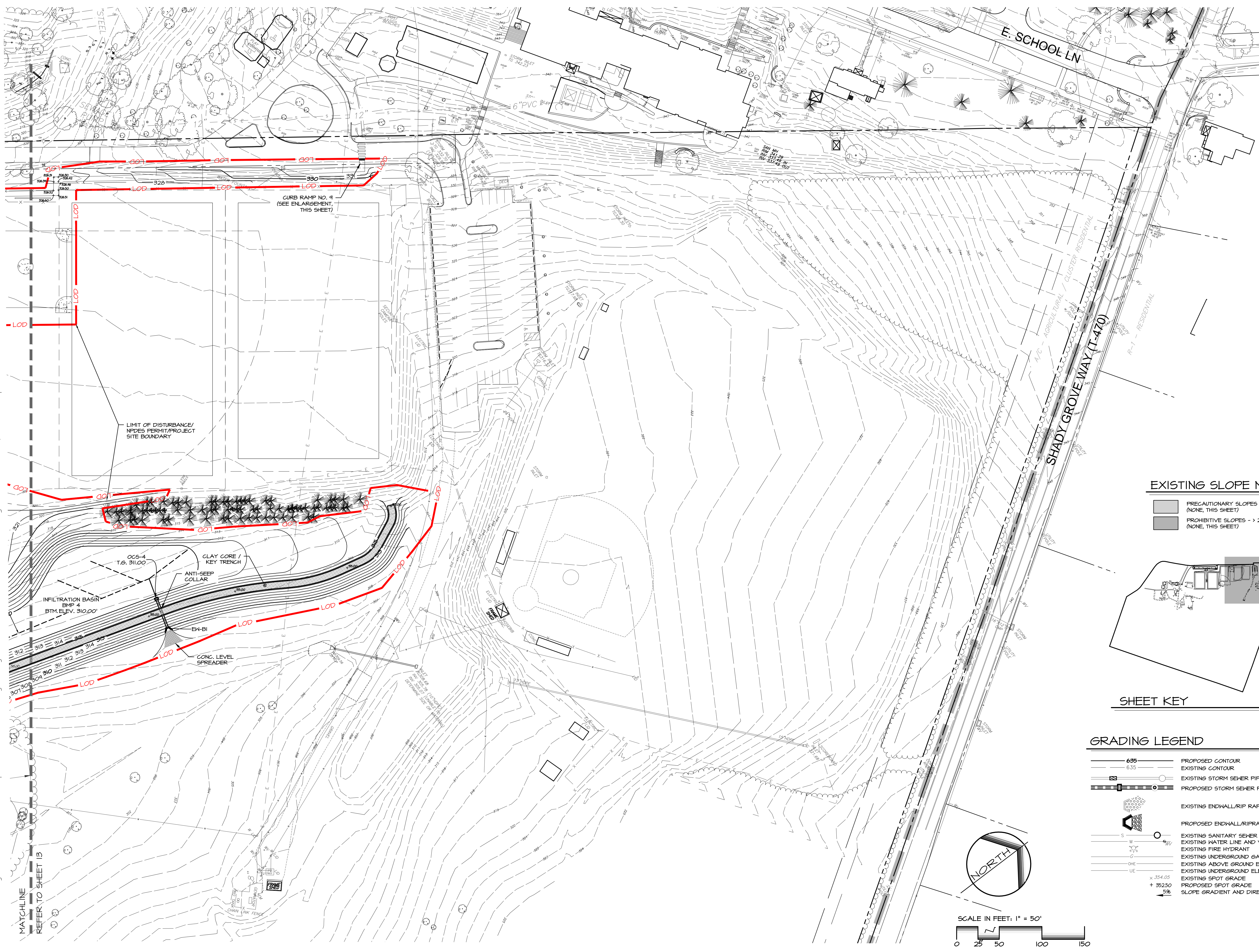
MANAGER: CRH DATE: JANUARY 27, 2023

DESIGNER: JCB PROJECT NO. 1091-001

DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
13 of 48

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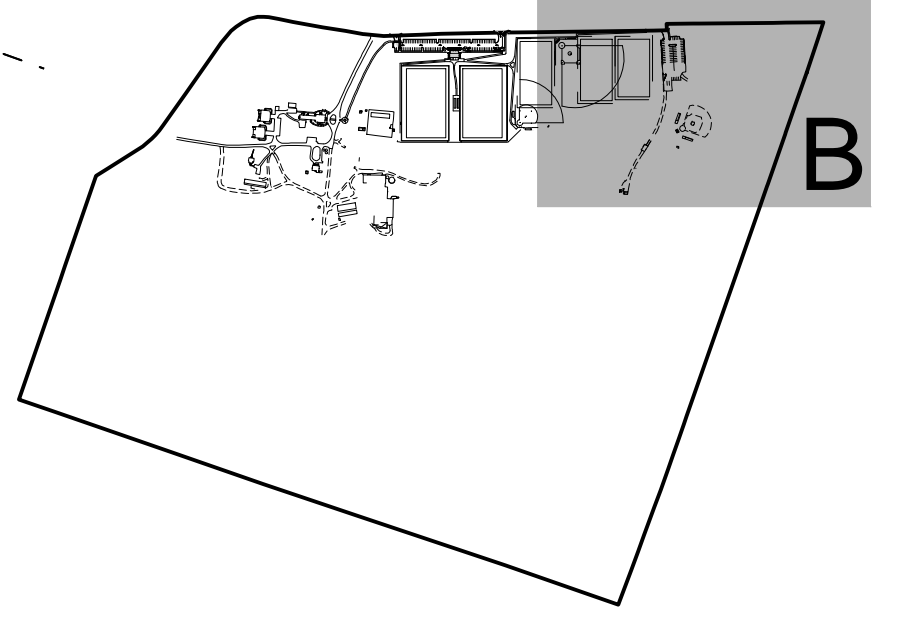
A GRADING ENLARGEMENT (CURB RAMP 4)
SCALE: 1" = 10"

- NOTES**
- A BLANKET EASEMENT IS HEREBY ESTABLISHED AS PART OF THESE PLANS FOR THE RIGHT OF ENTRY AND ACCESS BY WESTTOWN TOWNSHIP FOR THE INSPECTION AND ENFORCEMENT OF OPERATIONS AND MAINTENANCE REQUIREMENTS FOR SANITARY SEWER INFRASTRUCTURE AND STORMWATER CONVEYANCE AND BMP FACILITIES, IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND/OR O&M AGREEMENT(S).
 - LIMIT OF DISTURBANCE: 17.54 AC

- SOILS**
- CaB** CALIFORN LOAM, 3 TO 8 PERCENT SLOPES, H56 'D'
 - EgB** GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES, H56 'B'
 - EgC** GLENELG SILT LOAM, 8 TO 15 PERCENT SLOPES, H56 'B'
 - MaA** MANOR LOAM, 0 TO 3 PERCENT SLOPES, H56 'B'
 - MaB** MANOR LOAM, 3 TO 8 PERCENT SLOPES, H56 'B'
 - MaB** MANOR LOAM, 8 TO 15 PERCENT SLOPES, H56 'B'

EXISTING SLOPE MAPPING

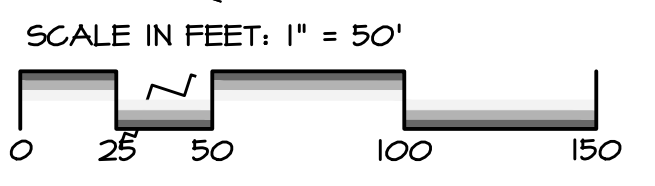
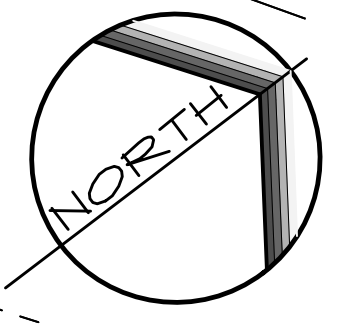
- PRECAUTIONARY SLOPES - 15-25% (NONE, THIS SHEET)
- PROHIBITIVE SLOPES - > 25% (NONE, THIS SHEET)



B

GRADING LEGEND

- 635 (dashed line) PROPOSED CONTOUR
- 635 (solid line) EXISTING CONTOUR
- SS (line with circles) EXISTING STORM SEWER PIPE/INLET/MANHOLE
- SS (line with circles) PROPOSED STORM SEWER PIPE/INLET/MANHOLE
- EW (line with triangles) EXISTING ENDWALL/RIP RAP
- EW (line with triangles) PROPOSED ENDWALL/RIPRAP
- S (line with circles) EXISTING SANITARY SEWER AND MANHOLE
- W (line with circles) EXISTING WATER LINE AND VALVE
- FW (line with circles) EXISTING FIRE HYDRANT
- G (line with circles) EXISTING UNDERGROUND GAS LINE
- OE (line with circles) EXISTING ABOVE GROUND ELECTRIC LINE
- UE (line with circles) EXISTING UNDERGROUND ELECTRIC LINE
- SP (line with circles) EXISTING SPOT GRADE
- SG (line with circles) PROPOSED SPOT GRADE
- 5% (arrow) SLOPE GRADIENT AND DIRECTION

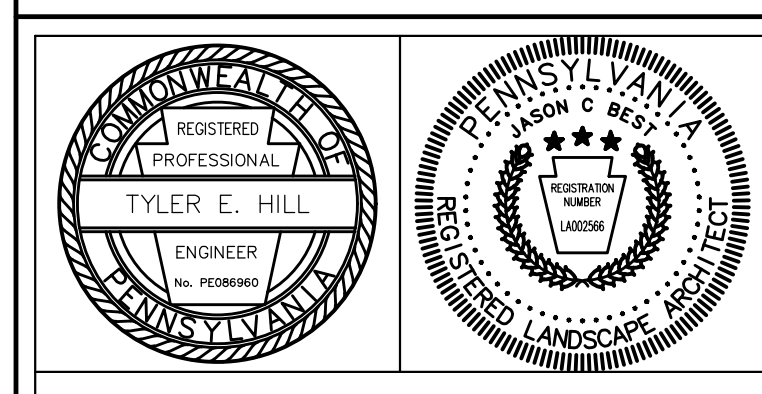


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PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT:
GRADING PLAN 'B'

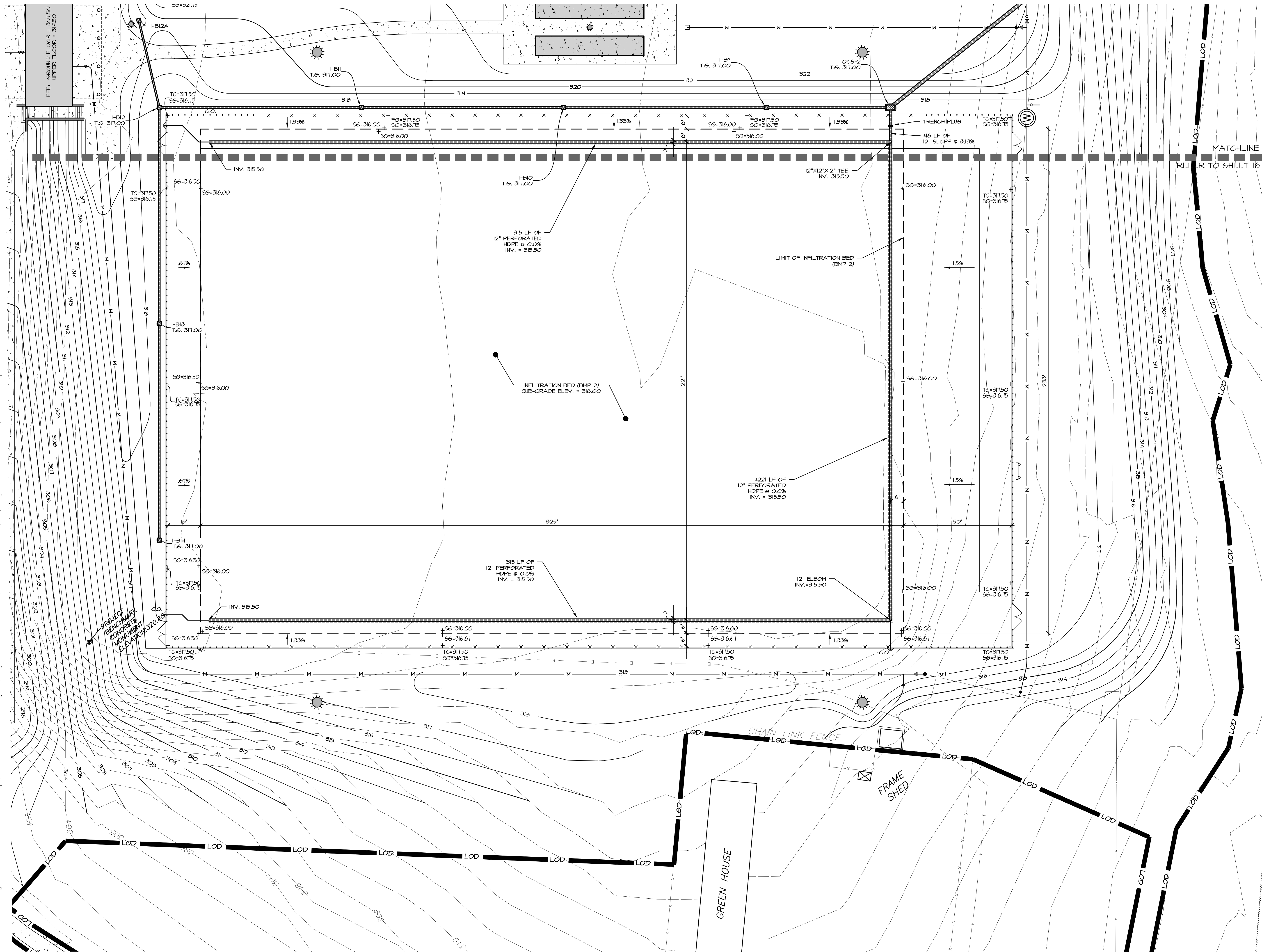
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 50'

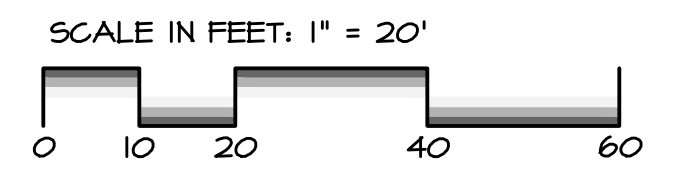
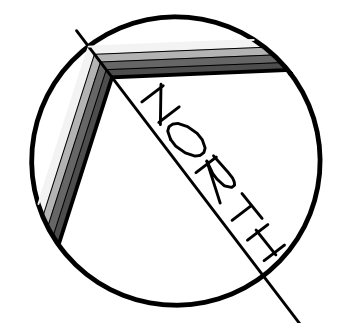
DRAWING NO.
14 of 48

DRAWING: C:\Users\jason.DCA\OneDrive\Documents\Projects\Oak Lane Project\Project Files\CAD Data\LD-Final\GRADING (SUB).dwg - PLOTTED: Dec 15, 2023 3:02 pm



SUBGRADE/DRAINAGE LEGEND

- LOD LIMIT OF DISTURBANCE/NPDE BOUNDARY
- NPDES NPDES BOUNDARY (OUTSIDE LOD)
- 635 PROPOSED SUBGRADE CONTOUR
- EXISTING STORM SEWER PIPE/INLET/MANHOLE
- PROPOSED STORM SEWER PIPE/INLET
- PERFORATED HDPE COLLECTOR PIPE
-
- PROPOSED CLEANOUT
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING WATER LINE AND VALVE
- EXISTING FIRE HYDRANT
- EXISTING UNDERGROUND GAS LINE
- EXISTING ABOVE GROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- SLOPE GRADIENT AND DIRECTION

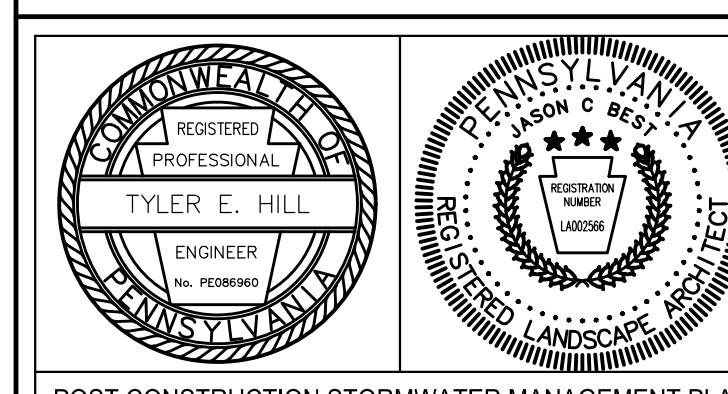


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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

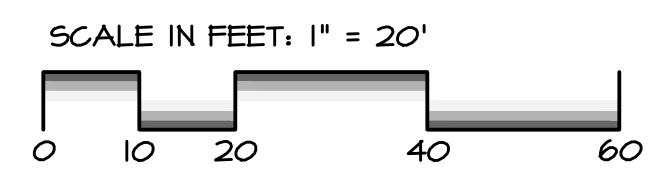
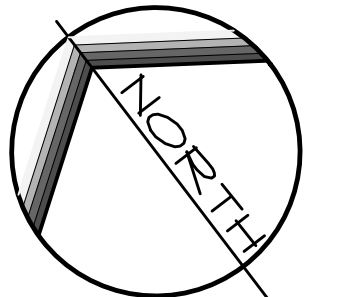
PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
FIELD SUB-GRADE PLAN 'A'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 20'

DRAWING NO. 15 of 48

SUBGRADE/DRAINAGE LEGEND

- LOD — LIMIT OF DISTURBANCE/PIPE BOUNDARY
- NPDES — NPDES BOUNDARY (OUTSIDE LOD)
- - - 635 - - - PROPOSED SUBGRADE CONTOUR
- S — EXISTING STORM SEWER PIPE/INLET/MANHOLE
- S — PROPOSED STORM SEWER PIPE/INLET
- S — PERFORATED HDPE COLLECTOR PIPE
- S — 1'X12' FLAT PIPE/PANEL DRAIN
- S — PROPOSED CLEANOUT
- S — EXISTING SANITARY SEWER AND MANHOLE
- S — EXISTING WATER LINE AND VALVE
- S — EXISTING FIRE HYDRANT
- S — EXISTING UNDERGROUND GAS LINE
- S — EXISTING ABOVE GROUND ELECTRIC LINE
- S — EXISTING UNDERGROUND ELECTRIC LINE
- S — EXISTING SPOT GRADE
- S — PROPOSED SPOT GRADE
- S — SLOPE GRADIENT AND DIRECTION

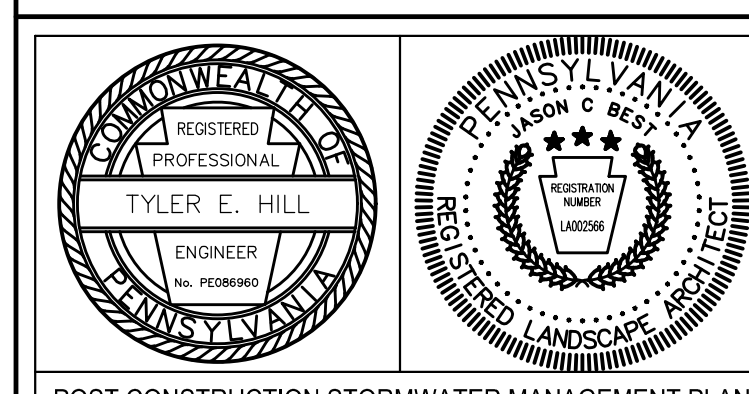


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LITITZ, PA 17543
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT

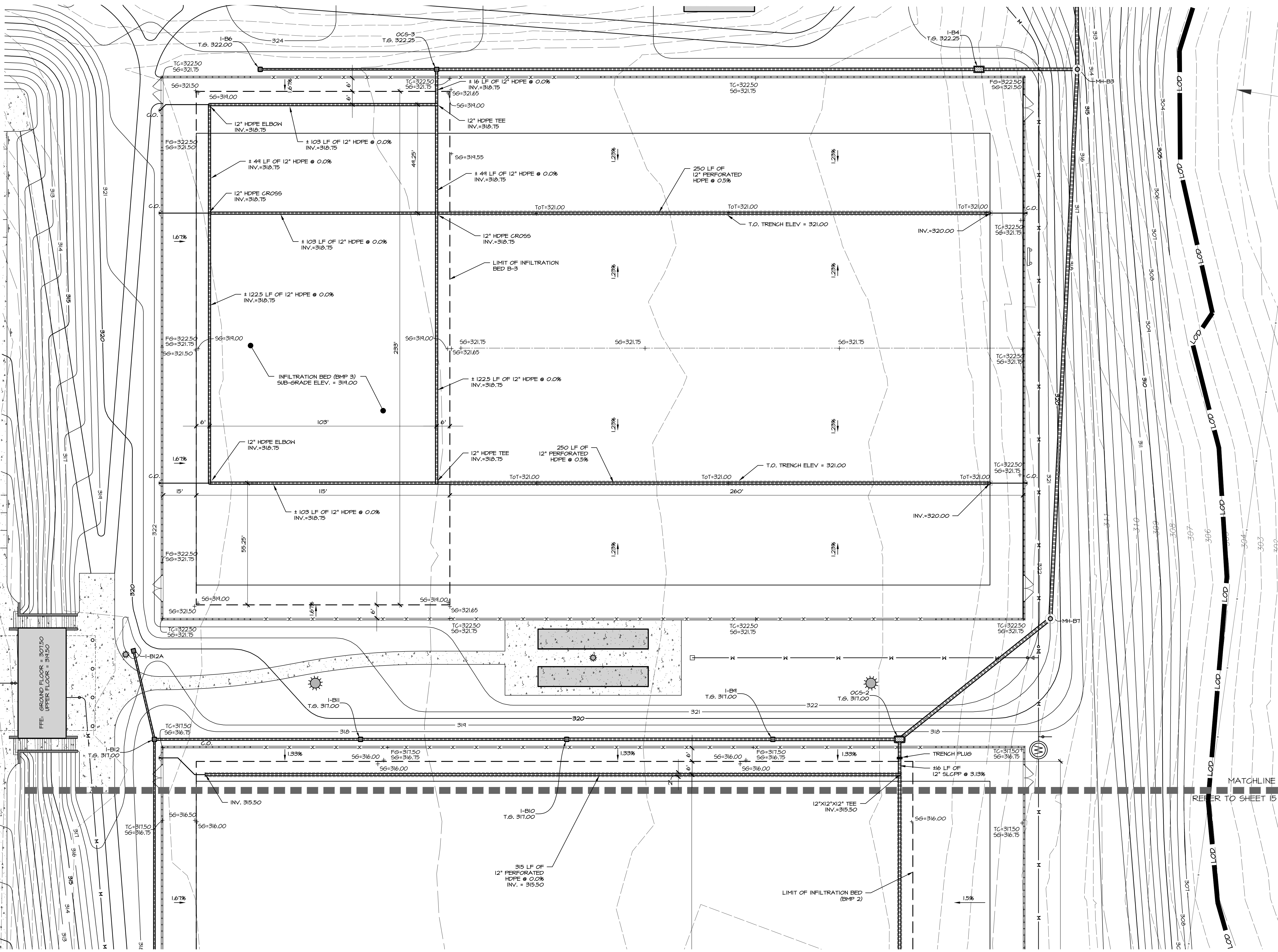
SUBJECT: FIELD SUB-GRADE PLAN 'B'
FOR WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT: WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

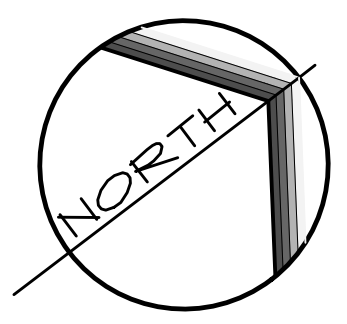
MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 20'

DRAWING NO. 16 of 48

UPI NO(S): 67-5-27

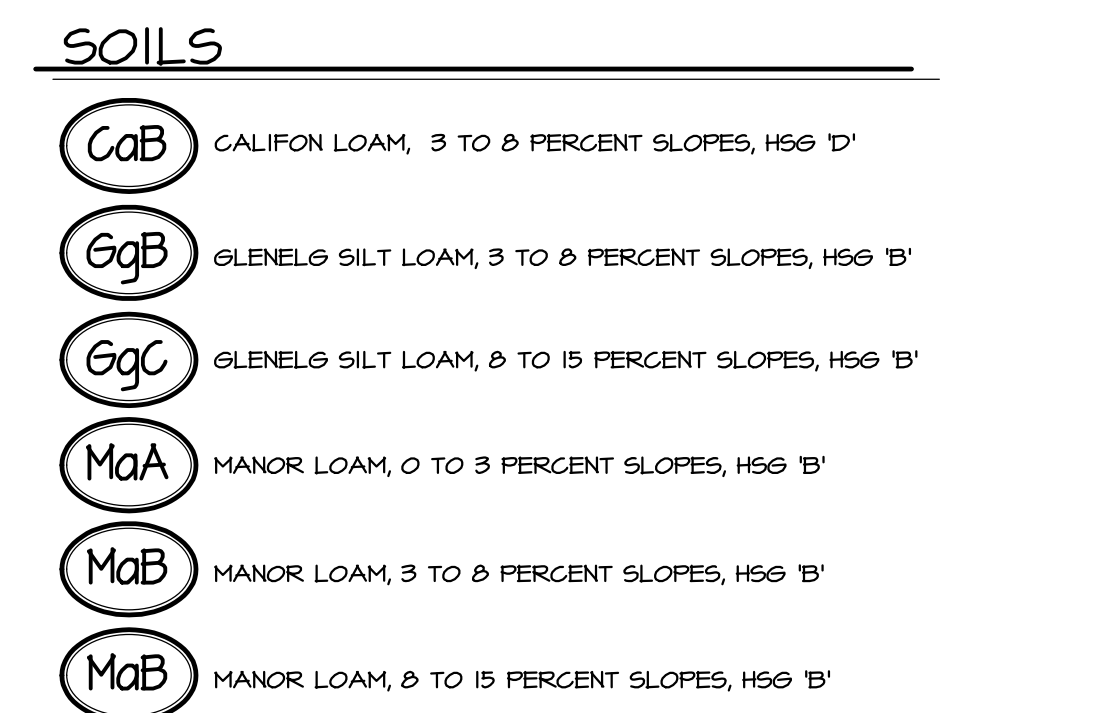
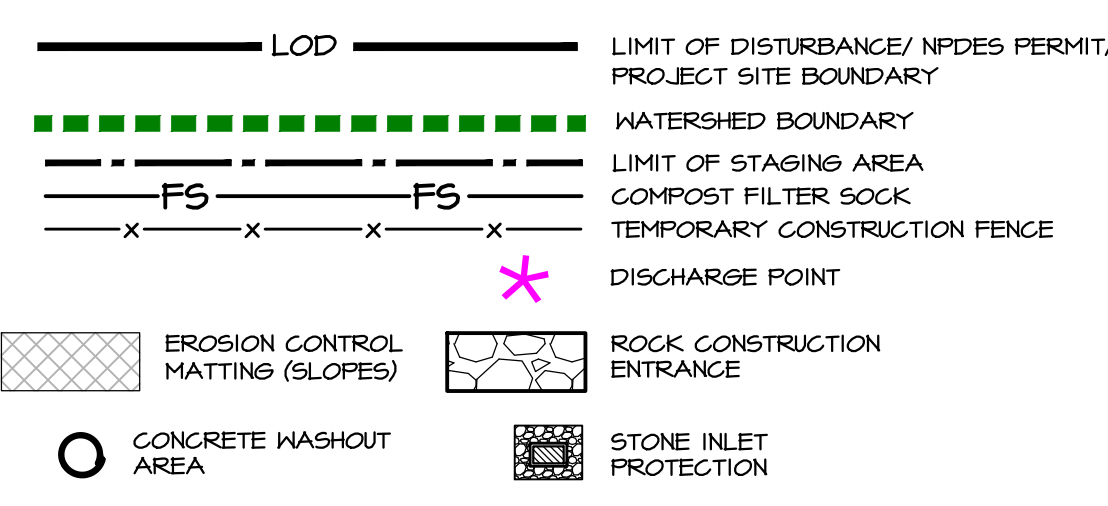
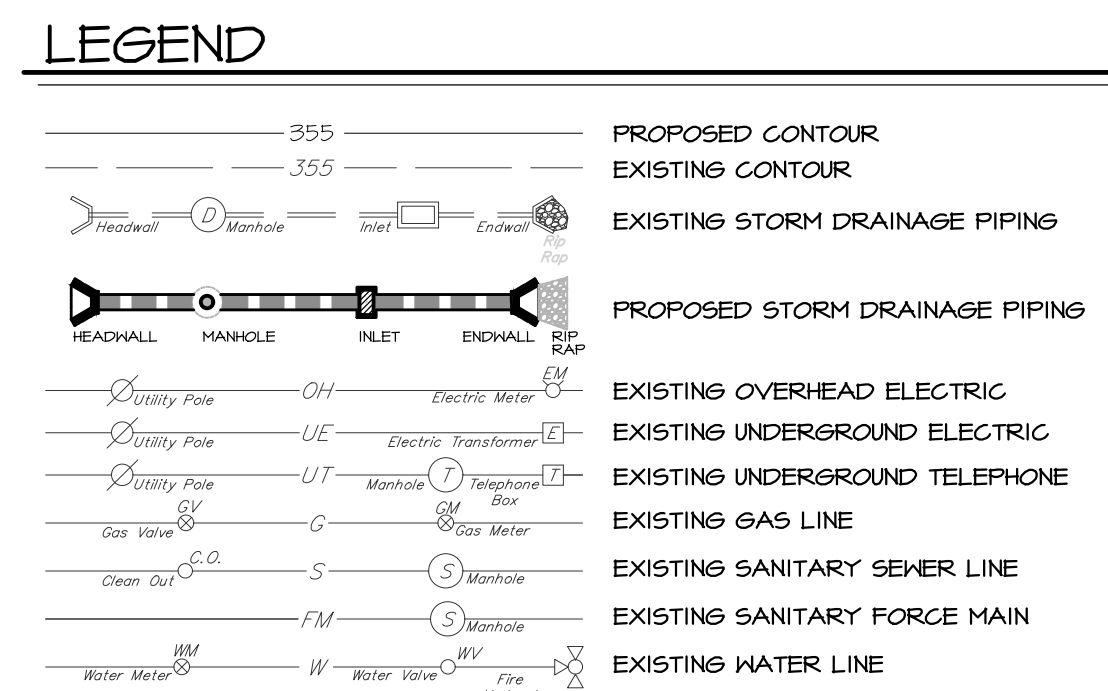
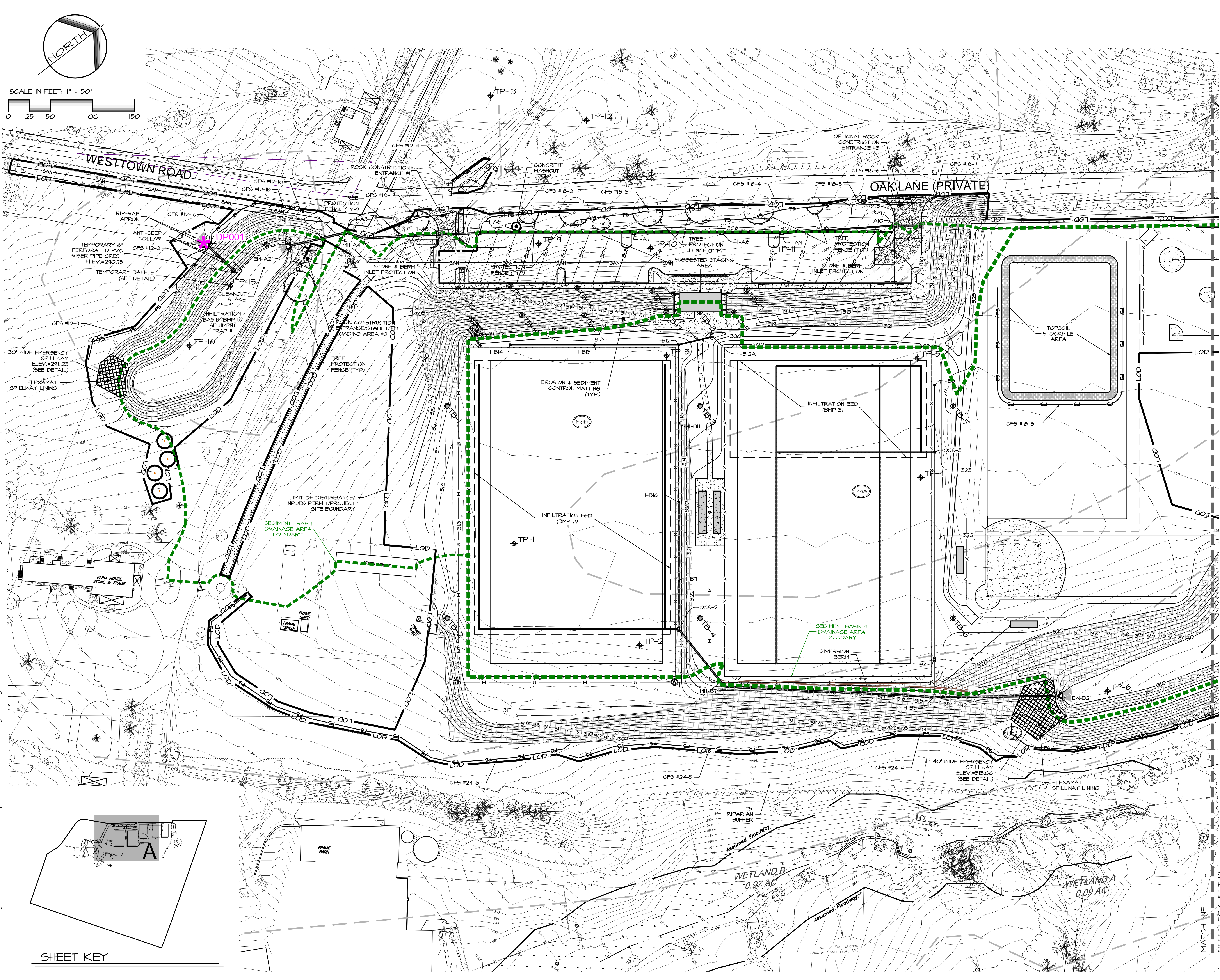
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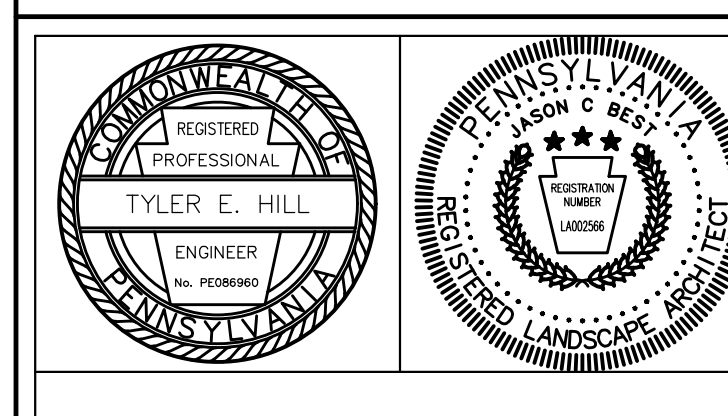


SCALE IN FEET: 1" = 50'

0 25 50 100 150



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PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT:
EROSION & SEDIMENT CONTROL PLAN 'A'
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
17 of 48

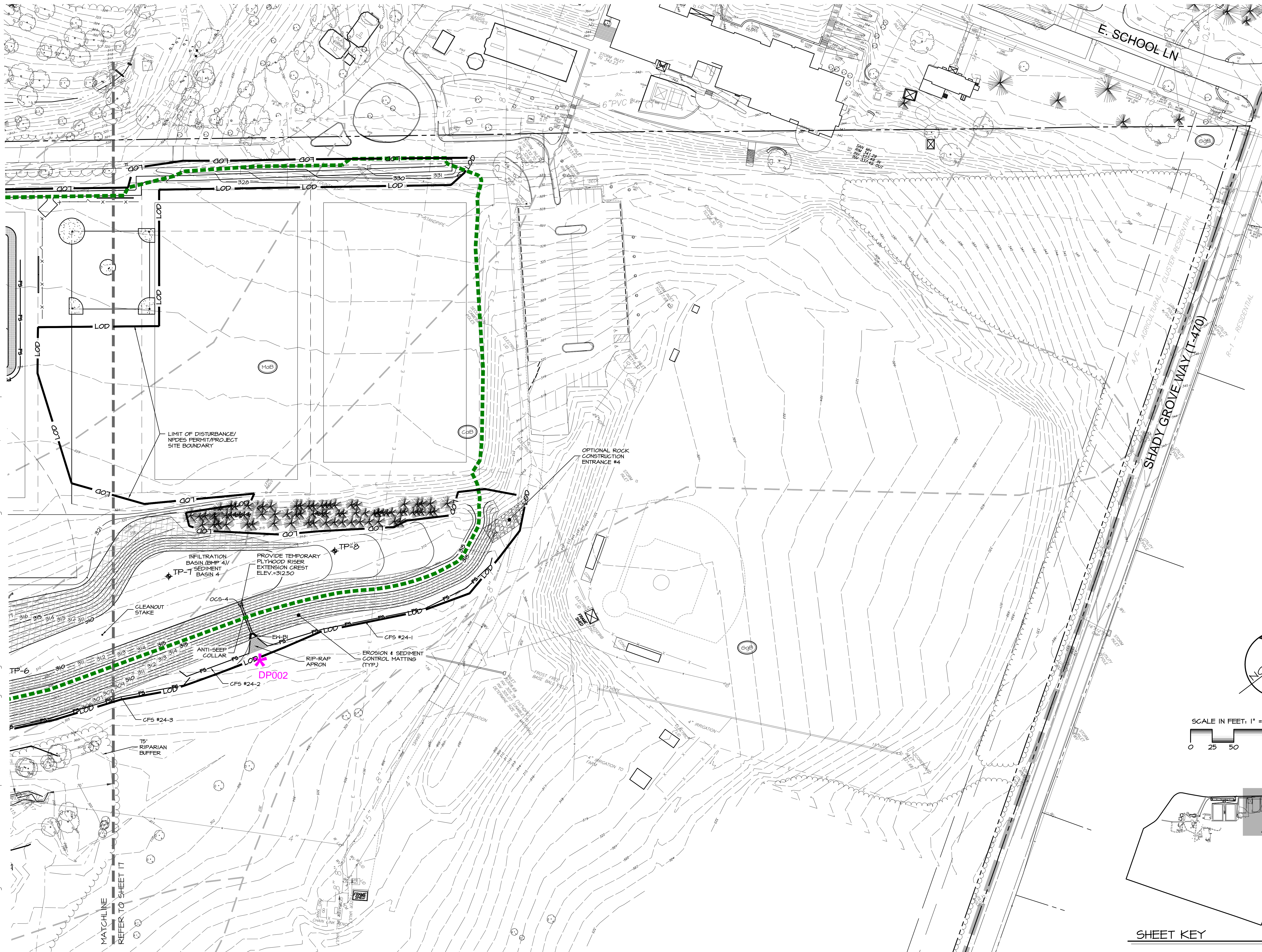
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SHEET KEY

MATCHLINE REFER TO SHEET 18

UPI NO(S): 67-5-27

DRAWING: C:\Users\jason\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\ESC PLAN.dwg - PLOTTED: Dec 15, 2023 3:10 pm



LEGEND

	355	PROPOSED CONTOUR
	355	EXISTING CONTOUR
		EXISTING STORM DRAINAGE PIPING
		PROPOSED STORM DRAINAGE PIPING
		EXISTING OVERHEAD ELECTRIC
		EXISTING UNDERGROUND ELECTRIC
		EXISTING UNDERGROUND TELEPHONE
		EXISTING GAS LINE
		EXISTING SANITARY SEWER LINE
		EXISTING SANITARY FORCE MAIN
		EXISTING WATER LINE
		LOD
		LIMIT OF DISTURBANCE/ NPDES PERMIT/PROJECT SITE BOUNDARY
		WATERSHED BOUNDARY
		LIMIT OF STAGING AREA
		COMPOST FILTER SOCK
		TEMPORARY CONSTRUCTION FENCE
		DISCHARGE POINT

	EROSION CONTROL MATTING (SLOPES)		ROCK CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT AREA		STONE INLET PROTECTION

SOILS

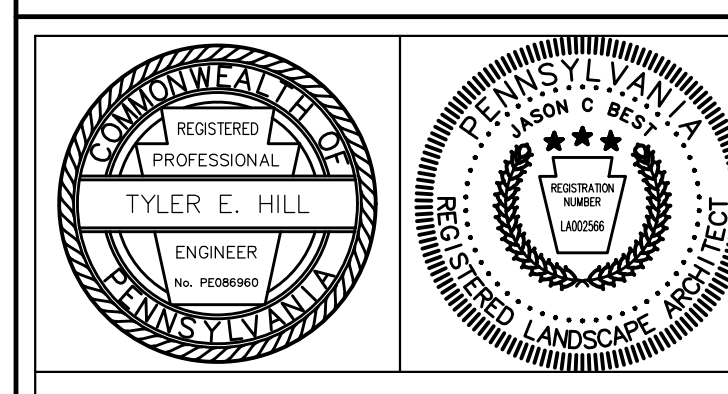
	CaB	CALIFORN LOAM, 3 TO 8 PERCENT SLOPES, H5G 'D'
	EgB	GLENELO SILT LOAM, 3 TO 8 PERCENT SLOPES, H5G 'B'
	EgC	GLENELO SILT LOAM, 8 TO 15 PERCENT SLOPES, H5G 'B'
	MaA	MAJOR LOAM, 0 TO 3 PERCENT SLOPES, H5G 'B'
	MaB	MAJOR LOAM, 3 TO 8 PERCENT SLOPES, H5G 'B'
	MaC	MAJOR LOAM, 8 TO 15 PERCENT SLOPES, H5G 'B'

REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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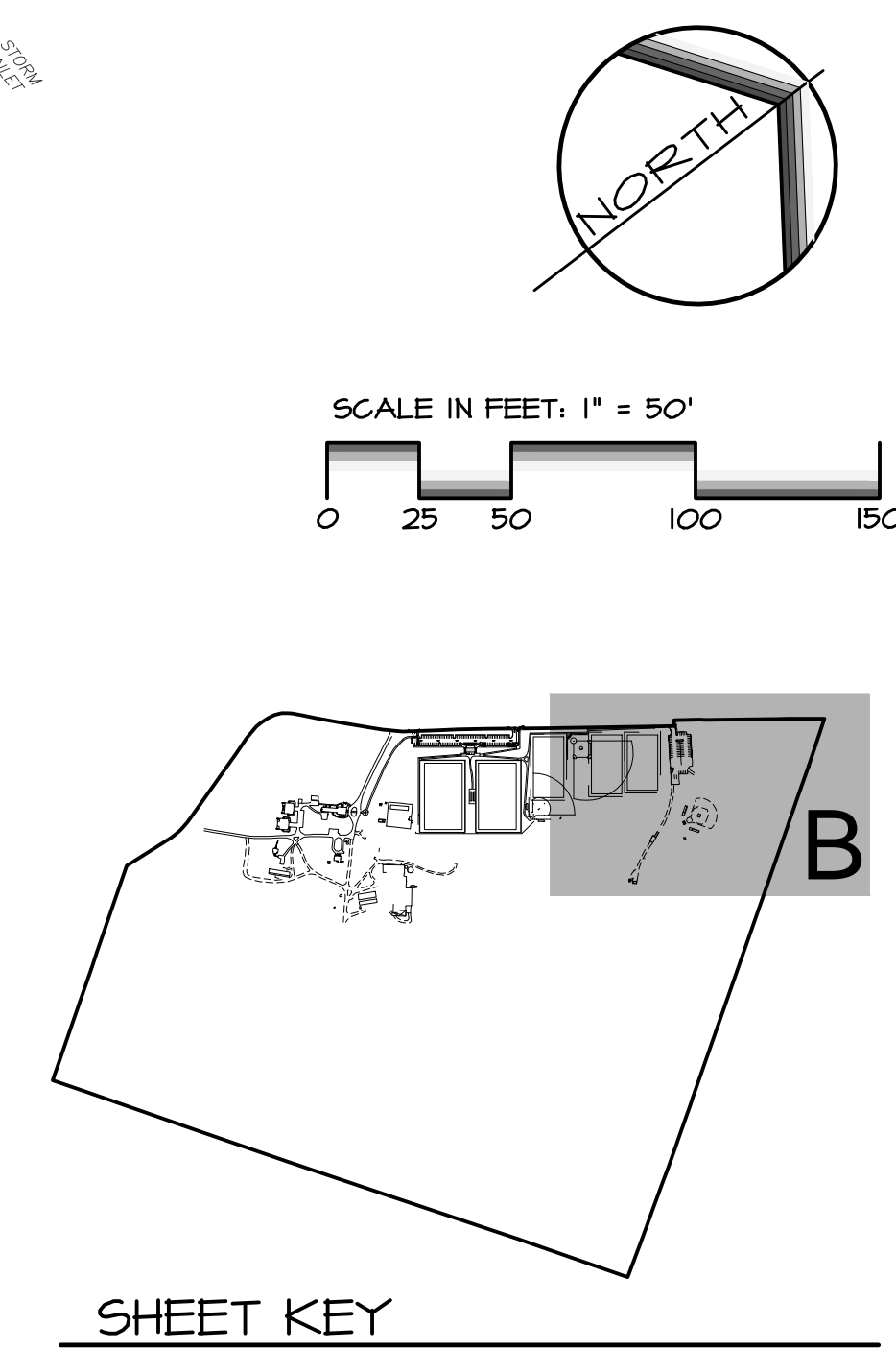
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PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
EROSION & SEDIMENT CONTROL PLAN 'B'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

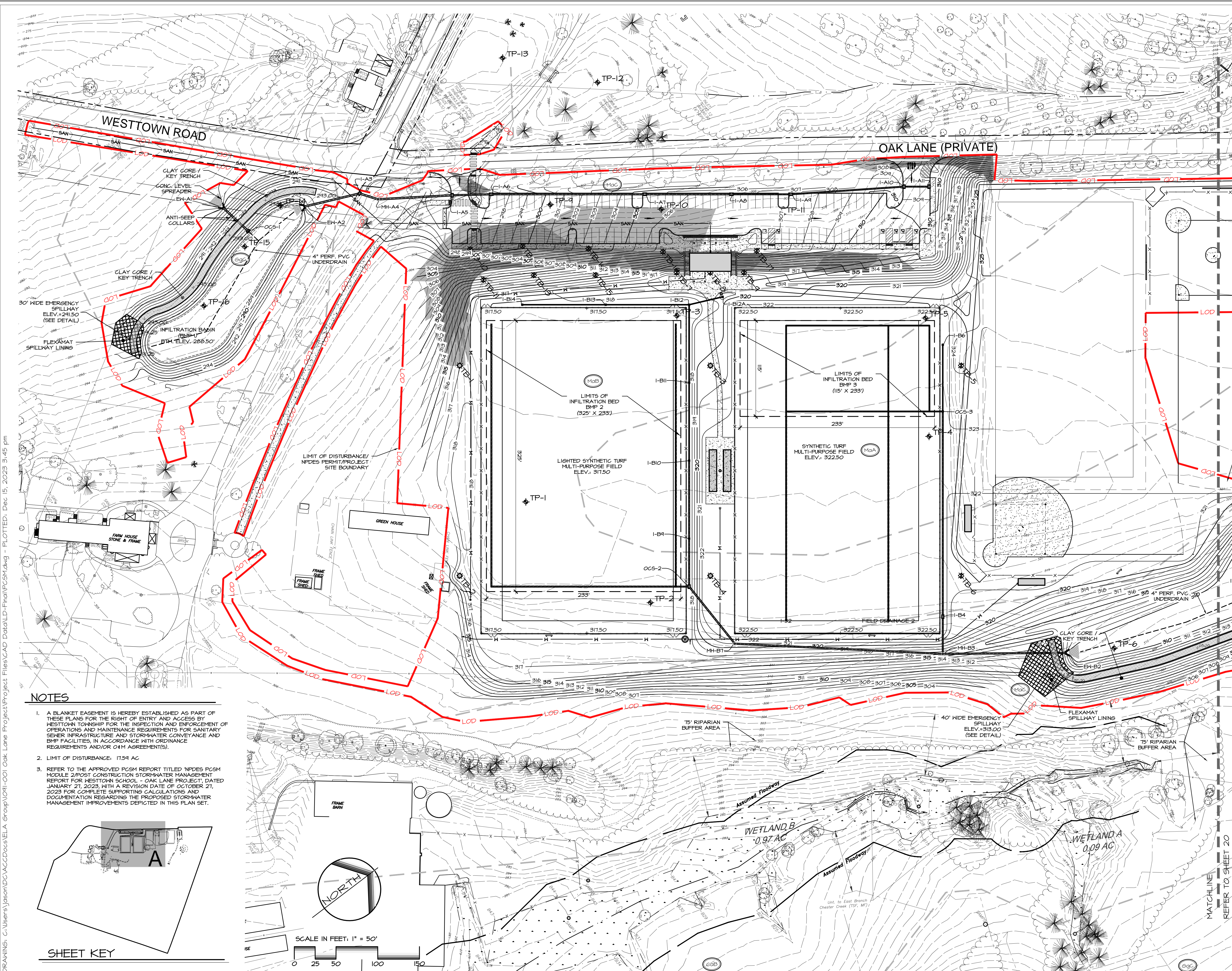
MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 50'

DRAWING NO.
18 of 48



UPI NO(S): 67-5-27

DRAWING: C:\Users\jason\Documents\Projects\CAD Data\LD-Final\PCSM.dwg - PLOTTED: Dec 15, 2023 3:45 pm



LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING STORM SEWER PIPE/INLET/MANHOLE
	PROPOSED STORM SEWER PIPE/INLET/MANHOLE
	EXISTING ENDWALL/RIP RAP
	PROPOSED ENDWALL/RIP RAP
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINE AND VALVE
	EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	SLOPE GRADIENT AND DIRECTION
	PROJECT SITE BOUNDARY

SURFACE WATERS

RECEIVING SURFACE WATER: EAST BRANCH CHESTER CREEK DESIGNATED USE: TSF, MF

RECEIVING SURFACE WATER: UNT. TO EAST BRANCH CHESTER CREEK DESIGNATED USE: TSF, MF

SOILS

	CALIFON LOAM, 3 TO 8 PERCENT SLOPES, H56 'B'
	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES, H56 'B'
	GLENELG SILT LOAM, 8 TO 15 PERCENT SLOPES, H56 'B'
	MANOR LOAM, 0 TO 3 PERCENT SLOPES, H56 'B'
	MANOR LOAM, 3 TO 8 PERCENT SLOPES, H56 'B'
	MANOR LOAM, 8 TO 15 PERCENT SLOPES, H56 'B'

EXISTING SLOPE MAPPING

	PRECAUTIONARY SLOPES (15-25%) 17,672 SF / 0.41 AC TOTAL
	PROHIBITIVE SLOPES (> 25%) 17,245 SF / 0.40 AC TOTAL

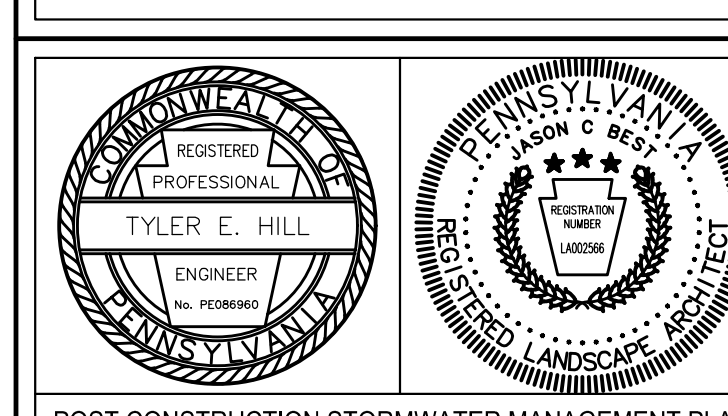
REVISIONS PER:

NO.	DESCRIPTION	DATE	BY
1.	CCCD COMMENTS	3-1-2023	TEH
2.	CCCD COMMENTS	3-17-2023	TEH
3.	LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4.	CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5.	CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6.	11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

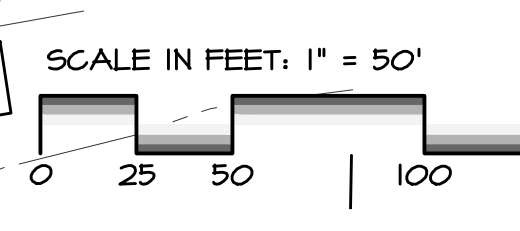
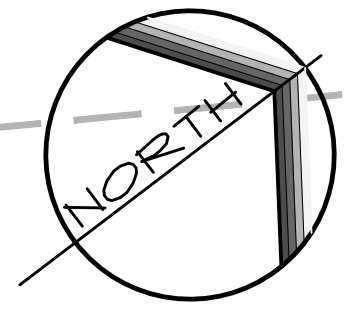
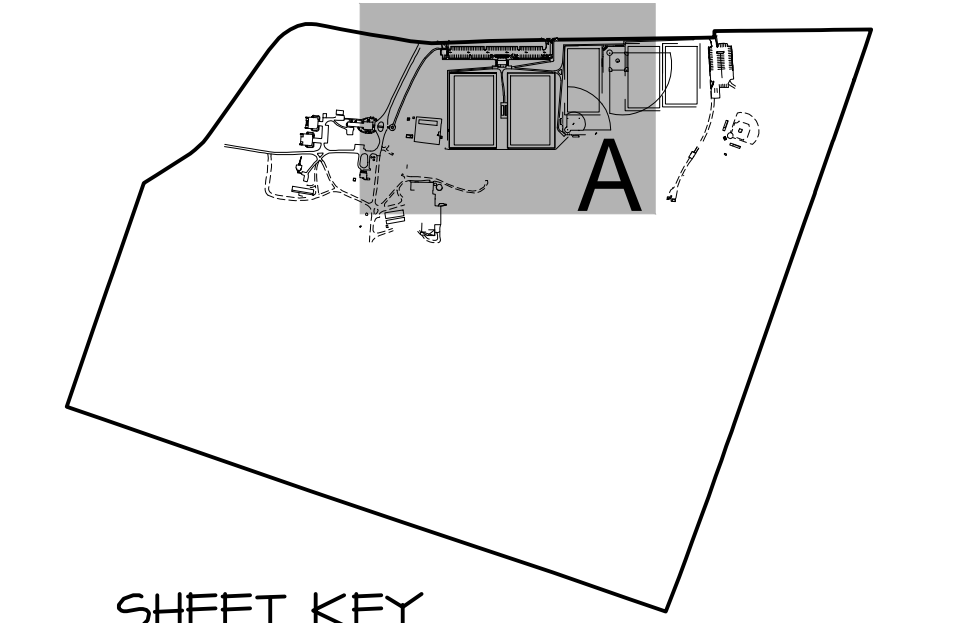
PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
PCSM PLAN 'A'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 50'

DRAWING NO.
19 of 48

NOTES

- A BLANKET EASEMENT IS HEREBY ESTABLISHED AS PART OF THESE PLANS FOR THE RIGHT OF ENTRY AND ACCESS BY WESTTOWN TOWNSHIP FOR THE INSPECTION AND ENFORCEMENT OF OPERATIONS AND MAINTENANCE REQUIREMENTS FOR SANITARY SEWER INFRASTRUCTURE AND STORMWATER CONVEYANCE AND BMP FACILITIES, IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND/OR O&M AGREEMENT(S).
- LIMIT OF DISTURBANCE: 17.51 AC
- REFER TO THE APPROVED PCSM REPORT TITLED 'NPDES PCSM MODULE 2/POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR WESTTOWN SCHOOL - OAK LANE PROJECT, DATED JANUARY 27, 2023, WITH A REVISION DATE OF OCTOBER 27, 2023 FOR COMPLETE SUPPORTING CALCULATIONS AND DOCUMENTATION REGARDING THE PROPOSED STORMWATER MANAGEMENT IMPROVEMENTS DEPICTED IN THIS PLAN SET.



MATCHLINE REFER TO SHEET 20

NOTES

1. A BLANKET EASEMENT IS HEREBY ESTABLISHED AS PART OF THESE PLANS FOR THE RIGHT OF ENTRY AND ACCESS BY WESTTOWN TOWNSHIP FOR THE INSPECTION AND ENFORCEMENT OF OPERATIONS AND MAINTENANCE REQUIREMENTS FOR SANITARY SEWER INFRASTRUCTURE AND STORMWATER CONVEYANCE AND BMP FACILITIES, IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND/OR OAH AGREEMENT(S).
2. LIMIT OF DISTURBANCE: 17.54 AC
3. REFER TO THE APPROVED PCSM REPORT TITLED NPDES PCSM MODULE 2/POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR WESTTOWN SCHOOL - OAK LANE PROJECT, DATED JANUARY 27, 2023, WITH A REVISION DATE OF OCTOBER 27, 2023 FOR COMPLETE SUPPORTING CALCULATIONS AND DOCUMENTATION REGARDING THE PROPOSED STORMWATER MANAGEMENT IMPROVEMENTS DEPICTED IN THIS PLAN SET.

SOILS

- CaB** CALIFON LOAM, 3 TO 8 PERCENT SLOPES, HS6 'B'
- EgB** GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES, HS6 'B'
- EgC** GLENELG SILT LOAM, 8 TO 15 PERCENT SLOPES, HS6 'B'
- MaA** MANOR LOAM, 0 TO 3 PERCENT SLOPES, HS6 'B'
- MaB** MANOR LOAM, 3 TO 8 PERCENT SLOPES, HS6 'B'
- MaB** MANOR LOAM, 8 TO 15 PERCENT SLOPES, HS6 'B'

SURFACE WATERS

RECEIVING SURFACE WATER: EAST BRANCH CHESTER CREEK
 DESIGNATED USE: TSF, MF

RECEIVING SURFACE WATER: UNT. TO EAST BRANCH CHESTER CREEK
 DESIGNATED USE: TSF, MF

EXISTING SLOPE MAPPING

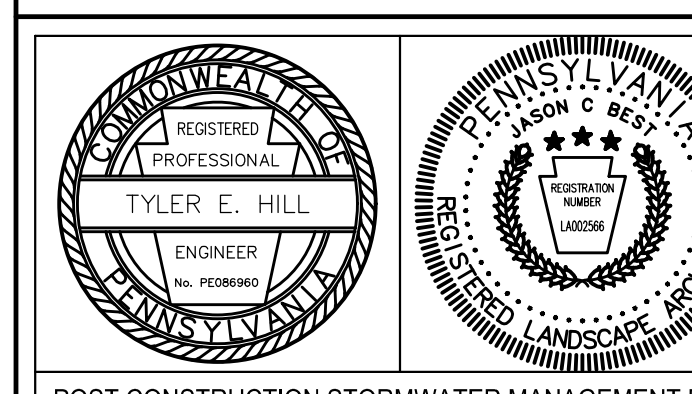
- PRECAUTIONARY SLOPES - 15-25% (NONE, THIS SHEET)
- PROHIBITIVE SLOPES - > 25% (NONE, THIS SHEET)

REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/12/2023	9/19/2023	JCB
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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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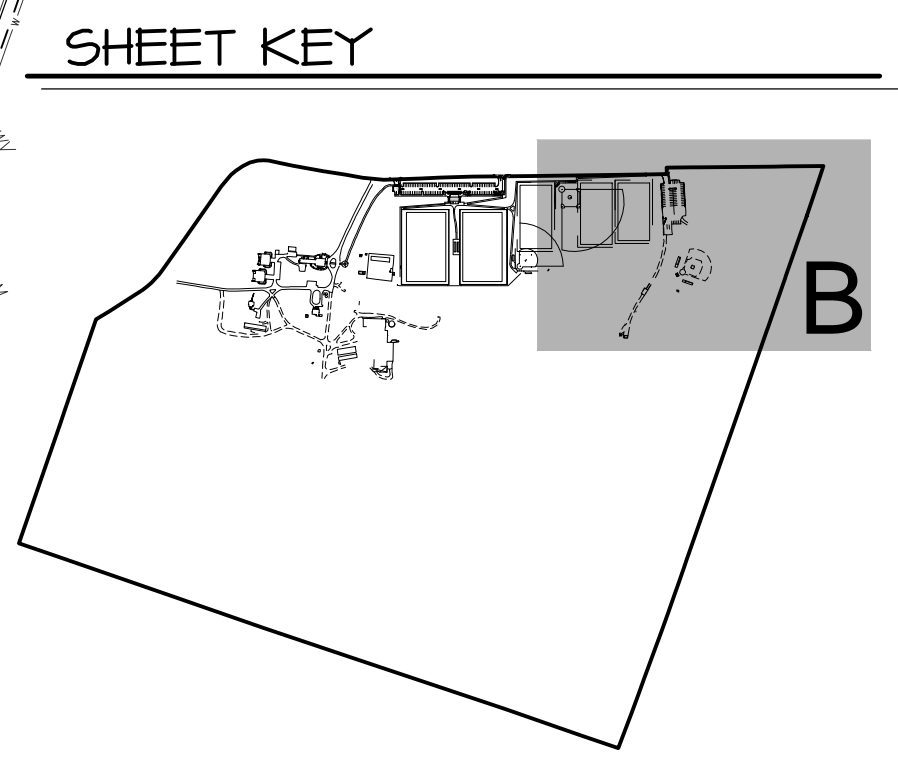
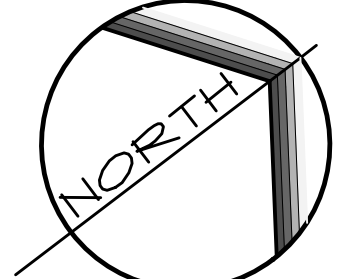
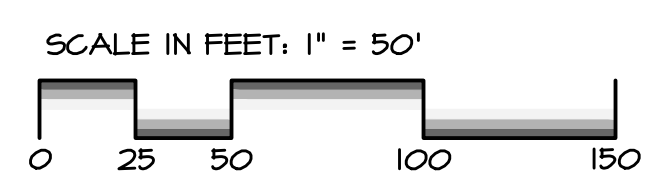
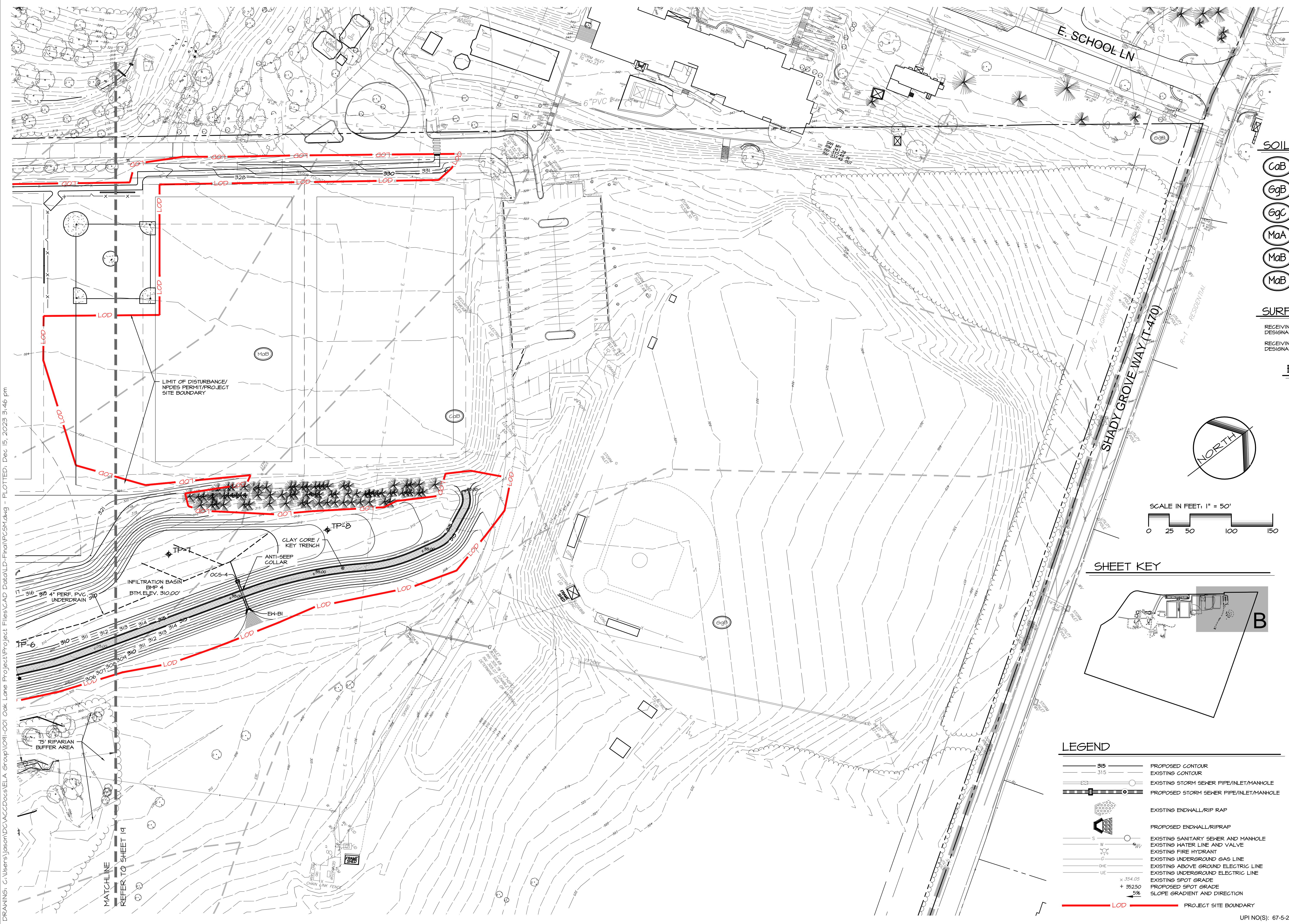
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT:
PCSM PLAN 'B'
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
20 of 48



LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING STORM SEWER PIPE/INLET/MANHOLE
	PROPOSED STORM SEWER PIPE/INLET/MANHOLE
	EXISTING ENDWALL/RIP RAP
	PROPOSED ENDWALL/RIP RAP
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING WATER LINE AND VALVE
	EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND GAS LINE
	EXISTING ABOVE GROUND ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	SLOPE GRADIENT AND DIRECTION
	PROJECT SITE BOUNDARY

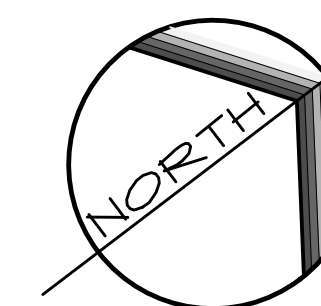
x 354.05
 + 352.50
 5%

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UPI NO(S): 67-5-27

NOTES

1. VALVE AND BACKFLOW PREVENTER SHALL COMPRISE: FORD PLASTIC FIT SETTER MODEL #PDBH-100-36-42-NL (OR APPROVED EQUAL) WITH HUBBARD DOUBLE LID COVER MODEL #48-LL-EXT-5). OMIT THE METER ASSEMBLY AND INSTEAD PROVIDE A SPOOL PIECE BETWEEN THE BALL VALVE AND DOUBLE CHECK VALVE ASSEMBLIES.
2. ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS OF WESTTOWN TOWNSHIP.



SCALE IN FEET, 1" = 50'



REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

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SPORTS CONSTRUCTION
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TYLER E. HILL
ENGINEER
PENNSYLVANIA

TYLER E. HILL
LANDSCAPE ARCHITECT
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT:
UTILITY PLAN 'A'

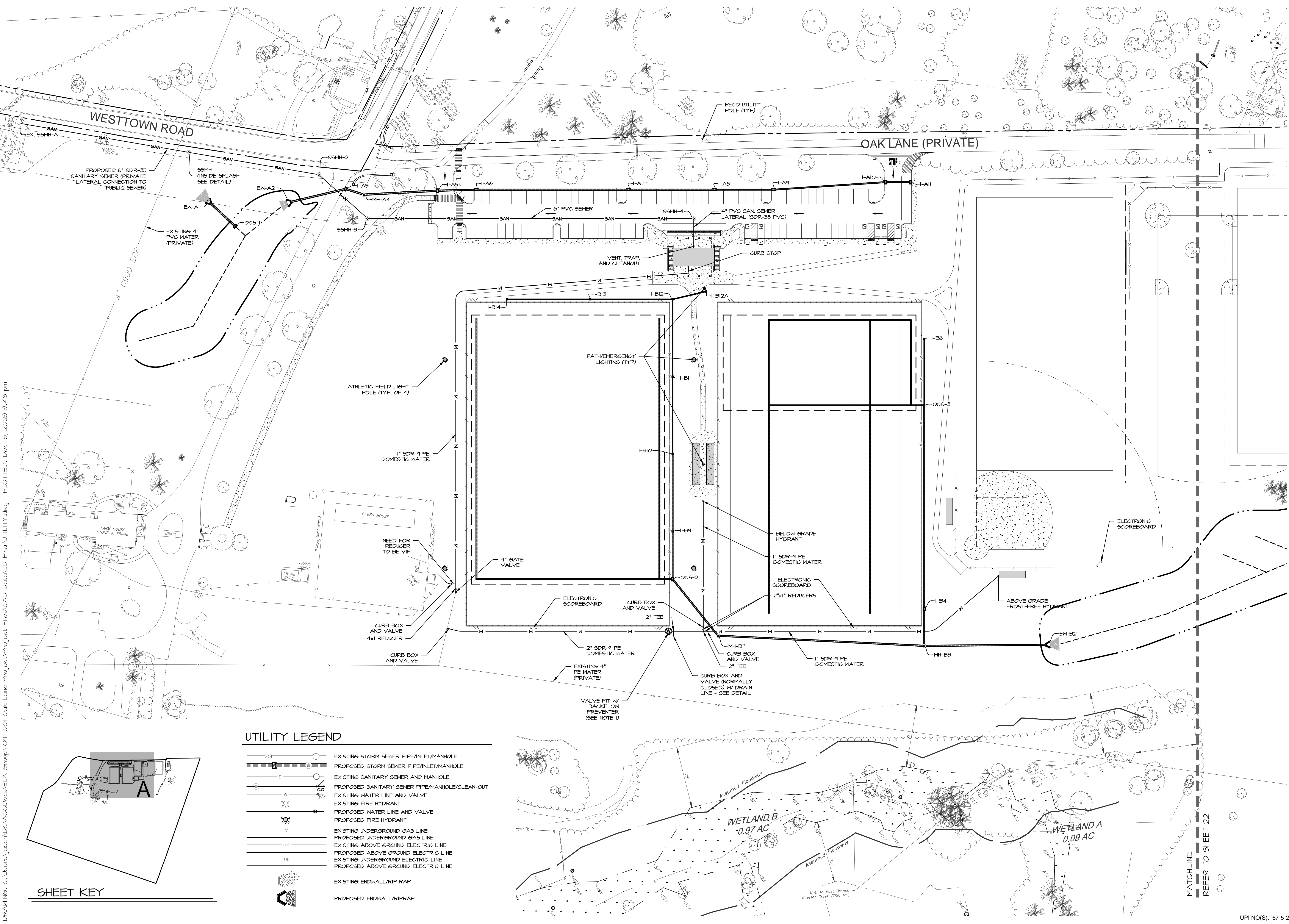
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
21 of 48

UPI NO(S): 67-5-27



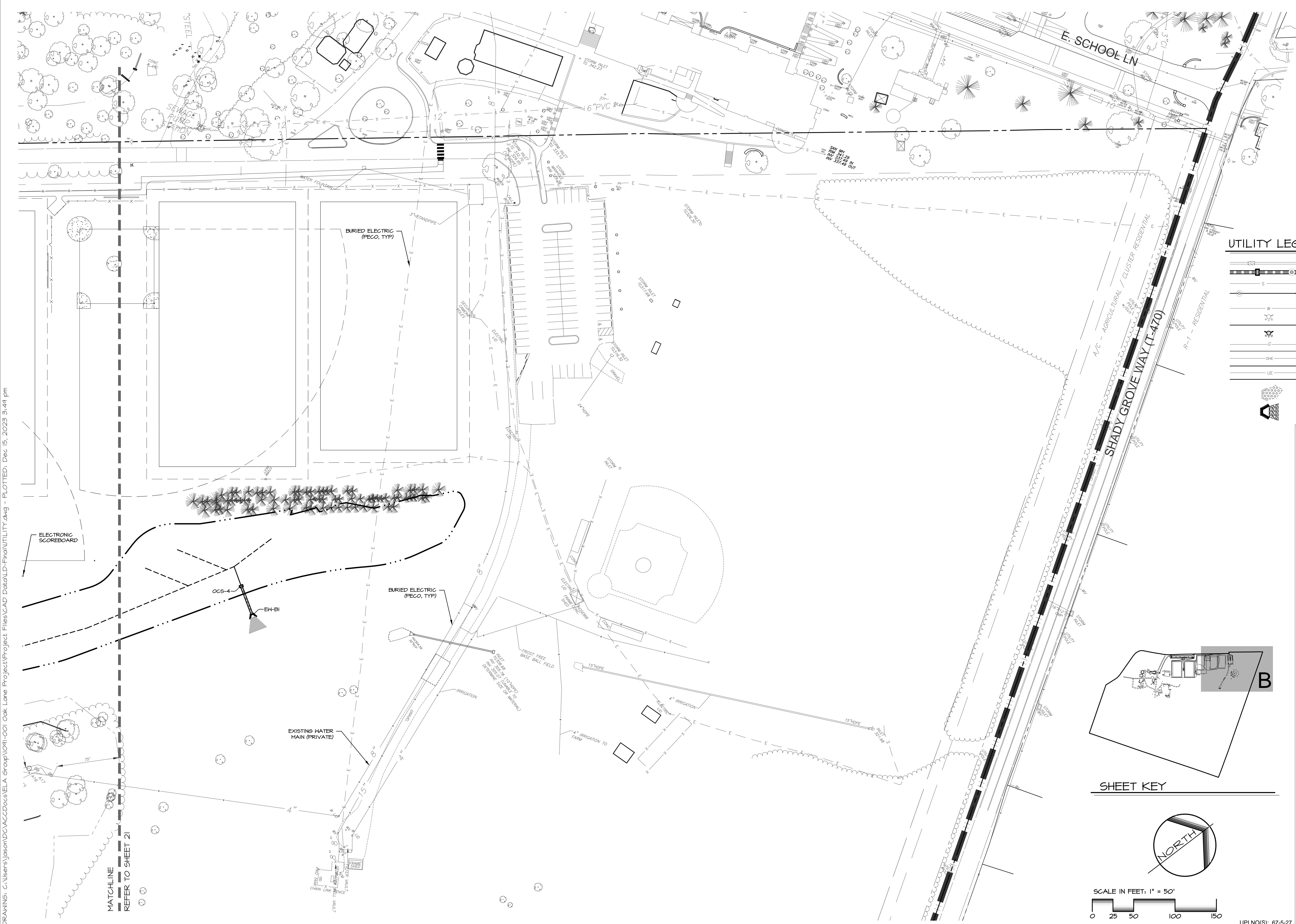
UTILITY LEGEND

	EXISTING STORM SEWER PIPE/INLET/MANHOLE
	PROPOSED STORM SEWER PIPE/INLET/MANHOLE
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED SANITARY SEWER PIPE/INLET/MANHOLE/CLEAN-OUT
	EXISTING WATER LINE AND VALVE
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE AND VALVE
	PROPOSED FIRE HYDRANT
	EXISTING UNDERGROUND GAS LINE
	PROPOSED UNDERGROUND GAS LINE
	EXISTING ABOVE GROUND ELECTRIC LINE
	PROPOSED ABOVE GROUND ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING ENDWALL/RIP RAP
	PROPOSED ENDWALL/RIP RAP

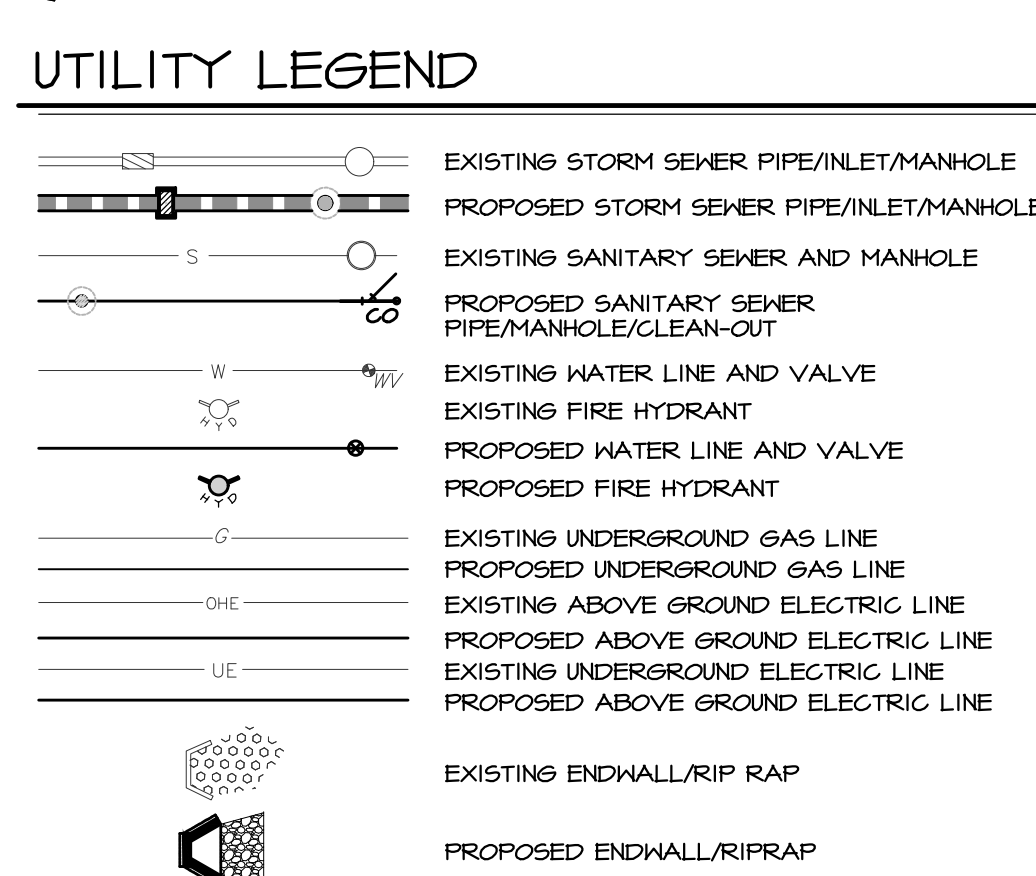
SHEET KEY

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DRAWING: C:\Users\jason\Documents\ELA Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\UTILITY.dwg - PLOTTED: Dec 15, 2023 3:49 pm



- ### NOTES
1. VALVE AND BACKFLOW PREVENTER SHALL COMPRISE: FORD PLASTIC PIT SETTER MODEL #F08M-188-36-42-NE OR APPROVED EQUAL WITH WABASH DOUBLE LID COVER (MODEL #WB-LI-EXT-5), OMIT THE METER ASSEMBLY AND INSTEAD PROVIDE A SPOOL PIECE BETWEEN THE BALL VALVE AND DOUBLE CHECK VALVE ASSEMBLIES.
 2. ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS OF WESTTOWN TOWNSHIP.

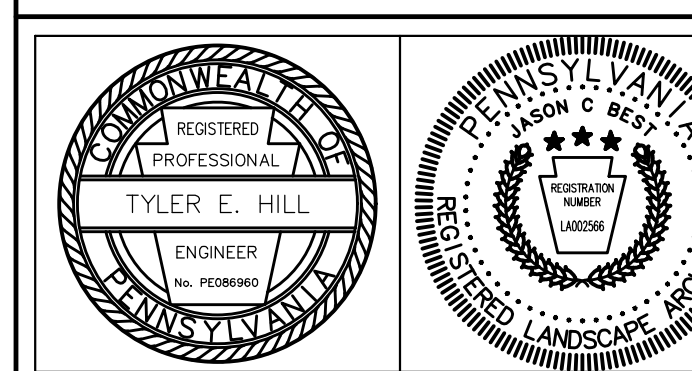


REVISIONS PER:	DATE:	BY:
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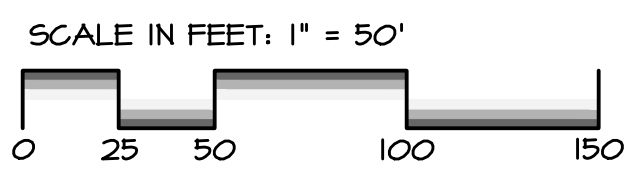
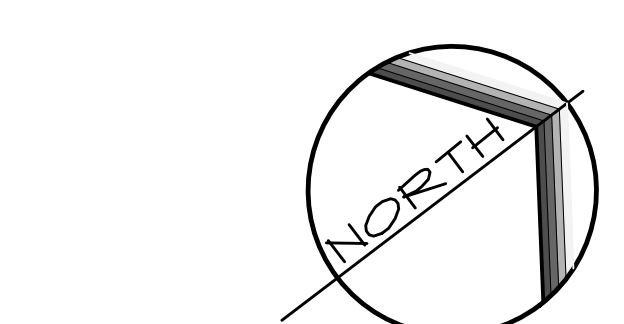


PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
UTILITY PLAN 'B'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: 1" = 50'

DRAWING NO.
22 of 48

SHEET KEY



UPI NO(S): 67-5-27



TREE REPLACEMENT REQ'TS

HESTTOWN TWP CODE: 144-124.D(II)

NON-SPECIMEN: INSTALL 1" CALIPER PER 4" CALIPER REMOVED
 SPECIMEN: INSTALL 1" CALIPER PER 1" CALIPER REMOVED

TREES TO BE REMOVED:
 NON-SPECIMEN: 262"
 SPECIMEN: 164"

COMPENSATORY PLANTINGS:
 NON-SPECIMEN: 262" / 4" = 66"
 SPECIMEN: 164" / 1" = 164"
 66" x 164" = 230" (66 TREES AT 3.5" CALIPER)

COMPENSATORY PLANTINGS

- TREES HIGHLIGHTED IN BLUE ON THIS PLAN ARE COMPENSATORY PLANTINGS
- COMPENSATORY PLANTING NOTES:
 1. 92 EVERGREEN TREES ARE PROVIDED AS COMPENSATORY TREES, WHICH ACCOUNT FOR 41 OF THE REQUIRED 66 TREES, THE REMAINDER OF THE COMPENSATORY TREES ARE DECIDUOUS.
 2. SEE THE COMPENSATORY PLANTING SCHEDULE FOUND ON SHEET 24A.

NOTES

- SEE SHEETS 8 AND 9 FOR THE TREES (6" OR GREATER) SCHEDULED FOR DEMOLITION AND FOR THE TREE PROTECTION AREAS THAT ARE TO BE DELINEATED.
- SEE SHEET 24A FOR THE LIST OF PROPOSED PLANTINGS AND THEIR QUANTITIES AS WELL AS VARIOUS PLANTING DETAILS.
- IF ANY EXISTING TREES ARE REMOVED IN ADDITION TO THOSE SCHEDULED FOR REMOVAL ON THE DEMOLITION PLANS, THEY SHALL BE REPLACED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE HESTTOWN TOWNSHIP CODE.
- TREES AND SHRUBS SHALL BE OF NURSERY-GROWN STOCK OF NON-COLUMNAR VARIETIES, AND SHALL BE INSECT AND PEST RESISTANT.
- A TWO-YEAR MAINTENANCE AND REPLACEMENT GUARANTEE SHALL BE PROVIDED TO THE TOWNSHIP BY THE LANDSCAPE CONTRACTOR. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE SHALL BE REPLACED BY THE OWNER.

LEGEND

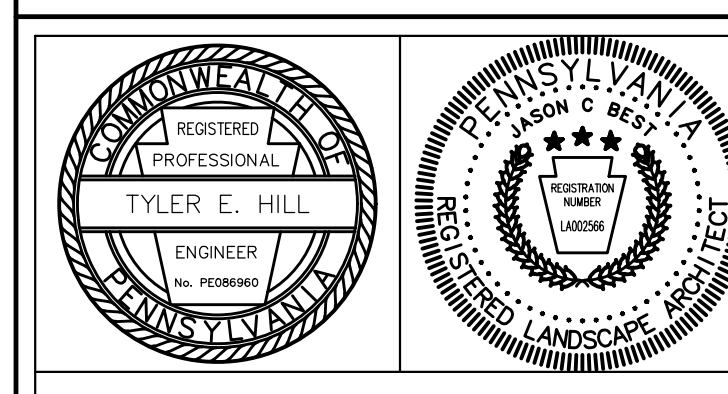
— TREE PROTECTION FENCING

REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
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PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
TREE PROTECTION MANAGEMENT PLAN AND LANDSCAPE PLAN 'A'
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

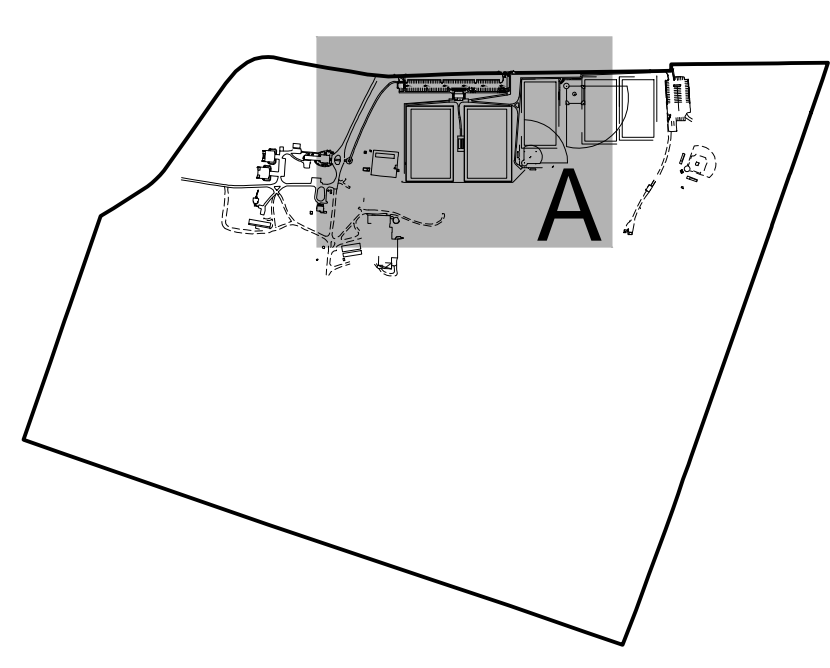
MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: 1" = 60'

DRAWING NO.
23 of 48

EXISTING TREE LEGEND

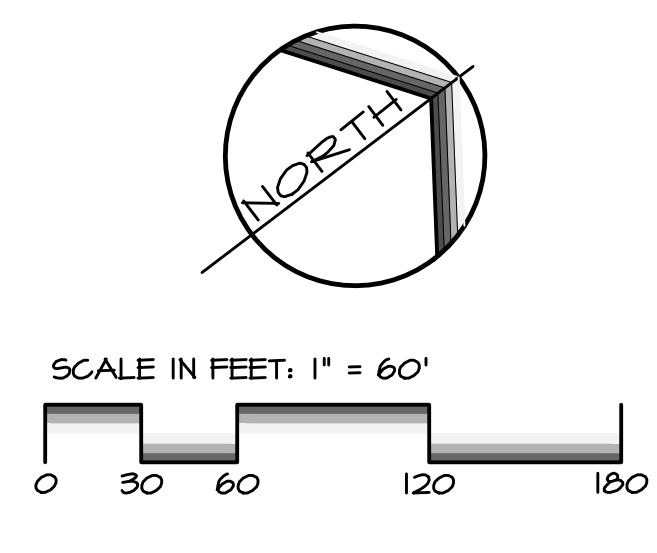
AI AILANTHUS	MB MULBERRY
AS ASH	MG MAGNOLIA
AV ARBORVITAE	MJ J. MAPLE
BH BEECH	OK OAK
BR BIRCH	PN PINE
CD CEDAR	SA SASSAFRAS
CH CHESTNUT	SG SWEETGUM
CY CHERRY	SP SPRUCE
DG DOGWOOD	FI FIR
EM ELM	SW SOURWOOD
FR FRUIT	SY SYCAMORE
HB HACKBERRY	TL TUPELO
HK HICKORY	TU TULIP POPLAR
HM HEMLOCK	WA WALNUT
HY HOLLY	WI WILLOW
MA MAPLE	WP WHITE PINE

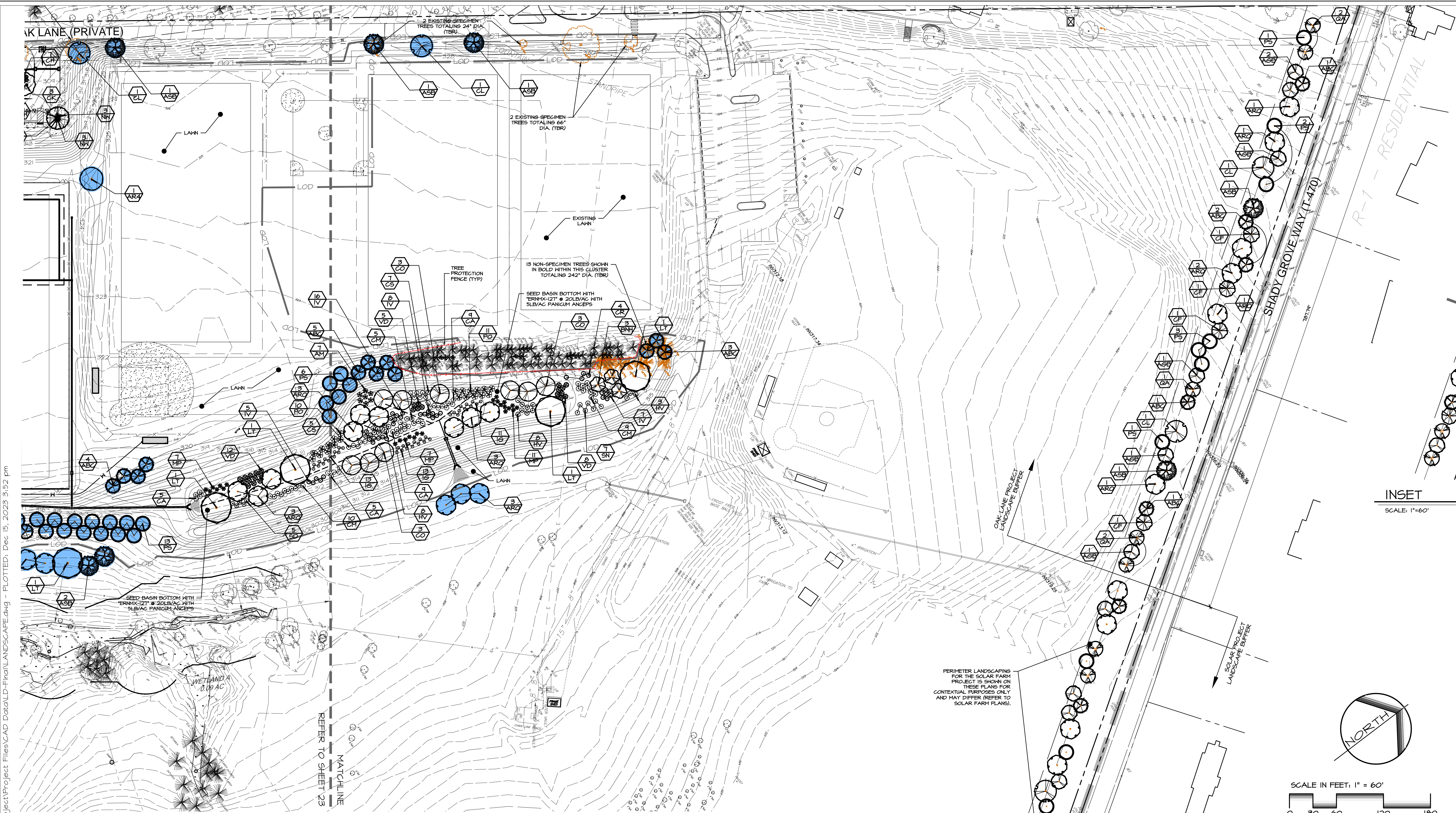
SHEET KEY



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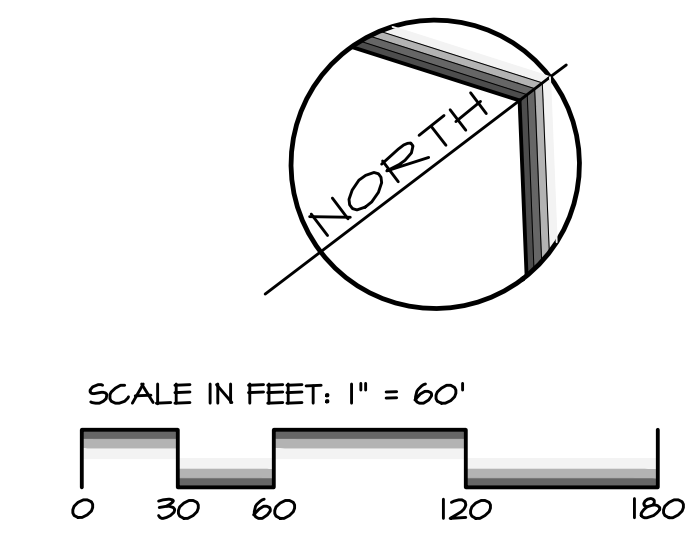
MATCHLINE REFER TO SHEET 24





INSET
SCALE: 1"=60'

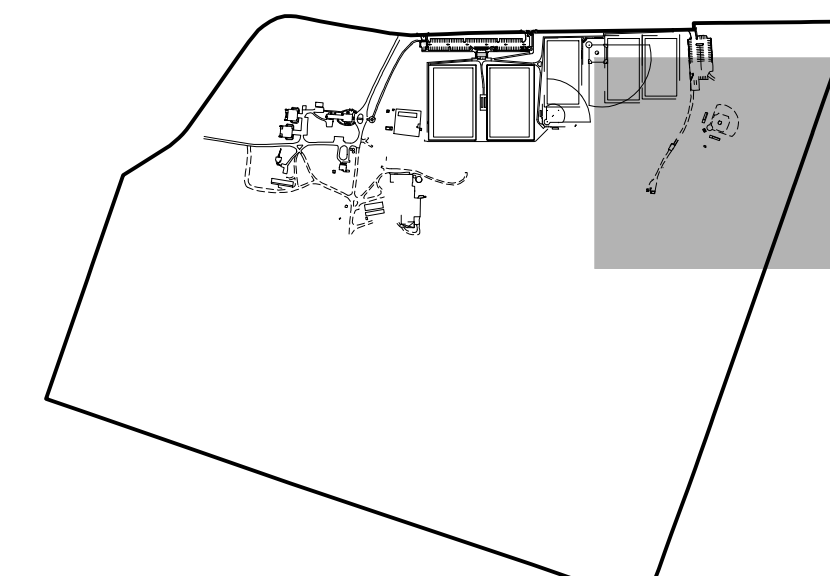
LANDSCAPE PLAN (SHEET B)
SCALE: 1"=60'



LEGEND

—●—●—●— TREE PROTECTION FENCING

SHEET KEY



EXISTING TREE LEGEND

AI	AILANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AV	ARBORVITAE	MJ	J. MAPLE
BH	BEECH	OK	OAK
BR	BIRCH	PN	PINE
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CY	CHERRY	SP	SPRUCE
DG	DOGWOOD	FI	FIR
EM	ELM	SW	SOURWOOD
FR	FRUIT	SY	SYCAMORE
HB	HACKBERRY	TL	TUPELO
HK	HICKORY	TU	TULIP POPLAR
HM	HEMLOCK	WA	WALNUT
HY	HOLLY	WI	WILLOW
MA	MAPLE	WP	WHITE PINE

- NOTES**
- SEE SHEETS 3 AND 4 FOR THE TREES (6" OR GREATER) SCHEDULED FOR DEMOLITION AND FOR THE TREE PROTECTION AREAS THAT ARE TO BE DELINEATED.
 - SEE SHEET 24A FOR THE LIST OF PROPOSED PLANTINGS AND THEIR QUANTITIES AS WELL AS VARIOUS PLANTING DETAILS.
 - IF ANY EXISTING TREES ARE REMOVED IN ADDITION TO THOSE SCHEDULED FOR DEMOLITION ON THE DEMOLITION PLANS, THEY SHALL BE REPLACED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE WESTTOWN TOWNSHIP CODE.
 - TREES AND SHRUBS SHALL BE OF NURSERY-GROWN STOCK OF NON-COLUMNAR VARIETIES, AND SHALL BE INSECT AND PEST RESISTANT.
 - A TWO-YEAR MAINTENANCE AND REPLACEMENT GUARANTEE SHALL BE PROVIDED TO THE TOWNSHIP BY THE LANDSCAPE CONTRACTOR. ALL PLANTINGS WHICH DO NOT SURVIVE AFTER THE EXPIRATION OF THE MAINTENANCE GUARANTEE SHALL BE REPLACED BY THE OWNER.

- COMPENSATORY PLANTINGS**
- TREES HIGHLIGHTED IN BLUE ON THIS PLAN ARE COMPENSATORY PLANTINGS
- COMPENSATORY PLANTING NOTES:**
- 82 EVERGREEN TREES ARE PROVIDED AS COMPENSATORY TREES, WHICH ACCOUNT FOR 41 OF THE REQUIRED 66 TREES. THE REMAINDER OF THE COMPENSATORY TREES ARE DECIDUOUS.
 - SEE THE COMPENSATORY PLANTING SCHEDULE FOUND ON SHEET 24A.

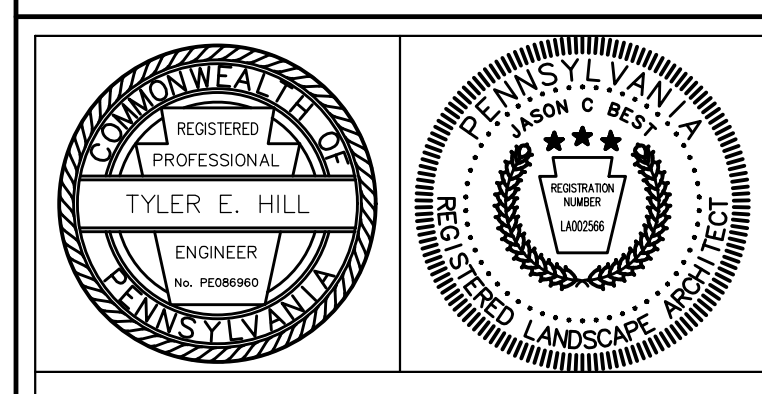
- TREE REPLACEMENT REQ'TS**
- WESTTOWN TWP CODE (144-924.D01)
- NON-SPECIMEN: INSTALL 1" CALIPER PER 4" CALIPER REMOVED
SPECIMEN: INSTALL 1" CALIPER PER 1" CALIPER REMOVED
- TREES TO BE REMOVED:**
- NON-SPECIMEN: 262"
SPECIMEN: 164"
- COMPENSATORY PLANTINGS:**
- NON-SPECIMEN: 262" / 4" = 66"
SPECIMEN: 164" / 1" = 164"
- 66" + 164" = 230" (66 TREES AT 3.5" CALIPER)

REVISIONS PER:

NO.	DESCRIPTION	DATE	BY
1.	CCCD COMMENTS	3-1-2023	TEH
2.	CCCD COMMENTS	3-17-2023	TEH
3.	LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4.	CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5.	CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6.	11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

EA group, inc.
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
elagroup.com



PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
TREE PROTECTION MANAGEMENT PLAN AND LANDSCAPE PLAN 'B'
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: AS NOTED

DRAWING NO.
24 of 48
UPI NO(S): 67-5-27

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COMPENSATORY PLANTINGS § 149-424.D(12)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ABC	31	Ables concolor	White Fir	8'-10'	B4B	
ARA	1	Acer rubrum 'Red Sunset'	Red Sunset Maple	3.5' Cal.	B4B	
ARO	3	Acer rubrum 'October Glory'	October Glory Red Maple	3.5' Cal.	B4B	
ASB	3	Acer saccharum 'Bonline'	Bonline Sugar Maple	3.5' Cal.	B4B	
CL	3	Cladostis lutea	American Yellowwood	3.5' Cal.	B4B	
LT	1	Liriodendron tulipifera	Tulip Tree	3.5' Cal.	B4B	
PS	31	Pinus strobus	White Pine	8'-10'	B4B	
QA	3	Quercus alba	White Oak	3.5' Cal.	B4B	
UC	3	Ulmus x 'Frontier'	American Elm	3.5' Cal.	B4B	

BMP 1 PLANTINGS § 149-425.G(3)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ARO	3	Acer rubrum 'October Glory'	October Glory Red Maple	3.5' Cal.	B4B	
BNH	1	Betula nigra 'Heritage'	Heritage River Birch	8'-10' Multi-stem	B4B	
CO	3	Celtis occidentalis	Common Hackberry	3.5' Cal.	B4B	
LT	2	Liriodendron tulipifera	Tulip Tree	3.5' Cal.	B4B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
AM	5	Aronia melanocarpa	Chokeberry	24"-30"	3 gal	
CA	5	Clethra alnifolia	Summersweet Clethra	24"-30"	3 gal	
CR	4	Cornus racemosa	Gray Dogwood	24"-30"	3 gal	
IS	14	Ilex glabra	Hickberry Holly	24"-30"	3 gal	
IV	18	Ilex verticillata	Hibernian Holly	24"-30"	3 gal	
MP	5	Myrica pensylvanica	Northern Bayberry	24"-30"	3 gal	
PD	12	Phytocarpus opulifolius	Ninebark	24"-30"	3 gal	
SD	15	Salix discolor	Pussy Willow	24"-30"	3 gal	
VD	11	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	24"-30"	3 gal	

BMP 4 PLANTINGS § 149-425.G(3)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ARO	4	Acer rubrum 'October Glory'	October Glory Red Maple	3.5' Cal.	B4B	
BNH	3	Betula nigra 'Heritage'	Heritage River Birch	8'-10' Multi-stem	B4B	
CO	4	Celtis occidentalis	Common Hackberry	3.5' Cal.	B4B	
LT	4	Liriodendron tulipifera	Tulip Tree	3.5' Cal.	B4B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
AM	7	Aronia melanocarpa	Chokeberry	24"-30"	3 gal	
CA	28	Clethra alnifolia	Summersweet Clethra	24"-30"	3 gal	
CM	24	Cornus amomum	Silky Dogwood	24"-30"	3 gal	
CR	4	Cornus racemosa	Gray Dogwood	24"-30"	3 gal	
CS	12	Cornus sericea	Red Twig Dogwood	24"-30"	3 gal	
HV	18	Hamelis virginiana	Common Witch Hazel	24"-30"	3 gal	
IS	37	Ilex glabra	Hickberry Holly	24"-30"	3 gal	
IV	36	Ilex verticillata	Hibernian Holly	24"-30"	3 gal	
MP	25	Myrica pensylvanica	Northern Bayberry	24"-30"	3 gal	
PO	21	Phytocarpus opulifolius	Ninebark	24"-30"	3 gal	
SD	5	Salix discolor	Pussy Willow	24"-30"	3 gal	
SN	7	Sambucus nigra	Common Elderberry	24"-30"	3 gal	
VD	25	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	24"-30"	3 gal	

PERIMETER LANDSCAPING (SHADY GROVE WAY) § 149-425.G(1)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ABC	5	Ables concolor	White Fir	8'-10'	B4B	
ARO	6	Acer rubrum 'October Glory'	October Glory Red Maple	3.5' Cal.	B4B	
ASB	2	Acer saccharum 'Bonline'	Bonline Sugar Maple	3.5' Cal.	B4B	
ASB	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	3.5' Cal.	B4B	
CL	2	Cladostis lutea	American Yellowwood	3.5' Cal.	B4B	
CF	4	Cornus florida	Flowering Dogwood	3.5' Cal.	B4B	
PS	7	Pinus strobus	White Pine	8'-10'	B4B	
QA	5	Quercus alba	White Oak	3.5' Cal.	B4B	

PARKING LOT PLANTINGS § 149-425.G(2)

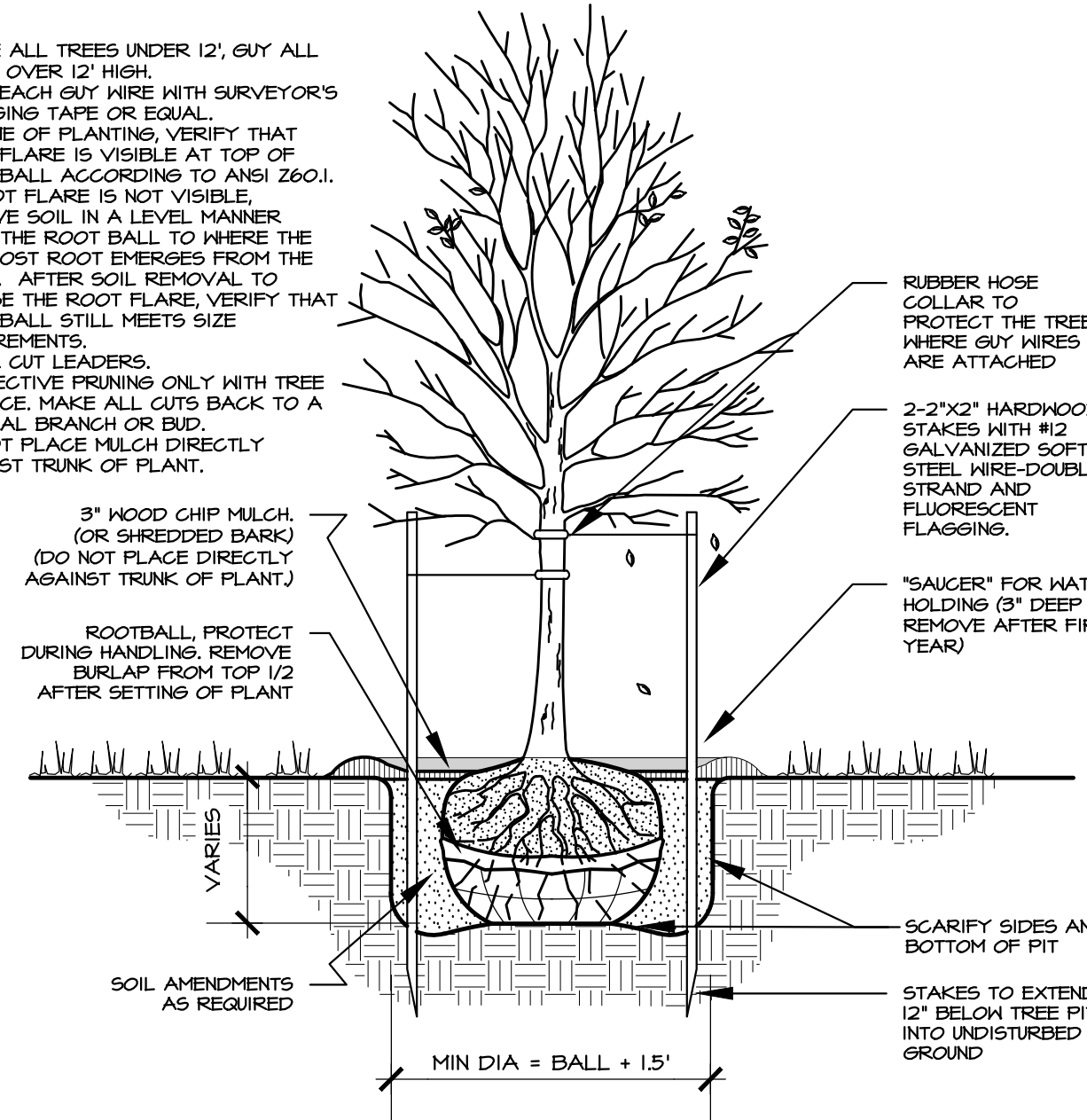
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
S12	2	Syringa reticulata 'Vivay Silk'	Ivory Silk Japanese Tree Lilac	3.5' Cal.	B4B	
UC	4	Ulmus x 'Frontier'	American Elm	3.5' Cal.	B4B	
ZSH	3	Zelkova serrata 'Halka'	Halka Zelkova	3.5' Cal.	B4B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
CK	22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 GAL		
CH	42	Clethra alnifolia 'Hummingbird'	Summersweet	24"-30"	3 gal	
IS	20	Itea virginica 'Spirita'	Little Henry® Sweetspire	24"-30"	3 gal	
NH	6	Nepeta x 'Walker's Low'	Walker's Low Catmint	3 GAL		

SUPPLEMENTAL PLANTINGS (NOT REQUIRED BY ORD.)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AS	2	Acer griseum	Paperbark Maple	2-1/2" to 3" Cal.	B4B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
RB	50	Rhus aromatica 'Viro-Low'	Virgo-Low Fragrant Sumac	24"-30"	3 gal	

NOTES:

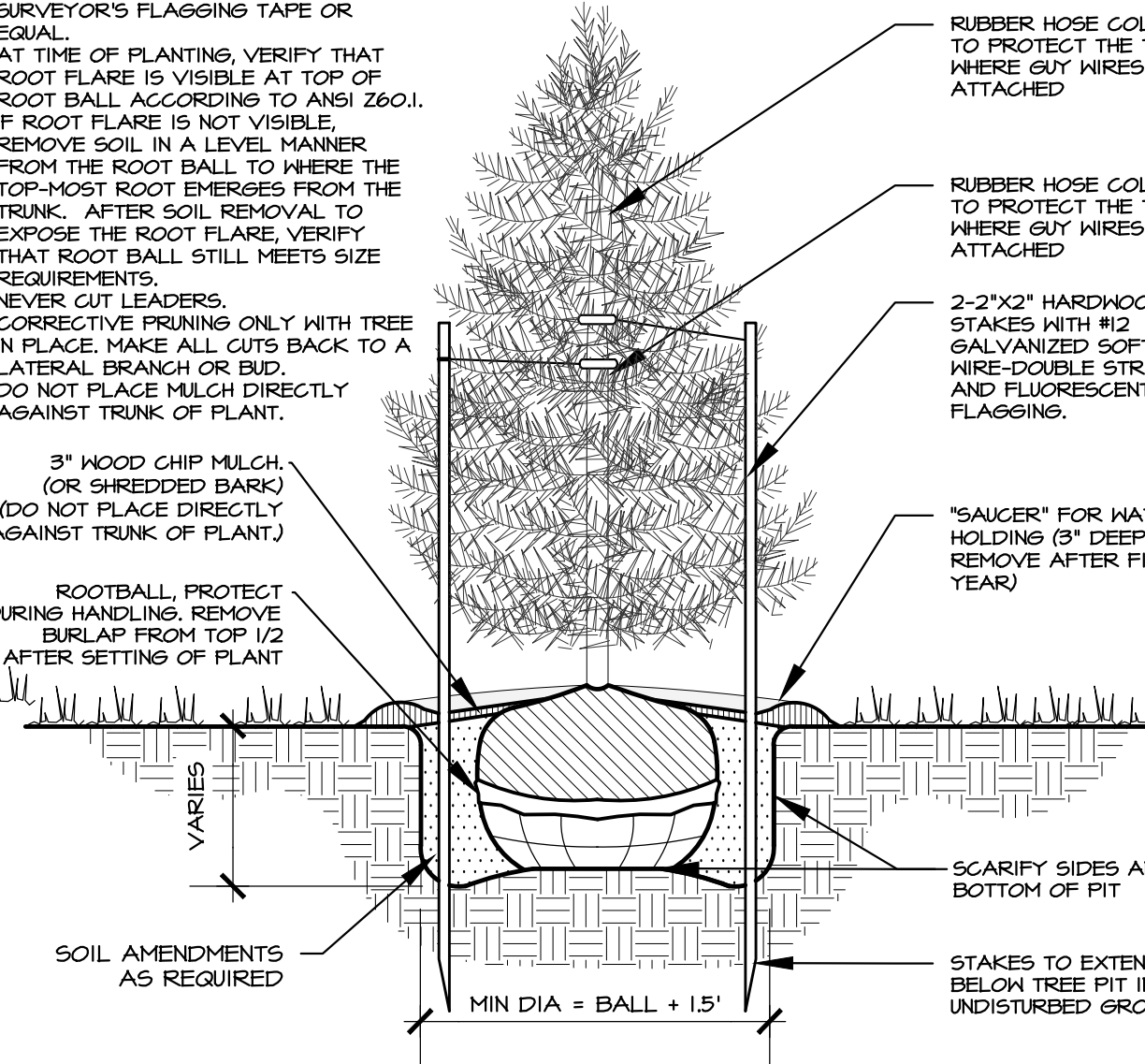
1. STAKE ALL TREES UNDER 12'; GUY ALL TREES OVER 12' HIGH.
2. FLAG EACH GUY WIRE WITH SURVEYOR'S FLAGGING TAPE OR EQUAL.
3. AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z601. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL, TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
4. NEVER CUT LEADERS.
5. CORRECTIVE PRUNING ONLY WITH TREE IN PLACE. MAKE ALL CUTS BACK TO A LATERAL BRANCH OR BUD.
6. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK OF PLANT.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

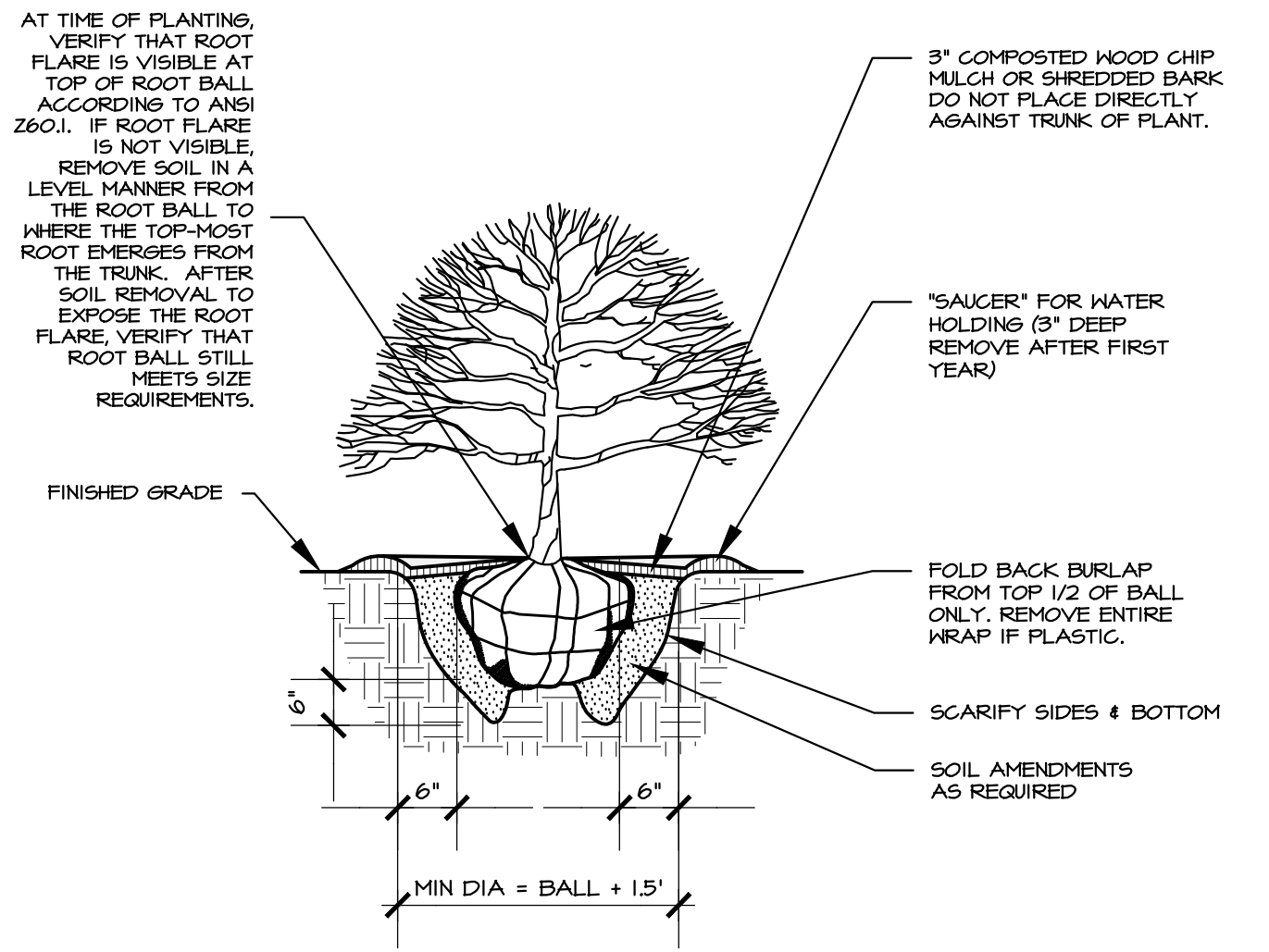
1. STAKE ALL TREES UNDER 12'; GUY ALL TREES OVER 12' HIGH.
2. FLAG EACH GUY WIRE WITH SURVEYOR'S FLAGGING TAPE OR EQUAL.
3. AT TIME OF PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z601. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL, TO EXPOSE THE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS.
4. NEVER CUT LEADERS.
5. CORRECTIVE PRUNING ONLY WITH TREE IN PLACE. MAKE ALL CUTS BACK TO A LATERAL BRANCH OR BUD.
6. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK OF PLANT.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTE:

1. DO NOT PLACE MULCH DIRECTLY AGAINST TRUNK OF PLANT.



C SHRUB PLANTING DETAIL
NOT TO SCALE

ORDINANCE SECTION/REQUIREMENT	LENGTH	QTY REQUIRED	QTY PROVIDED
PERIMETER YARD REQUIREMENTS (§ 149-925.G(1)) - NON-RESIDENTIAL (VARIES - SEE NOTE 1 BELOW)			
2 CANOPY TREES PER 100 LF OF STREET FRONTAGE	787.74 LF (1)	16	21 (SEE NOTE 3)
1 CANOPY TREE PER 100 LF OF OTHER PROPERTY BOUNDARIES	0 LF	0	0 (SEE NOTE 2)
1.5 ORNAMENTAL FLOWERING TREES PER 100 LF OF STREET FRONTAGE	787.74 LF (1)	12	10 (SEE NOTE 2)
1 ORNAMENTAL FLOWERING TREE PER 100 LF OF OTHER PROPERTY BOUNDARIES	0 LF	0	0 (SEE NOTE 2)
6 SHRUBS PER 100 LF OF STREET FRONTAGE	787.74 LF (1)	47	0 (SEE NOTE 2)
3 SHRUBS PER 100 LF OF OTHER PROPERTY BOUNDARIES	0 LF	0	0 (SEE NOTE 2)
PARKING AREA REQUIREMENTS (§ 149-925.G(2)) - VARIES (SEE NOTE 2 BELOW)			
1 TREE / PLANTER ISLAND < 20'	4	4	4
2 TREES / PLANTER ISLAND > 20'	4	0	0
10 SHRUBS / PLANTER ISLAND < 20'	4	40	40
20 SHRUBS / PLANTER ISLAND > 20'	4	0	0
STORMWATER RETENTION/DETENTION BASINS (§ 149-925.G(3)) - VARIES (SEE NOTE 3 BELOW)			
TREES (1 PER 2,000 SF OF BASIN/BMP 1 AREA) -	BASIN AREA	4	4
	18,714.34 SF		
SHRUBS (1 PER 200 SF OF BASIN/BMP 1 AREA)	18,714.34 SF	44	44
TREES (1 PER 2,000 SF OF BASIN/BMP 4 AREA) -	BASIN AREA	25	25
	44,963.04 SF		
SHRUBS (1 PER 200 SF OF BASIN/BMP 4 AREA)	44,963.04 SF	250	250

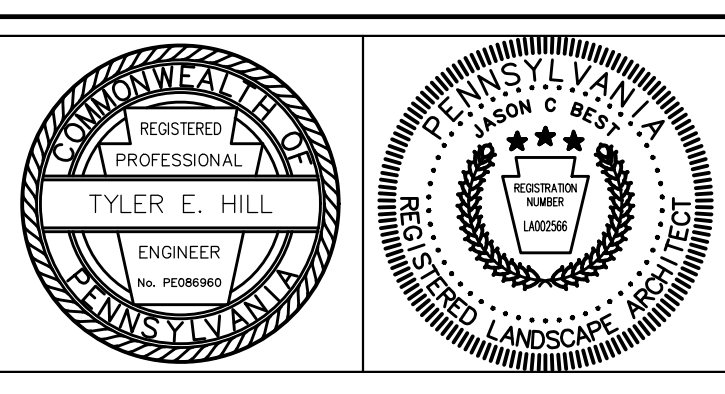
NOTES:

1. THE PERIMETER LANDSCAPING REQUIRED ALONG SHADY GROVE WAY IS LIMITED (BY A MODIFICATION TO THE ORDINANCE REQUIREMENTS) TO THE LENGTH OF FRONTAGE BETWEEN THE NORTHEAST PROPERTY CORNER AND THE PERIMETER PLANTINGS ASSOCIATED WITH THE SOLAR FARM PROJECT, WHICH ARE DEPICED ON THESE PLANS FOR CONTEXTUAL PURPOSES ONLY.
2. A MODIFICATION OF THE ORDINANCE REQUIREMENTS IS BEING SOUGHT WHEREIN THE LIMIT OF REQUIRED PERIMETER LANDSCAPING SHALL BE AS DESCRIBED IN NOTE 1 ABOVE. FURTHER, THE PERIMETER LANDSCAPE PLANTINGS PROPOSED ALONG SHADY GROVE WAY, IN ACCORDANCE WITH THE CONDITIONS OF THE BOARD OF SUPERVISORS' APPROVAL OF THE CONDITIONAL USE APPLICATION, SHALL BE CONSISTENT WITH THE PERIMETER PLANTINGS PROPOSED AS PART OF THE SOLAR FARM PROJECT, WHICH WERE NEGOTIATED WITH NEIGHBORING PROPERTY OWNER(S). RELIEF FROM STRICT CONFORMANCE WITH PERIMETER LANDSCAPING ORDINANCE REQUIREMENT ALSO PROVIDES FOR A REDUCTION IN THE NUMBER OF PERIMETER ORNAMENTAL/FLOWERING TREES PROVIDED AND ALSO WAIVES THE REQUIREMENT TO PROVIDE PERIMETER SHRUB PLANTINGS.
3. IN ACCORDANCE WITH THE ORDINANCE, TWO (2) EVERGREEN TREES ARE EQUIVALENT TO ONE (1) CANOPY TREE. THEREFORE, FOR THE PURPOSES OF TABULATING THE QUANTITY OF CANOPY TREES PROVIDED, TWELVE (12) EVERGREEN TREES ARE BEING COUNTED AS SIX (6) CANOPY TREES.

REVISIONS PER:	DATE:	BY:
1. CCD COMMENTS	3-1-2023	TEH
2. CCD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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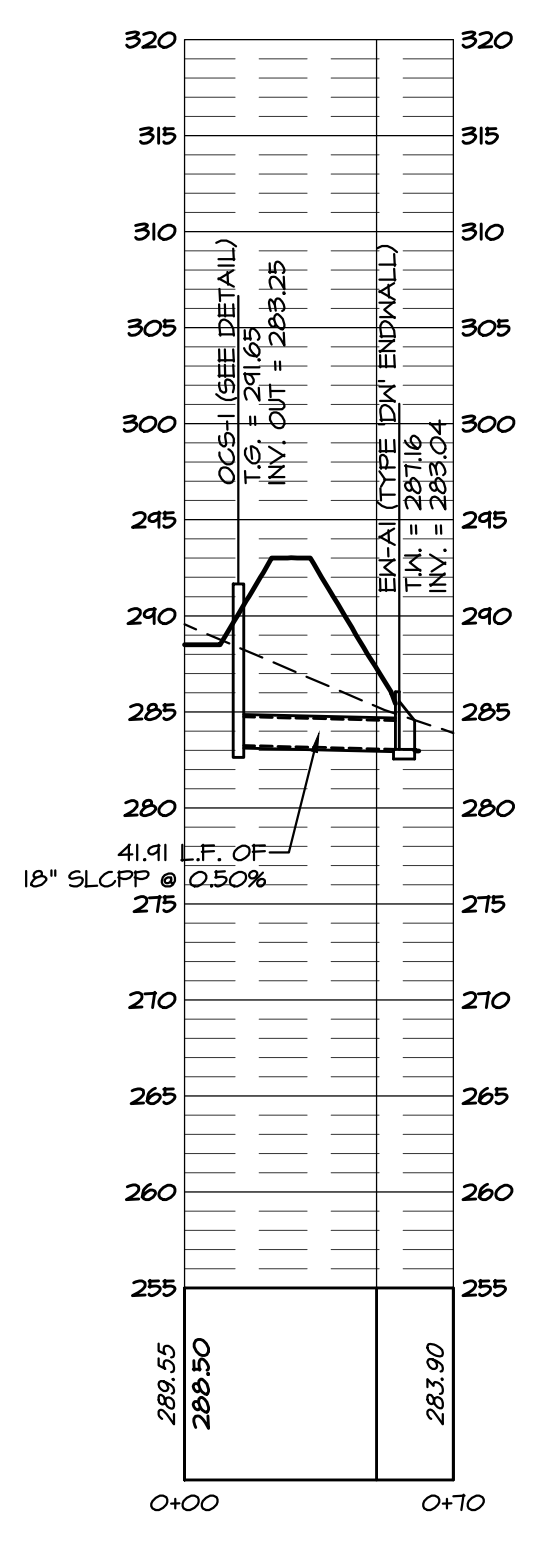
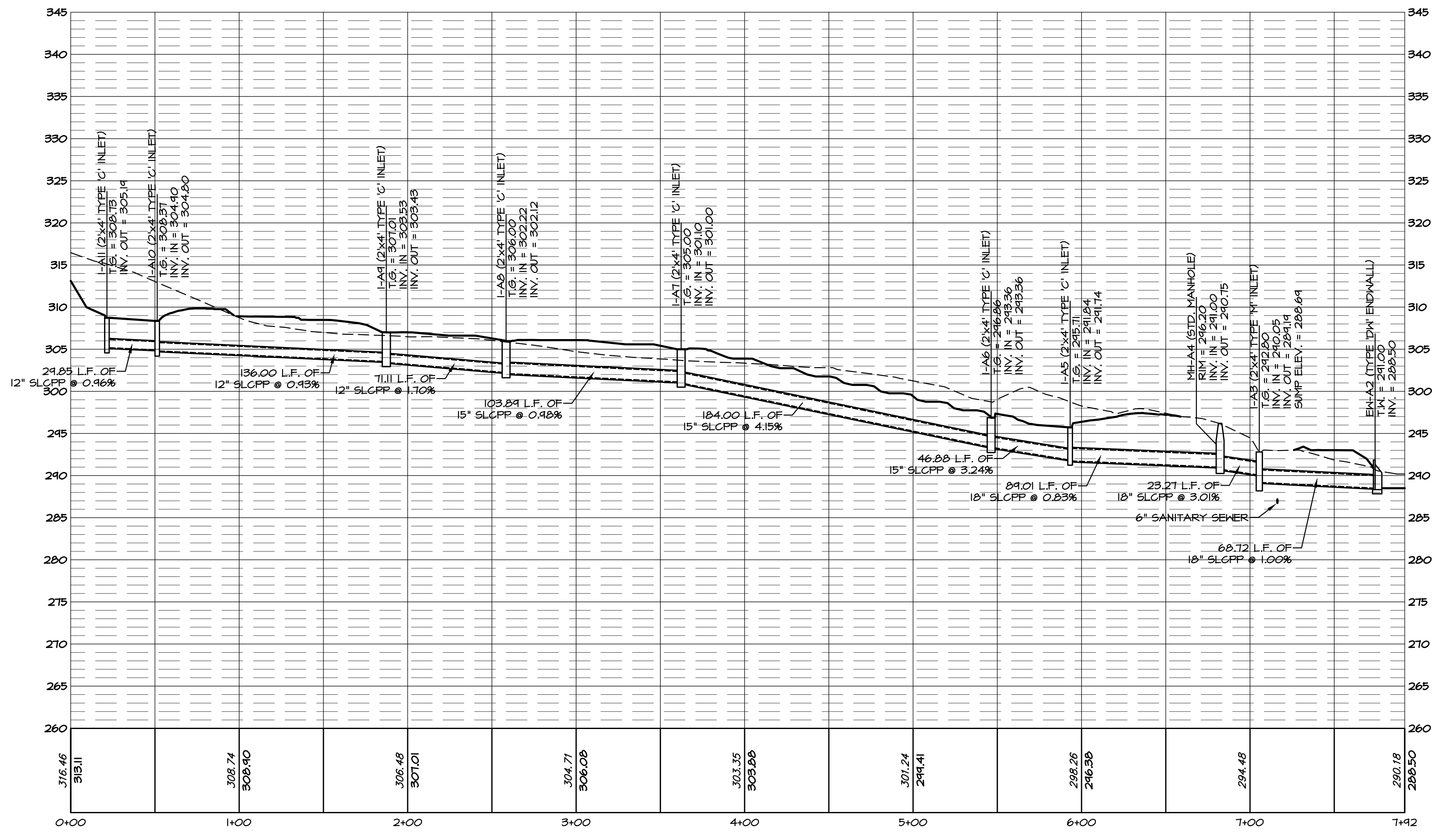
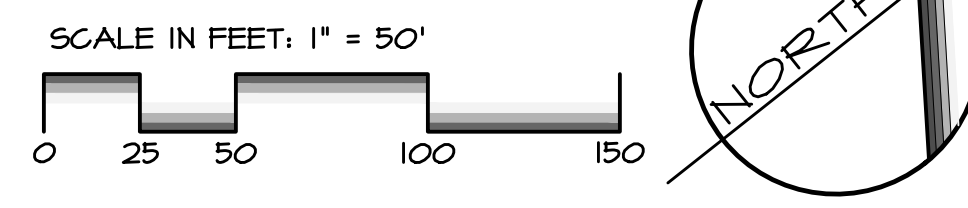
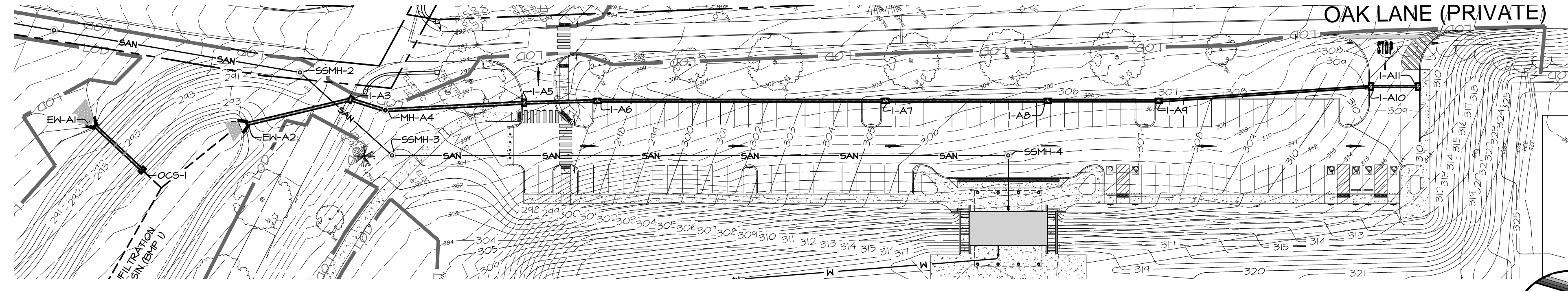


PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
PLANTING SCHEDULES / DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

DRAWING NO. **24A of 48**

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REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

MID-ATLANTIC
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743 S. BROAD ST.
LITITZ, PA 17543
(717) 626-7271
elagroup.com

REGISTERED PROFESSIONAL ENGINEER
TYLER E. HILL
PENNSYLVANIA

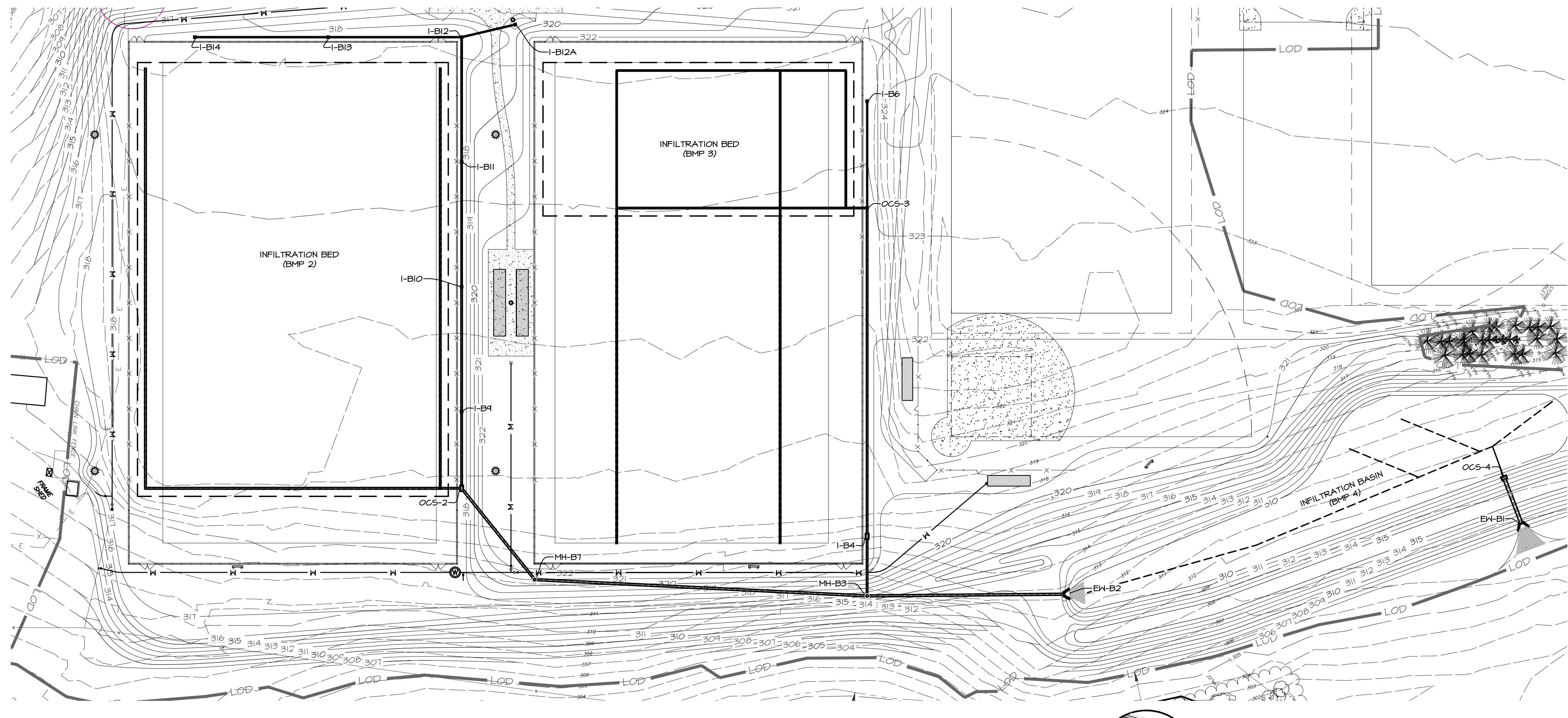
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
SON C. BERT
PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

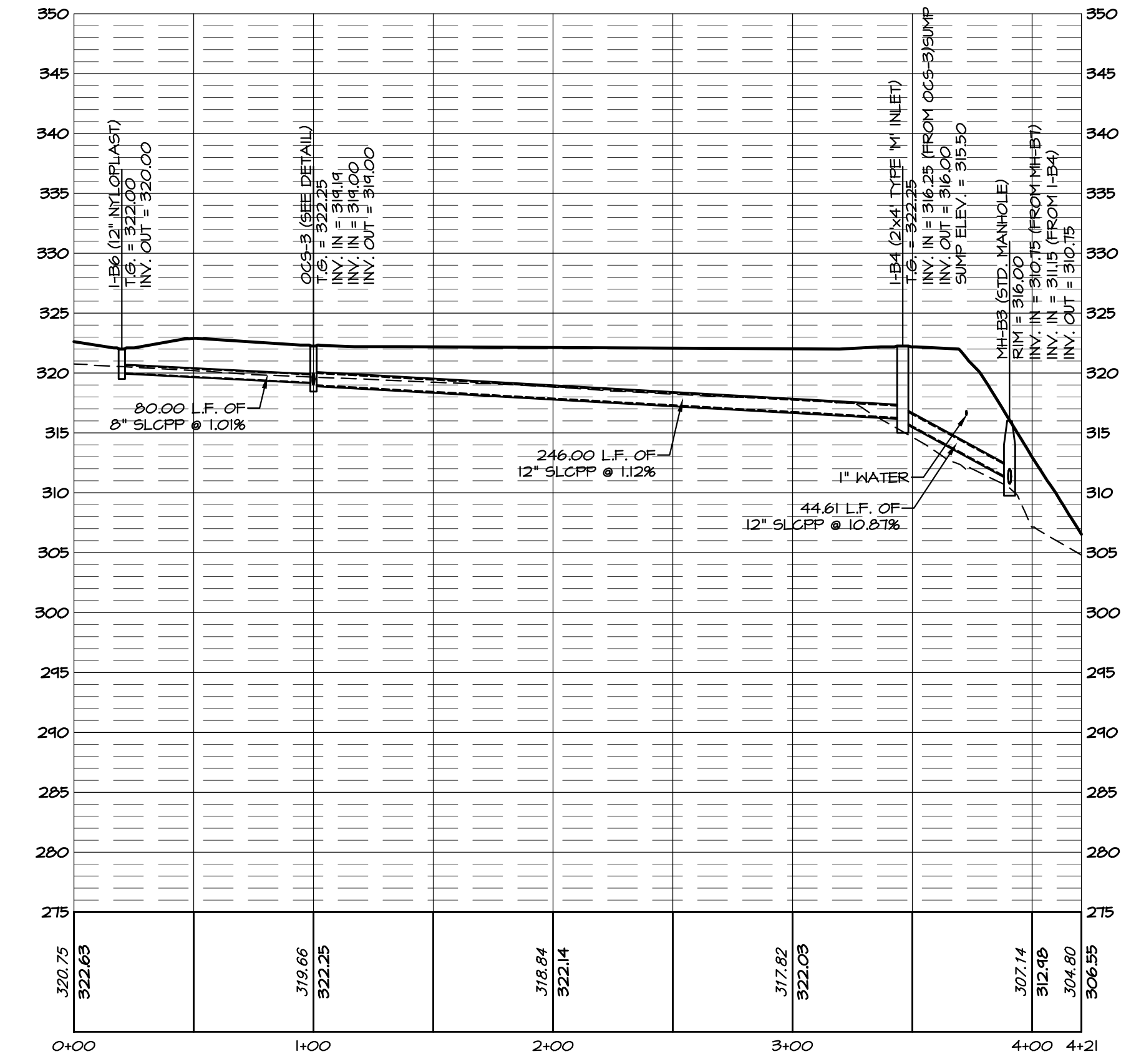
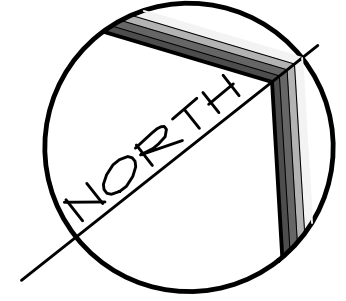
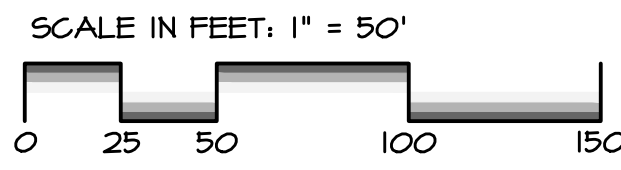
PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
STORMWATER PLAN AND PROFILES
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

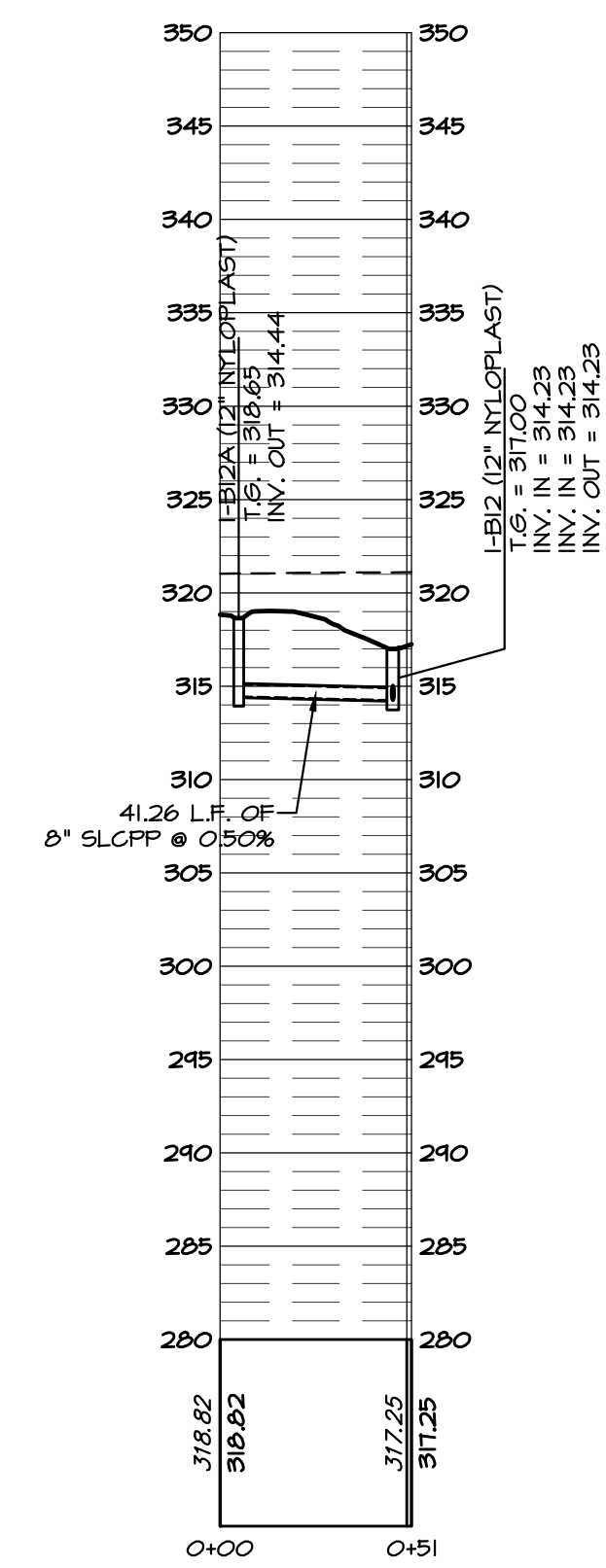
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25 of 48



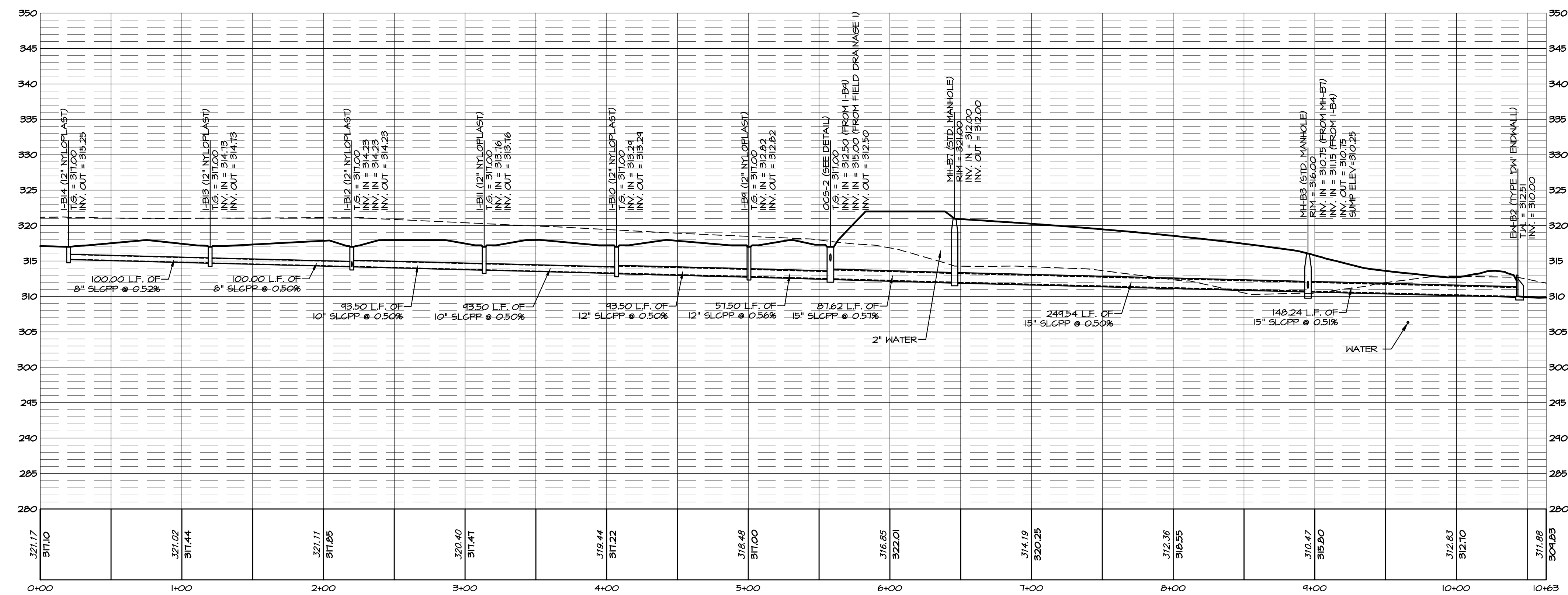
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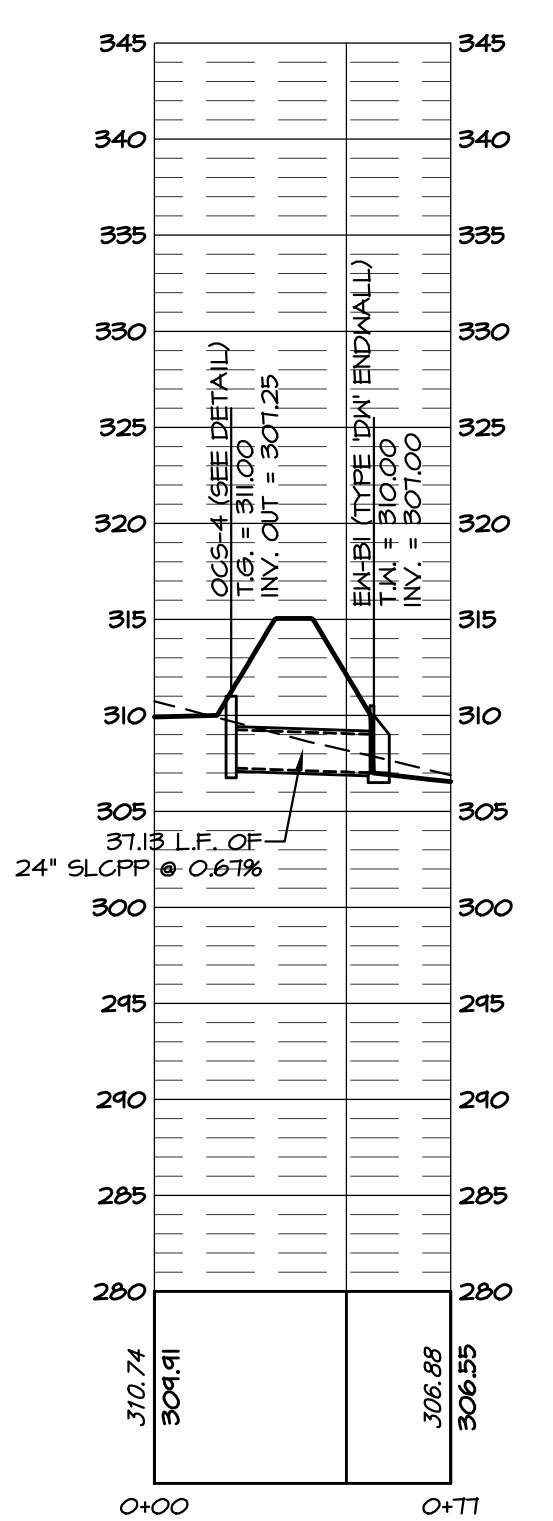
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HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



PROFILE:
IB-12A TO I-B1
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



PROFILE: I-B14 TO EW-B2
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'



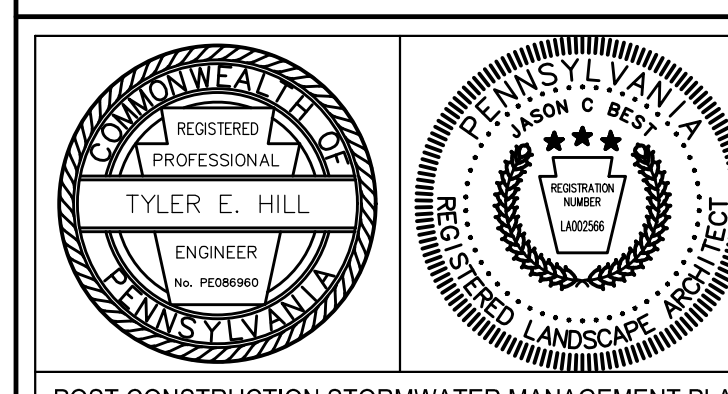
PROFILE:
OCS-4 TO EW-B1
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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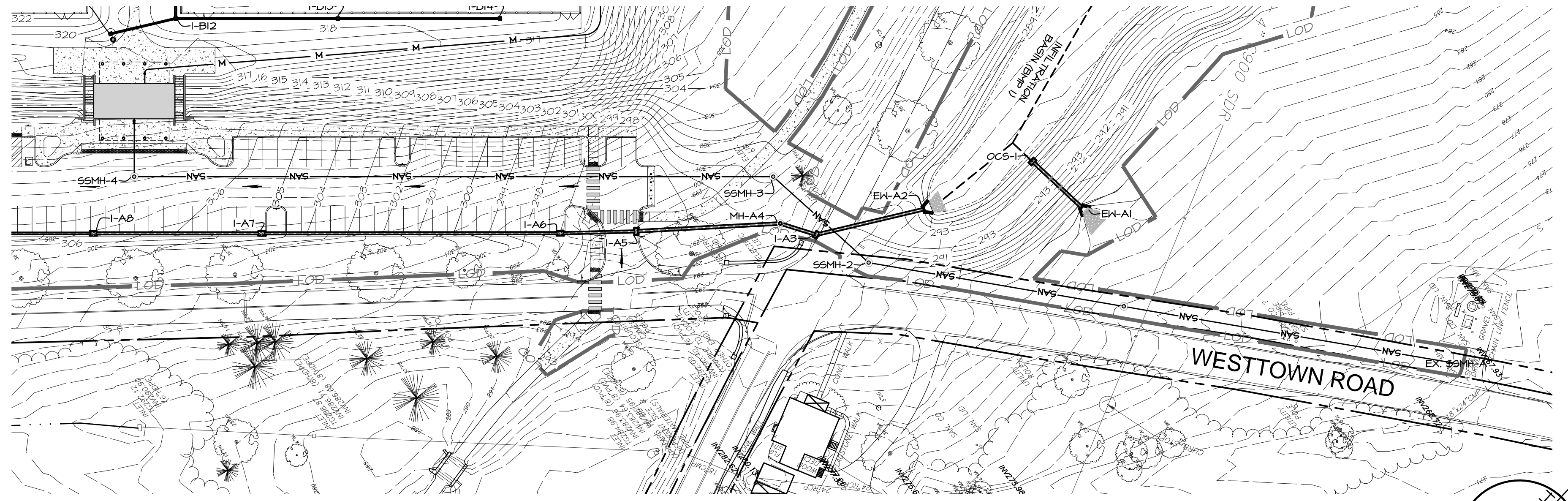
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
STORMWATER PLAN AND PROFILES
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: AS NOTED

DRAWING NO.
26 of 48

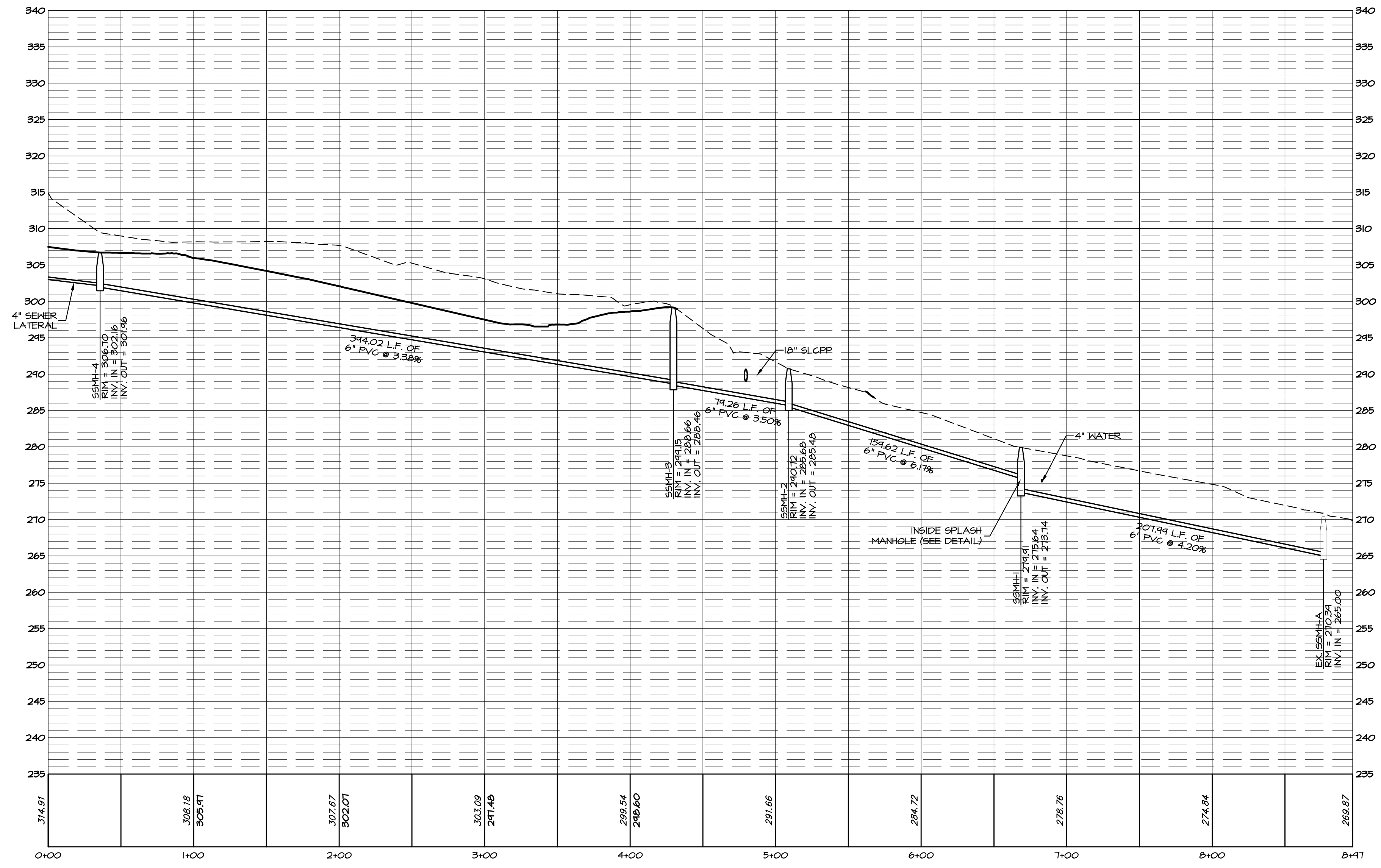
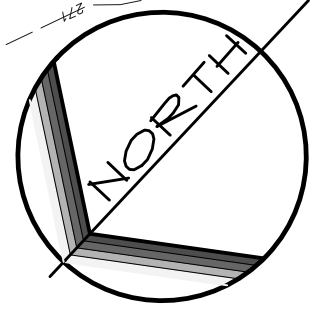
DRAWING: C:\Users\jason\Documents\EA_Group\1091-001 Oak Lane Project\Project Files\CAD Data\LD-Final\PROFILES.dwg - PLOTTED: Dec 15, 2023 4:51 pm



PLAN

SCALE: 1" = 50'

SCALE IN FEET: 1" = 50'



PROFILE: SSMH-3 TO EX. SSMH-A

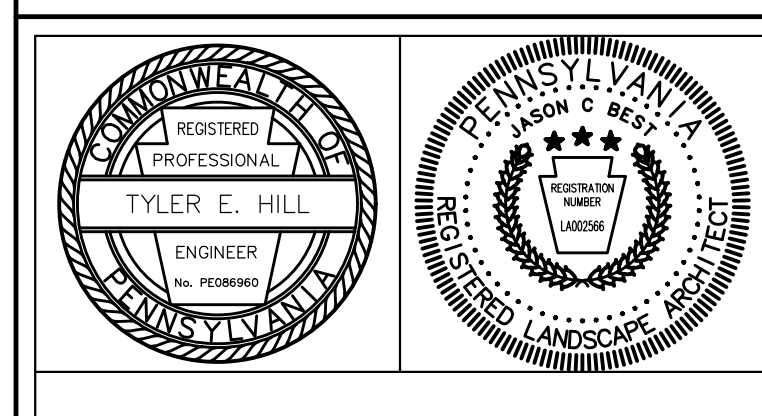
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'

REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
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5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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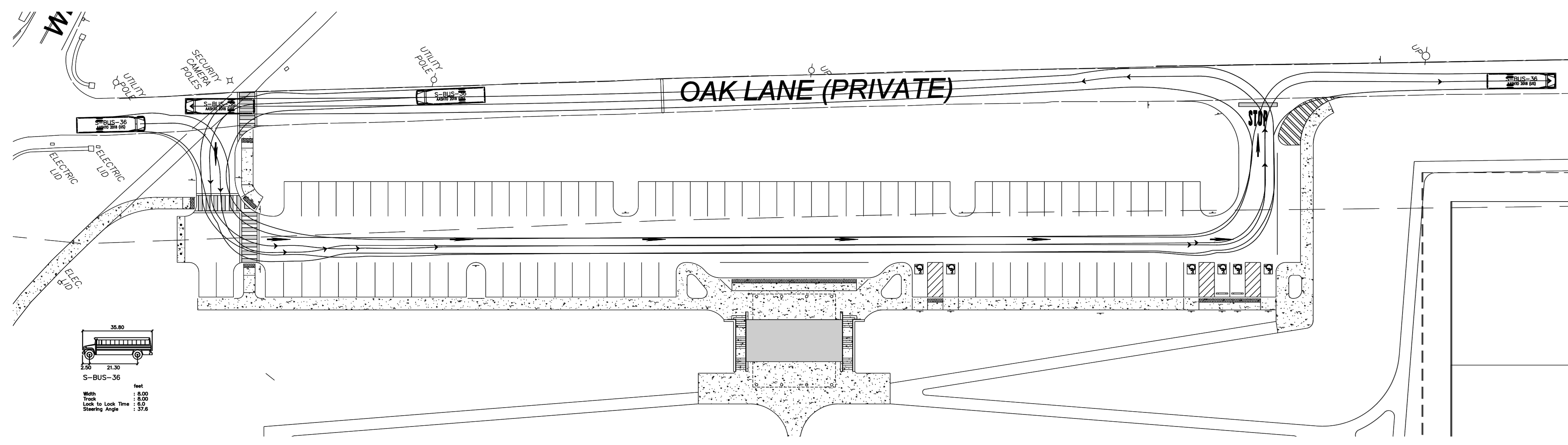


PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
SANITARY PLAN AND PROFILE
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

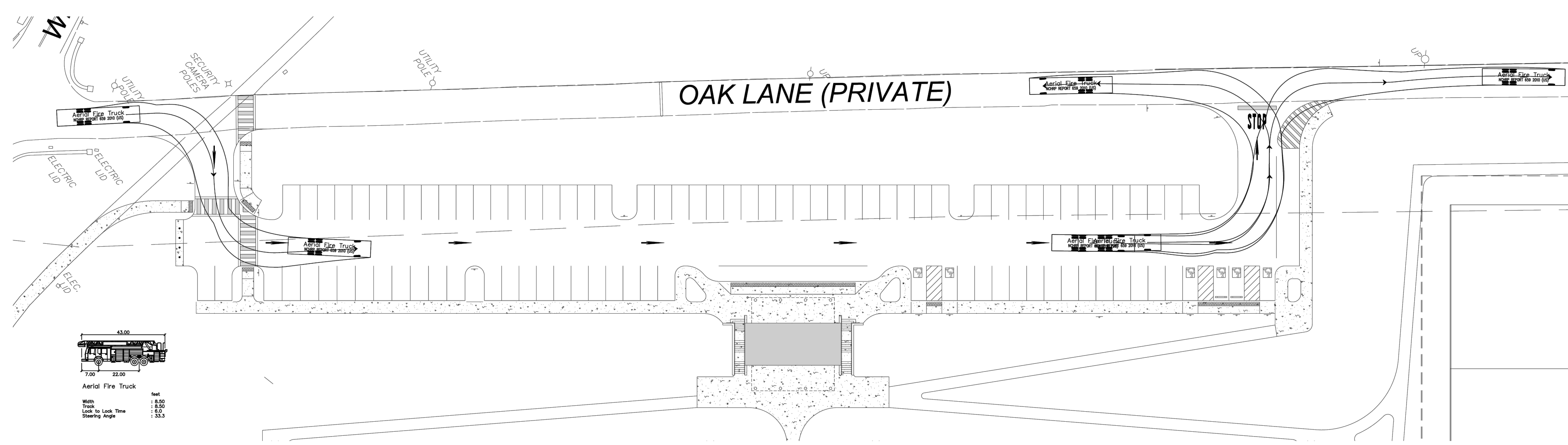
MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

DRAWING NO.
27 of 48

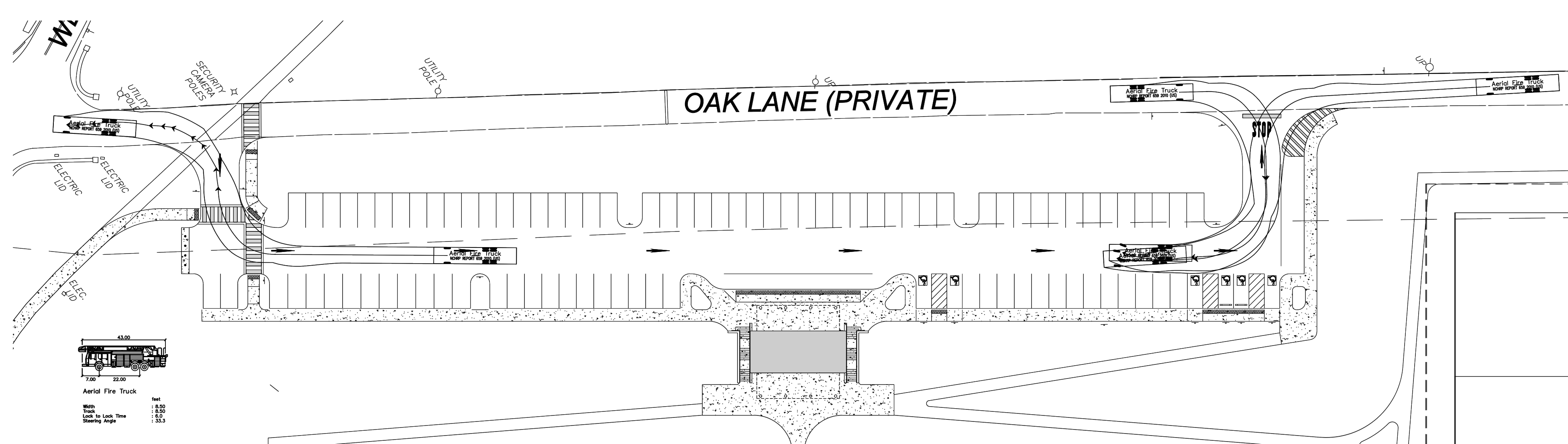
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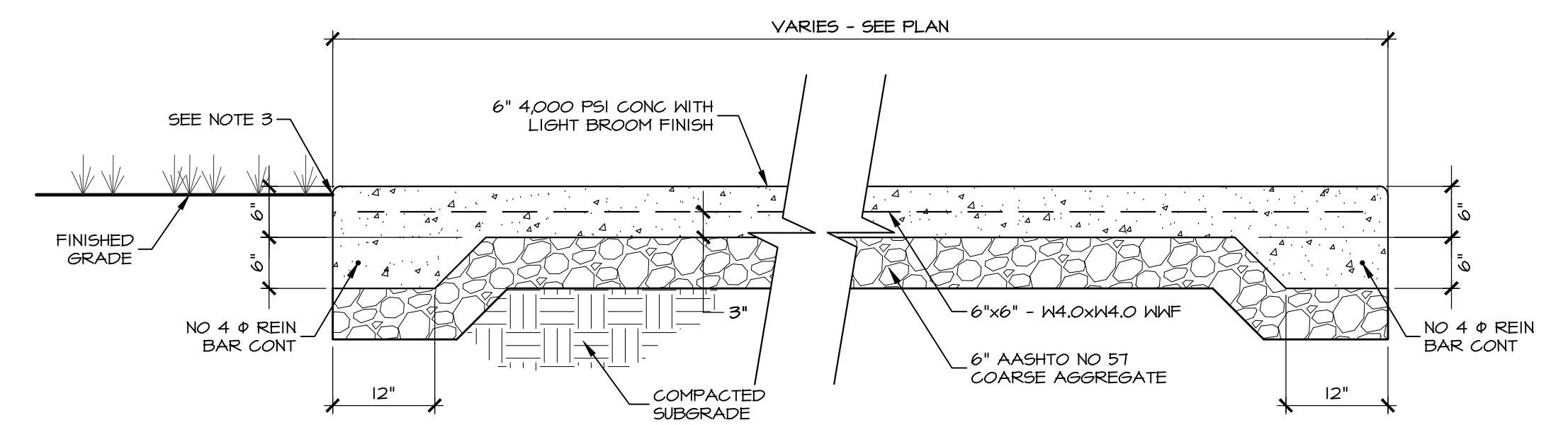
A PLAN EXHIBIT: VEHICLE TURNING MOVEMENTS (SCHOOL BUS)
SCALE: 1" = 40'



B PLAN EXHIBIT: VEHICLE TURNING MOVEMENTS (AERIAL FIRE TRUCK)
SCALE: 1" = 40'

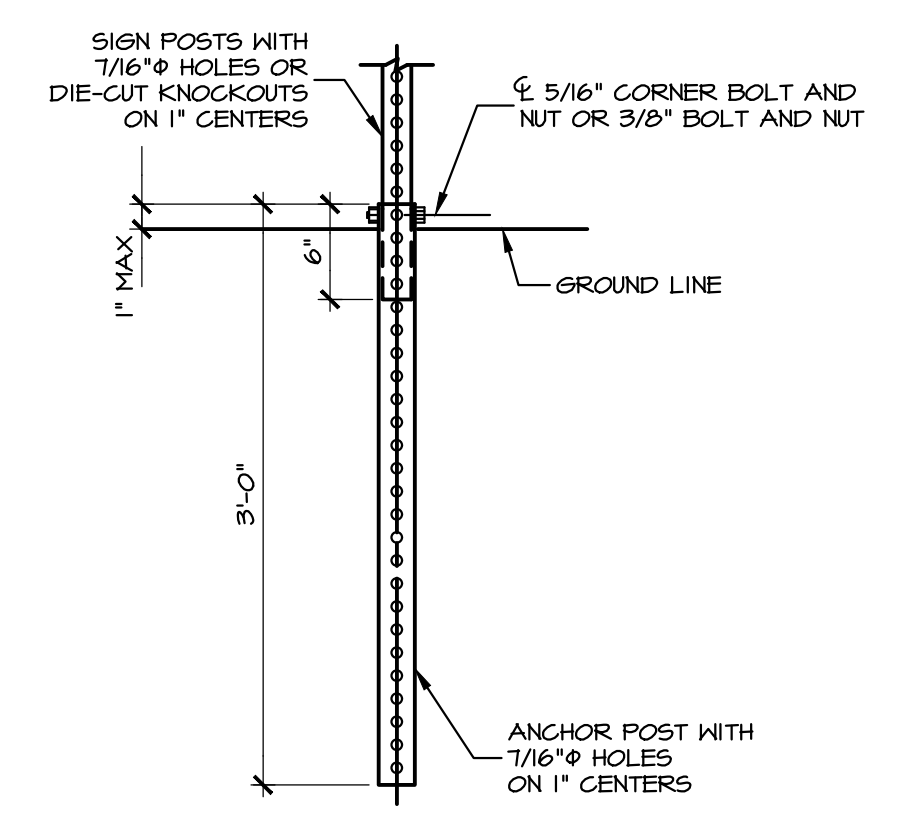


C PLAN EXHIBIT: VEHICLE TURNING MOVEMENTS (AERIAL FIRE TRUCK)
SCALE: 1" = 40'

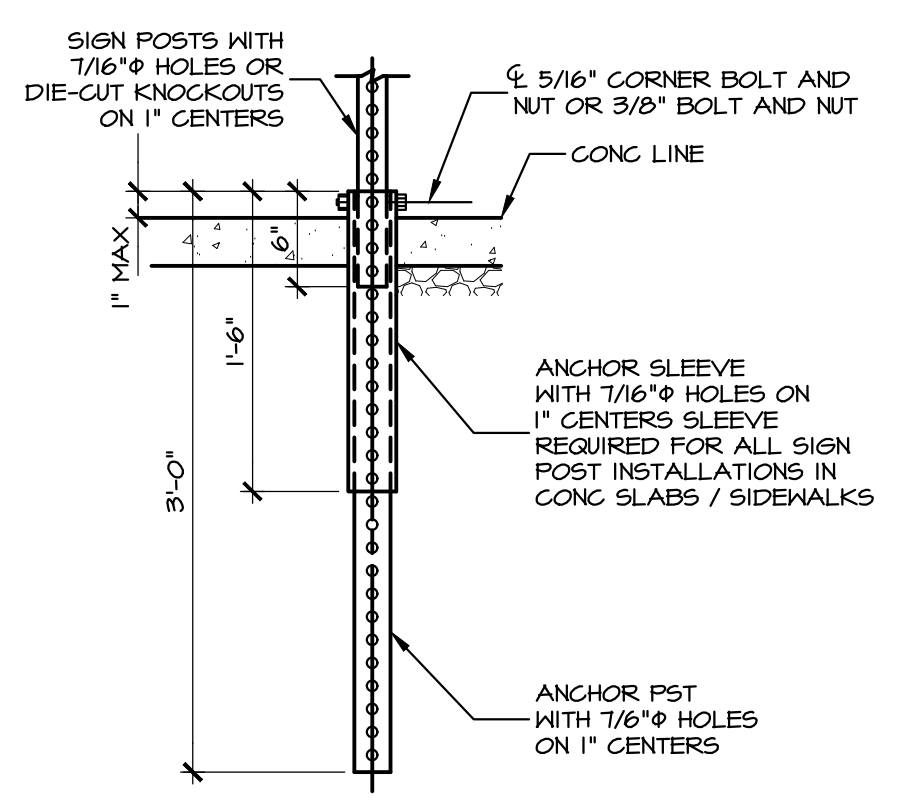


- NOTES:
1. PROVIDE EJ WITH FILLER WHERE SLAB EXCEEDS 30' IN ANY DIMENSION. PLACE EJ AT MIDPOINT OF SLAB.
 2. DIMENSIONS AS NOTED ON DRAWINGS.
 3. SEAL JOINT WITH PG 64-22 WHERE BITUMINOUS PAVING IS ADJACENT. PROVIDE EJ WITH SEALANT WHERE ADJACENT TO CONC PAVING.
 4. SLOPE PAD TO DRAIN AWAY FROM SYNTHETIC TURF FIELD WHERE ADJACENT (1.25% UNLESS NOTED OTHERWISE ON GRADING DRAWINGS).

D CONCRETE PAD W/ HAUNCHES
NO SCALE

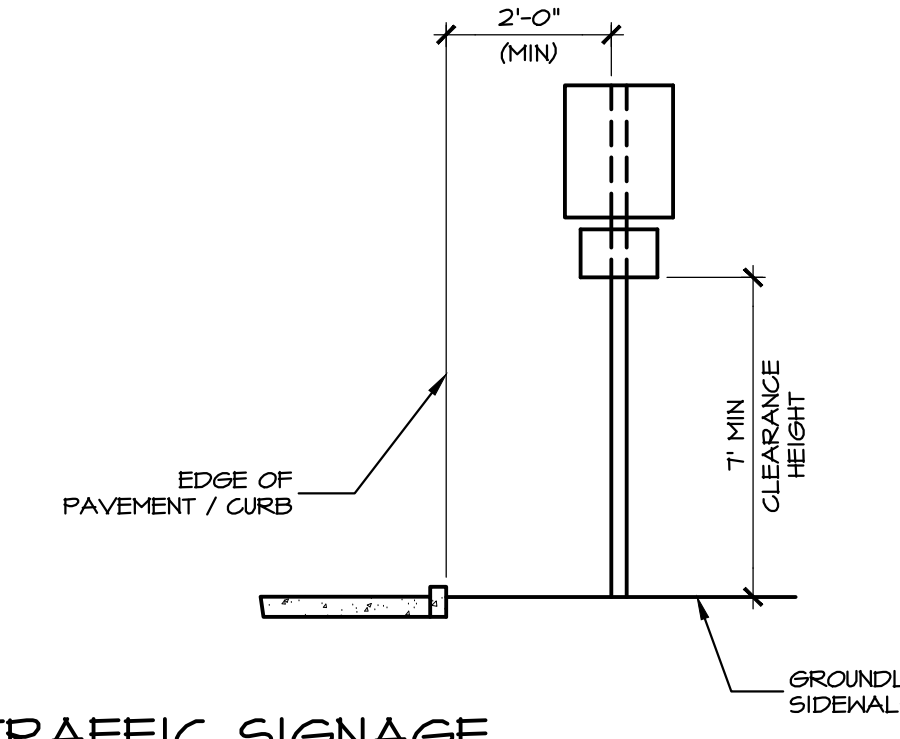


INSTALLATION DETAIL (STANDARD)



INSTALLATION DETAIL (CONCRETE)

INSTALLATION NOTES:
1. MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PUB. 40B



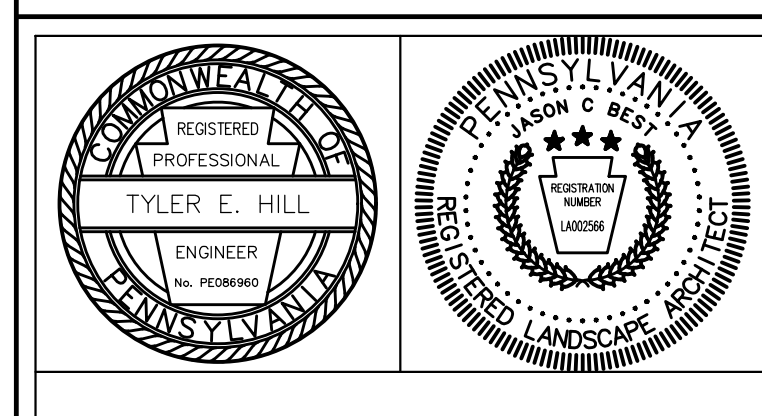
E TRAFFIC SIGNAGE
NOT TO SCALE

REVISIONS PER:	DATE:	BY:
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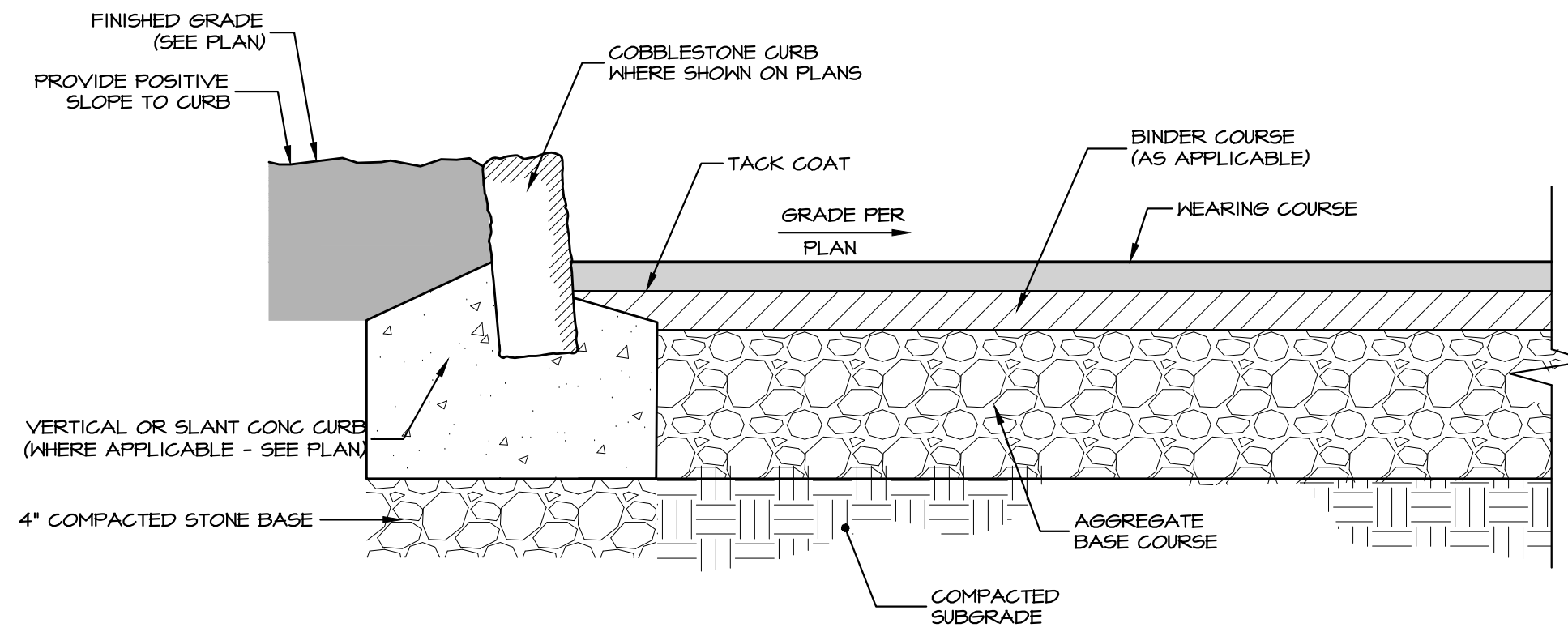
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PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
VEHICLE TURNING & SITE DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

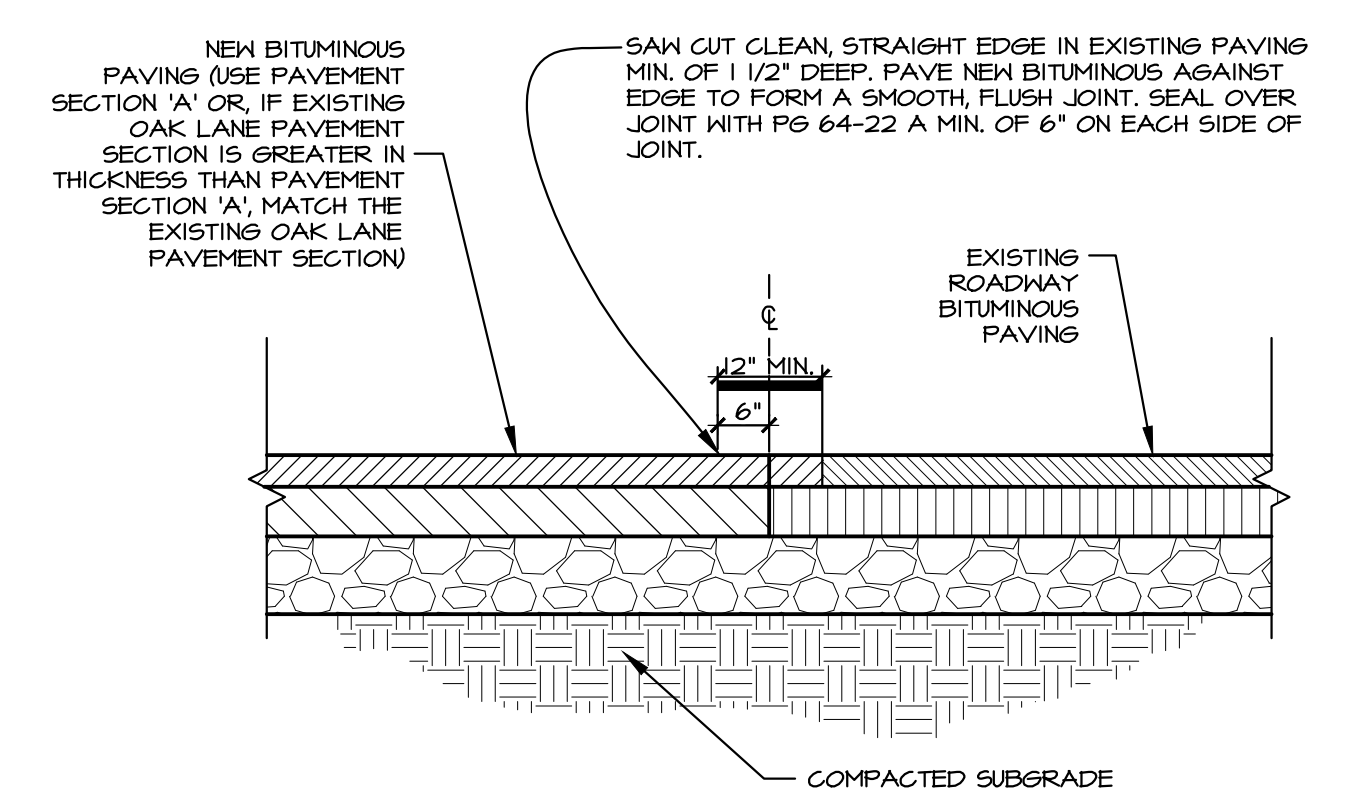
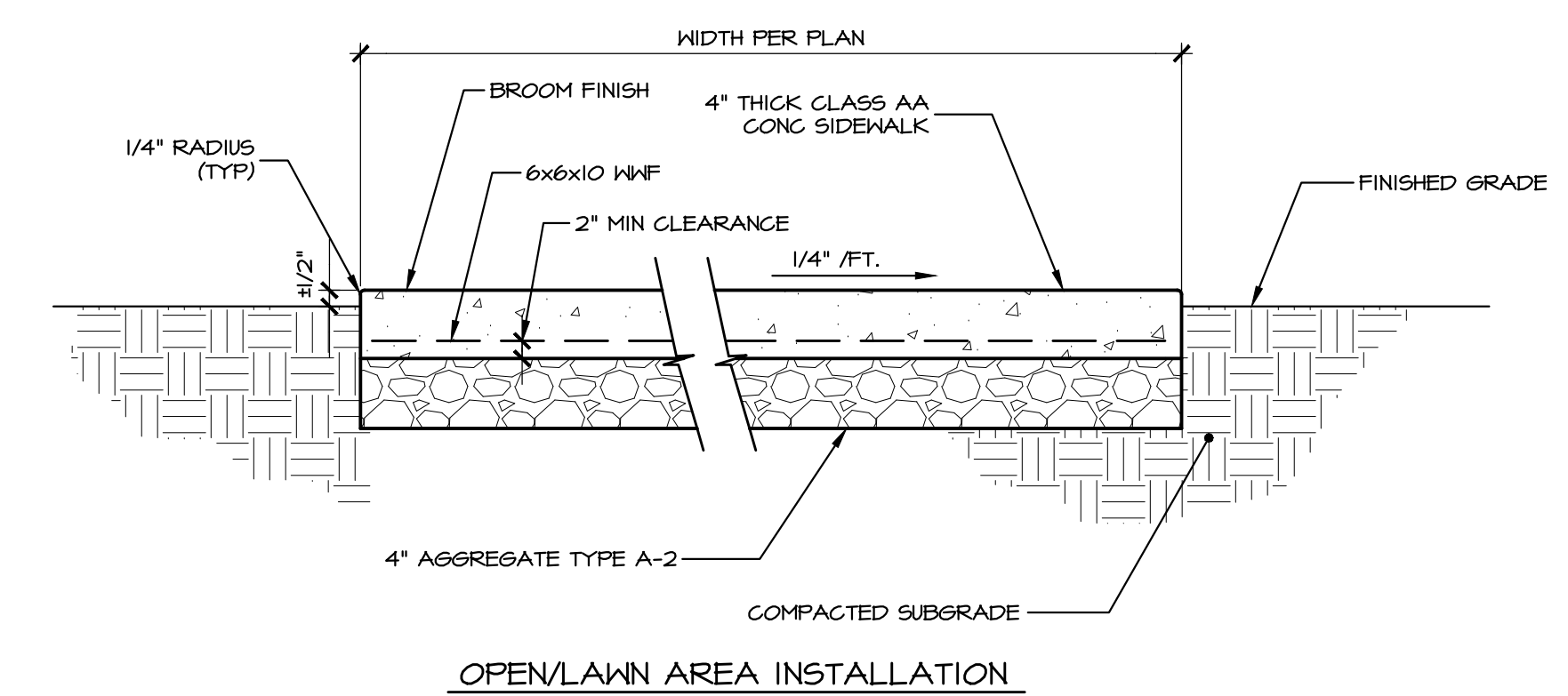
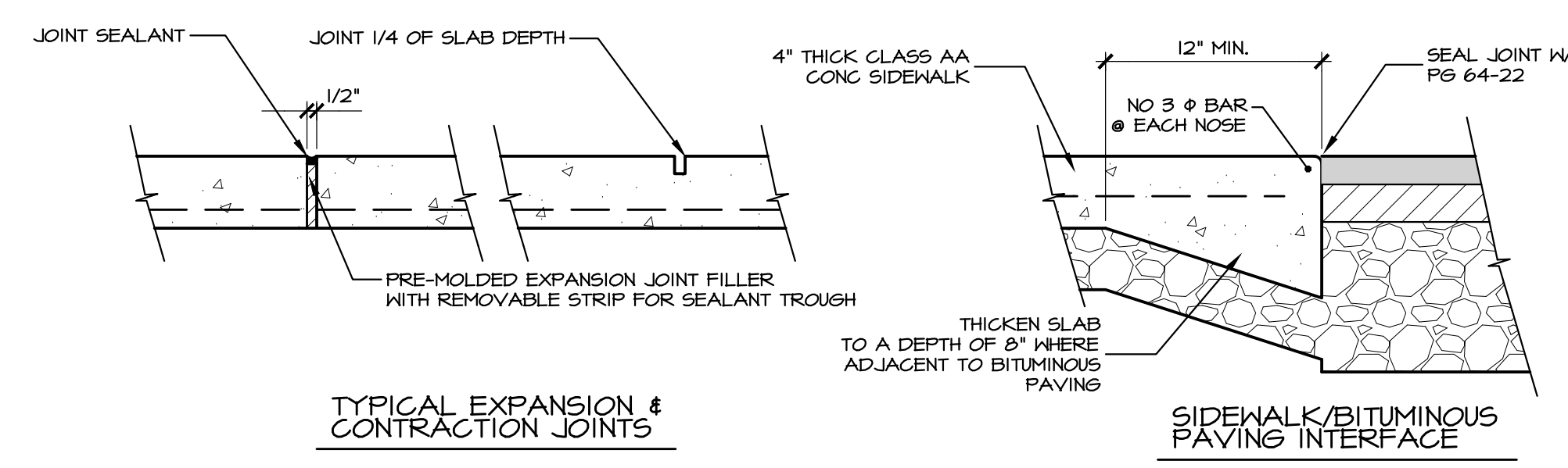
DRAWING NO.
28 of 48



1. BITUMINOUS PAVING MATERIALS ARE LISTED PER PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PUBLICATION 40B STANDARDS, LATEST REVISIONS.
2. RECLAIMED AGGREGATE MATERIAL SHALL MEET THE REQUIREMENTS OF PA DOT PUBLICATION 40B, SECTION 103.1, TABLE A, OR 103.2, TABLE B.

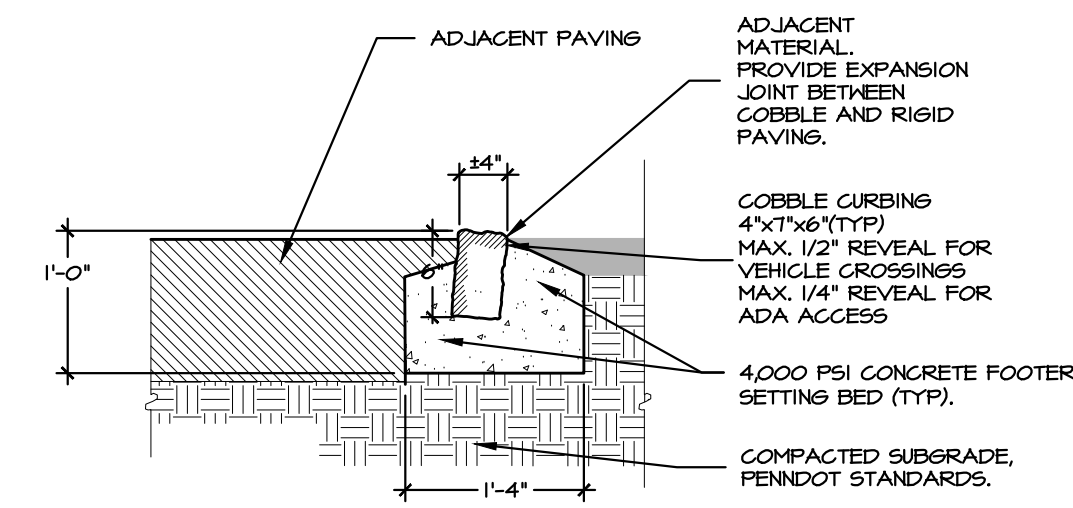
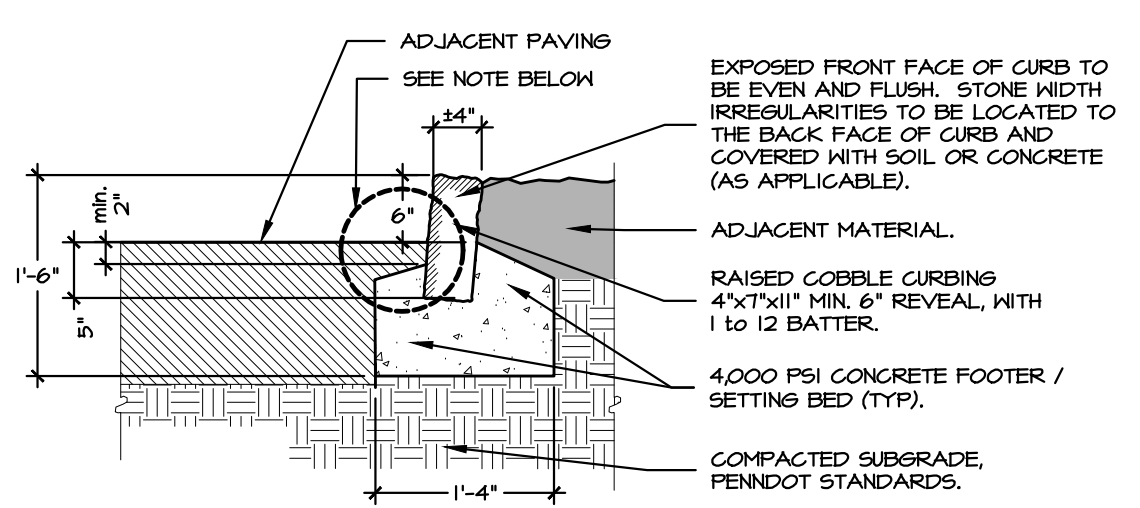
SYM	WEARING COURSE		BINDER COURSE		AGGREGATE BASE COURSE		LOCATION
	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	
A	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 12 MM, SRL-L	2.0"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 14 MM MIX, 50 GYRATIONS	3.0"	2A MODIFIED	6"	ACCESS DRIVES AND PARKING AREAS
B	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 12 MM, SRL-L	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 14 MM MIX, 50 GYRATIONS	2.5"	2A MODIFIED	6"	PEDESTRIAN PATHS

A BITUMINOUS PAVING SECTION/SCHEDULE
NOT TO SCALE



B CONCRETE SIDEWALK DETAIL
NOT TO SCALE

C ROADWAY RESTORATION (OAK LANE)
NO SCALE



GENERAL NOTE:

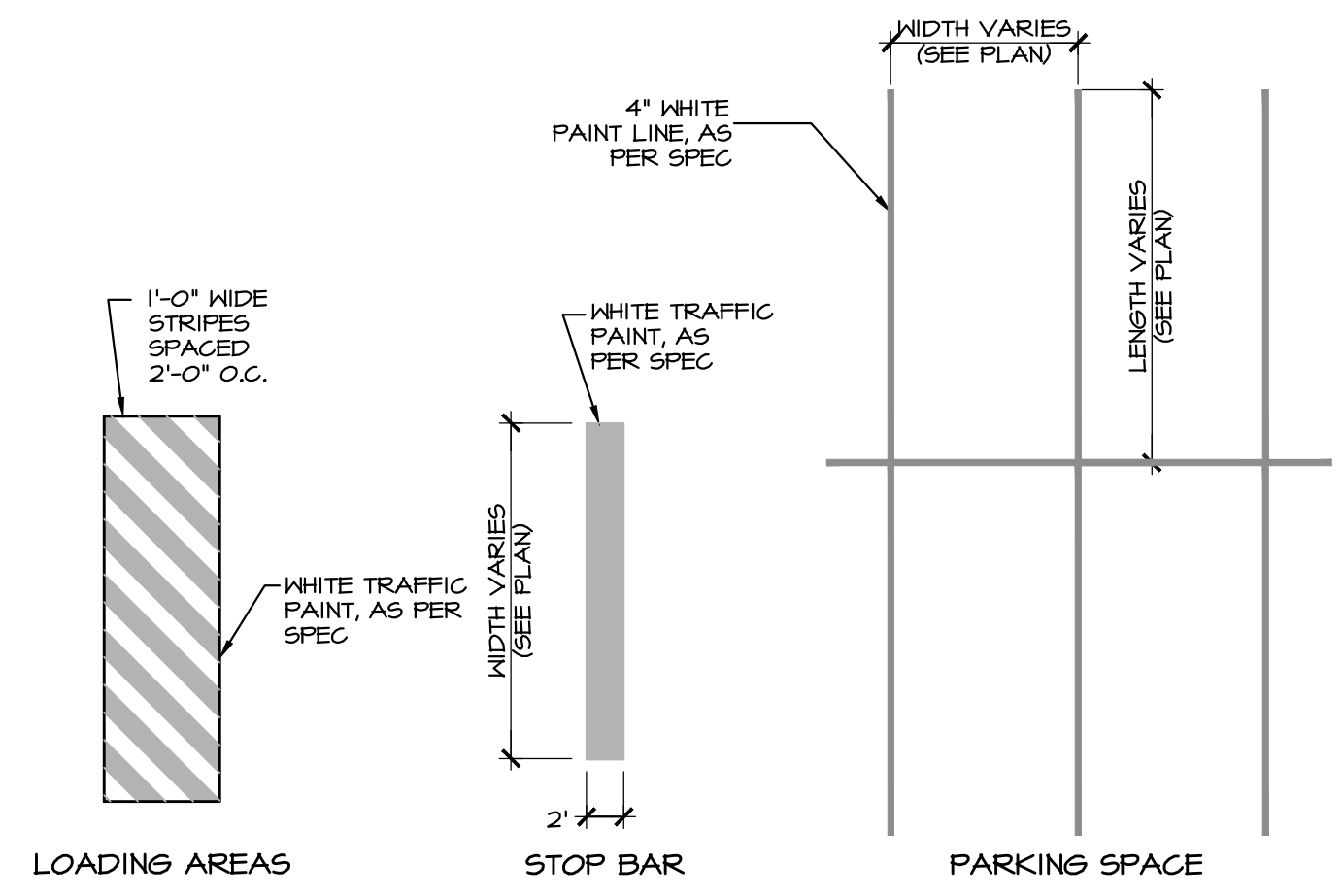
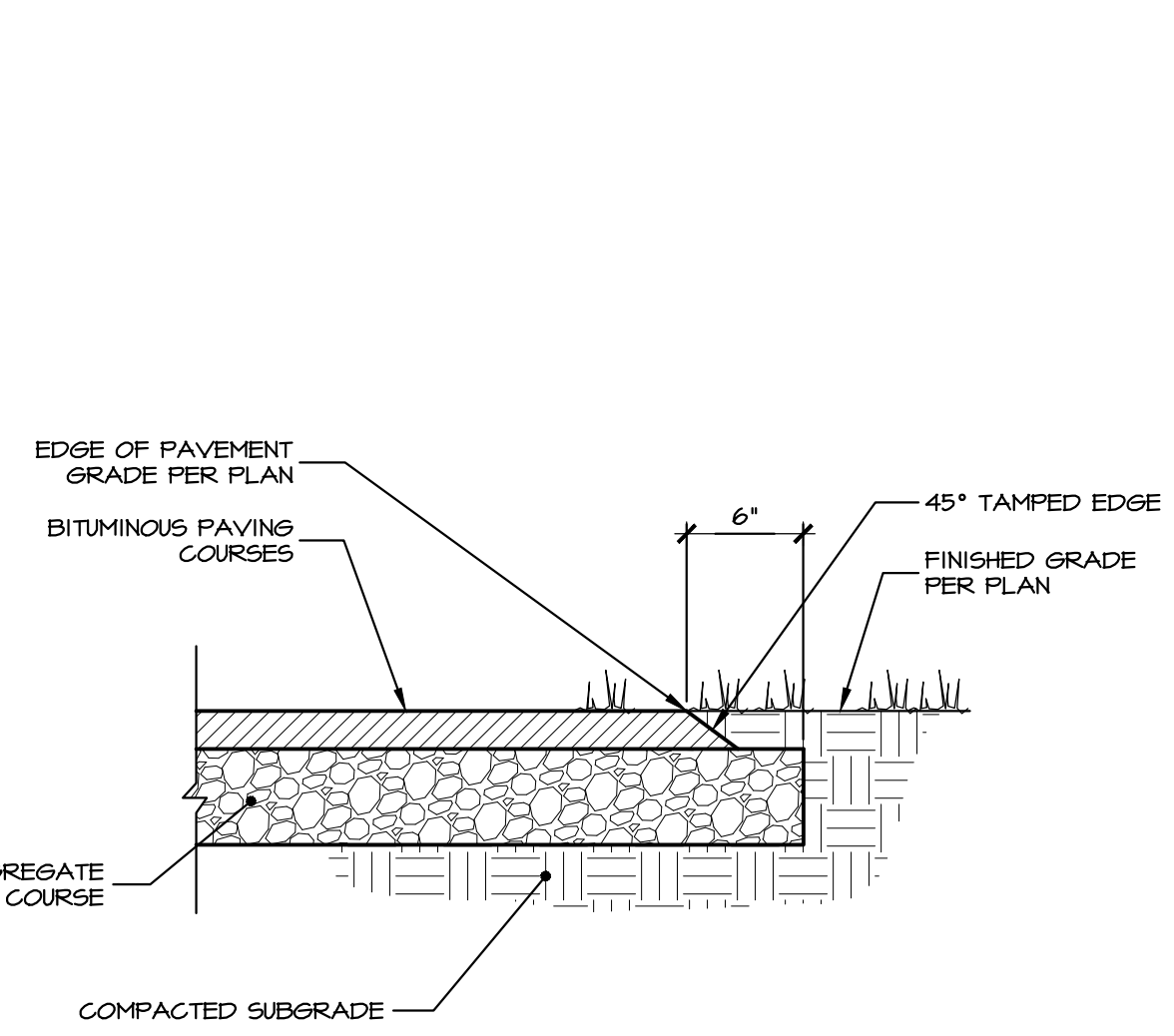
1. ALL JOINTS BETWEEN COBBLESTONES SHALL HAVE CONVEX RAKED JOINTS, MAX WIDTH 1", NON SHRINK MORTAR TO CONFORM TO PENNDOT 40B/2007, OR AS APPROVED BY ACTUAL SAMPLE PANEL.
2. CONTRACTOR TO COORDINATE LEVEL OF CONCRETE TO ALLOW FOR EASY PLACEMENT OF APPROVED ADJACENT PAVEMENT, ASPHALT OR CONCRETE.

GENERAL NOTE:

1. ALL JOINTS BETWEEN COBBLESTONES SHALL HAVE CONVEX RAKED JOINTS, MAX WIDTH 1", NON SHRINK MORTAR TO CONFORM TO PENNDOT 40B/2007 OR AS APPROVED BY ACTUAL SAMPLE PANEL.
2. FOR ADA RAMPS, SAW CUT THE TOPS OF COBBLESTONES PRIOR TO PLACEMENT OR USE PRECAST STONES TO ENSURE A SMOOTH TRANSITION FROM PAVING TO RAMP AND COMPLIANCE WITH ADA REQUIREMENTS.

D COBBLE CURB DETAIL
NOT TO SCALE

E DEPRESSED COBBLE CURB DETAIL
NOT TO SCALE

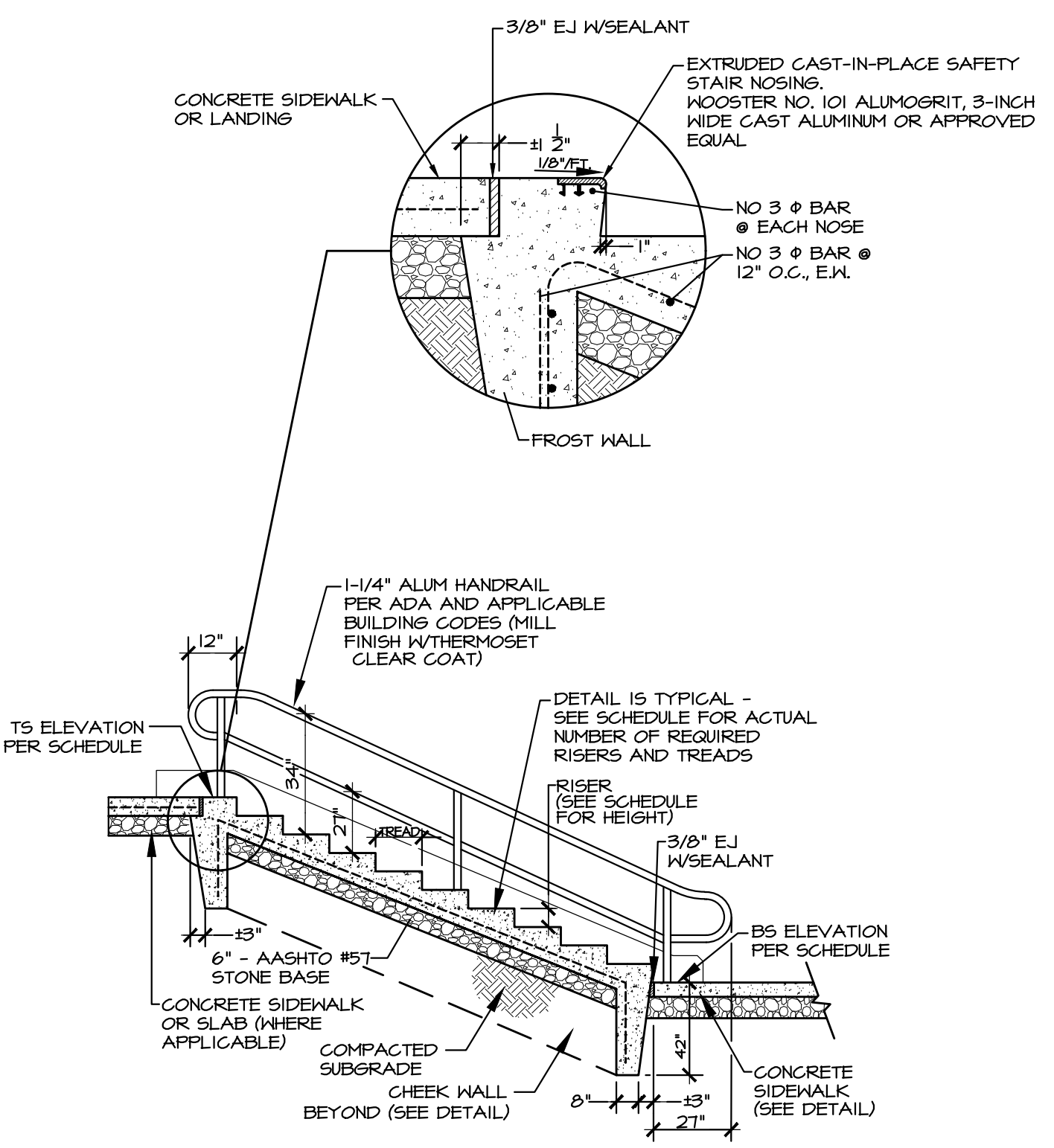


GENERAL NOTE:

1. SEE SHEET 20A FOR PAVEMENT MARKING DETAILS FOR: DIRECTIONAL ARROWS AND STOP LEGENDS, CROSSWALKS, AND UNIVERSAL ACCESSIBILITY (AKA "ADA PARKING") SYMBOL.

F PAVEMENT EDGE TREATMENT (NO CURB)
NOT TO SCALE

G PAVEMENT MARKING DETAIL
NOT TO SCALE

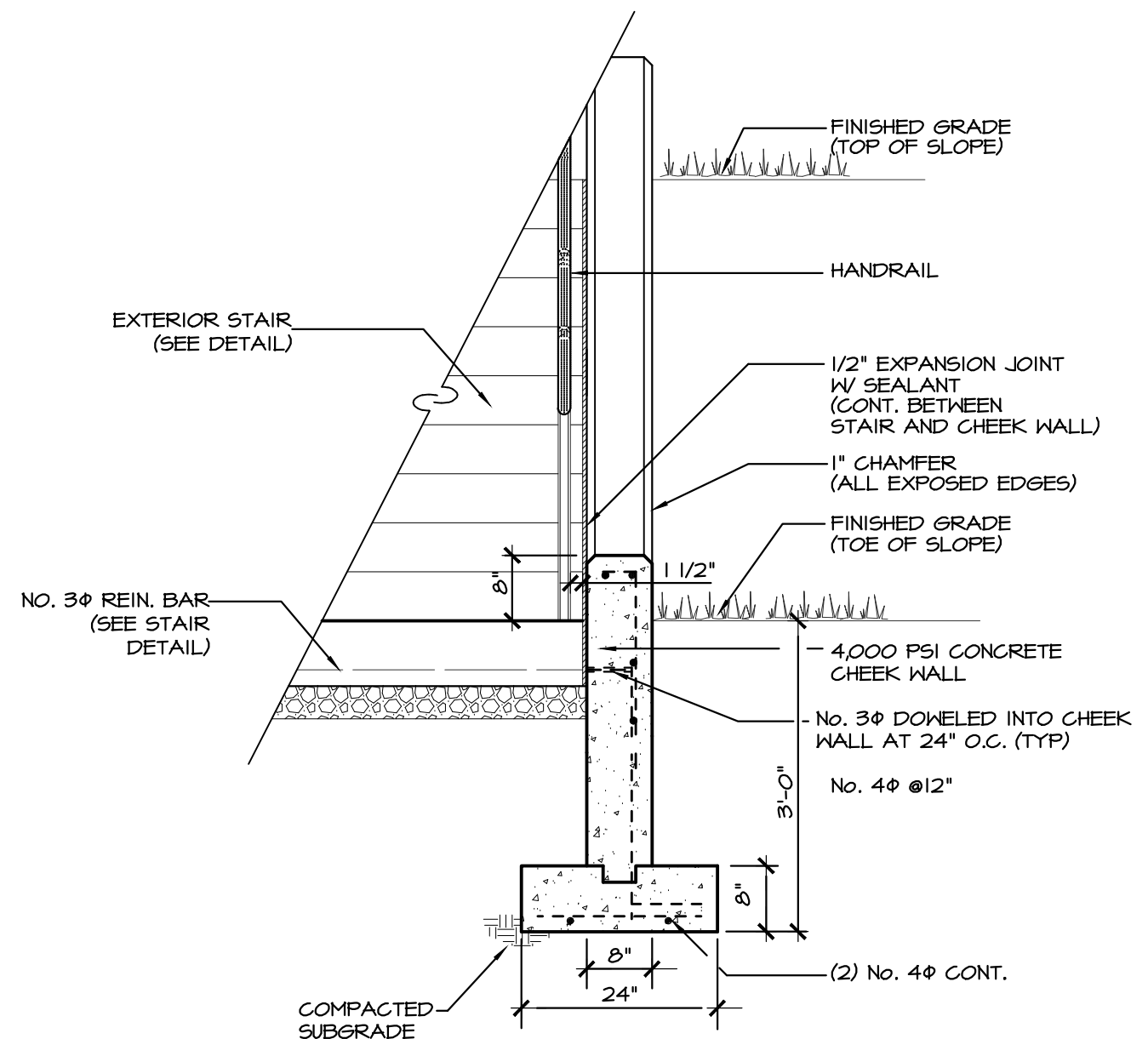


NOTES:

1. ALL CONCRETE MATERIALS FOR STAIR CONSTRUCTION SHALL BE 4000 PSI CONCRETE.
2. PER IBC, HANDRAILS MUST BE LOCATED WITHIN 30-INCHES OF REACH AND/OR NO MORE THAN 60-INCHES APART.
3. THE BOTTOM TWO (2) STAIR TREADS IN STAIRS A.1 AND B.1 VARY IN WIDTH AS THEY BOTH RETURN AROUND THE ADJACENT CHEEK WALL (SEE PLAN).

STAIR (SEE PLAN)	BS ELEV.	TS ELEV.	NO. OF RISERS	RISER HEIGHT	NO. OF TREADS	WIDTH
A.1	307.48	311.42	7	6.75'	6	5.5' (3)
A.2	311.44	315.44	7	6.75'	6	5.5'
A.3	315.51	319.44	7	6.75'	6	5.5'
B.1	307.48	311.42	7	6.75'	6	5.5' (3)
B.2	311.44	315.44	7	6.75'	6	5.5'
B.3	315.51	319.44	7	6.75'	6	5.5'

H EXTERIOR STAIR AND CHEEK WALL DETAIL
NO SCALE

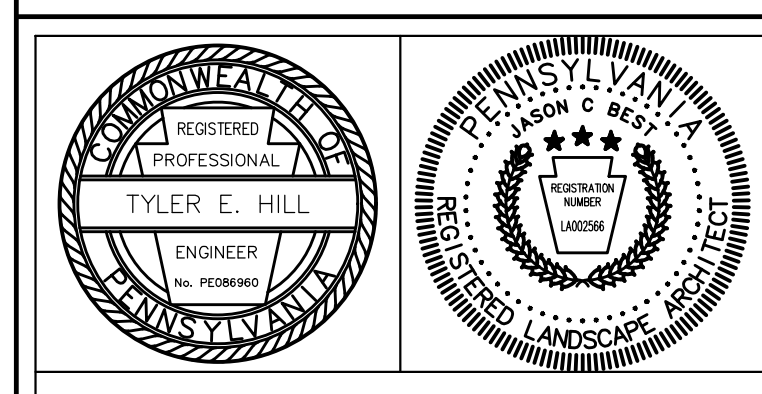


REVISIONS PER:	DATE:	BY:
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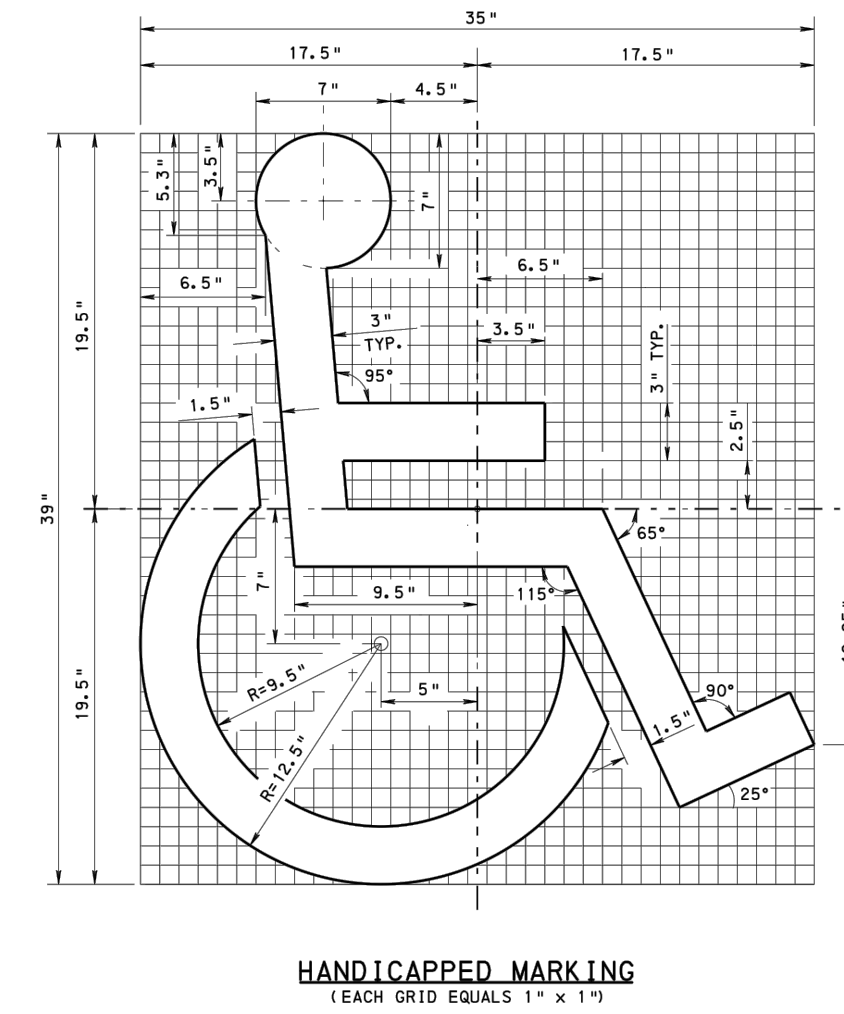
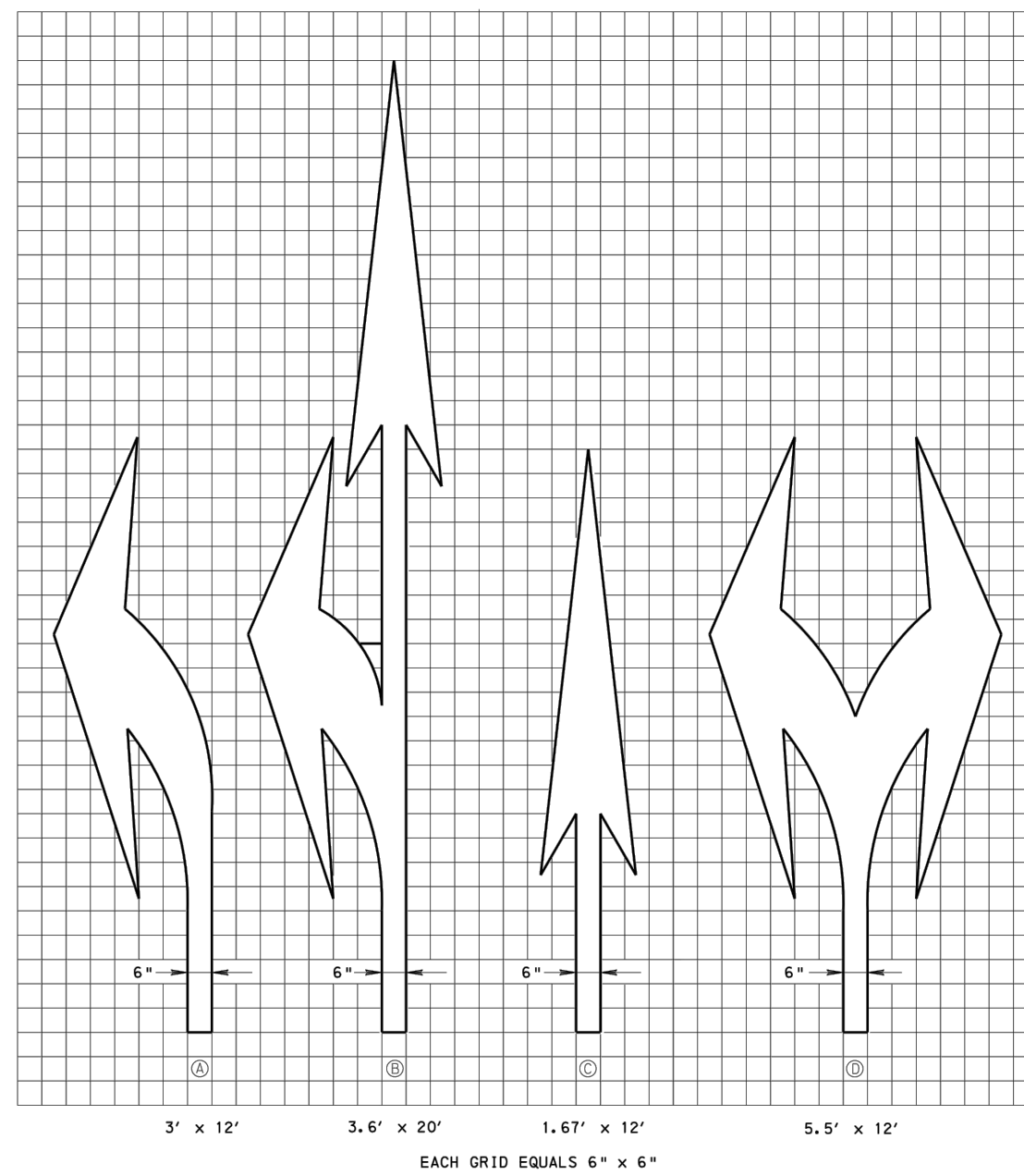
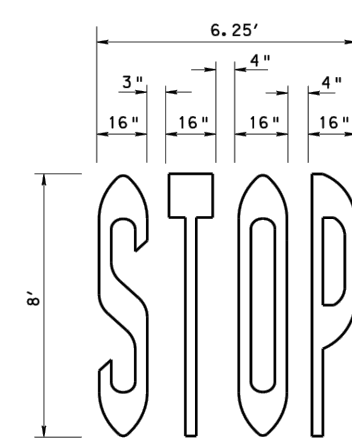
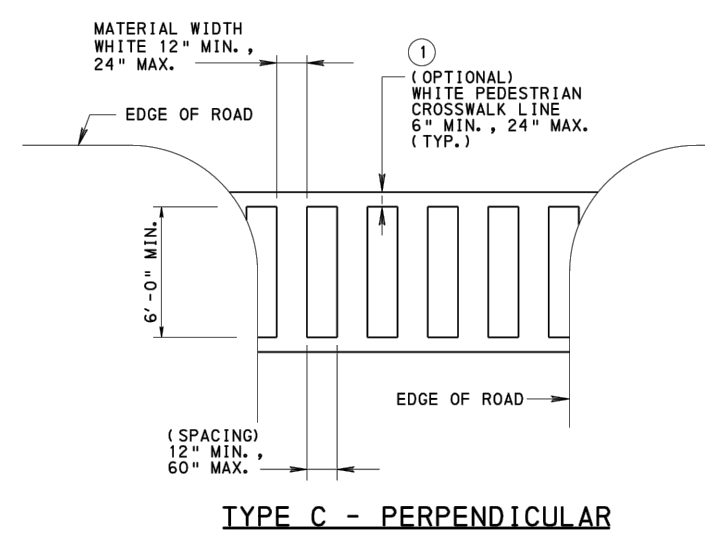


PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
SITE DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: AS NOTED

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29 of 48

DRAWING: C:\Users\jason\Documents\ELA_Group\041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 4:54 pm



HANDICAPPED SYMBOL SHALL BE WHITE. IT MAY BE INSTALLED ALONE OR WITH A BLUE BACKGROUND WHICH EXTENDS A MINIMUM OF 3 INCHES BEYOND THE SYMBOL. IF MATERIAL THICKNESS OF SYMBOL IS GREATER THAN 20 MILS, THE BLUE BACKGROUND MUST BE USED.

① CROSSWALK

② STOP

③ DIRECTIONAL ARROWS

④ SYMBOL OF ACCESSIBILITY

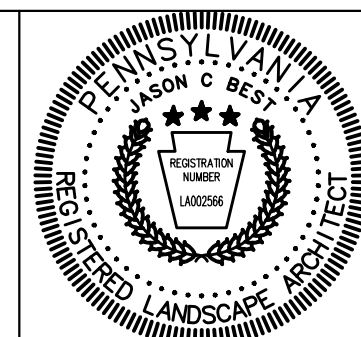
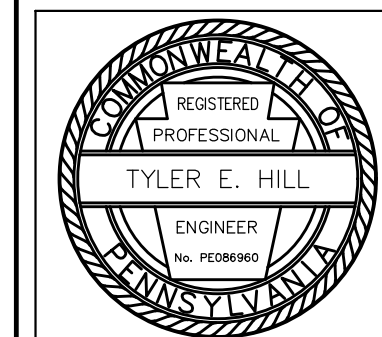
Ⓐ PAVEMENT LEGENDS
NO SCALE

REVISIONS PER:	DATE:	BY:
1. CCD COMMENTS	3-1-2023	TEH
2. CCD COMMENTS	3-17-2023	TEH
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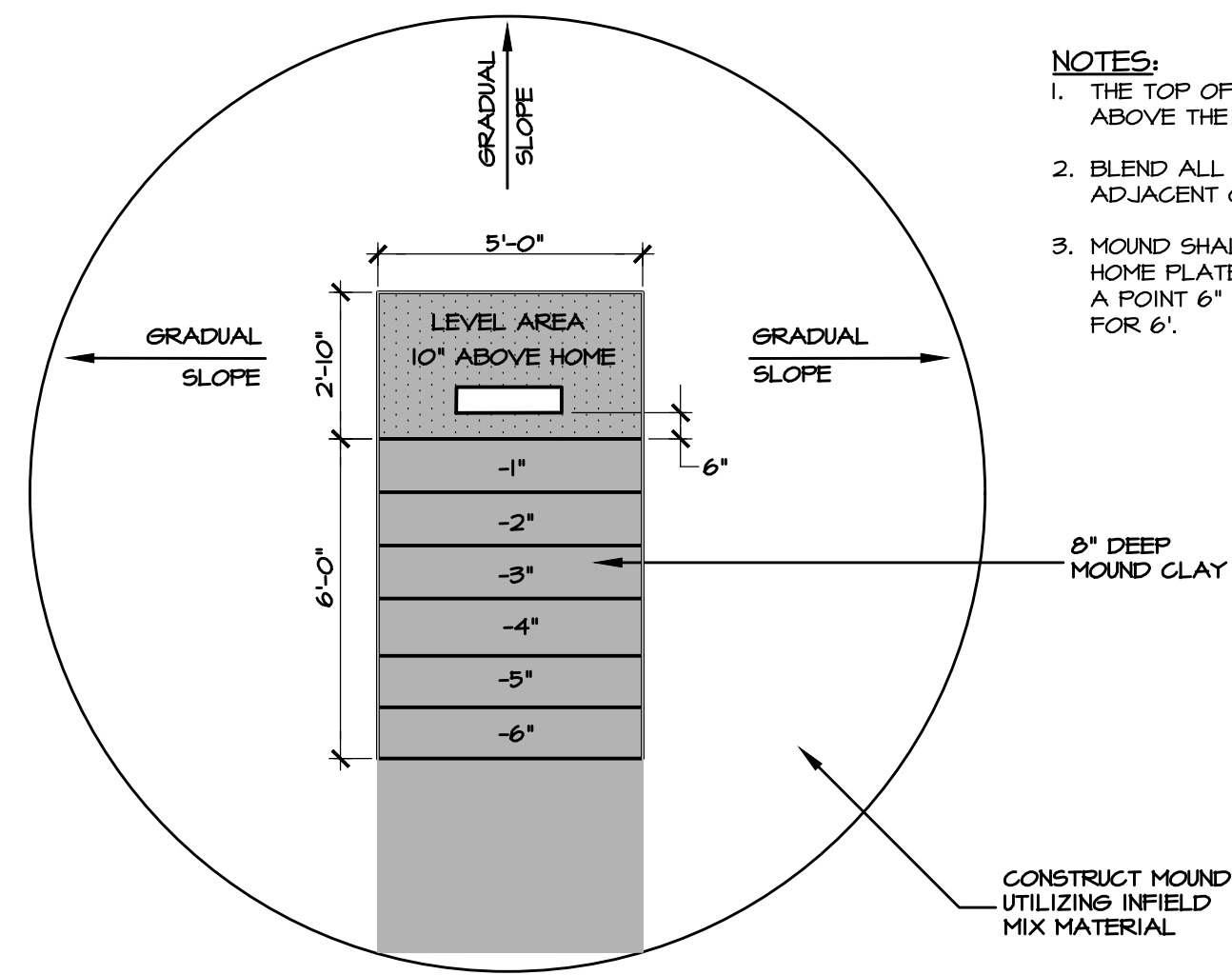
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LITITZ, PA 17543
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PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
SITE DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
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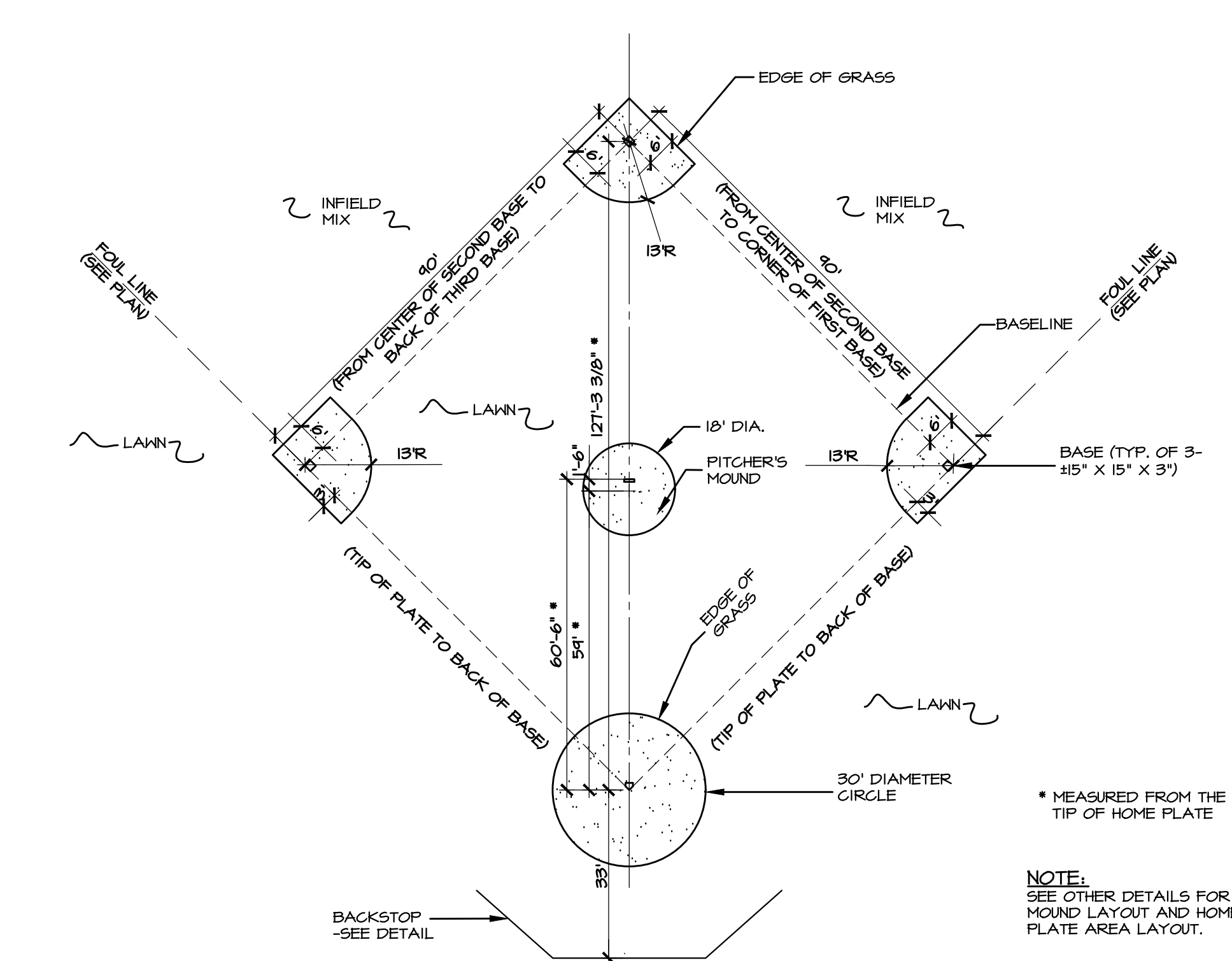
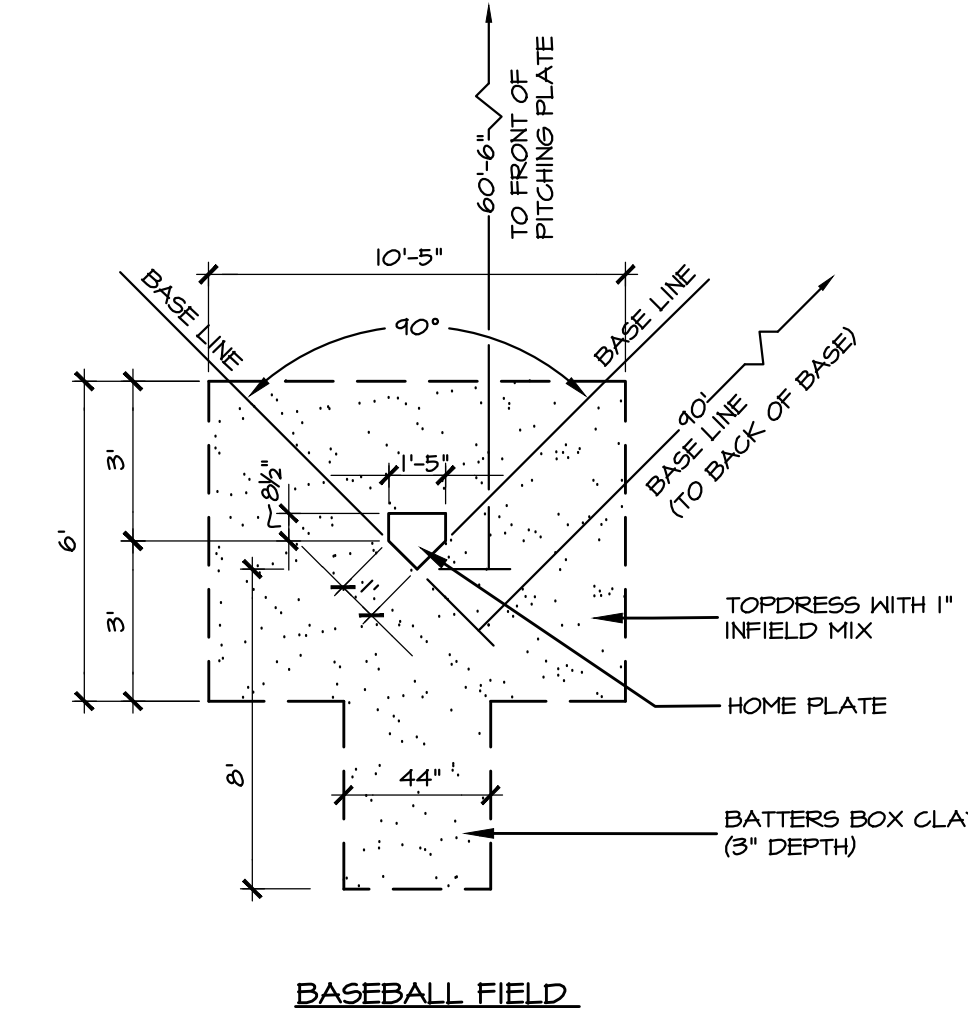
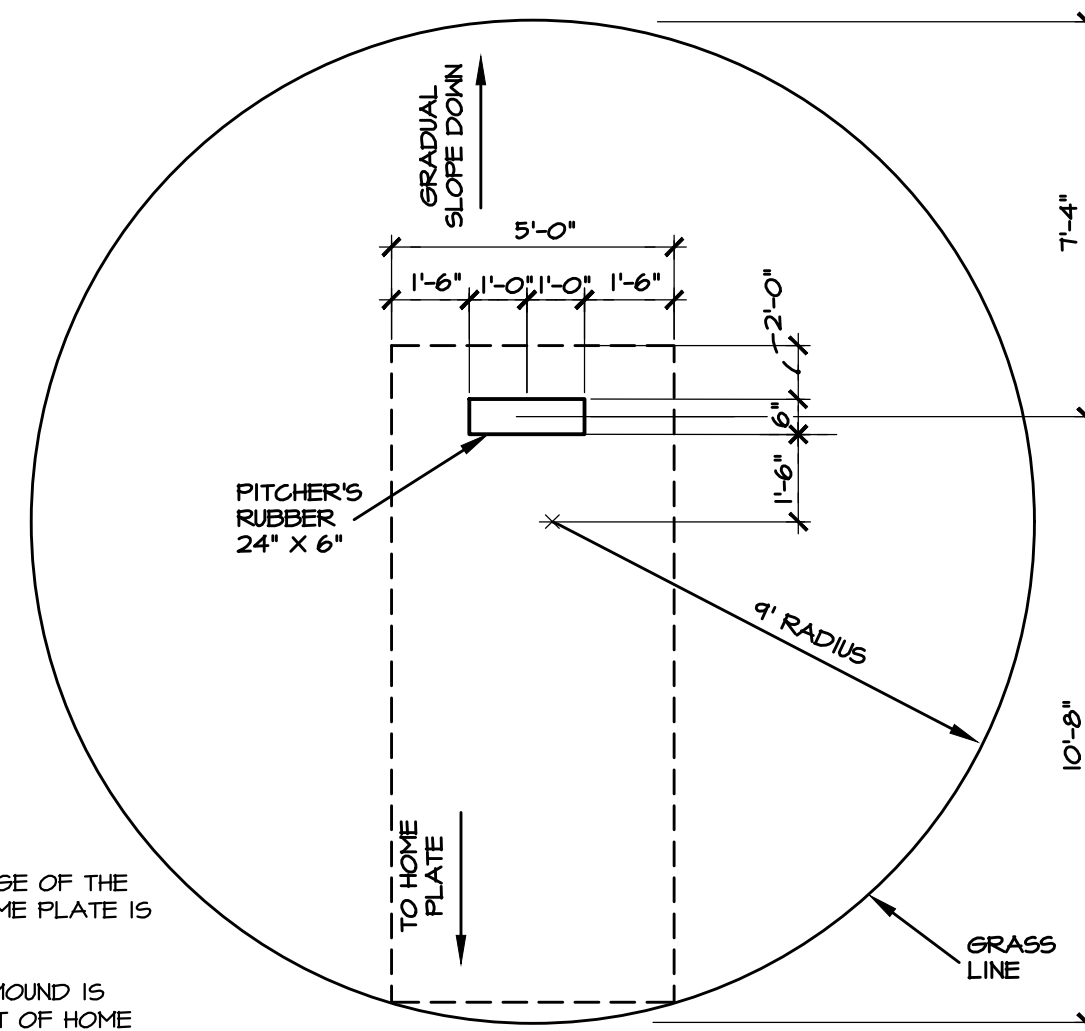
MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

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29A of 48

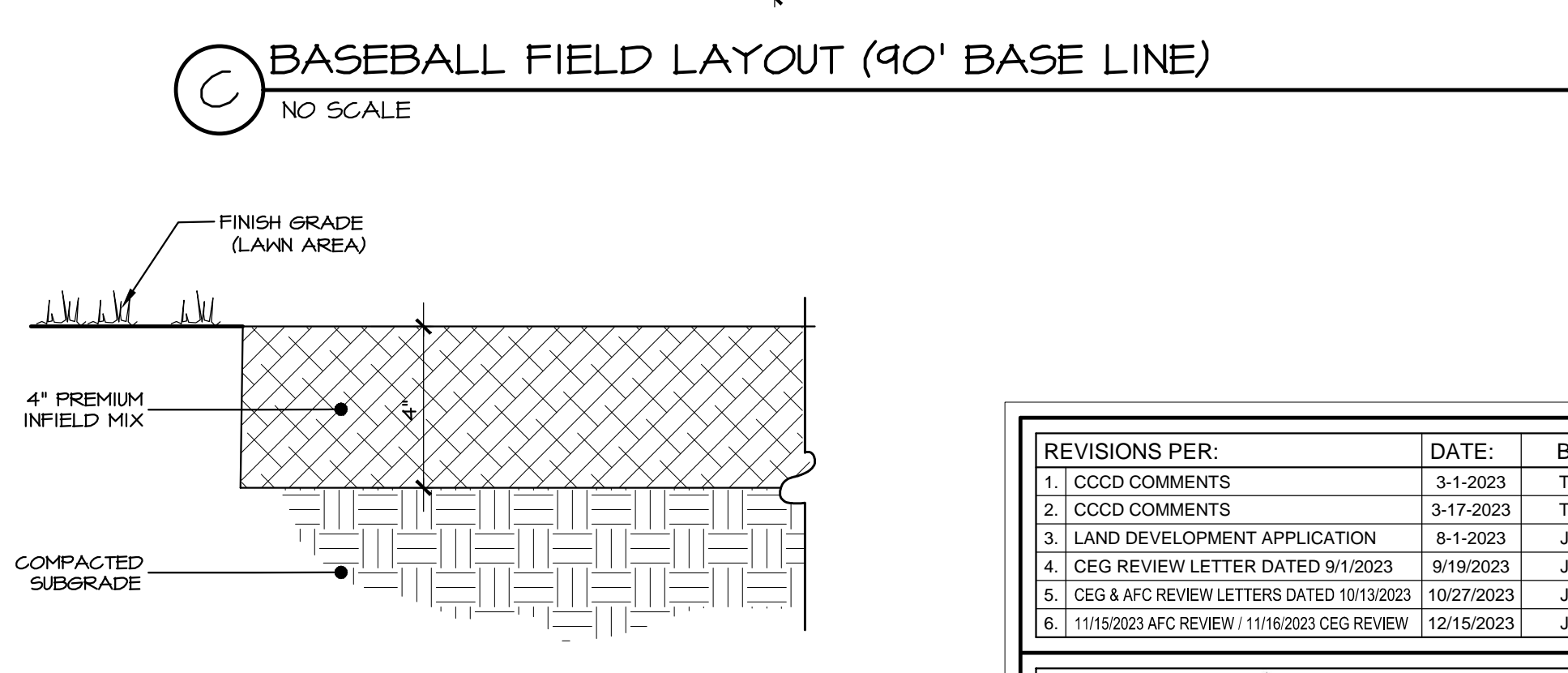


- NOTES:**
1. THE TOP OF THE PITCHER'S RUBBER SHALL BE 10' ABOVE THE ELEVATION OF HOME PLATE.
 2. BLEND ALL SLOPES GRADUAL AND UNIFORM TO ADJACENT GRADES.
 3. MOUND SHALL SLOPE UNIFORMLY IN THE DIRECTION OF HOME PLATE 1" PER HORIZONTAL FOOT, BEGINNING AT A POINT 6" IN FRONT OF THE RUBBER AND EXTENDING FOR 6'.

- NOTES:**
1. THE DISTANCE FROM THE FRONT EDGE OF THE RUBBER TO THE BACK POINT OF HOME PLATE IS 60'-6".
 2. THE CENTER RADIUS POINT OF THE MOUND IS LOCATED 54' FROM THE BACK POINT OF HOME PLATE.



- NOTES:**
1. PERFORM CHISEL PLANTING AFTER INCORPORATION OF ORGANIC MATTER TO RELIEVE COMPACTION.
 2. USE ONLY RUBBER-TIRED EQUIPMENT FOR ROOT ZONE PREPARATION, FINE GRADING, AND SEEDING.
 3. ADJUST ROOT-ZONE DEPTH AS REQUIRED TO ACCOMMODATE SOD WHERE SODDING IS INDICATED ON DRAWING, 1" - MAXIMUM.



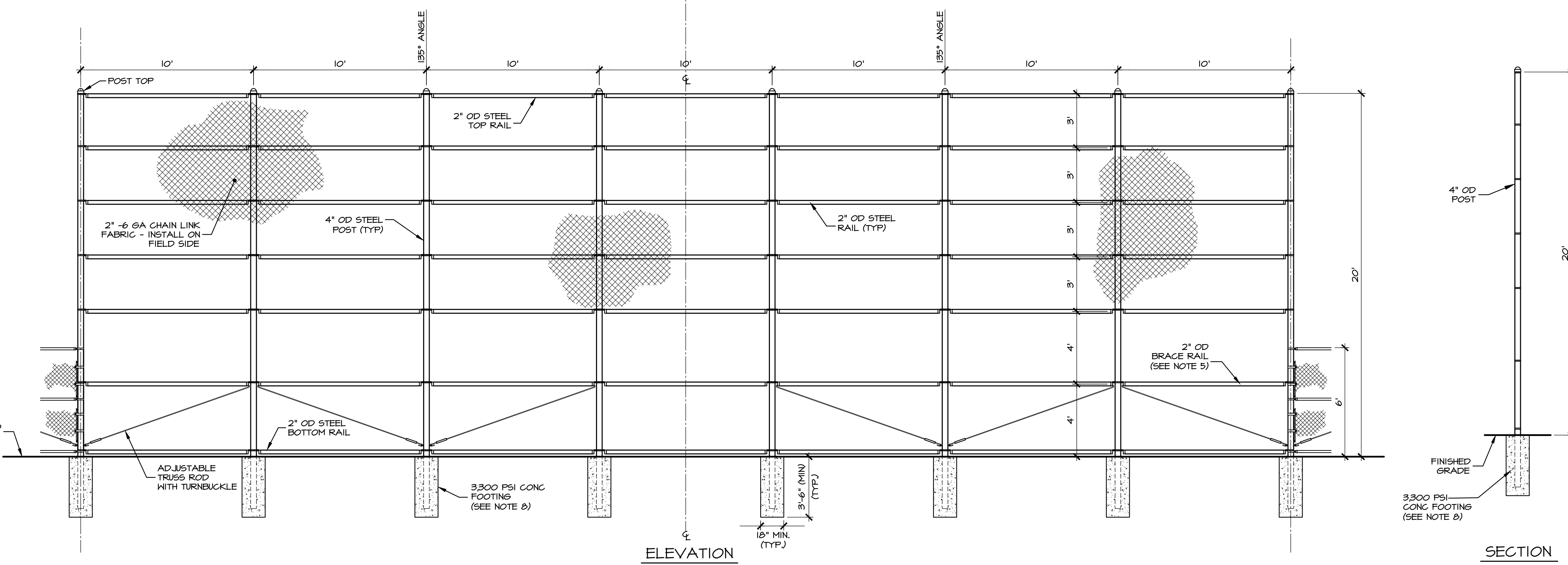
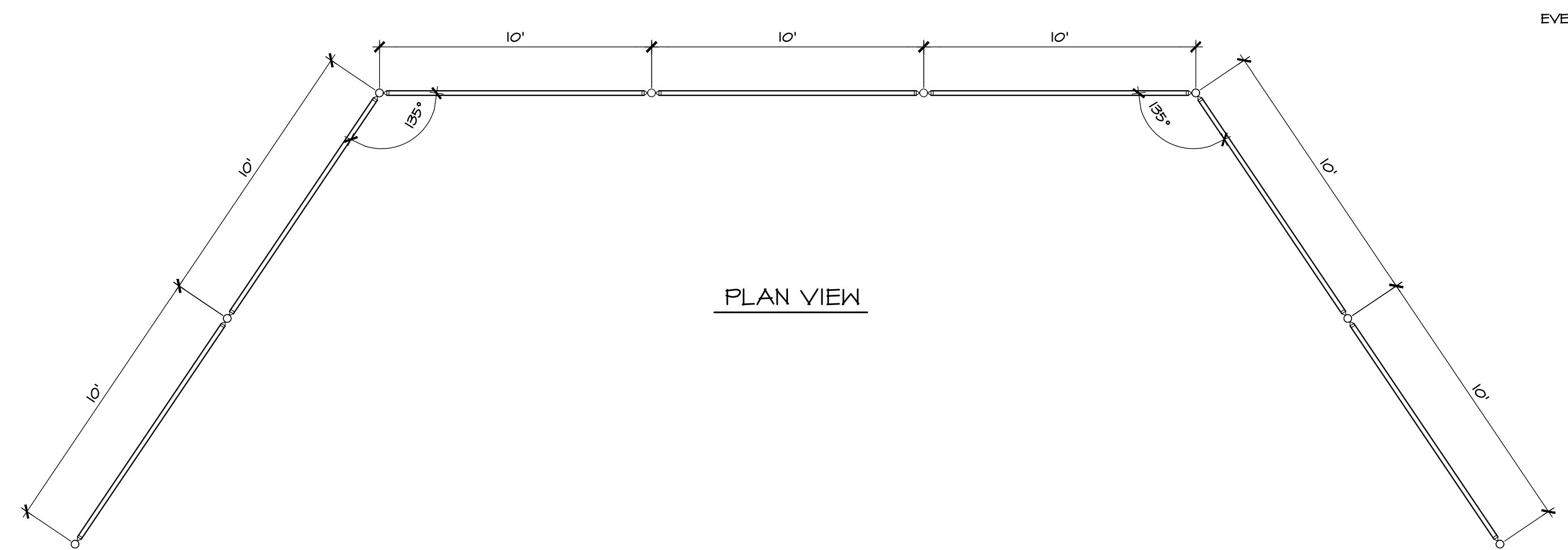
A BASEBALL PITCHER'S MOUND DETAIL
NO SCALE

B BASEBALL FIELD HOME PLATE AREAS
NO SCALE

C BASEBALL FIELD LAYOUT (90' BASE LINE)
NO SCALE

D ATHLETIC FIELD PLANTING, SEEDING & SOD, DETAIL
NO SCALE

E INFIELD CROSS-SECTION
NO SCALE



- FENCE AND GATE NOTES:**
1. ALL FENCE MATERIALS SHALL BE STEEL AND PRODUCED AND MANUFACTURED IN THE U.S.A. EXCEPT FENCE POST TOPS, RAIL ENDS, AND TIES MAY BE ALUMINUM. ALL MATERIALS AND FABRICATION SHALL CONFORM TO THE CHAIN LINK FENCE MANUFACTURERS INSTITUTE (GLFI) PRODUCT MANUAL, LATEST EDITION.
 2. PROVIDE MANUALLY OPERATED SLING GATES OR CANTILEVER SLIDE GATES AS DESIGNATED ON DRAWINGS.
 3. ALL DIMENSIONS ARE NOMINAL. VERIFY ACTUAL FENCE DIMENSIONS AND GATE OPENINGS IN FIELD.
 4. ALL FENCE FABRIC, POSTS, RAILS, GATE FRAMES, STRETCHER BARS, AND OTHER PARTS SHALL BE PVC COATED, MEETING THE REQUIREMENTS OF GLFI STANDARD GUIDE FOR POLYVINYL CHLORIDE (PVC). ALL COATINGS SHALL CONFORM TO CLASS 2b (FUSED), BLACK, PER ASTM 934. ALL FENCE FABRIC SHALL BE 6 GAUGE UNLESS OTHERWISE NOTED.
 5. PROVIDE MID-RAIL AND TRUSS ROD AT ALL CORNERS OF FENCE, ADJOINING ALL GATES, AND AT ALL TERMINAL ENDS OF FENCE GREATER THAN FOUR (4) FEET IN HEIGHT.
 6. PROVIDE BOTTOM RAIL AND TOP RAIL CONTINUOUS FOR ALL FENCE.
 7. POSITION BOTTOM OF FABRIC 2" ABOVE FINISHED GRADE FOR PERIMETER FENCING, POSITION BOTTOM OF FABRIC 1" ABOVE FINISHED GRADE FOR ATHLETIC FIELD FENCING.
 8. TOP OF CONCRETE FOOTINGS SHALL BE BELOW FINISH GRADE IN BITUMINOUS PAVING AND LAWN AREAS (3-INCHES IN LAWN AREAS).
 9. DETAILS ARE TYPICAL - ALL DETAILS FOR FENCE AND GATES MAY NOT APPLY. PROVIDE FENCE AND GATES AS SCHEDULED ON THE DRAWINGS, IN ACCORDANCE WITH THE APPLICABLE DETAILS ON THIS SHEET, AND PER SUBMITTALS AS APPROVED BY THE OWNER.
 10. ALL ATHLETIC FIELD FENCING AND GATES WITH A SCHEDULED HEIGHT OF 6'-0" OR LESS, INCLUDING AREAS WHERE BALLSTOPPER NETTING WILL BE INSTALLED, SHALL BE EQUIPPED WITH A CORRUGATED PVC FENCE TOPPER (SAFETY TOP CAP), COLOR: YELLOW. USE AER-FLO SPORTS "PLASTICAP" FENCE TOPPER OR EQUAL.

F CHAIN LINK BASEBALL BACKSTOP (NON-HOODED, 90' BASE LINES)
NO SCALE

REVISIONS PER:	DATE:	BY:
1. CCCC COMMENTS	3-1-2023	TEH
2. CCCC COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

MID-ATLANTIC SPORTS CONSTRUCTION
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743 S. BROAD ST.
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PENNSYLVANIA PROFESSIONAL ENGINEER
TYLER E. HILL
REGISTERED PROFESSIONAL ENGINEER
NO. 100880

PENNSYLVANIA PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 100880

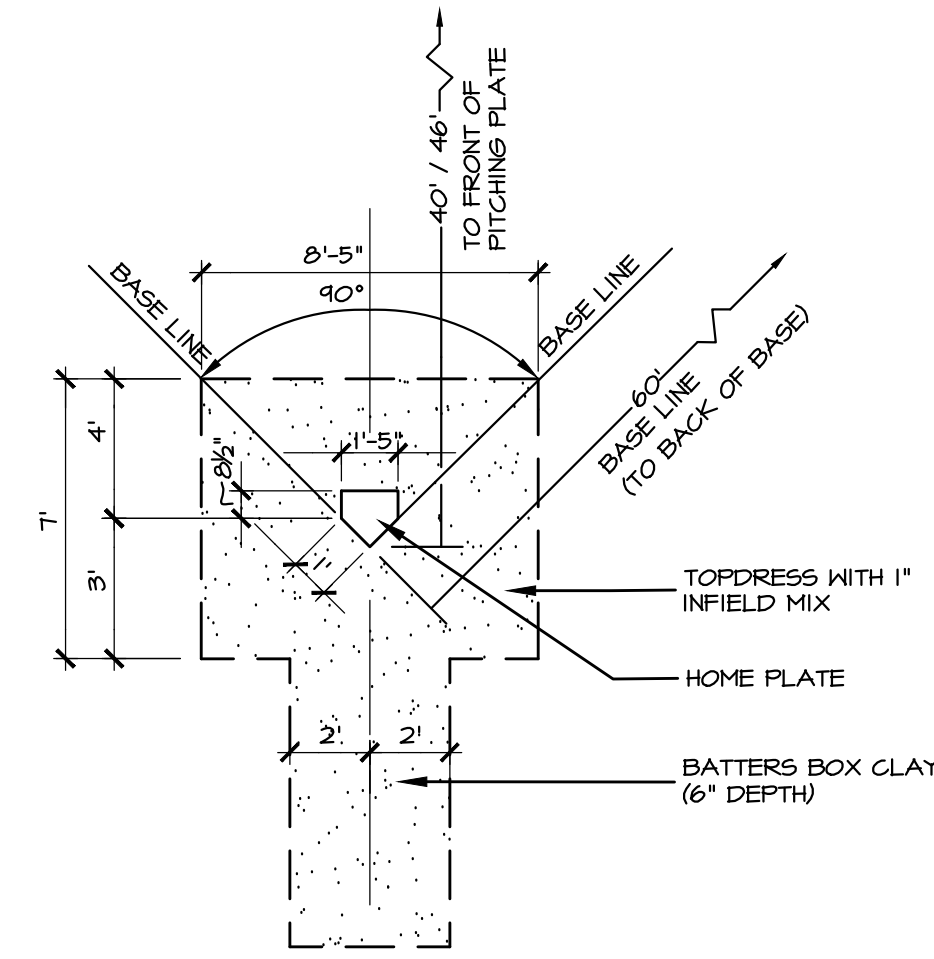
PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT:
EROSION & SEDIMENT CONTROL DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

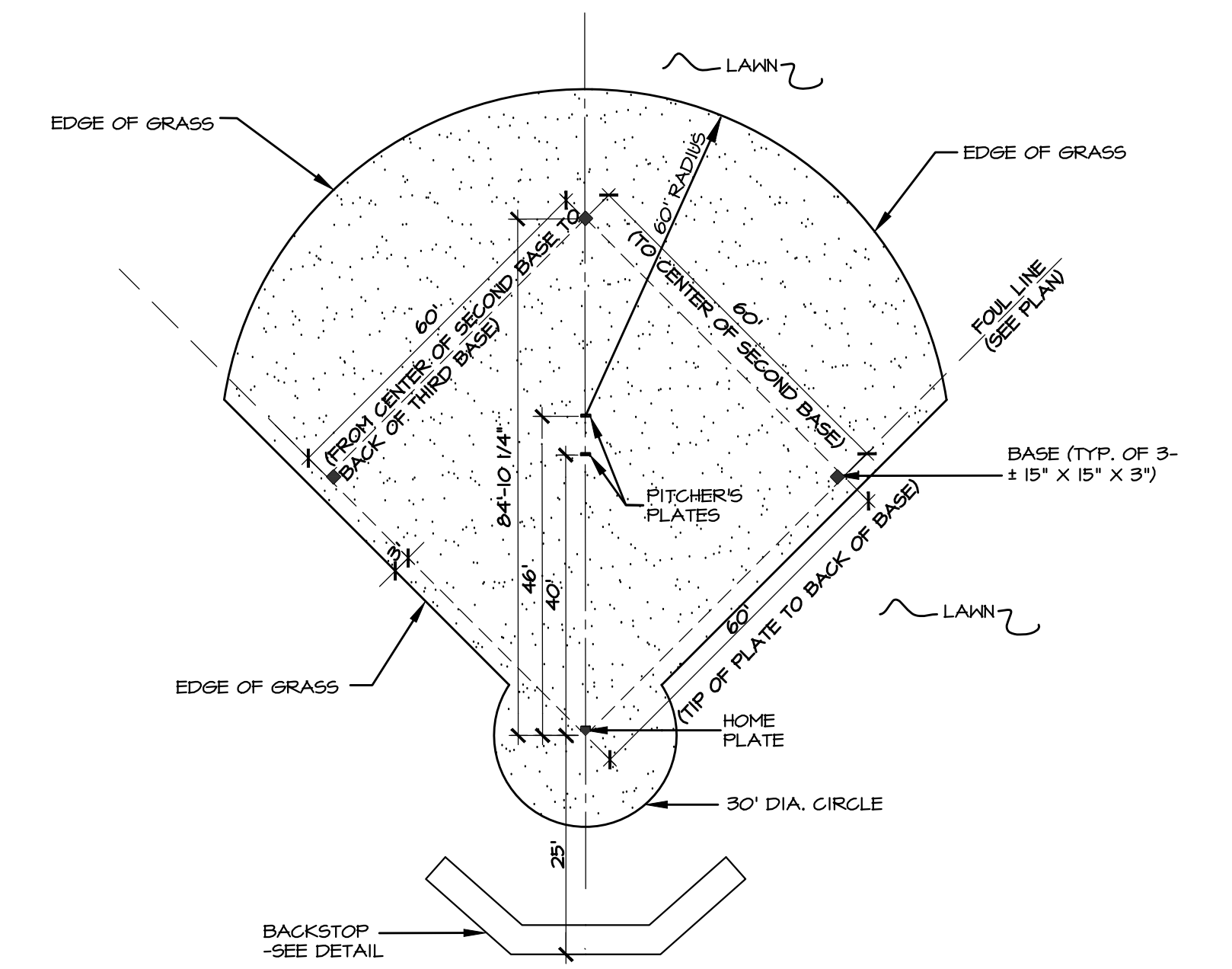
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FENCE AND GATE NOTES:

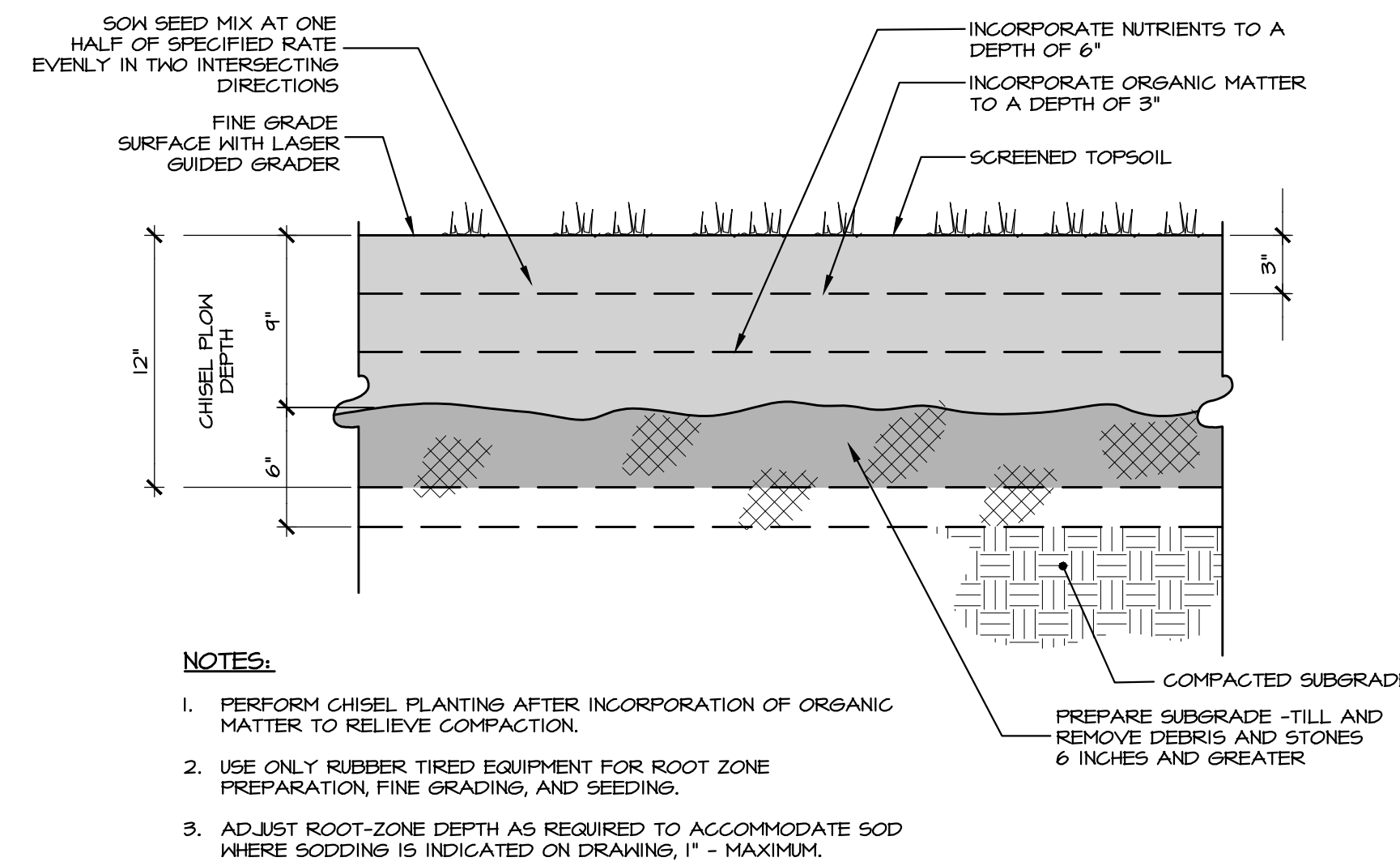
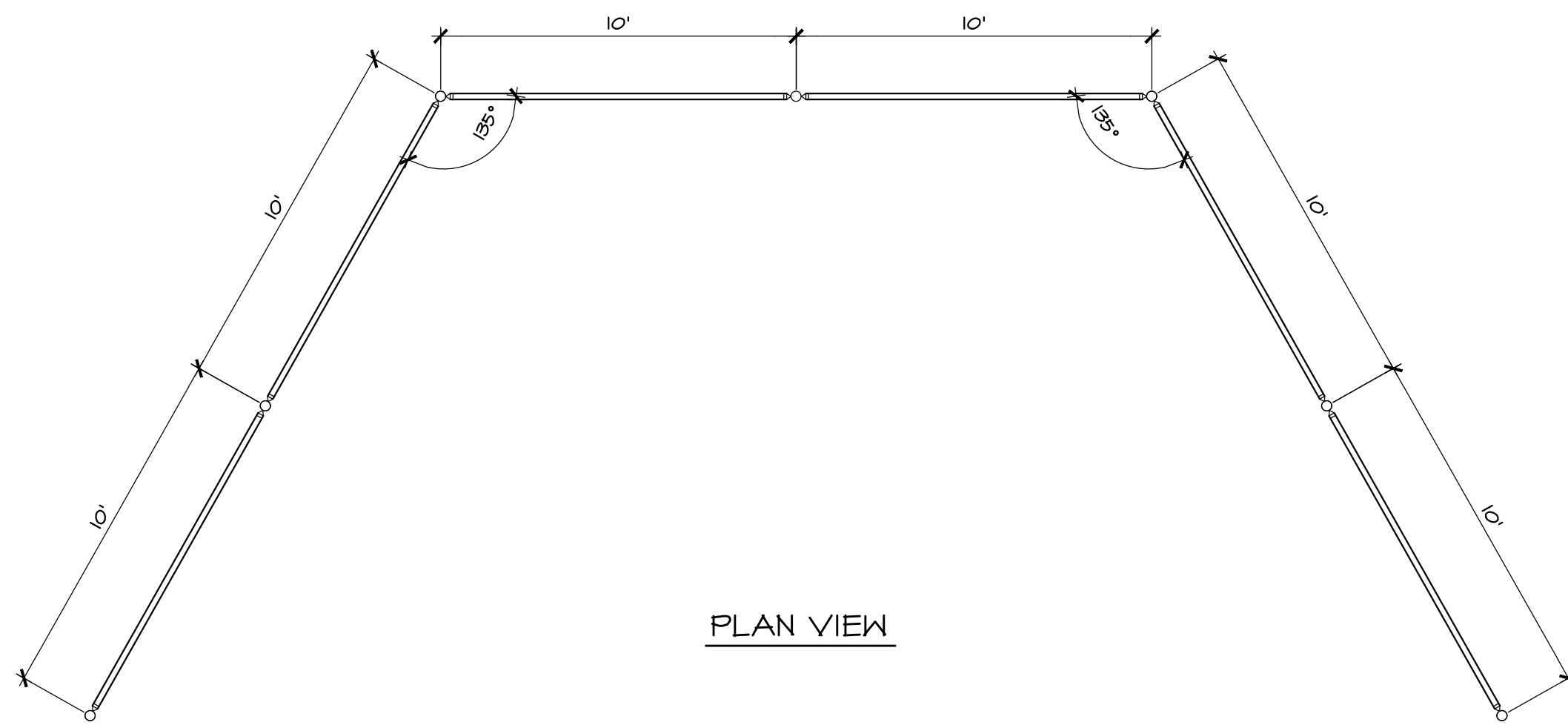
1. ALL FENCE MATERIALS SHALL BE STEEL AND PRODUCED AND MANUFACTURED IN THE U.S.A. EXCEPT FENCE POST TOPS, RAIL ENDS, AND TIES MAY BE ALUMINUM. ALL MATERIALS AND FABRICATION SHALL CONFORM TO THE CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL, LATEST EDITION.
2. PROVIDE MANUALLY OPERATED SWING GATES OR CANTILEVER SLIDE GATES AS DESIGNATED ON DRAWINGS.
3. ALL DIMENSIONS ARE NOMINAL. VERIFY ACTUAL FENCE DIMENSIONS AND GATE OPENINGS IN FIELD.
4. ALL FENCE FABRIC, POSTS, RAILS, GATE FRAMES, STRETCHER BARS, AND OTHER PARTS SHALL BE PVC COATED, MEETING THE REQUIREMENTS OF CLFMI STANDARD GUIDE FOR POLYVINYL CHLORIDE (PVC). ALL COATINGS SHALL CONFORM TO CLASS 20 (FUSED), BLACK, PER ASTM 434. ALL FENCE FABRIC SHALL BE 6 GAUGE UNLESS OTHERWISE NOTED.
5. PROVIDE MID-RAIL AND TRUSS ROD AT ALL CORNERS OF FENCE, ADJOINING ALL GATES, AND AT ALL TERMINAL ENDS OF FENCE GREATER THAN FOUR (4) FEET IN HEIGHT.
6. PROVIDE BOTTOM RAIL AND TOP RAIL CONTINUOUS FOR ALL FENCE.
7. POSITION BOTTOM OF FABRIC 2" ABOVE FINISHED GRADE FOR PERIMETER FENCING. POSITION BOTTOM OF FABRIC 1" ABOVE FINISHED GRADE FOR ATHLETIC FIELD FENCING.
8. TOP OF CONCRETE FOOTINGS SHALL BE BELOW FINISH GRADE IN BITUMINOUS PAVING AND LAWN AREAS (3-INCHES IN LAWN AREAS).
9. DETAILS ARE TYPICAL - ALL DETAILS FOR FENCE AND GATES MAY NOT APPLY. PROVIDE FENCE AND GATES AS SCHEDULED ON THE DRAWINGS, IN ACCORDANCE WITH THE APPLICABLE DETAILS ON THIS SHEET, AND PER SUBMITTALS AS APPROVED BY THE OWNER.
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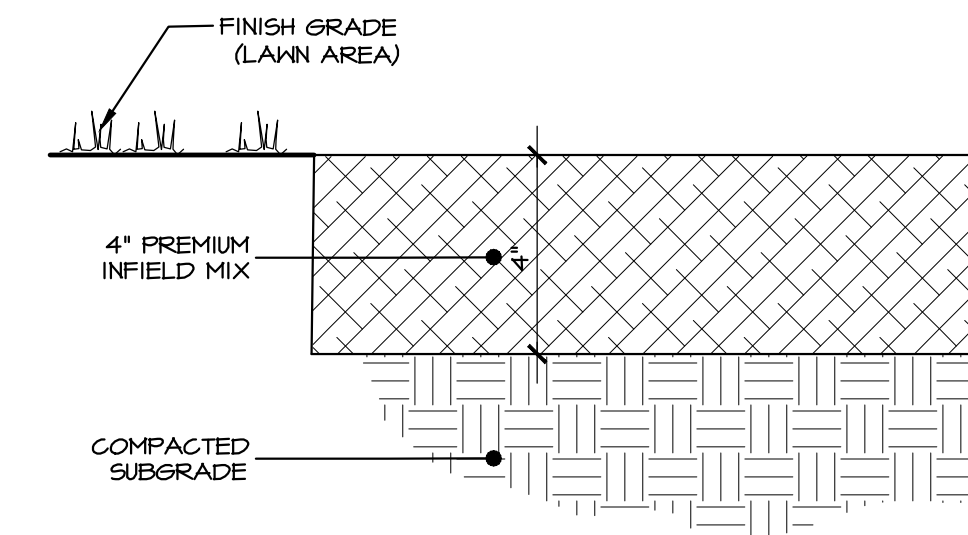
A SOFTBALL FIELD HOME PLATE AREA
NO SCALE



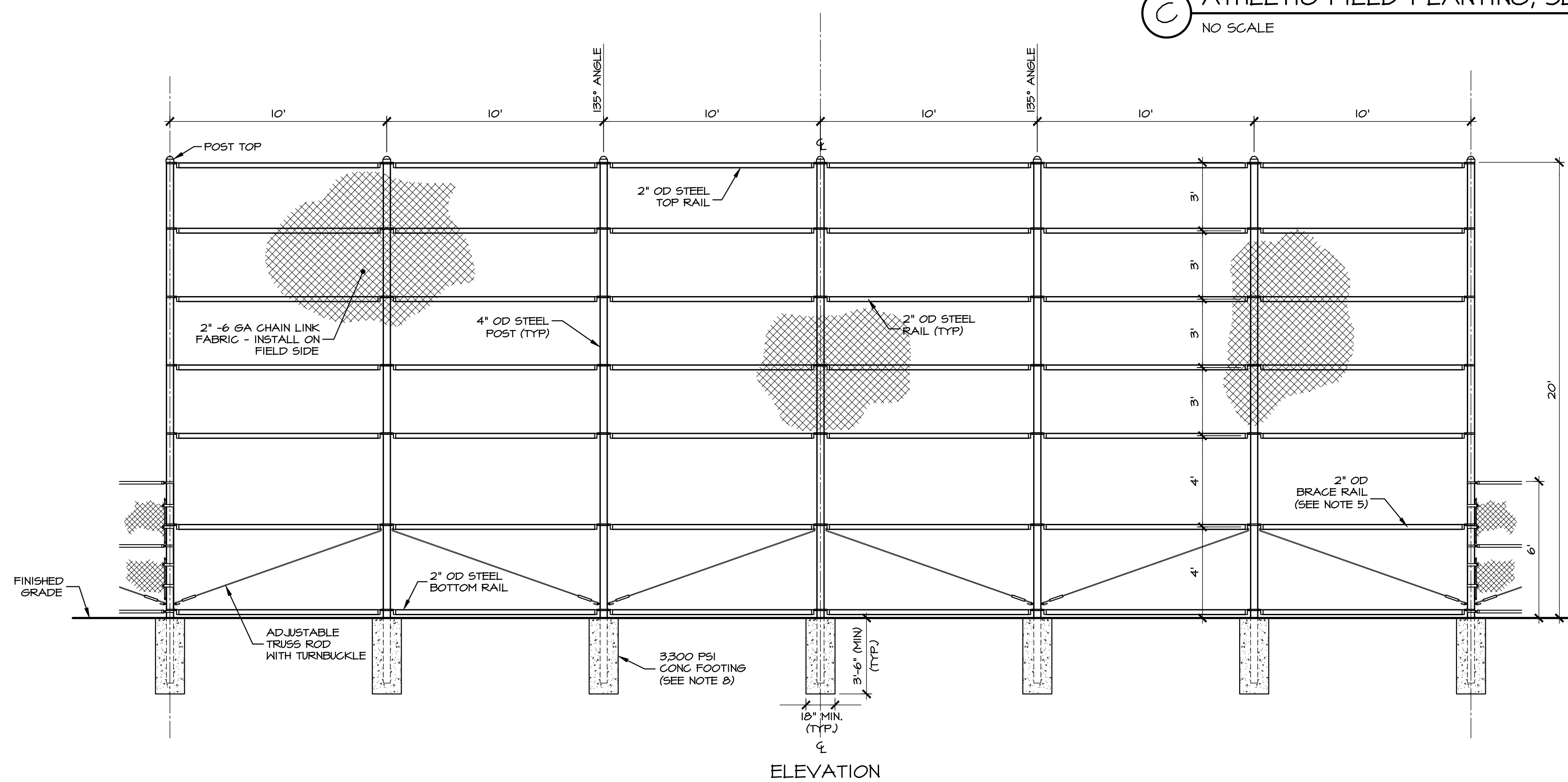
B SOFTBALL INFIELD LAYOUT
NO SCALE



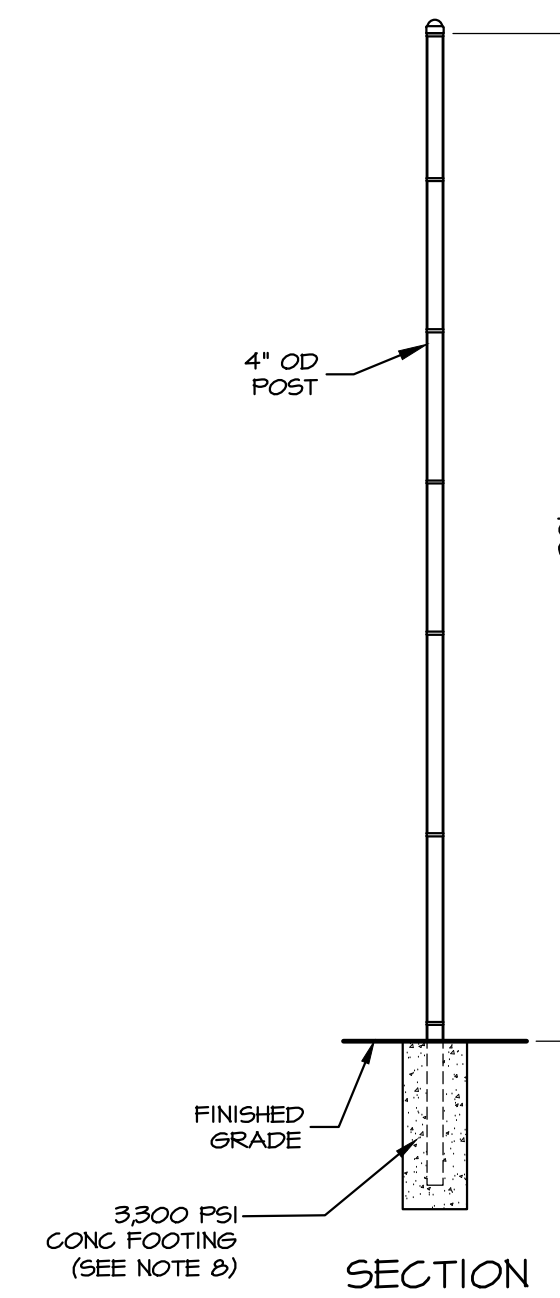
C ATHLETIC FIELD PLANTING, SEEDING & SOD, DETAIL
NO SCALE



D INFIELD CROSS-SECTION
NO SCALE



E CHAIN LINK SOFTBALL BACKSTOP (NON-HOODED, 60' BASE LINES)
NO SCALE



F LAWN PLANTING DETAIL
NOT TO SCALE

REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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PROFESSIONAL ENGINEER
TYLER E. HILL
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA

PROFESSIONAL LANDSCAPE ARCHITECT
JASON B. BISHOP
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PENNSYLVANIA

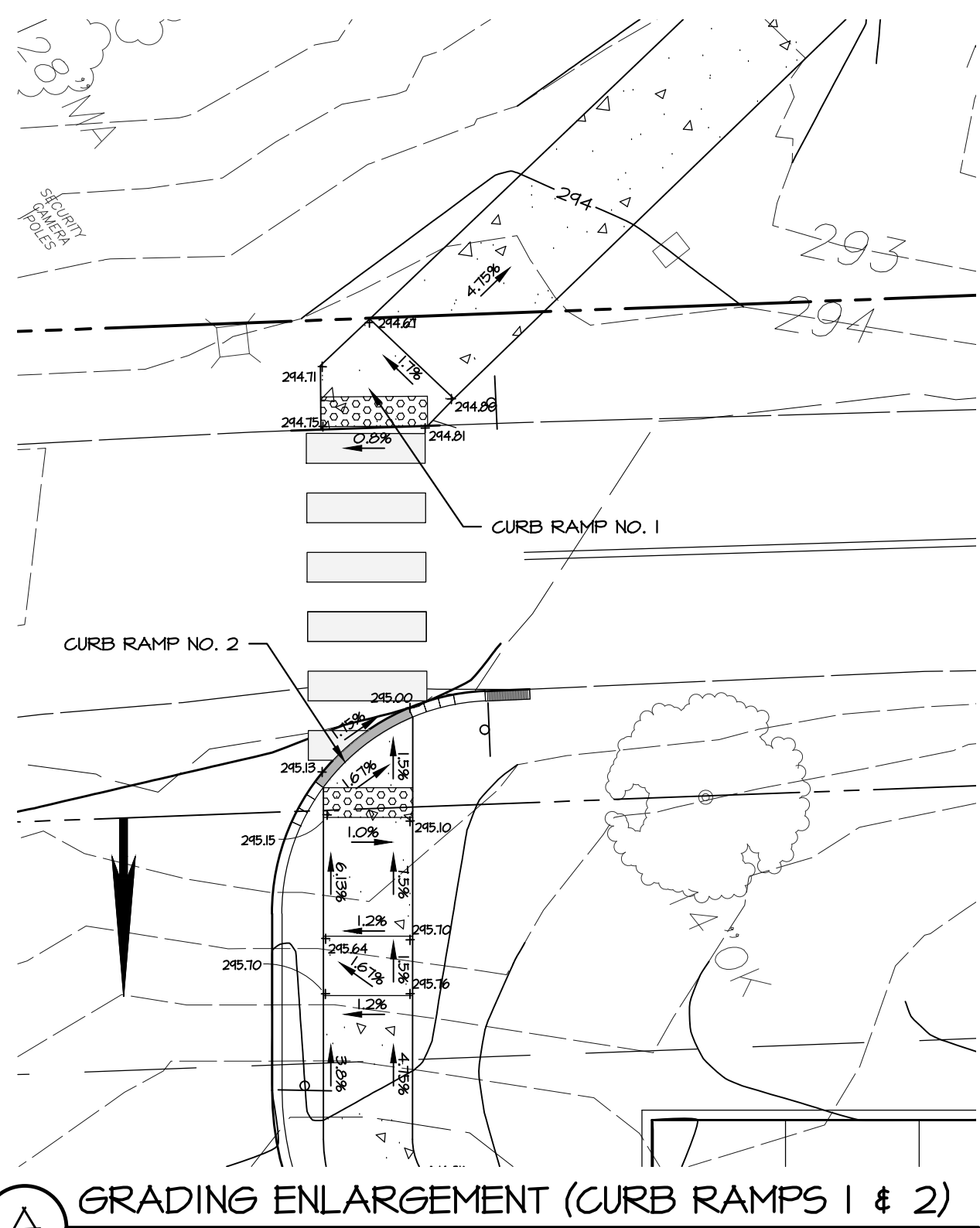
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT

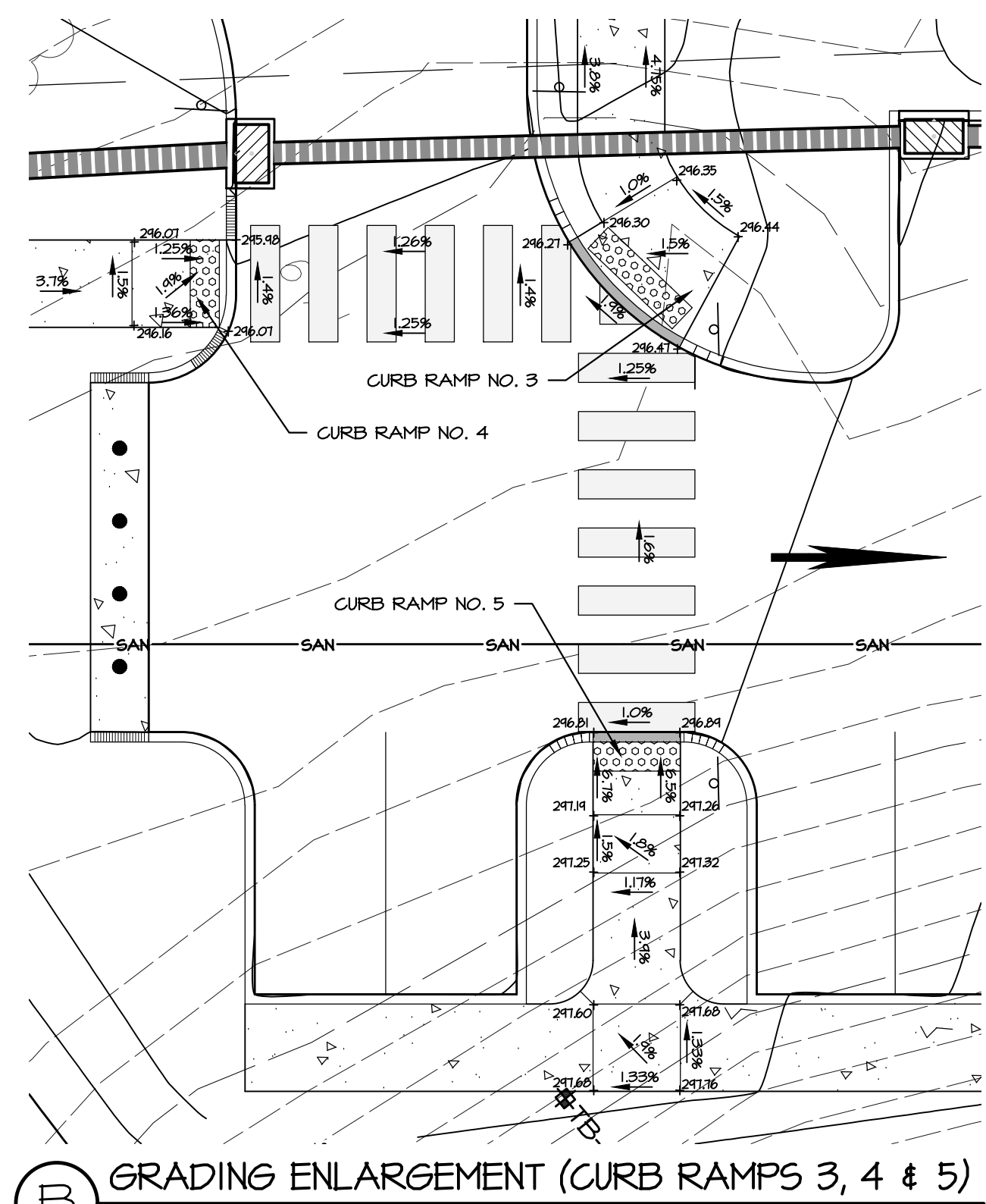
SUBJECT:
SITE DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

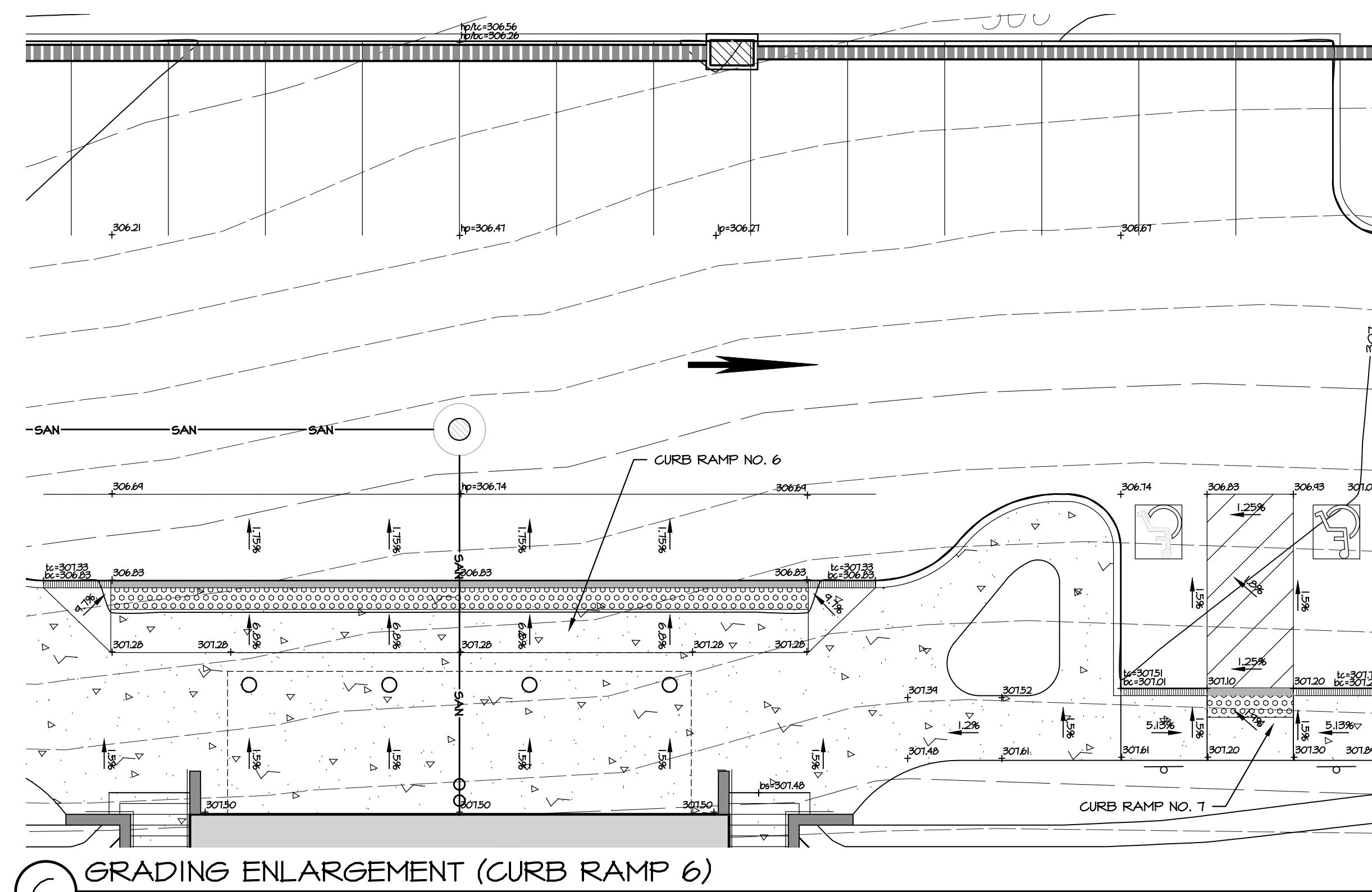
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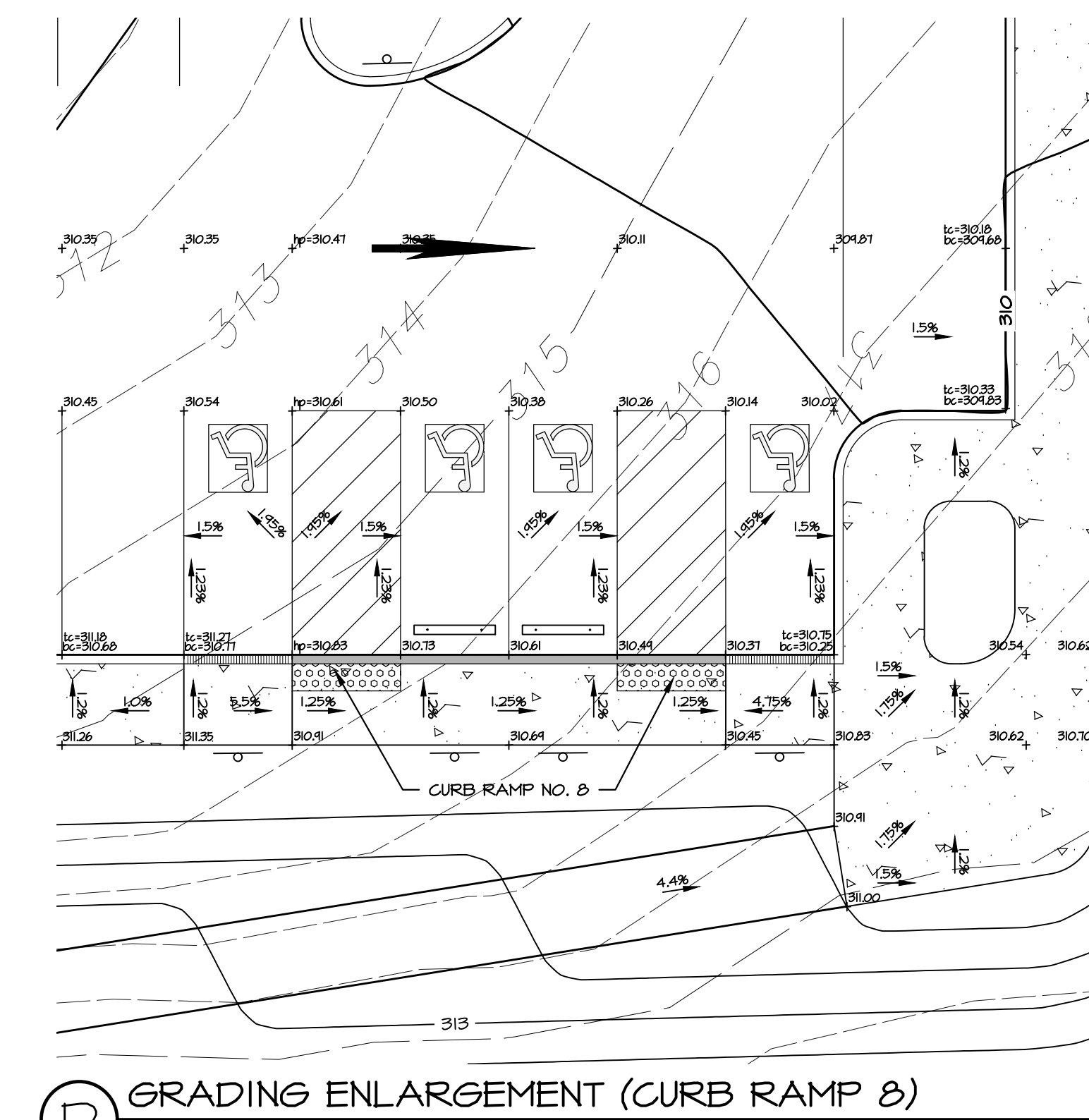
A GRADING ENLARGEMENT (CURB RAMP 1 & 2)
SCALE: 1" = 10'



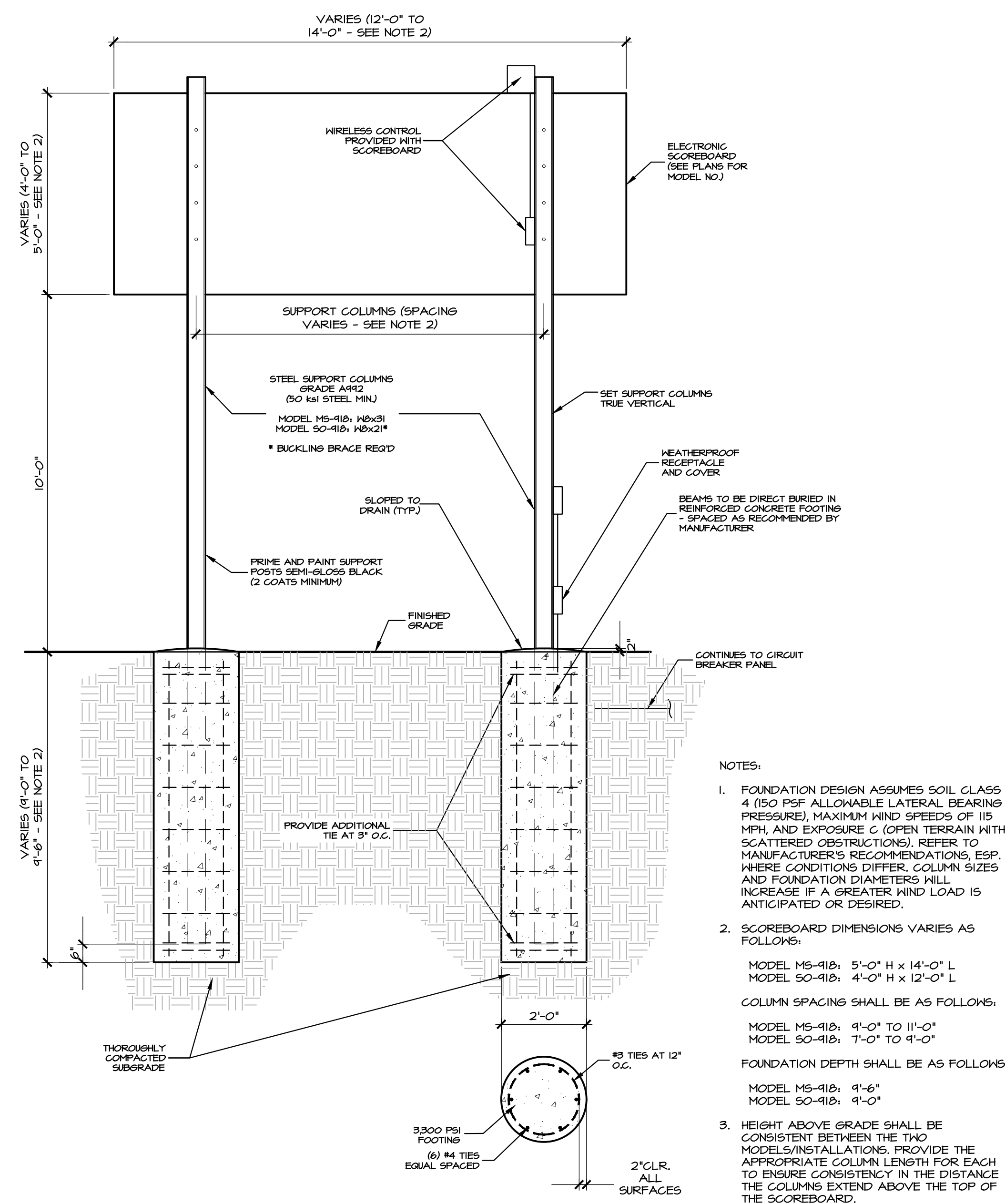
B GRADING ENLARGEMENT (CURB RAMP 3, 4 & 5)
SCALE: 1" = 10'



C GRADING ENLARGEMENT (CURB RAMP 6)
SCALE: 1" = 10'



D GRADING ENLARGEMENT (CURB RAMP 8)
SCALE: 1" = 10'



E SCOREBOARD SUPPORT DETAIL
NOT TO SCALE

DAKTRONICS MS-918 PRODUCT SPECIFICATIONS

OPTIONAL 8x32 TEAM NAME MESSAGE CENTERS (TNMCs)

This outdoor LED multiport scoreboard displays period time to 99:59, HOME and GUEST scores to 99 and INNING or PERIOD to nine with included reversible caption panel. Indicators show BALL, STRIKE, OUT, H (hit) and E (error) in baseball mode. When period time is less than one minute, the scoreboard displays time to 1/10 of a second. Scoreboard shown with optional stripping and amber PanaView® digits.

POWER (120 VAC)*	Red/Amber Digits White Digits	VINYL CAPTIONS (STANDARD)	TNMCs & VINYL CAPTIONS
		130 Watts, 1.1 Amps 260 Watts, 2.2 Amps	200 Watts, 1.7 Amps 420 Watts, 3.5 Amps
UNCREDITED WEIGHT	265 lb (120 kg)		345 lb (156 kg)
DIMENSIONS	5'-0" H x 14'-0" W x 8" D (1.52 m, 4.27 m, 203 mm)		

*Scoreboard requires a dedicated circuit. Models with 240 VAC power at half the indicated amperage are also offered (International Use Only).

DAKTRONICS.COM E-MAIL: SALES@DAKTRONICS.COM
201 Daktronics Drive, PO Box 5128, Brookings, SD 57006
Phone: 1.800.325.8768 or 605.692.0200 Fax: 605.697.4746
DD2167408 091720 Page 1 of 8

F SCOREBOARD MODEL INFO
NOT TO SCALE

ONE SCOREBOARD TO BE INSTALLED AT FIELDS 3 AND 4

DAKTRONICS SO-918 PRODUCT SPECIFICATIONS

This outdoor LED soccer scoreboard displays period time to 99:59, HOME and GUEST scores to 99 and HALF (or PERIOD or QTR) to nine. When period time is less than one minute, the scoreboard displays time to 1/10 of a second. Scoreboard shown with optional stripping and amber PanaView® digits.

DIMENSIONS	UNCREDITED WEIGHT	POWER (120 VAC)*
4'-0" H x 12'-0" W x 8" D (1.22 m, 3.66 m, 203 mm)	180 lb (82 kg)	Red/Amber Digits 120 Watts, 1.0 Amp White Digits 260 Watts, 2.2 Amps

*Scoreboard requires a dedicated circuit. Models with 240 VAC power at half the indicated amperage are also offered (International Use Only).

DAKTRONICS.COM E-MAIL: SALES@DAKTRONICS.COM
201 Daktronics Drive, PO Box 5128, Brookings, SD 57006
Phone: 1.800.325.8768 or 605.692.0200 Fax: 605.697.4746
DD2167442 091620 Page 1 of 8

ONE SCOREBOARD EACH TO BE INSTALLED AT FIELDS 1 AND 2

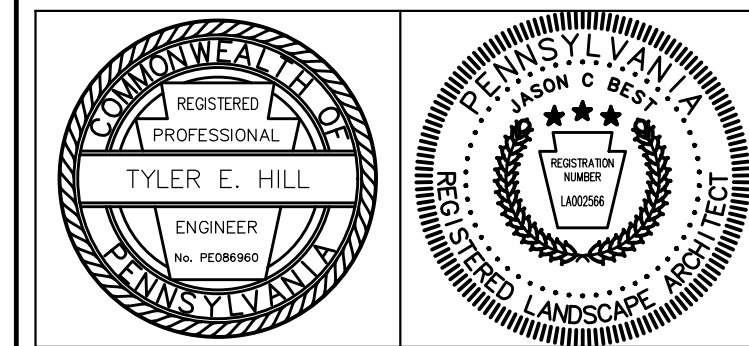
REVISIONS PER:	DATE:	BY:
1. CCDD COMMENTS	3-1-2023	TEH
2. CCDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

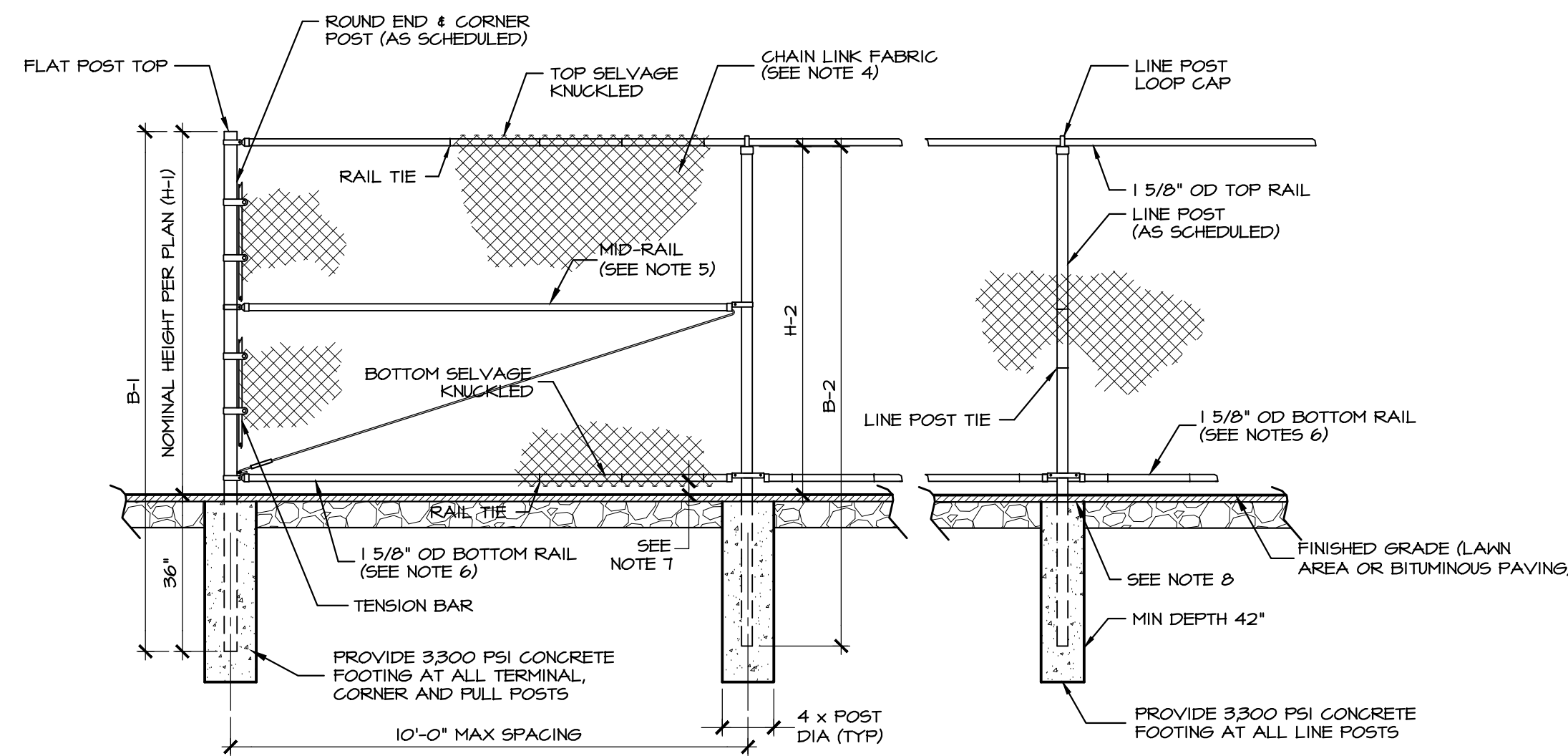
PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT: WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT: WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

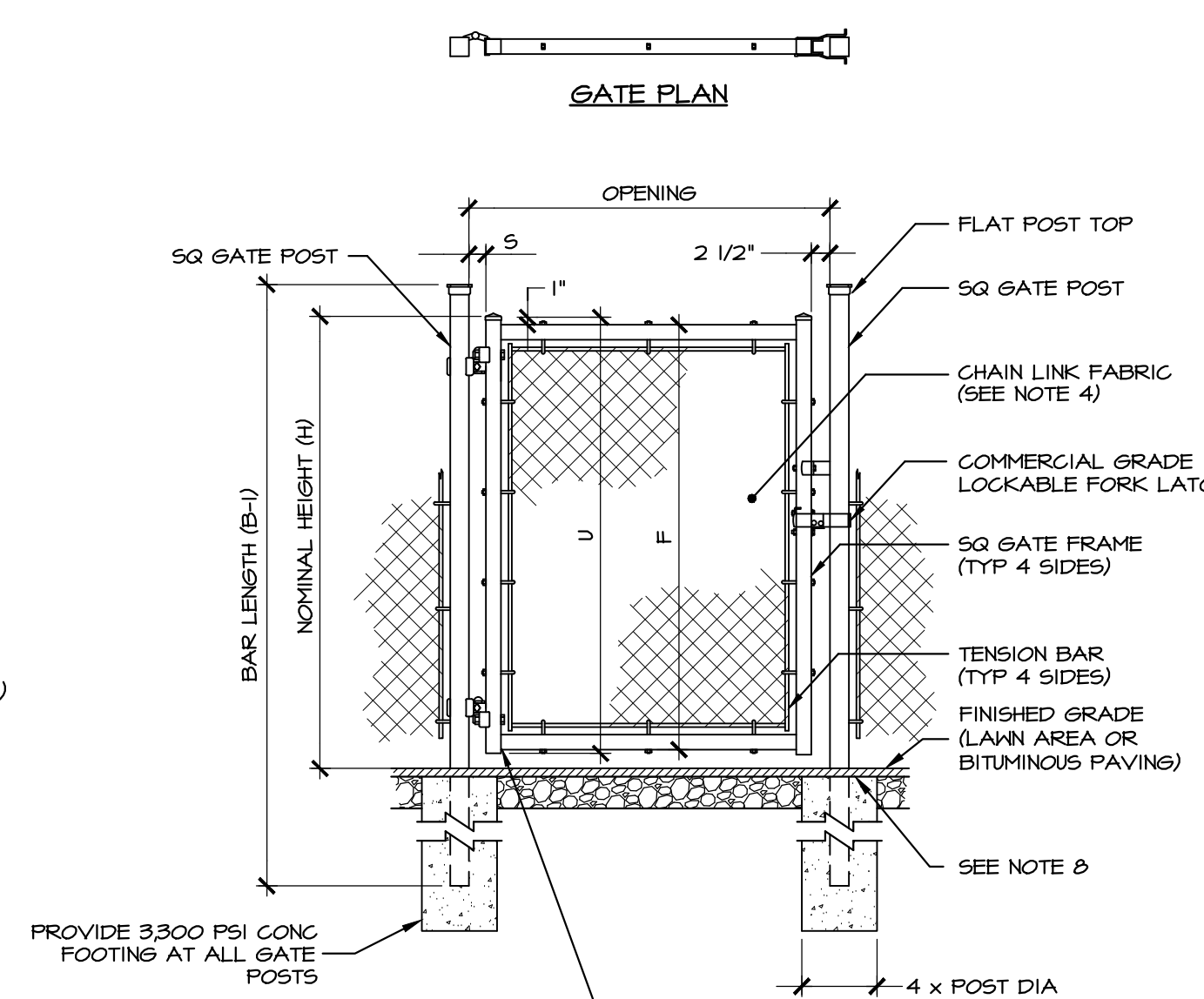
DRAWING NO. 32 of 48

DRAWING: C:\Users\jason\Documents\ELA_Group\1091-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 4:51 pm



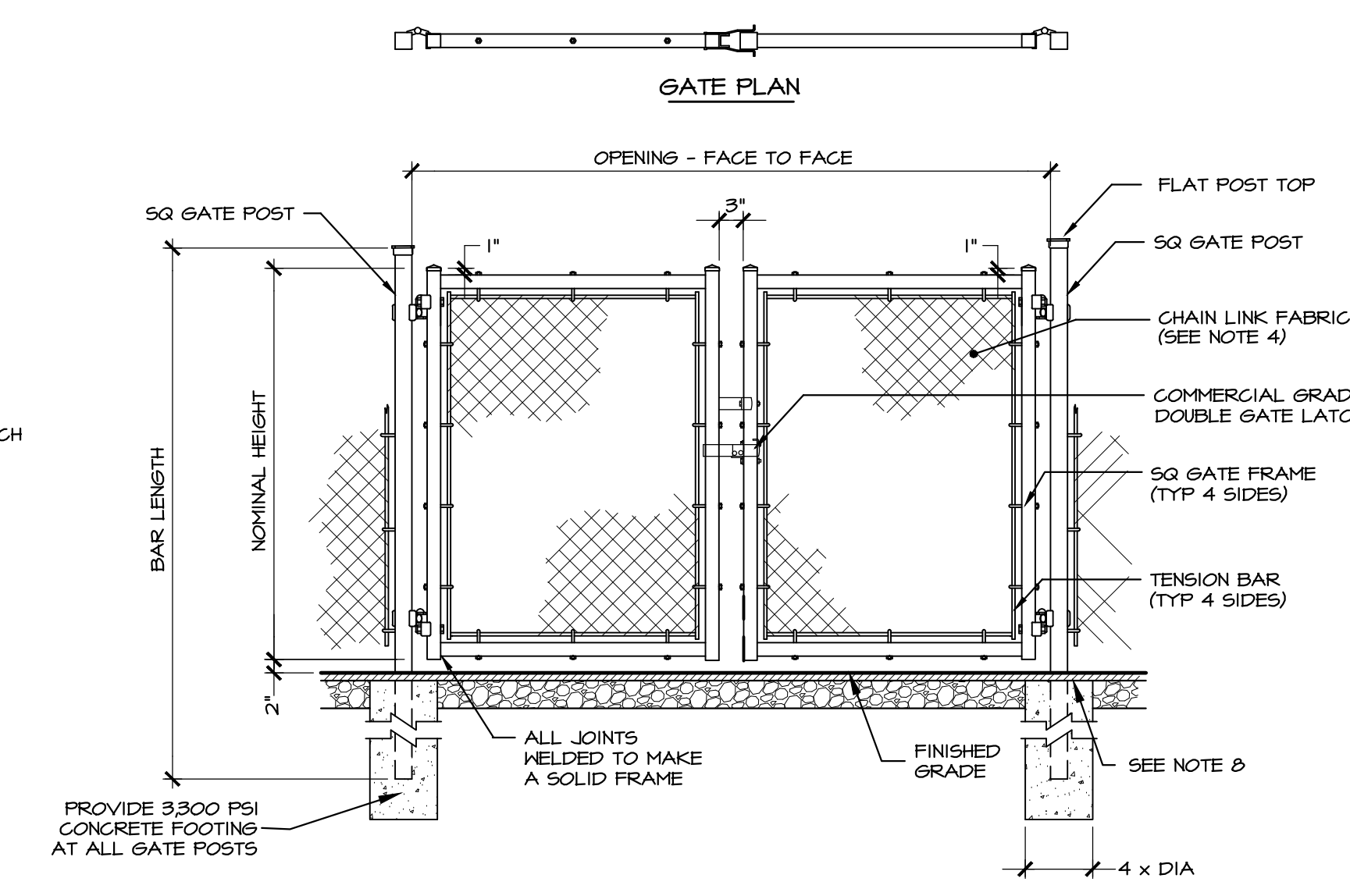
CHAIN LINK FENCE ELEVATION

FENCE HEIGHT NOMINAL HEIGHT	END & CORNER POSTS			LINE POSTS		
	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	ROUND PIPE (OD)	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	ROUND PIPE (OD)
4'-0"	7'-0"	4'-0 5/8"	2 1/2"	6'-8"	3'-8 7/8"	2"
5'-0"	8'-0"	5'-0 5/8"	2 1/2"	7'-8"	4'-8 7/8"	2"
6'-0"	9'-0"	6'-0 5/8"	2 1/2"	8'-8"	5'-8 7/8"	2"
7'-0"	10'-0"	7'-0 5/8"	3"	9'-8"	6'-8 7/8"	2 1/2"
8'-0"	11'-0"	8'-0 5/8"	3"	10'-8"	7'-8 7/8"	2 1/2"
9'-0"	12'-0"	9'-0 5/8"	3"	11'-8"	8'-8 7/8"	3"
10'-0"	13'-0"	10'-0 5/8"	3"	12'-8"	9'-8 7/8"	3"
11'-0"	14'-0"	11'-0 5/8"	3"	13'-8"	10'-8 7/8"	3"
12'-0"	15'-0"	12'-0 5/8"	3"	14'-8"	11'-8 7/8"	3"



SINGLE LEAF SWING GATE

NOMINAL HEIGHT (H)	UPRIGHT HEIGHT (U)	FRAME HEIGHT (F)
4'-0"	3'-10"	3'-8 1/2"
5'-0"	4'-10"	4'-8 1/2"
6'-0"	5'-10"	5'-8 1/2"
7'-0"	6'-10"	6'-8 1/2"
8'-0"	7'-10"	7'-8 1/2"
9'-0"	8'-10"	8'-8 1/2"
10'-0"	9'-10"	9'-8 1/2"
OPENING	GATE POSTS (SEE NOTE 2)	HINGE SPACE (S)
3' TO 6'	2 1/2" SQ	2 1/4"
7' TO 10'	3" SQ	2 1/4"



DOUBLE LEAF SWING GATE

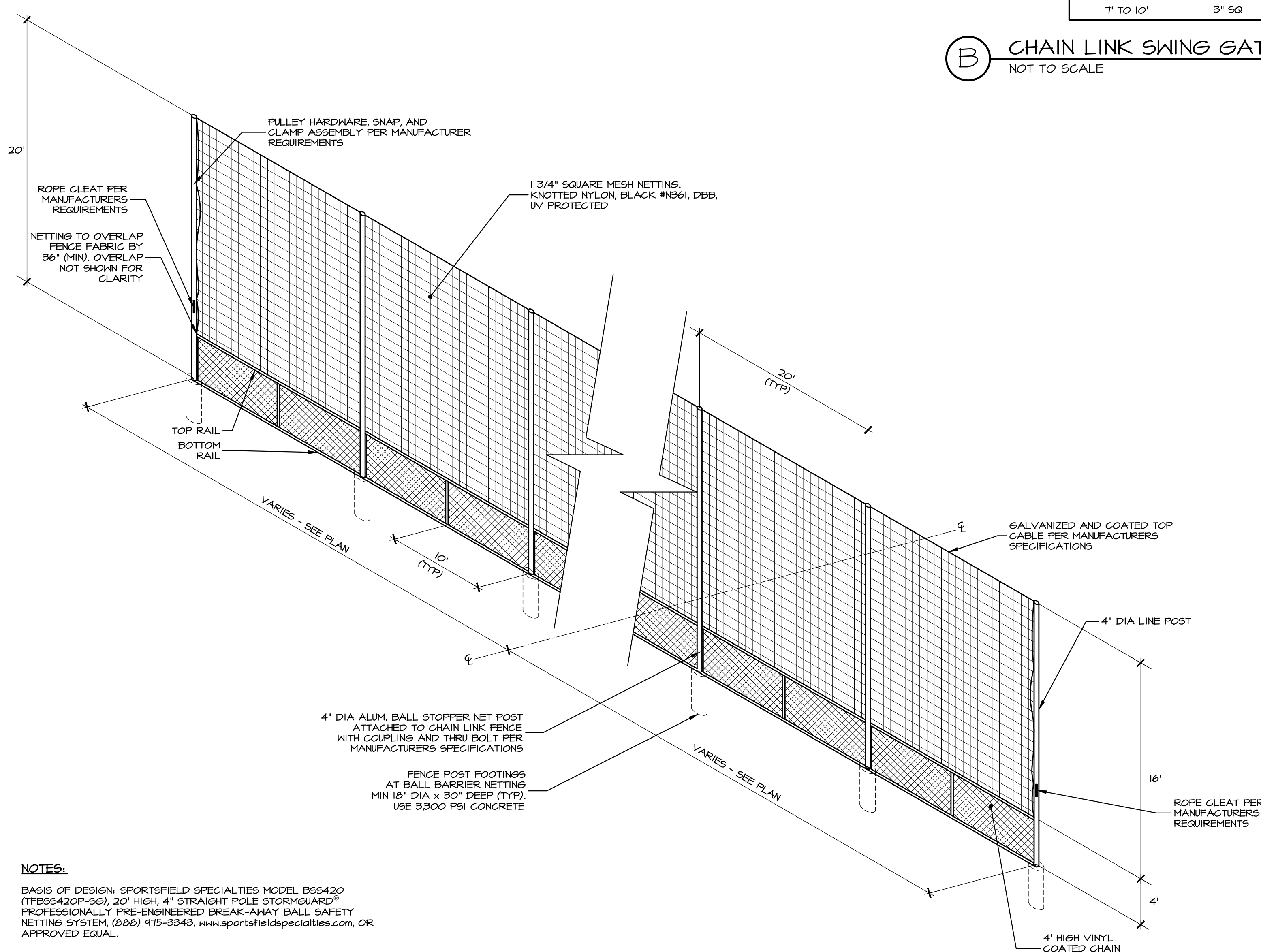
NOMINAL HEIGHT (H)	UPRIGHT HEIGHT (U)	FRAME HEIGHT (F)
4'-0"	3'-10"	3'-8 1/2"
5'-0"	4'-10"	4'-8 1/2"
6'-0"	5'-10"	5'-8 1/2"
7'-0"	6'-10"	6'-8 1/2"
8'-0"	7'-10"	7'-8 1/2"
9'-0"	8'-10"	8'-8 1/2"
10'-0"	9'-10"	9'-8 1/2"
OPENING	GATE POSTS (SEE NOTE 2)	HINGE SPACE (S)
8'-12"	2 1/2" SQ 2 1/8" OD	2 1/4" 2 1/4"
14'-24"	3" SQ 4" OD	2 1/4" 2 1/4"
26'-36"	6" SQ 6 5/8" OD	2 1/4" 3 1/2"

CHAIN LINK FENCE AND GATE NOTES

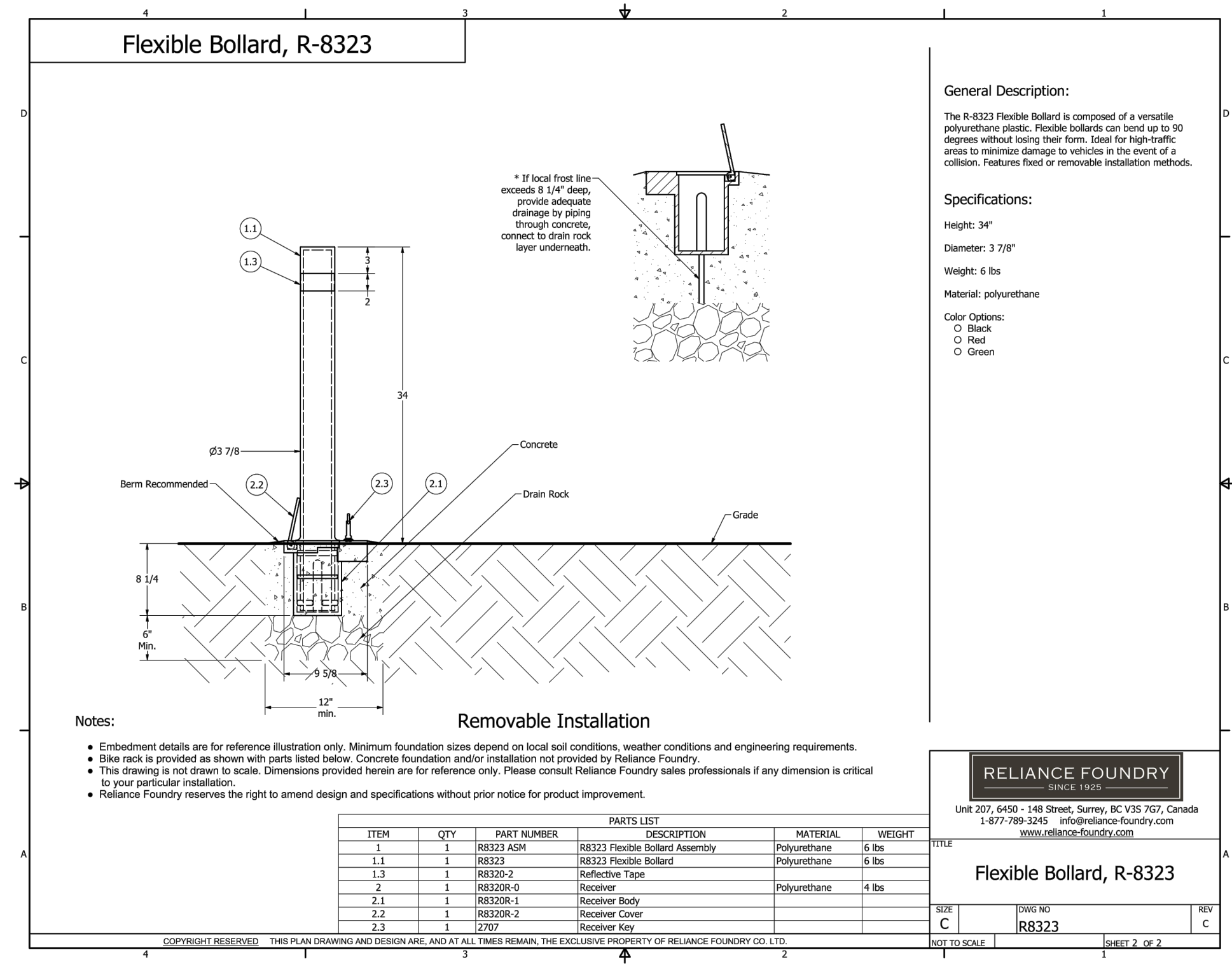
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- PROVIDE MANUALLY OPERATED SWING GATES OR CANTILEVER SLIDE GATES AS DESIGNATED ON DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL. VERIFY ACTUAL FENCE DIMENSIONS AND GATE OPENINGS IN FIELD.
- ALL FENCE FABRIC, POSTS, RAILS, GATE FRAMES, STRETCHER BARS, AND OTHER PARTS SHALL BE PVC COATED, MEETING THE REQUIREMENTS OF CLFMI STANDARD GUIDE FOR POLYVINYL CHLORIDE (PVC). ALL COATINGS SHALL CONFORM TO CLASS 2B (FUSED) BLACK, PER ASTM #34. ALL FENCE FABRIC SHALL BE 6 GAUGE UNLESS OTHERWISE NOTED.
- PROVIDE MID-RAIL AND TRUSS ROD AT ALL CORNERS OF FENCE, ADJOINING ALL GATES, AND AT ALL TERMINAL ENDS OF FENCE GREATER THAN FOUR (4) FEET IN HEIGHT.
- PROVIDE BOTTOM RAIL AND TOP RAIL CONTINUOUS FOR ALL FENCE.
- POSITION BOTTOM OF FABRIC 2" ABOVE FINISHED GRADE FOR PERIMETER FENCING. POSITION BOTTOM OF FABRIC 1" ABOVE FINISHED GRADE FOR ATHLETIC FIELD FENCING.
- SET TOP OF FOOTING 3" MIN BELOW FINISHED GRADE IN GRASS/LAWN AREAS. SET TOP OF FOOTING AT FINISHED GRADE OF PAVEMENT AT BITUMINOUS PAVED AREAS.
- DETAILS ARE TYPICAL - ALL DETAILS FOR FENCE AND GATES MAY NOT APPLY. PROVIDE FENCE AND GATES AS SCHEDULED ON THE DRAWINGS, IN ACCORDANCE WITH THE APPLICABLE DETAILS ON THIS SHEET, AND PER SUBMITTALS AS APPROVED BY THE OWNER.
- COMPLY WITH ASTM #100 FOR FABRICATION OF ALL GATE FRAMES. FABRICATE USING RECTANGULAR TUBULAR MEMBERS, WELDED AT ALL CORNERS TO FORM A RIGID ONE-PIECE UNIT. POLYMER COAT ALL GATE FRAMES TO MATCH ADJOINING FENCE FRAMEWORK IN ACCORDANCE WITH ASTM #100.
- USE SQUARE GATE POSTS FOR ALL GATES - WHERE A CONFLICT EXISTS BETWEEN THE SCHEDULE AND APPLICABLE STANDARDS, CONFORM TO ASTM #100 FOR FRAMING AND GATE POSTS.
- ALL ATHLETIC FIELD FENCING AND GATES WITH A SCHEDULED HEIGHT OF 6'-0" OR LESS, INCLUDING AREAS WHERE BALLSTOPPER NETTING WILL BE INSTALLED, SHALL BE EQUIPPED WITH A CORRUGATED PVC FENCE TOPPER (SAFETY TOP CAP). COLOR: YELLOW. USE AER-FLO SPORTS "PLASTIC" FENCE TOPPER OR EQUAL.

A CHAIN LINK FENCE
NOT TO SCALE

B CHAIN LINK SWING GATES
NOT TO SCALE



NOTES:
BASIS OF DESIGN: SPORTSFIELD SPECIALTIES MODEL B56420 (TFB56420P-SG), 20' HIGH, 4" STRAIGHT POLE STORMGUARD® PROFESSIONALLY PRE-ENGINEERED BREAK-AWAY BALL SAFETY NETTING SYSTEM. (888) 475-3343, www.sportsfieldspecialties.com, OR APPROVED EQUAL.



Removable Installation

Notes:

- Embedment details are for reference illustration only. Minimum foundation sizes depend on local soil conditions, weather conditions and engineering requirements.
- Ball rack is provided as shown with parts listed below. Concrete foundation and/or installation not provided by Reliance Foundry.
- This drawing is not drawn to scale. Dimensions provided herein are for reference only. Please consult Reliance Foundry sales professionals if any dimension is critical to your particular installation.
- Reliance Foundry reserves the right to amend design and specifications without prior notice for product improvement.

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL	WEIGHT	UNIT
1.1	1	R8323-ASB	R8323 Flexible Bollard Assembly	Polyurethane	6 lbs	
1.2	1	R8323	R8323 Flexible Bollard	Polyurethane	6 lbs	
1.3	1	R8323-2	Reflective Tape			
2	1	R8323B-2	Receiver			
2.1	1	R8323B-1	Receiver Body	Polyurethane	4 lbs	
2.2	1	R8323B-2	Receiver Cover			
2.3	1	2707	Receiver Key			

Flexible Bollard, R-8323

RELIANCE FOUNDRY
SINCE 1973
Unit 207, 6450 - 148 Street, Surrey, BC V3S 7G7, Canada
1-877-789-2245 info@reliancefoundry.com
www.reliancefoundry.com

REVISIONS PER:

NO.	DATE	BY:
1.	3-1-2023	TEH
2.	3-17-2023	TEH
3.	8-1-2023	JCB
4.	9/19/2023	JCB
5.	10/27/2023	JCB
6.	12/15/2023	JCB

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

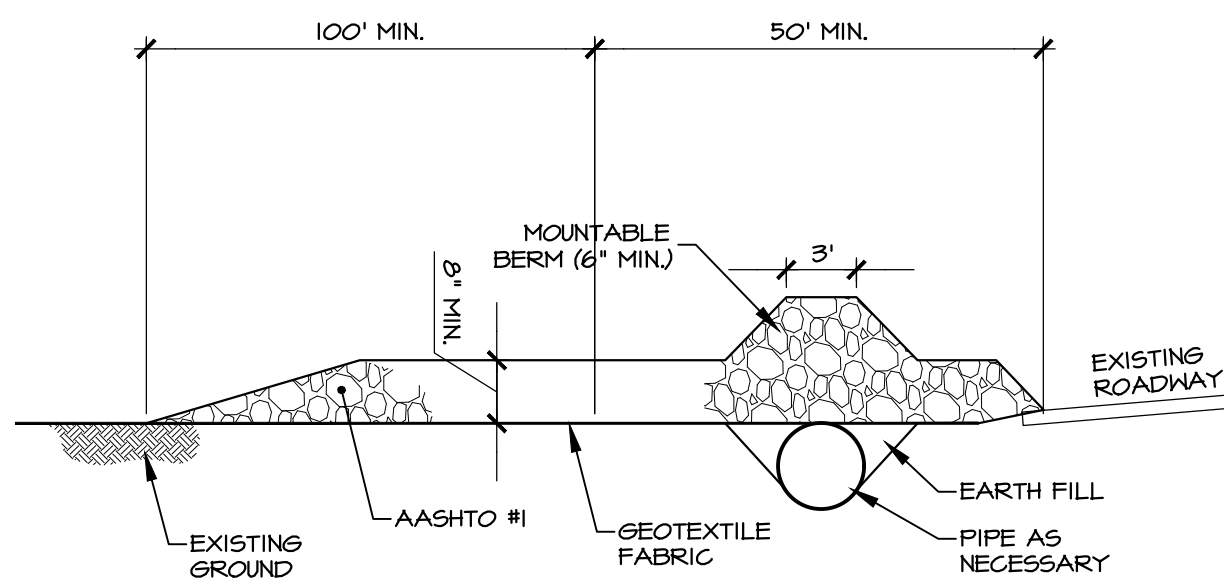
PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
SITE DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
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975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: AS NOTED

C CHAIN LINK FENCE WITH BALL STOPPER NET DETAIL
NO SCALE

D REMOVABLE BOLLARD
NO SCALE

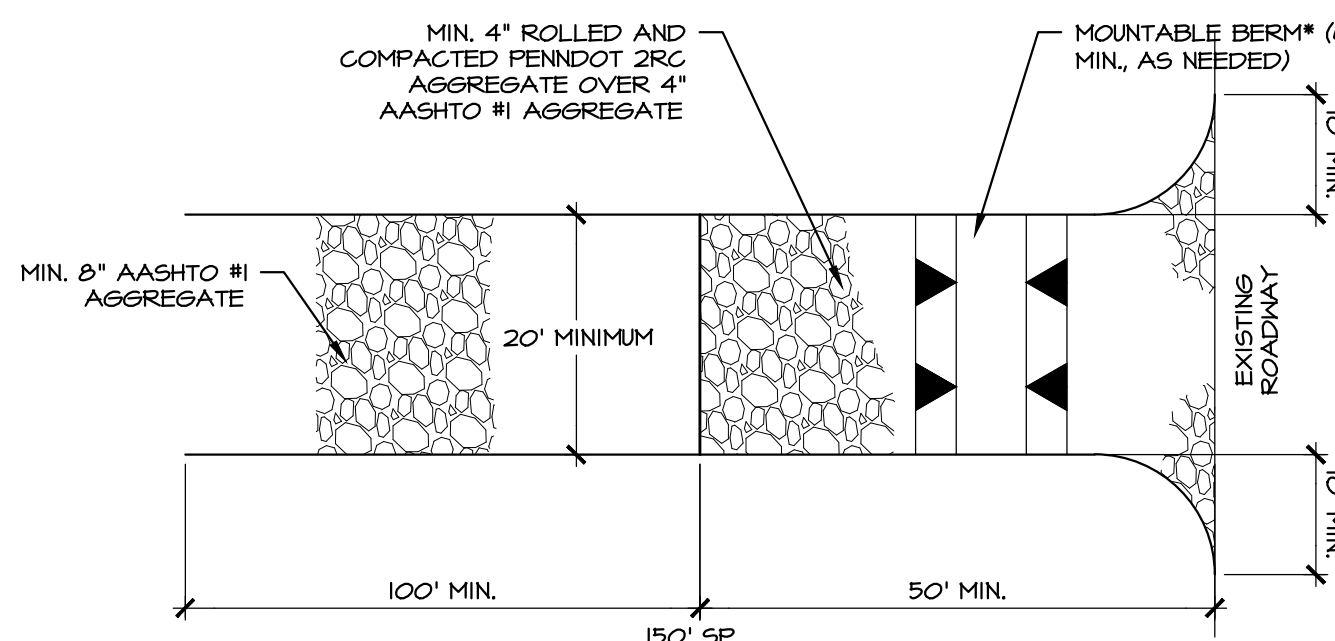
DRAWING: C:\Users\jason\Documents\ELA_Group\041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 4:58 pm



PROFILE

ROCK CONSTRUCTION ENTRANCE MAINTENANCE PROGRAM

- ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON-SITE FOR THIS PURPOSE.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.



PLAN VIEW

ROCK CONSTRUCTION ENTRANCE INSPECTION SCHEDULE AND REPORTING

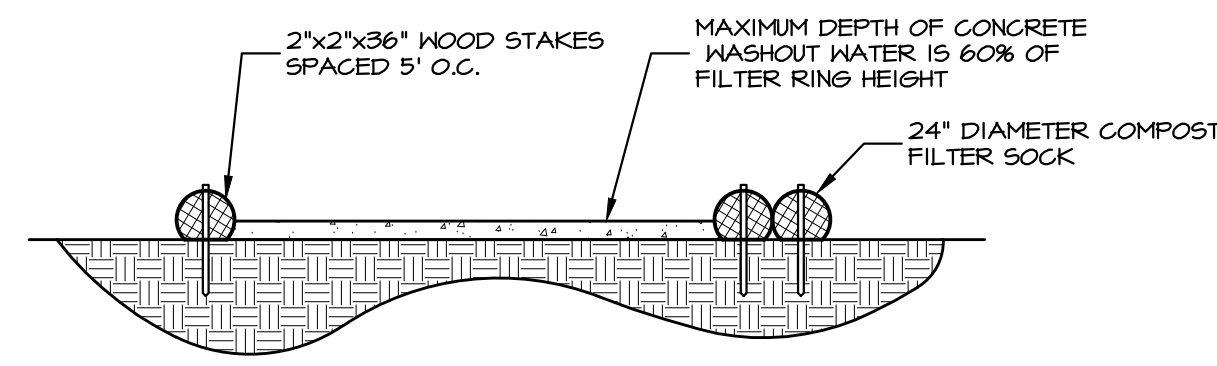
- INSPECTION OF ROCK CONSTRUCTION ENTRANCES SHALL OCCUR AS FOLLOWS:
 - WEEKLY
 - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
- A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - A SUMMARY OF SITE CONDITIONS, E4S BMP AND PFGM BMP IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 - THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

NOTES:

- SEDIMENT DEPOSITED ON PUBLIC ROADWAYS SHOULD BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
- REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

A ROCK CONSTRUCTION ENTRANCE

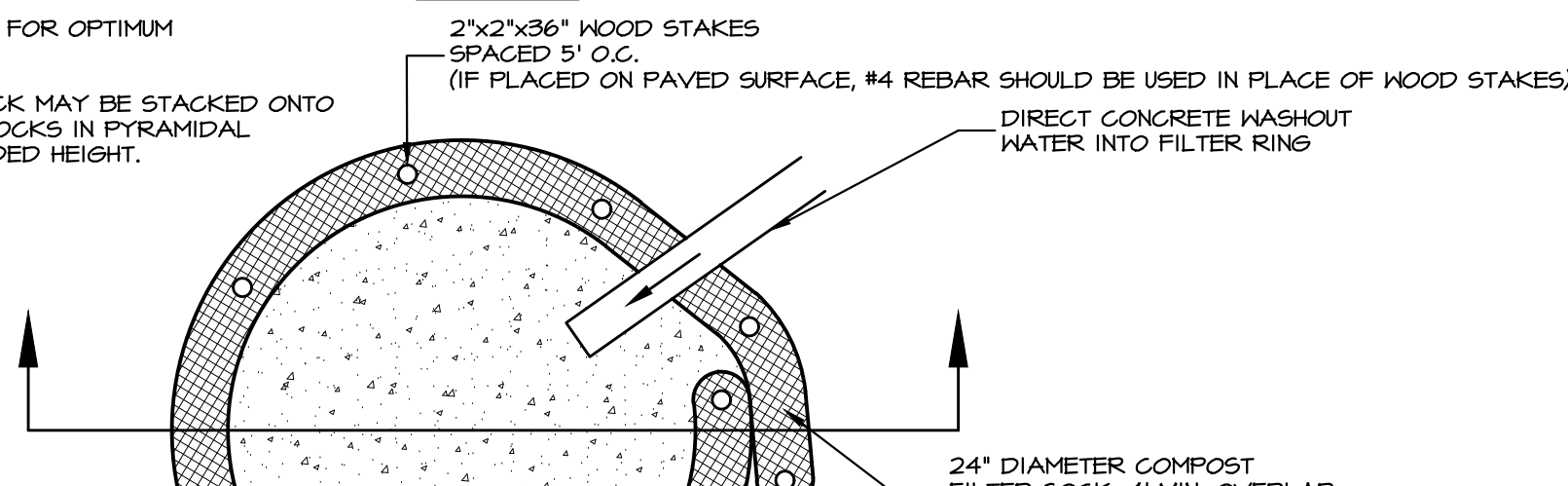
NOT TO SCALE



NOTES:

- INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
- 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

SECTION VIEW



PLAN VIEW

WASHOUT MAINTENANCE PROGRAM

- ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
- ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY.
- PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

CONCRETE WASHOUT - FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLE NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE. ADDITIONAL INFORMATION ON WASHOUTS MAY BE OBTAINED FROM EPA'S STORM-WATER WEBSITE.

COMPOST SOCK WASHOUT

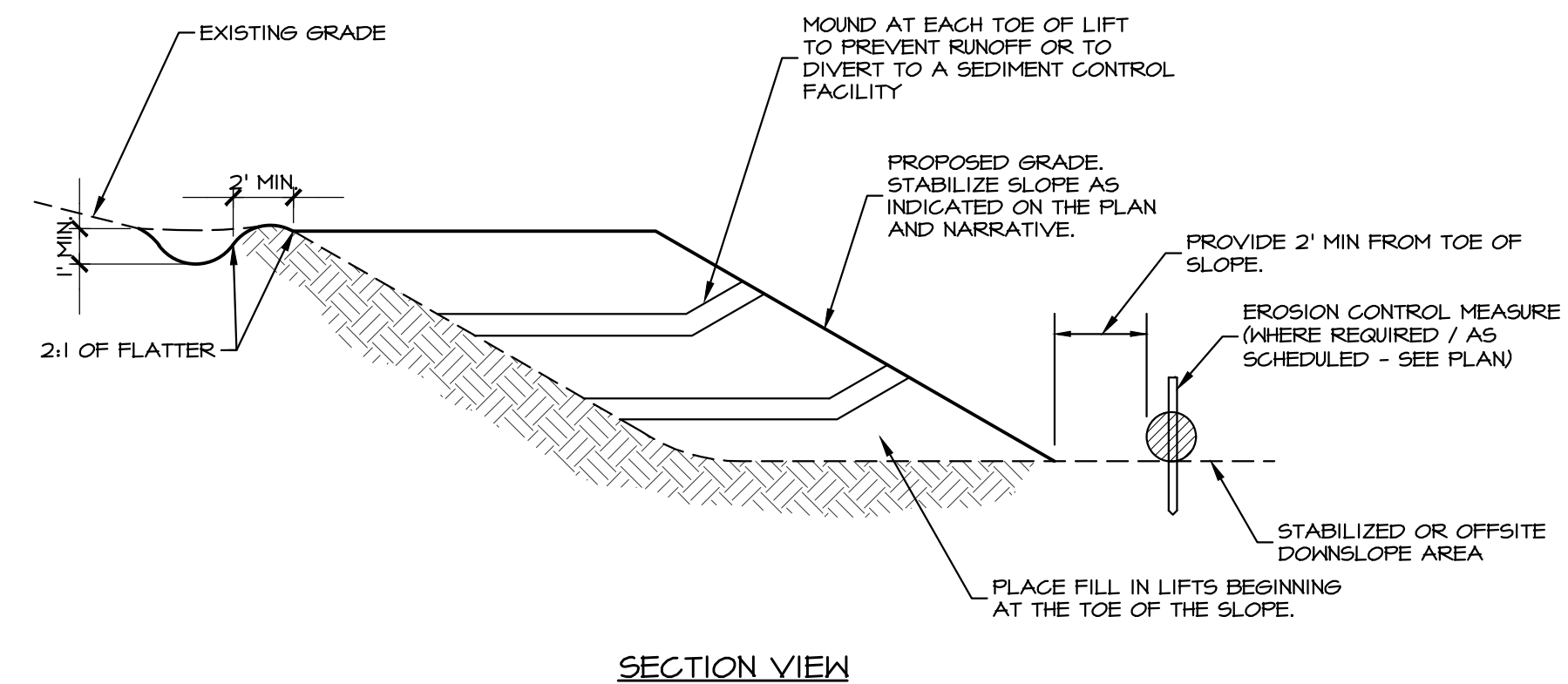
WHEREVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER. CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS-SECTION.

WASHOUT INSPECTION SCHEDULE AND REPORTING

- INSPECTION OF COMPOST FILTER SOCK WASHOUT AREA SHALL OCCUR AS FOLLOWS:
 - WEEKLY
 - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
- A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - A SUMMARY OF SITE CONDITIONS, E4S BMP AND PFGM BMP IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 - THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
- FOR ADDITIONAL INSPECTION AND REPORTING REQUIREMENTS AND INFORMATION, SEE THE NPDES PERMIT CONDITIONS, EFFLUENT LIMITATIONS, MONITORING, AND REPORTING REQUIREMENTS.

B FILTER SOCK CONCRETE WASHOUT

NOT TO SCALE



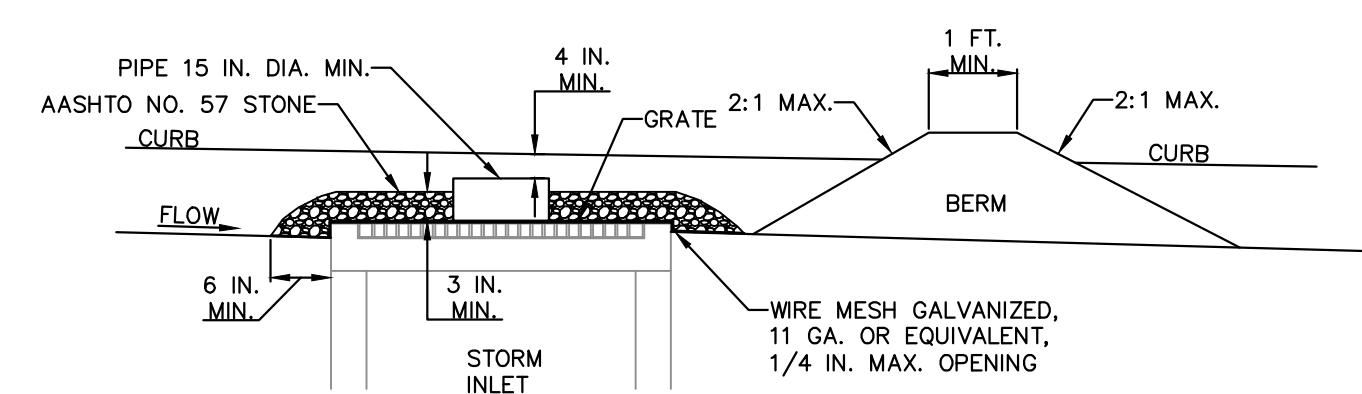
SECTION VIEW

NOTES:

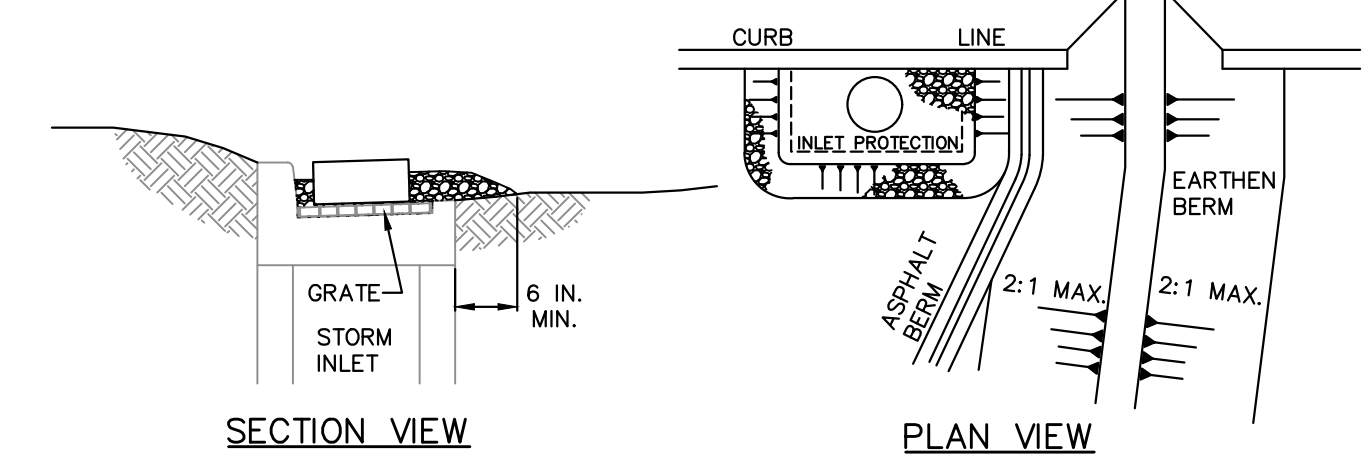
- TEMPORARY BERMS SHALL BE PLACED, MAINTAINED, AND ADJUSTED CONTINUOUSLY UNTIL 90% VEGETATIVE GROWTH IS ESTABLISHED ON THE EXTERIOR SLOPES WITH PERMANENT STORM DRAINAGE FACILITIES FUNCTIONING.
- BERMS SHALL OUTLET TO SLOPE PIPES, CHANNELS, OR OTHER APPROVED MEANS OF CONVEYING RUNOFF TO A SEDIMENT TRAP, SEDIMENT BASIN, OR COLLECTOR CHANNEL.
- CHANNEL BEHIND BERM SHALL HAVE POSITIVE GRADE TO OUTLET AND AN APPROPRIATE PROTECTIVE LINING.
- BERM SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.
- AN ACCEPTABLE ALTERNATIVE TO TOP-OF-SLOPE BERM IS TO CONTINUOUSLY GRADE THE TOP OF FILL TO DIRECT RUNOFF AWAY FROM THE FILL SLOPE TO A COLLECTOR CHANNEL, SEDIMENT TRAP, OR SEDIMENT BASIN.
- FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOOD VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 8". THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2".

C FILL PLACEMENT / TOP OF SLOPE BERM

NO SCALE



SECTION VIEW



SECTION VIEW

PLAN VIEW

NOTES:

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STOKED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. A 6 IN. MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

STONE INLET PROTECTION AND BERM FOR A TYPE C INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

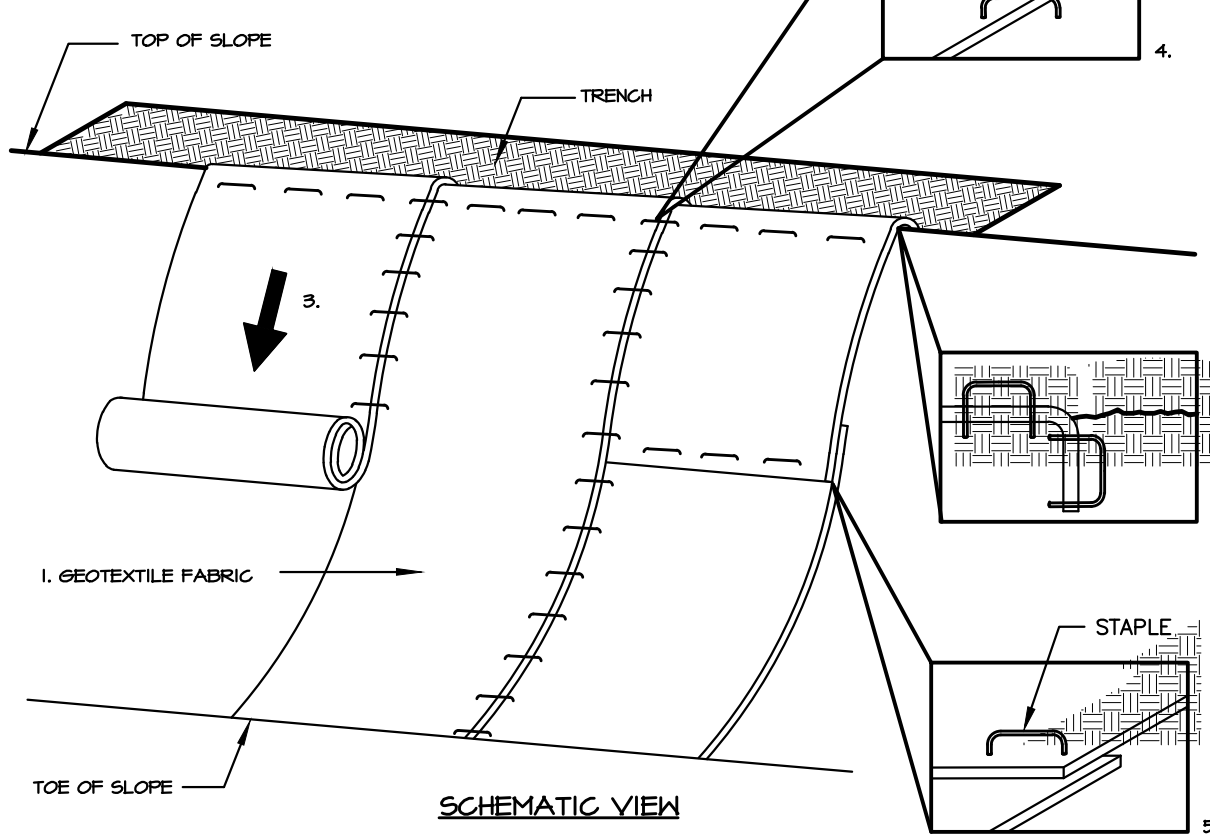
FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

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

D STONE INLET PROTECTION AND BERM - TYPE C

STANDARD CONSTRUCTION DETAIL #4-19

NO SCALE



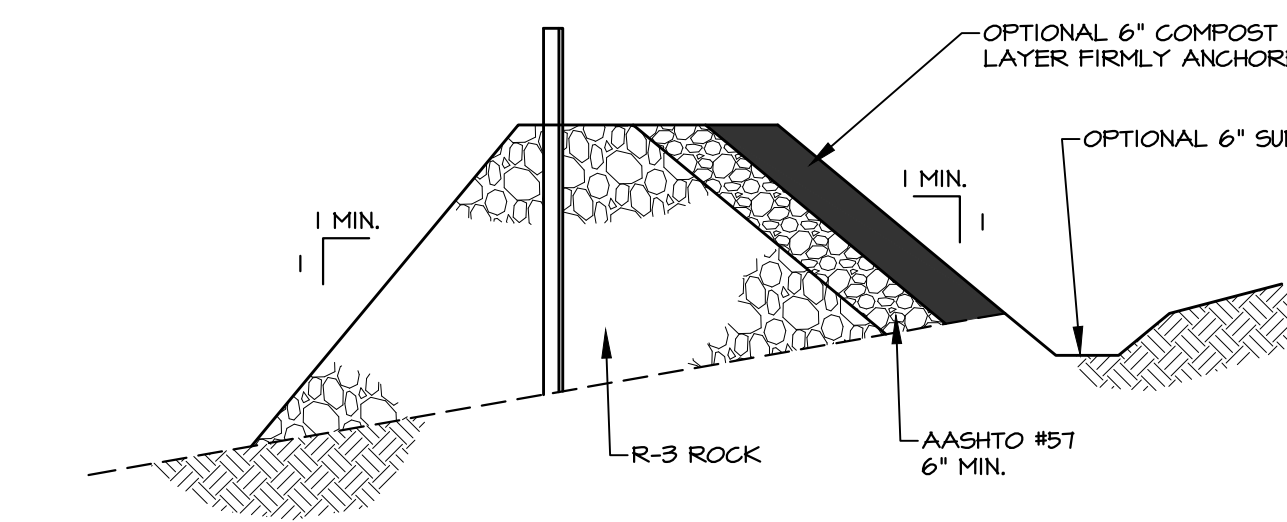
SCHEMATIC VIEW

NOTES:

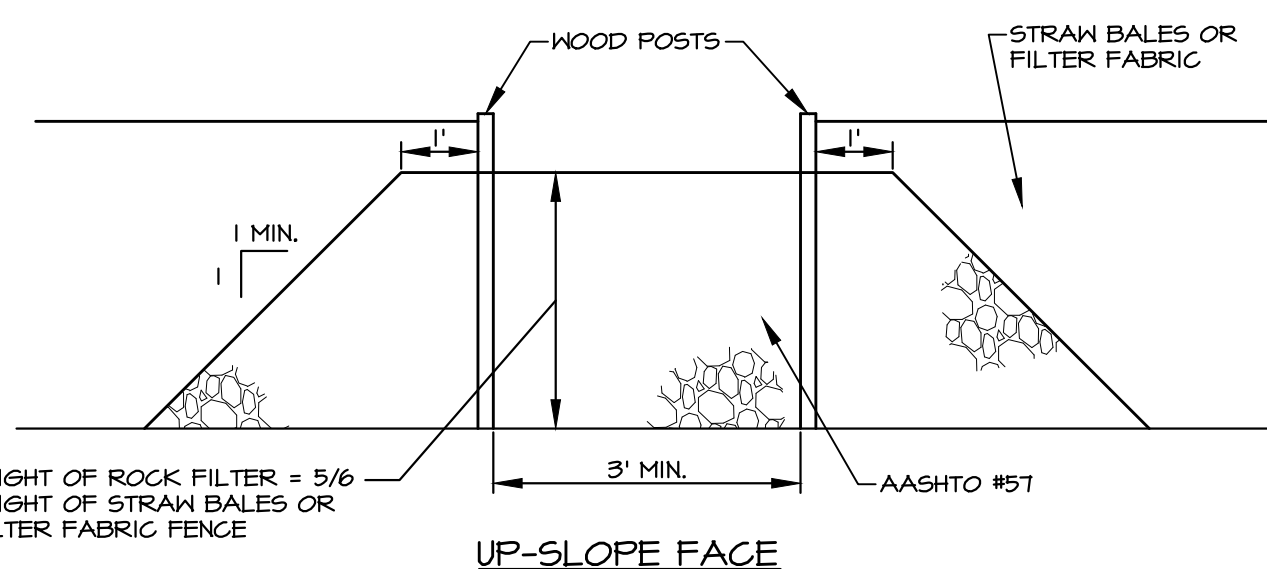
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA. APPROXIMATELY 12" APART.
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR STAPLE PATTERN AND SPECIFIC INSTALLATION REQUIREMENTS.

E EROSION CONTROL FABRIC INSTALLATION (SLOPES)

NO SCALE



OUTLET CROSS-SECTION



UP-SLOPE FACE

NOTES:

- ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT SOCK HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
- SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

F ROCK FILTER OUTLET

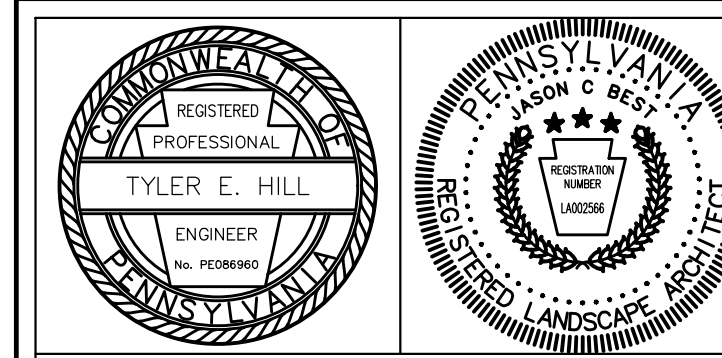
NO SCALE

REVISIONS PER:	DATE:	BY:
1. COCD COMMENTS	3-1-2023	TEH
2. COCD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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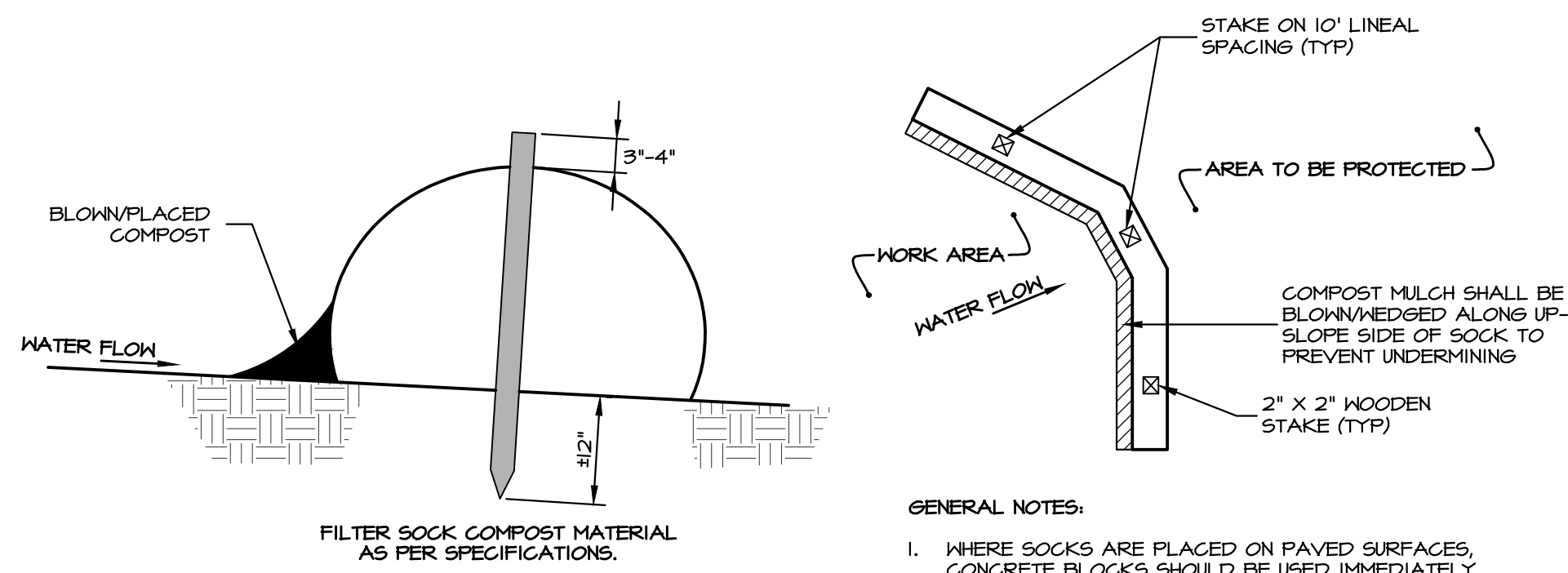
743 S. BROAD ST.
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elagroup.com



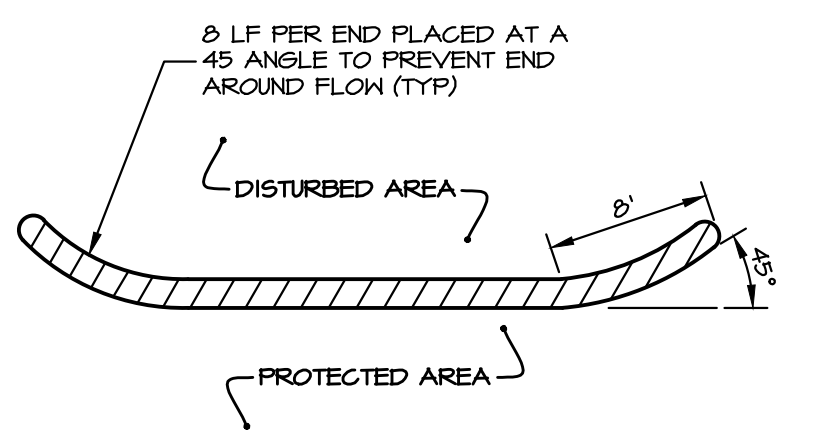
PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT:
EROSION & SEDIMENT CONTROL DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

DRAWING: C:\Users\jasonp\OneDrive\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 4:58 pm



- GENERAL NOTES:**
- WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHOULD BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.
 - COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
 - TRAFFIC SHALL NOT BE PERMITTED TO CROSS SOCKS.
 - BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - IRON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



A FILTER SOCK
NO SCALE

FILTER SOCK FABRIC MINIMUM SPECIFICATIONS

MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12\"/>				

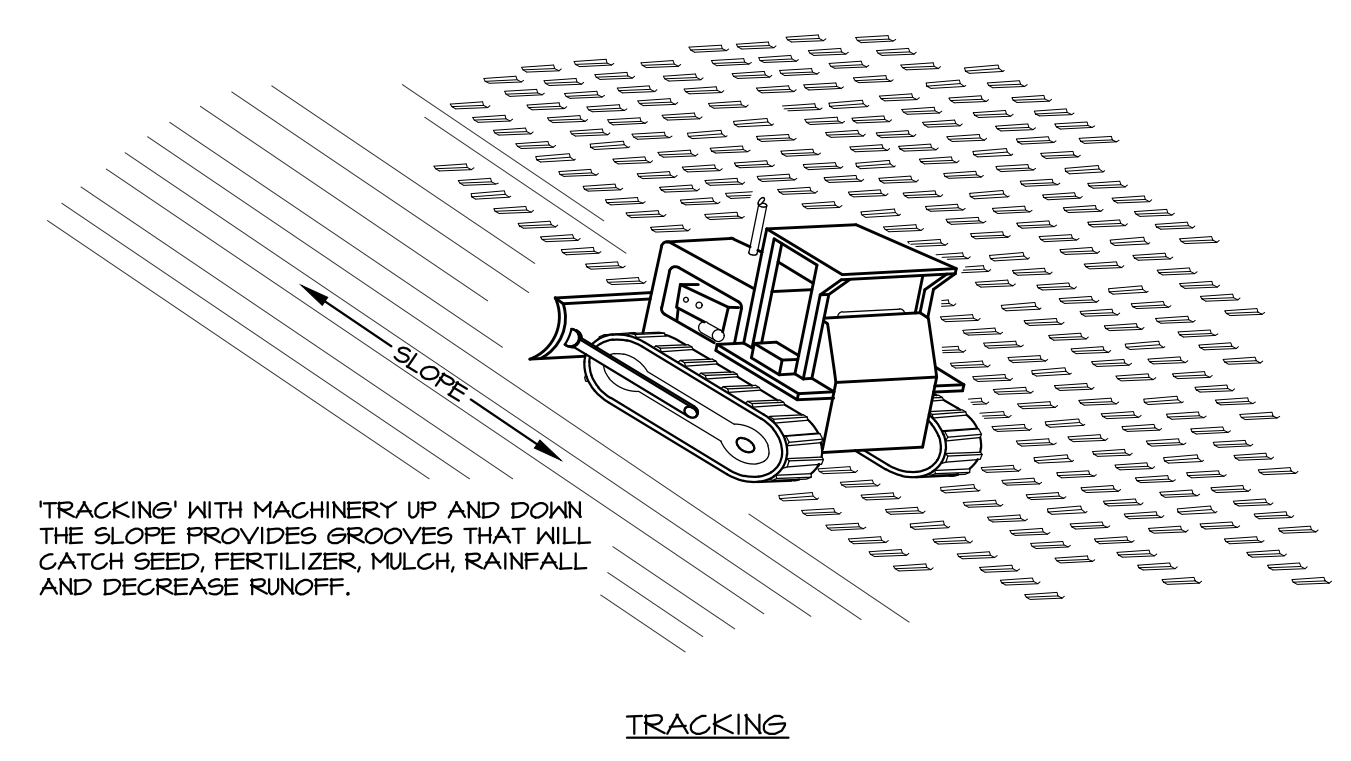
TWO-PLY SYSTEMS	
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND FUSION-WELDED JUNCTURES 3/4\"/>

- COMPOST NOTES:**
- COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WORK/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (4% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT HAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPOST OF THE MIX.
 - USE ONLY MATURE COMPOST THAT MEETS THE FOLLOWING SPECIFICATIONS. THE STANDARDS CONTAINED IN THE PENNDOT PUBLICATION 40B ARE AN ACCEPTABLE ALTERNATIVE.

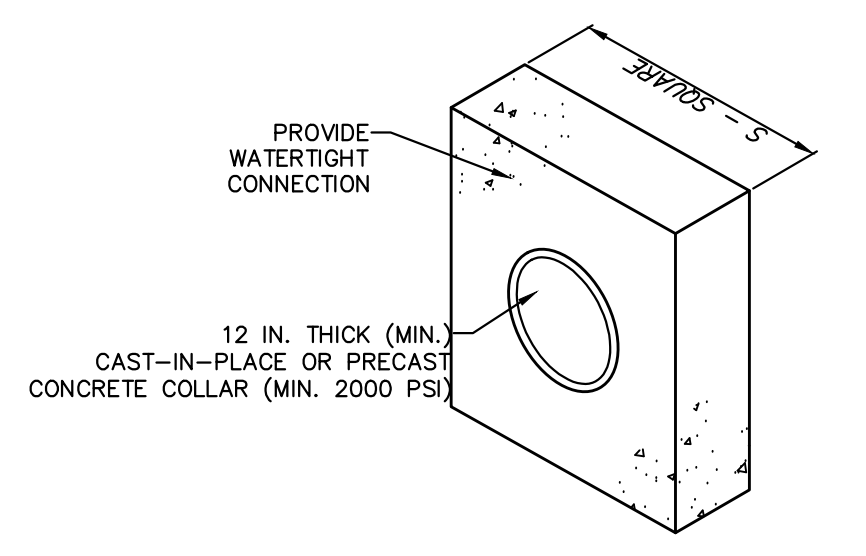
COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8\"/>

- FILTER SOCK MAINTENANCE PROGRAM**
- DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF OF THE ABOVEGROUND HEIGHT OF THE SOCK. DISPOSE OF SEDIMENT REMOVED FROM THE FILTER SOCK IN AREAS WITHIN THE LIMIT OF DISTURBANCE REQUIRING FILL MATERIAL OR LEGALLY DISPOSE OFFSITE.
- FILTER SOCK INSPECTION SCHEDULE AND REPORTING**
- INSPECTION OF COMPOST FILTER SOCKS SHALL OCCUR AS FOLLOWS:
 - WEEKLY
 - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
 - A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - A SUMMARY OF SITE CONDITIONS, E4S BMP AND P6SM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 - THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
 - FOR ADDITIONAL INSPECTION AND REPORTING REQUIREMENTS AND INFORMATION, SEE THE NPDES PERMIT CONDITIONS, EFFLUENT LIMITATIONS, MONITORING, AND REPORTING REQUIREMENTS.



B SLOPE TRACKING
NO SCALE

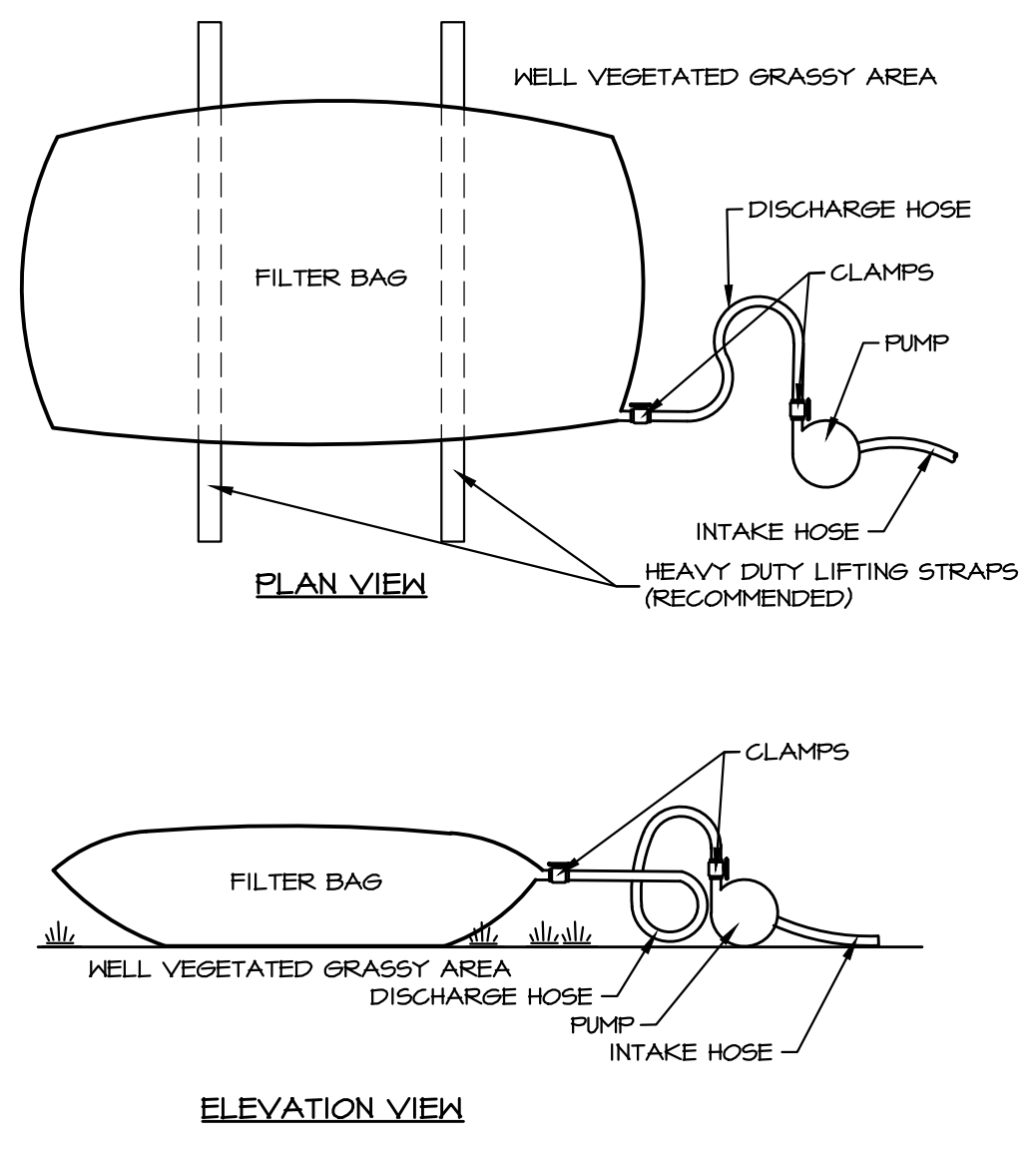


BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	18	58	2	9	9
4	24	72	1	11	N/A

NOTES:
ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

STANDARD CONSTRUCTION DETAIL #7-16

C CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS
NOT TO SCALE



FILTER BAG NOTES:

- LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-HOVEN GEOTEXTILE SEWN WITH HIGH STRENGTH DOUBLE STITCH "J" SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 50 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM HOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4804	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

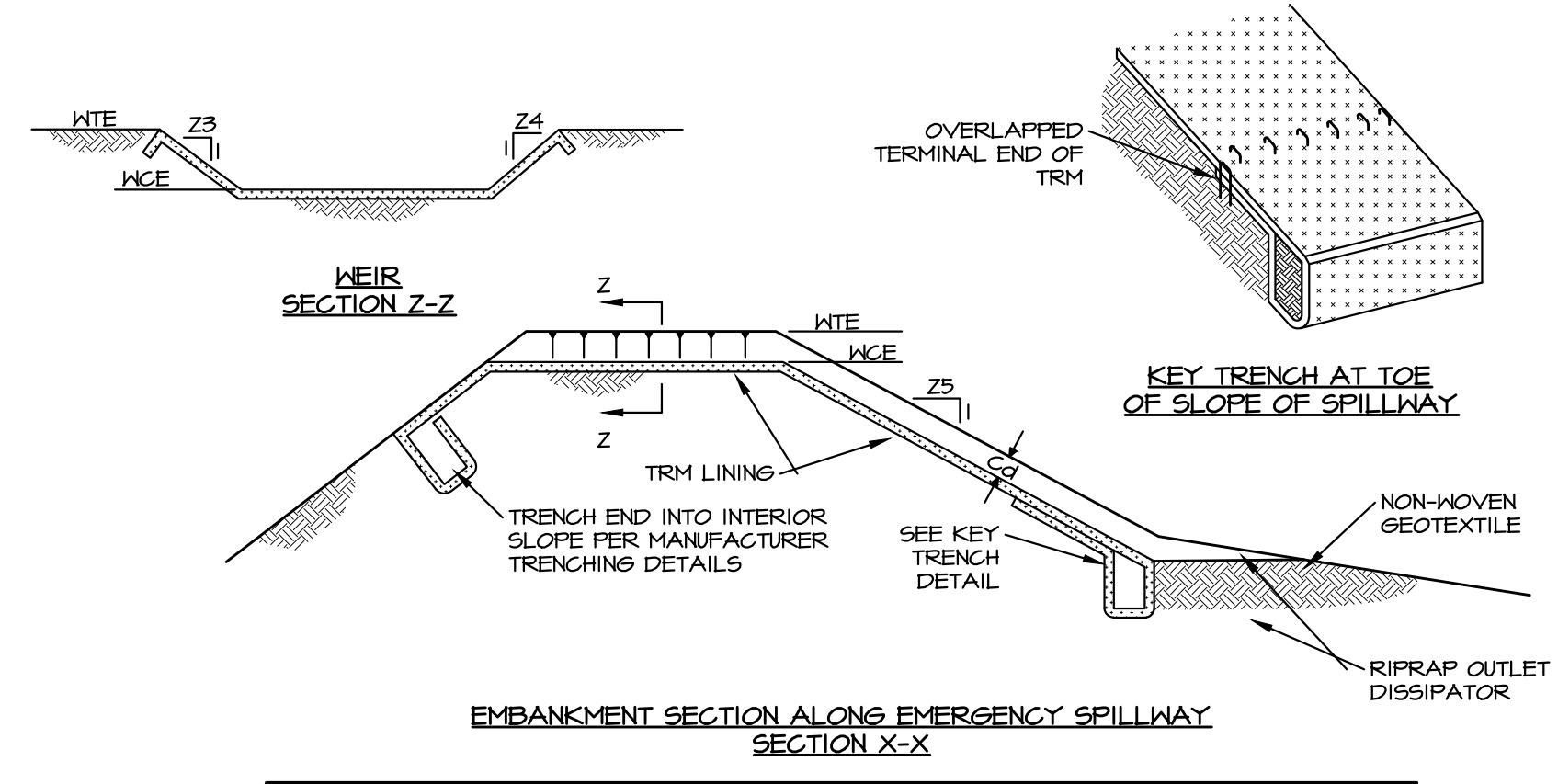
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREAS, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN H2 OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF A PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG MAINTENANCE PROGRAM

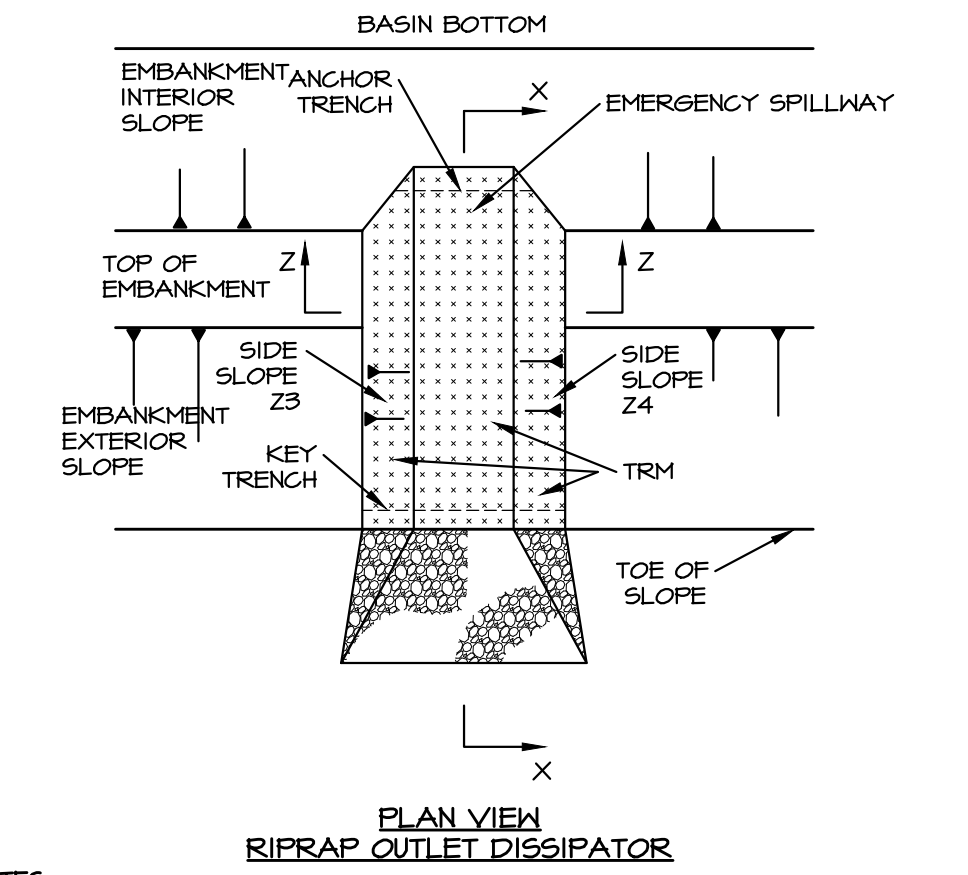
- FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
- DISPOSE OF SEDIMENT REMOVED FROM FILTER BAGS IN AREAS WITHIN THE LIMIT OF DISTURBANCE REQUIRING FILL MATERIAL OR LEGALLY DISPOSE OFFSITE. USED/EMPTYED FILTER BAGS SHALL BE LEGALLY DISPOSED OFFSITE.

PUMPED WATER FILTER BAG INSPECTION SCHEDULE AND REPORTING

- INSPECTION OF PUMPED WATER FILTER BAGS SHALL OCCUR AS FOLLOWS:
 - DAILY
- A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - A SUMMARY OF SITE CONDITIONS, E4S BMP AND P6SM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 - THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
- FOR ADDITIONAL INSPECTION AND REPORTING REQUIREMENTS AND INFORMATION, SEE THE NPDES PERMIT CONDITIONS, EFFLUENT LIMITATIONS, MONITORING, AND REPORTING REQUIREMENTS, ITEM NO. 2A (VISUAL INSPECTIONS) FOUND ON SHEET ESC 1.0.



BASIN NO.	WEIR			LINING			CHANNEL	
	Z3 (FT)	Z4 (FT)	TOP CREST ELEV WTE (FT)	TRM TYPE	STAPLE PATTERN	Z5 (FT)	DEPTH Cd (FT)	
1	8	8	243.00	241.25	30	FLEXAMAT	E	3 0.5
4	8	8	315.00	313.00	40	FLEXAMAT	E	3 0.5



- NOTES:**
- RIPRAP AT TOE OF EMBANKMENT SHALL BE EXTENDED A SUFFICIENT LENGTH IN BOTH DIRECTIONS TO PREVENT SCOUR.
 - THE USE OF BAFFLES THAT REQUIRE SUPPORT POSTS ARE RESTRICTED FROM USE IN BASINS REQUIRING IMPERVIOUS LINERS.
 - HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
 - DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.
 - LINE ENTIRE LENGTH & WIDTH OF SPILLWAY W/ SPECIFIED EROSION CONTROL MATTINGS & EXTEND TO TOE OF SLOPE OF OUTSIDE EMBANKMENT

D PUMPED WATER FILTER BAG
NO SCALE

E BASIN EMERGENCY SPILLWAY WITH TRM LINING
NO SCALE

REVISIONS PER:

NO.	DESCRIPTION	DATE	BY:
1.	CCCD COMMENTS	3-1-2023	TEH
2.	CCCD COMMENTS	3-17-2023	TEH
3.	LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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6.	11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

MID-ATLANTIC SPORTS CONSTRUCTION
WE BUILD WINNERS.

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TYLER E. HILL
PENN. REG. NO. 1100015

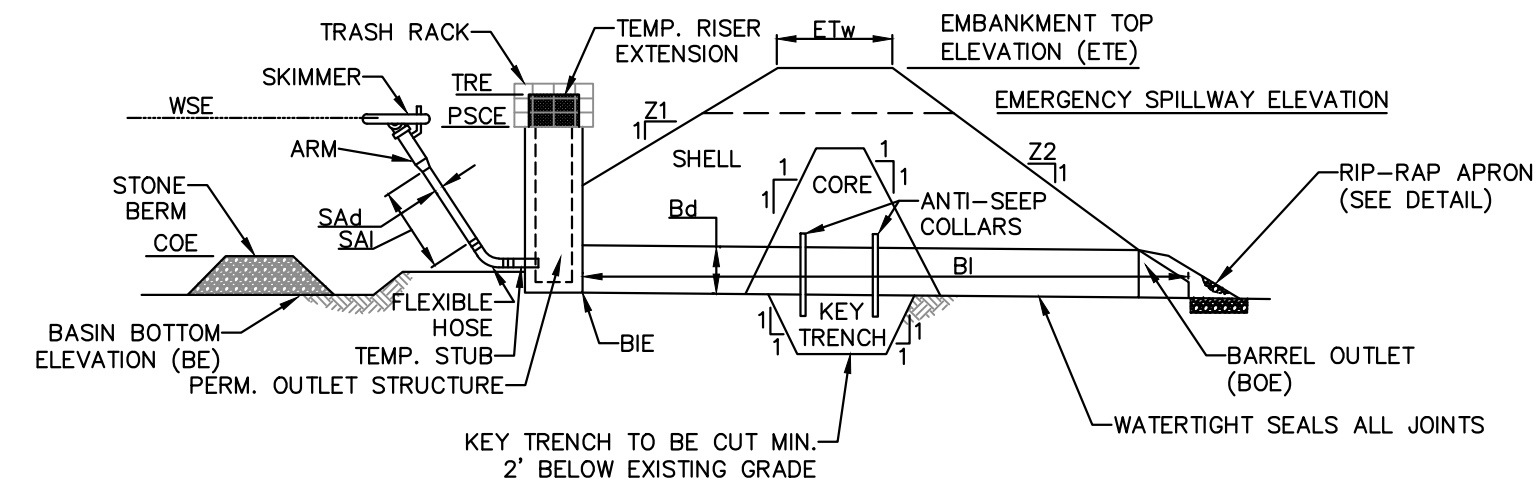
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PENN. REG. NO. 1100015

PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT:
EROSION & SEDIMENT CONTROL DETAILS

FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: AS NOTED

DRAWING: C:\Users\jason\Documents\ELA Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 4:54 pm



BASIN NO.	Z1 (FT)	Z2 (FT)	TEMP RISER EXT. ELEV. TRE (FT)	EMERGENCY SPILLWAY		EMBANKMENT				CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)
				ELEV. (FT)	WIDTH (FT)	TOP ELEV. ETE (FT)	TOP WIDTH ETW (FT)	KEY TRENCH DEPTH (FT)	KEY TRENCH WIDTH (FT)		
4	3	3	312.50	313.00	40	315.00	10	2	4	311.00	310.00

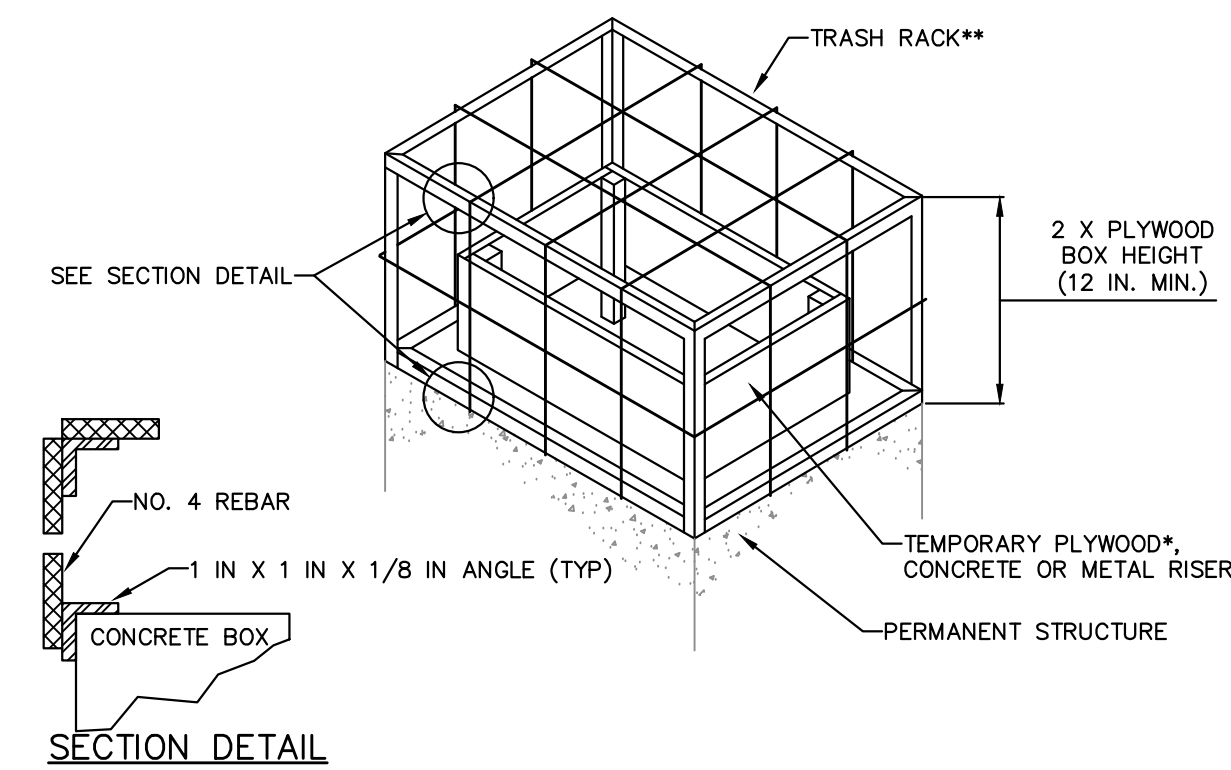
SKIMMER			OUTLET BARREL				
DIA SAI (IN)	LENGTH SAI (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	MAT'L	LENGTH BI (FT)	OUTLET ELEV BOE (FT)
4"	FAIRCLOTH	SKIMMER	24	307.25	SLCPP	37	307.00

NOTES:
 SEDIMENT BASINS, INCLUDING ALL APPURTENANT WORKS, SHALL BE CONSTRUCTED TO THE DETAIL AND DIMENSIONS SHOWN ON THE E&S PLAN DRAWINGS.
 AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF TWO FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. IN ORDER TO FACILITATE MAINTENANCE AND RESTORATION, THE POOL AREA SHALL BE CLEARED OF ALL BRUSH, TREES, AND OBJECTIONABLE MATERIAL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
 UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.
 INSPECT ALL SEDIMENT BASINS ON AT LEAST A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. PROVIDE ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES. A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH BASIN. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE BASIN IN THE MANNER DESCRIBED IN THE E&S PLAN.
 BASIN EMBANKMENTS, SPILLWAYS, AND OUTLETS SHALL BE INSPECTED FOR EROSION, PIPING AND SETTLEMENT. NECESSARY REPAIRS SHALL BE IMMEDIATELY DISPLACED RIPRAP WITHIN THE OUTLET ENERGY DISSIPATER SHALL BE REPLACED IMMEDIATELY.
 ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED INSIDE THE BASIN BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. THE DEVICE SHOWN IN STANDARD CONSTRUCTION DETAIL #7-16 MAY BE USED TO DEWATER SATURATED SEDIMENT PRIOR TO ITS REMOVAL. ROCK FILTERS SHALL BE ADDED AS NECESSARY.

STANDARD CONSTRUCTION DETAIL #7-4

A SEDIMENT BASIN 4 DETAIL

NOT TO SCALE



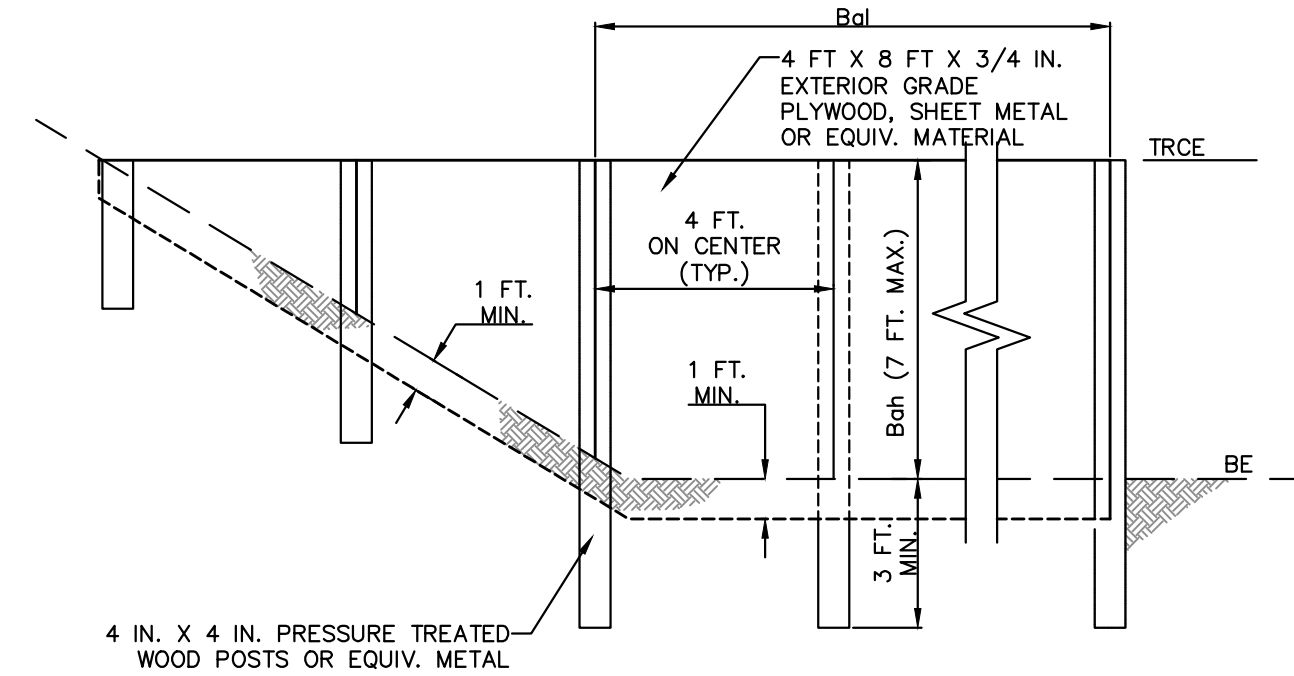
* 3/4 IN. PRESSURE TREATED PLYWOOD BOX WITH 2 IN. X 2 IN. PRESSURE TREATED CORNER SUPPORTS, SET INTO 1-1/2 IN. GRATE OFFSETS, CAULK ALL SEAMS TO FORM WATER TIGHT SEALS.
 ** TRASH RACK COMPOSED OF 1 IN. X 1 IN. X 1/8 IN. L (TYP.) AND #4 BARS (TYP.) WELDED TO THE ANGLES AND AT EACH INTERSECTION OF THE BARS; #4 BARS SPACED AT HALF THE DIAMETER OF THE BARREL MAX.

NOTES:
 BOX SHALL BE BOLTED, STRAPPED, OR OTHERWISE SECURED TO THE PERMANENT RISER.
 TOP OF TEMPORARY RISER EXTENSION SHALL BE AT LEAST AS HIGH AS SEDIMENT BASIN TEMPORARY RISER AND SHALL BE 6 IN. (MINIMUM) BELOW CREST OF EMERGENCY SPILLWAY.
 ALL JOINTS SHALL BE WATER TIGHT.
 CLOGGED OR DAMAGED SPILLWAYS SHALL BE REPAIRED IMMEDIATELY. TRASH AND OTHER DEBRIS SHALL BE REMOVED FROM THE BASIN AND RISER.

STANDARD CONSTRUCTION DETAIL #7-10

E TEMPORARY RISER EXTENSION AND TRASH RACK FOR PERMANENT STRUCTURE

NOT TO SCALE



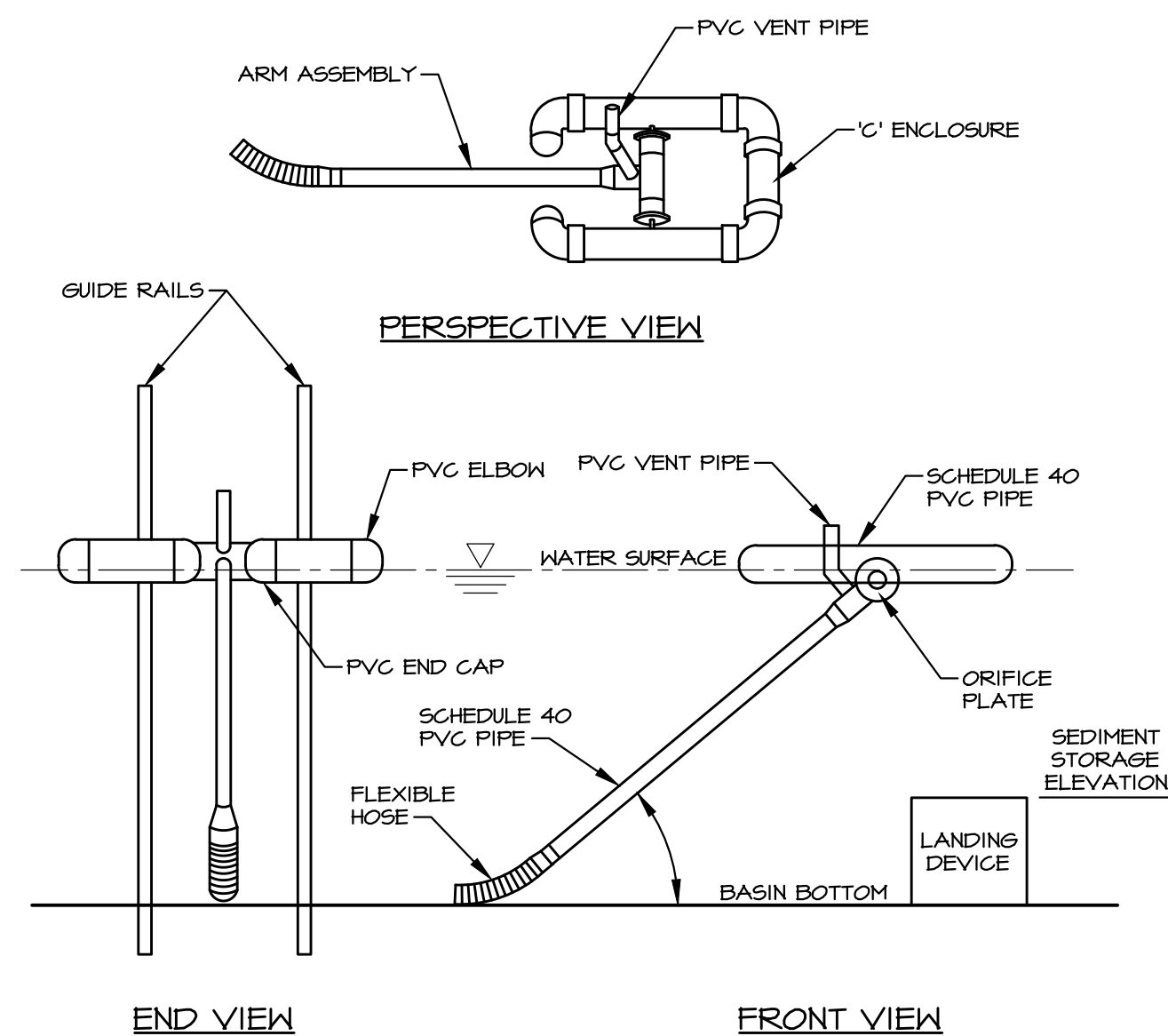
BASIN OR TRAP NO.	BAFFLE		TEMPORARY RISER CREST ELEV. (FT)	BOTTOM ELEV. BE (FT)
	LENGTH (FT)	HEIGHT (FT)		
1	40	3	290.75	288.50

NOTES:
 SEE APPROPRIATE BASIN DETAIL FOR PROPER LOCATION AND ORIENTATION.
 AN ACCEPTABLE ALTERNATIVE IS TO INSTALL A SUPER SILT FENCE AT THE BAFFLE LOCATION IN POOLS WITH DEPTHS EXCEEDING 7'. THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST. SUPER SILT FENCE BAFFLES NEED NOT EXTEND TO TRCE ELEVATION.
 BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.
 SUBSTITUTION OF MATERIALS NOT SPECIFIED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL CONSERVATION DISTRICT BEFORE INSTALLATION.
 DAMAGED OR WARPED BAFFLES SHALL BE REPLACED WITHIN 7 DAYS OF INSPECTION.
 BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING IMPERVIOUS LINERS.

STANDARD CONSTRUCTION DETAIL #7-14

B BAFFLE WALL

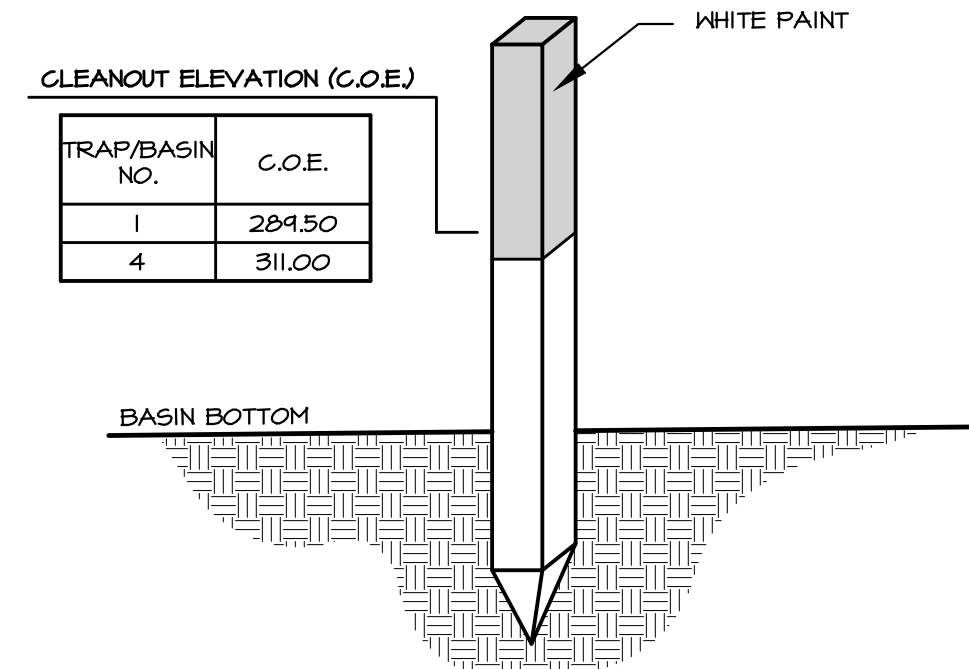
NOT TO SCALE



NOTES:
 1. THIS DETAIL IS PROVIDED FOR REFERENCE ONLY. SKIMMERS ARE TO BE MANUFACTURED BY J.W. FAIRCLOTH & SONS, INC. AND TO BE SIZED IN ACCORDANCE WITH THE SPECIFIC DETAILS PROVIDED WITHIN THIS PLAN SET AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
 2. ORIFICE DIAMETER MUST BE EQUAL TO OR LESS THAN ARM DIAMETER.
 3. A ROPE SHALL BE ATTACHED TO THE SKIMMER ARM TO FACILITATE ACCESS TO THE SKIMMER ONCE INSTALLED.
 4. SKIMMER SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 5. ICE OR SEDIMENT BUILDUP AROUND THE PRINCIPAL SPILLWAY SHALL BE REMOVED SO AS TO ALLOW THE SKIMMER TO RESPOND TO FLUCTUATING WATER ELEVATIONS.
 6. SEDIMENT SHALL BE REMOVED FROM THE BASIN WHEN IT REACHES THE LEVEL MARKED ON THE SEDIMENT CLEAN-OUT STAKE OR THE TOP OF THE LANDING DEVICE.
 7. A SEMI-CIRCULAR LANDING ZONE MAY BE SUBSTITUTED FOR THE GUIDE RAILS.

F SKIMMER

NO SCALE



NOTES:
 1. CLEANOUT MARKER SHALL BE PLACED NEAR THE CENTER OF THE BASIN.
 2. TOP OF MARKER SHALL BE PAINTED WHITE TO THE CLEANOUT ELEVATION.
 3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES THE CLEANOUT ELEVATION MARKED ON THE STAKE.

C CLEANOUT MARKER

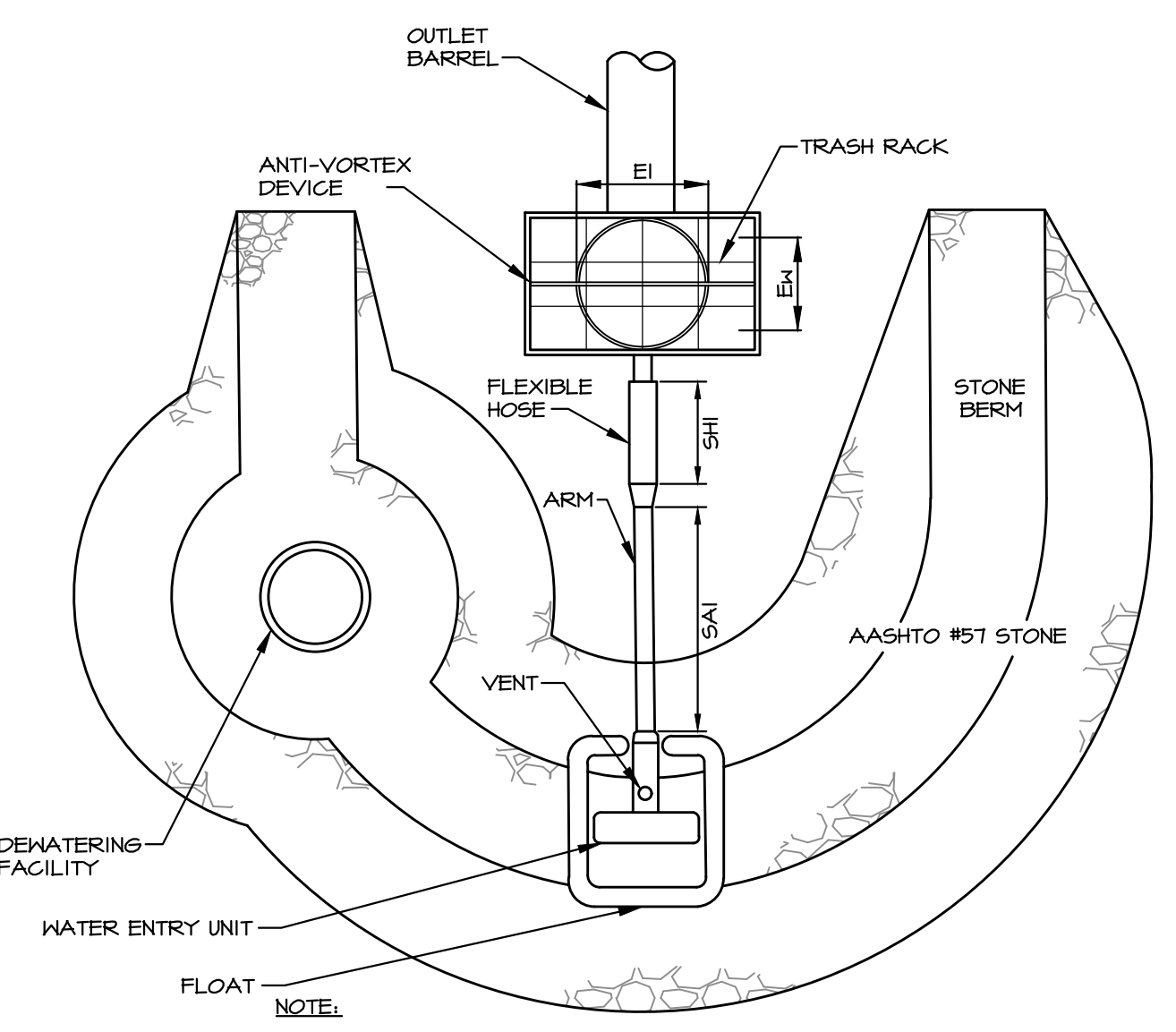
NO SCALE

CLEANOUT STAKE INSPECTION SCHEDULE AND REPORTING

1. INSPECTION OF CLEANOUT STAKE SHALL OCCUR AS FOLLOWS:
 • WEEKLY
 • AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
 2. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 (1) A SUMMARY OF SITE CONDITIONS, E&S BMP AND PCSM BMP, IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.

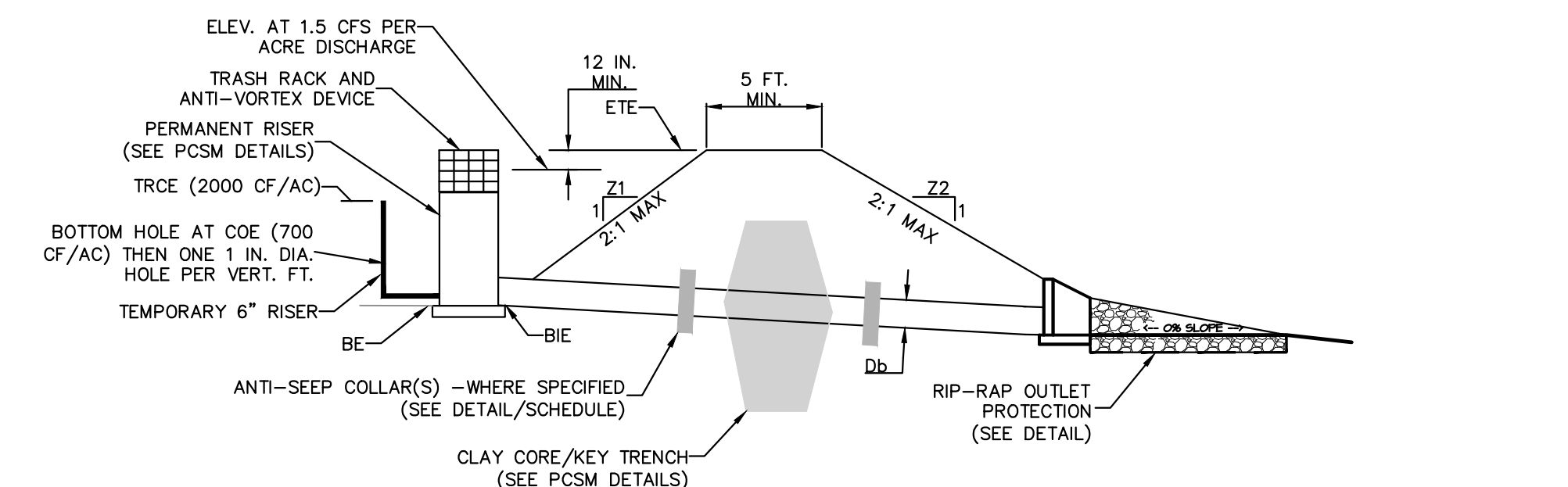
CLEANOUT STAKE MAINTENANCE PROGRAM

1. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEANOUT ELEVATION ON THE STAKE. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN AREAS WITHIN THE LIMIT OF DISTURBANCE REQUIRING FILL MATERIAL OR LEGALLY DISPOSE OFFSITE.



D SKIMMER WITH STONE LANDING BERM

NO SCALE



TRAP NO.	Z1 (FT)	Z2 (FT)	TEMPORARY RISER		PERM. RISER CREST ELEV. (PRCE) (FT)	BARREL				
			BOT PERF ELEV (TRCE) (FT)	CREST ELEV. (TRCE) (FT)		MAT'L	DIA (IN)	LENGTH (FT)	OUTLET ELEV BOE (FT)	
1	3	3	289.50	290.75	291.00	SLCPP	18	284.25	28	284.10

TRAP NO.	EMBANKMENT TOP ELEV. ETE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	OUTLET BASIN					
				RIPRAP SIZE (R-L)	ROCK THICK RT (IN)	DEPTH D (IN)	WIDTH OBW (FT)	LENGTH OBL (FT)	
1	293.00	10'	289.50	288.50	N/A	N/A	N/A	N/A	N/A

NOTES:
 FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 6 TO 9 IN. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
 UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.
 ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.
 A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.
 CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS. DISPLACED RIPRAP WITHIN THE OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.
 ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO STORMWATER MANAGEMENT FACILITY.

MODIFIED CONSTRUCTION DETAIL #8-8
 CONCRETE RISER WITH TEMPORARY DEWATERING HOLES

G SEDIMENT TRAP I CROSS SECTION

NOT TO SCALE

REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

MID-ATLANTIC SPORTS CONSTRUCTION
WE BUILD WINNERS.
 743 S. BROAD ST.
 LITITZ, PA 17543
 (717) 626-7271
 elagroup.com

EVA group, inc.
 ENGINEERS • LANDSCAPE ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER
 TYLER E. HILL
 PENNSYLVANIA

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT:
EROSION & SEDIMENT CONTROL DETAILS
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

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MULCH TYPE	APPLICATION RATES (MIN)			NOTES
	PER ACRE	PER 1,000 sq.ft.	PER 1,000 sq.yd.	
STRAW	3 TONS	140 lb.	1,240 lb.	EITHER WHEAT OR OAT STRAW, FREE OF NEEES, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 lb.	1,240 lb.	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4-6 TONS	185-275 lb.	1,650-2,500 lb.	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 lb.	415 lb.	SEE NOTE 5 FOR LIMITATIONS

NOTES:

- STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN.
- POLYMERIC AND GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS MAY BE USED TO TACK MULCH. AVOID APPLICATION DURING RAIN AND ON WINDY DAYS. A 24-HR CURING PERIOD AND A SOIL TEMPERATURE OF 45° F ARE TYPICALLY REQUIRED.
- SYNTHETIC BINDERS, OR CHEMICAL BINDERS, MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.
- MULCH ON SLOPES OF 8% OR STEEPER SHOULD BE HELD IN PLACE WITH NETTING, LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED PAPER HYDROMULCH SHOULD NOT BE USED ON SLOPES STEEPER THAN 5%. WOOD FIBER HYDROMULCH MAY BE APPLIED ON STEEPER SLOPES PROVIDED A TACKIFIER IS USED. THE APPLICATION RATE FOR ANY HYDROMULCH SHOULD BE 2,000 LB/ACRE AT A MINIMUM.

(A) MULCH APPLICATION RATES
NO SCALE

(B) TOPSOIL / STABILIZATION SPECIFICATIONS
NO SCALE

TEMPORARY VEGETATIVE STABILIZATION

SPECIES	ANNUAL RYE (SPRING) OR WINTER RYE (FALL)
% PURE LIVE SEED	95%
APPLICATION RATE	200 LB/ACRE
FERTILIZER TYPE	10-10-10
FERTILIZER APPL. RATE	500 LB/ACRE
LIMING RATE	1 TON/ACRE
MULCH TYPE	HAY OR STRAW
MULCHING RATE	3 TONS/ACRE

TEMPORARY SEEDING NOTES:

- TOPSOIL STOCKPILES AND/OR ROUGH GRADED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY IN ACCORDANCE WITH THE SEEDING/MULCHING SCHEDULE.
- USE HAY OR STRAW MULCH AT THE SPECIFIED RATE FOR AREAS THAT HAVE BEEN SEEDED WITH A TEMPORARY SEED MIXTURE.
- DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

PERMANENT VEGETATIVE STABILIZATION

TOPSOIL PLACEMENT DEPTH	4-8 IN.
SPECIES	KENTUCKY BLUEGRASS AND PERENNIAL RYEGRASS (1)
% PURE LIVE SEED	95%
APPLICATION RATE	87 LB/ACRE (BLUEGRASS); 240 LB/ACRE (RYEGRASS)
FERTILIZER TYPE	PER SOIL TEST (10-10-20 IF NO TEST DATA)
FERTILIZER APPL. RATE	PER SOIL TEST (1,000 LB/ACRE IF NO TEST DATA)
LIMING RATE	PER SOIL TEST (6 TONS/ACRE IF NO TEST DATA)
MULCH TYPE	HAY OR STRAW
MULCHING RATE	3 TONS/ACRE
ANCHOR MATERIAL	POLYMERIC TACKIFIER
ANCHORING METHOD	SPRAY APPLY W/ A HYDRO-SEEDER OR SIMILAR
RATE OF ANCHOR MATERIAL APPL.	20 LB/ACRE
SEEDING SEASON DATES	APRIL 1 - OCTOBER 15

PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS:

PERMANENT SEEDING/VEGETATIVE STABILIZATION WILL BE IN ACCORDANCE WITH THE SEEDING SCHEDULE AND THE FOLLOWING PROCEDURES:

- ROUGH GRADE AND REMOVE ALL DEBRIS, LARGE STONES, AND CONSTRUCTION MATERIALS.
- APPLY AGRICULTURAL GRADE LINE AS SPECIFIED BY THE SOIL TEST OR AT A MINIMUM RATE OF 6 TONS/ACRE.
- APPLY FERTILIZER IN ACCORDANCE WITH THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY 10-10-20 FERTILIZER AT A RATE OF 1,000 LBS/ACRE.
- TILL ALL ABOVE MATERIALS THOROUGHLY INTO A 4"-6" SOIL DEPTH.
- FINISH GRADE FOR SEEDING.
- APPLY SEED AT THE SPECIFIED APPLICATION RATE AS INDICATED ON THE SEEDING SCHEDULE(S) - SEE GENERAL SEEDING NOTE 2.
- RAKE OR DRAG TO COVER SEED LIGHTLY.
- ROLL LIGHTLY TO PLACE SEED IN CONTACT WITH THE SOIL.
- APPLY HAY OR STRAW MULCH AT A RATE OF 3 TONS/ACRE.
- MULCH SHALL BE ANCHORED AS SPECIFIED OR IN ACCORDANCE WITH THE CURRENT PENN STATE UNIVERSITY AGRONOMY GUIDE.

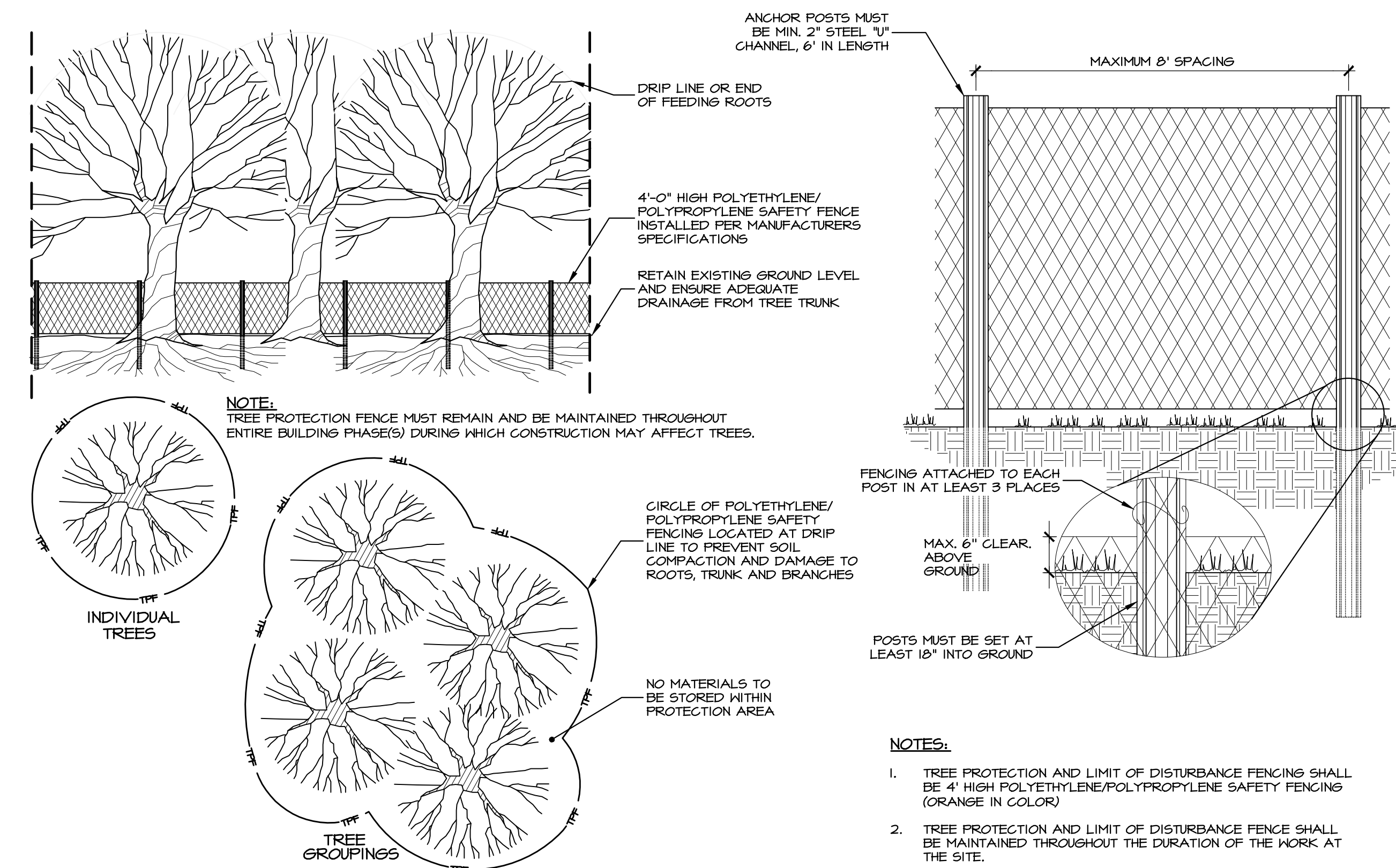
PERMANENT VEGETATIVE STABILIZATION (SLOPES ≥ 8%)

TOPSOIL PLACEMENT DEPTH	4-8 IN.
SPECIES	KENTUCKY BLUEGRASS AND PERENNIAL RYEGRASS (1)
% PURE LIVE SEED	95%
APPLICATION RATE	87 LB/ACRE (BLUEGRASS); 240 LB/ACRE (RYEGRASS)
FERTILIZER TYPE	PER SOIL TEST (10-10-20 IF NO TEST DATA)
FERTILIZER APPL. RATE	PER SOIL TEST (1,000 LB/ACRE IF NO TEST DATA)
LIMING RATE	PER SOIL TEST (6 TONS/ACRE IF NO TEST DATA)
MULCH TYPE	HAY OR STRAW
MULCHING RATE	3 TONS/ACRE
ANCHOR MATERIAL	LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETTING
ANCHORING METHOD	APPLY/STAPLE TO MANUFACTURER'S SPECS
RATE OF ANCHOR MATERIAL APPL.	REFER TO MANUFACTURER'S SPECIFICATIONS
SEEDING SEASON DATES	APRIL 1 - OCTOBER 15

GENERAL SEEDING NOTES:

- USE TWO (2) VARIETIES OF KENTUCKY BLUEGRASS AND TWO (2) VARIETIES OF PERENNIAL RYEGRASS IN THE PERMANENT/PERMANENT STEEP SLOPE MIXTURES, ALL IN EQUAL PARTS (I.E. 25% EACH).
- IF PERMANENT SEEDING IS NOT PRACTICAL DUE TO THE TIME OF YEAR, DISTURBED AREA SHALL BE SEEDED WITH ANNUAL RYE (SPRING) OR WINTER RYE (FALL) GRASS AT A RATE OF 200 LBS/ACRE AND MULCHED WITH STRAW AT A RATE OF 3 TONS PER ACRE.
- THE DEPARTMENT RECOMMENDS THAT SOIL TESTING BE DONE PRIOR TO SEEDING AND MULCHING TO DETERMINE THE PROPER SOIL AMENDMENTS AND APPLICATION RATES FOR THE PROPOSED SEED MIXTURE(S). SOIL TEST KITS ARE INEXPENSIVE AND MAY BE OBTAINED FROM THE COUNTY COOPERATIVE EXTENSION SERVICE OFFICES. WHEN DONE PROPERLY, SOIL TESTS CAN ACTUALLY SAVE MONEY THAT WOULD OTHERWISE BE LOST ON IMPROPER SOIL AMENDMENTS, UNSUCCESSFUL SEEDING, AND DAMAGE CAUSED BY EROSION OF UNSTABILIZED AREAS. IN THE ABSENCE OF A SOIL TEST, SOIL AMENDMENTS SHOULD BE ADDED AT THE RATES SPECIFIED BY THE SELECTED SEEDING REFERENCE.
- FILL SLOPES SHOULD BE SEEDED AND MULCHED AT REGULAR VERTICAL INCREMENTS - 15 TO 25 FEET MAXIMUM - AS THE FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE FILL TO PROGRESS TOWARD STABILIZATION WHILE WORK CONTINUES ON THE UPPER PORTION, MAKING FINAL STABILIZATION EASIER TO ACHIEVE AND PROVIDING SOME VEGETATIVE BUFFERING AT THE BOTTOM OF THE SLOPE.
- WHEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED. THIS IS TO ENSURE THAT THE SEED MAKES CONTACT WITH THE UNDERLYING SOIL. SOIL PREPARATION SHOULD BE COMPLETED PRIOR TO ADDING SEED TO THE HYDROSEEDING EQUIPMENT. RUNNING SEED THROUGH THE PUMPING SYSTEM CAN RESULT IN EXCESSIVE ABRASION OF THE SEED AND REDUCE THE PERCENTAGE OF PURE LIVE SEED IN THE APPLICATION. THEREFORE ALL SITE PREPARATION SHOULD BE COMPLETED PRIOR TO THE ARRIVAL OF THE HYDROSEEDER.
- IN CRITICAL AREAS (E.G. ADJACENT TO OR WITHIN 50 FEET OF STREAMS, PONDS, OR WETLANDS) A PROTECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDED AREAS. CONSIDERATION SHOULD BE GIVEN TO USE OF MULCH WITH NETTING OR PROTECTIVE BLANKETS FOR ALL SEEDED AREAS ON SLOPES 3H:1V OR STEEPER.
- WHEN WETLAND AREAS ARE TEMPORARILY DISTURBED, ISOLATE AND STOCKPILE TOPSOIL FOR REPLACEMENT AFTER GRADING IS COMPLETED. IN MOST CASES, NO SEEDING OF THE DISTURBED AREA IS NECESSARY AFTER THE TOPSOIL IS REPLACED. THE SOIL CONTAINS SUFFICIENT SEED AND ROOT MATERIAL TO REESTABLISH VEGETATION. IF TEMPORARY VEGETATIVE STABILIZATION IS NECESSARY, APPLY ANNUAL RYEGRASS AT THE RATE NOT EXCEEDING 450 LB PLS/ACRE. APPLY CLEAN STRAW AS A MULCH AT THE RATE OF 3 TONS/ACRE. NO SOIL AMENDMENTS SHOULD BE USED ON WETLAND AREAS.
- VEHICULAR TRAFFIC SHOULD BE RESTRICTED FROM AREAS TO BE SEEDED TO PREVENT SOIL COMPACTION.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 10% 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 SLIDING, SLIDING, OR OTHER MOVEMENTS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES.
- DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

(C) SEEDING SCHEDULE & NOTES
NO SCALE



(D) TREE PROTECTION AND LIMIT OF DISTURBANCE FENCING
NO SCALE

REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

MID-ATLANTIC
SMART CONSTRUCTION
WE BUILD WINNERS

EVA
group, inc.
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PROFESSIONAL ENGINEER
TYLER E. HILL
REGISTERED PROFESSIONAL ENGINEER
P.E. 000000000

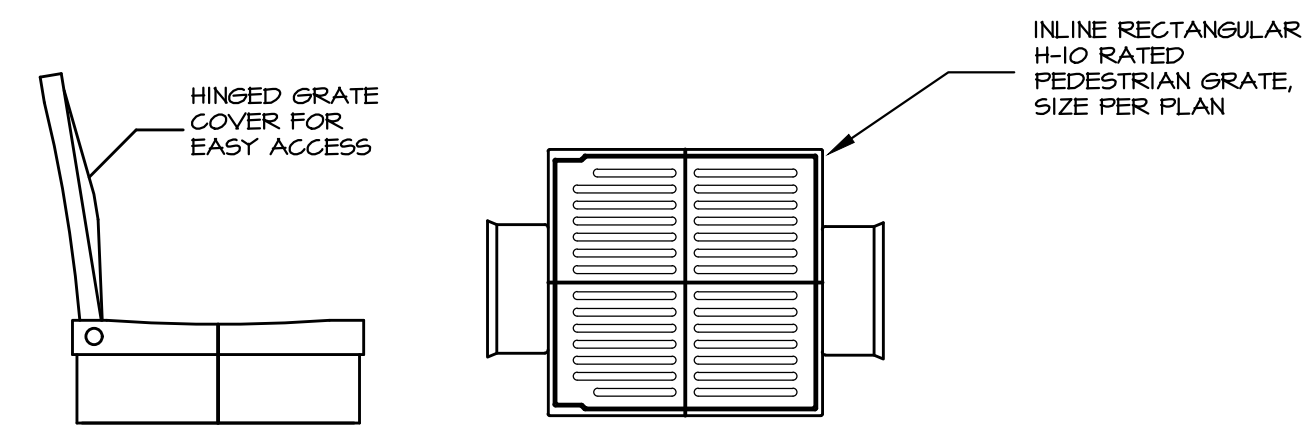
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
JAMES R. BEEBE
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
P.L.A. 000000000

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

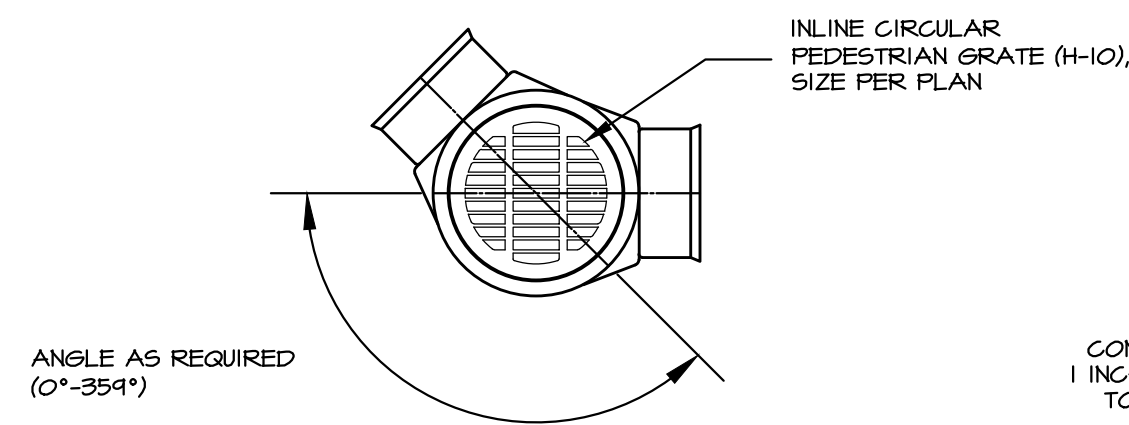
PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
EROSION & SEDIMENT CONTROL DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

DRAWING: C:\Users\jason\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 5:00 pm

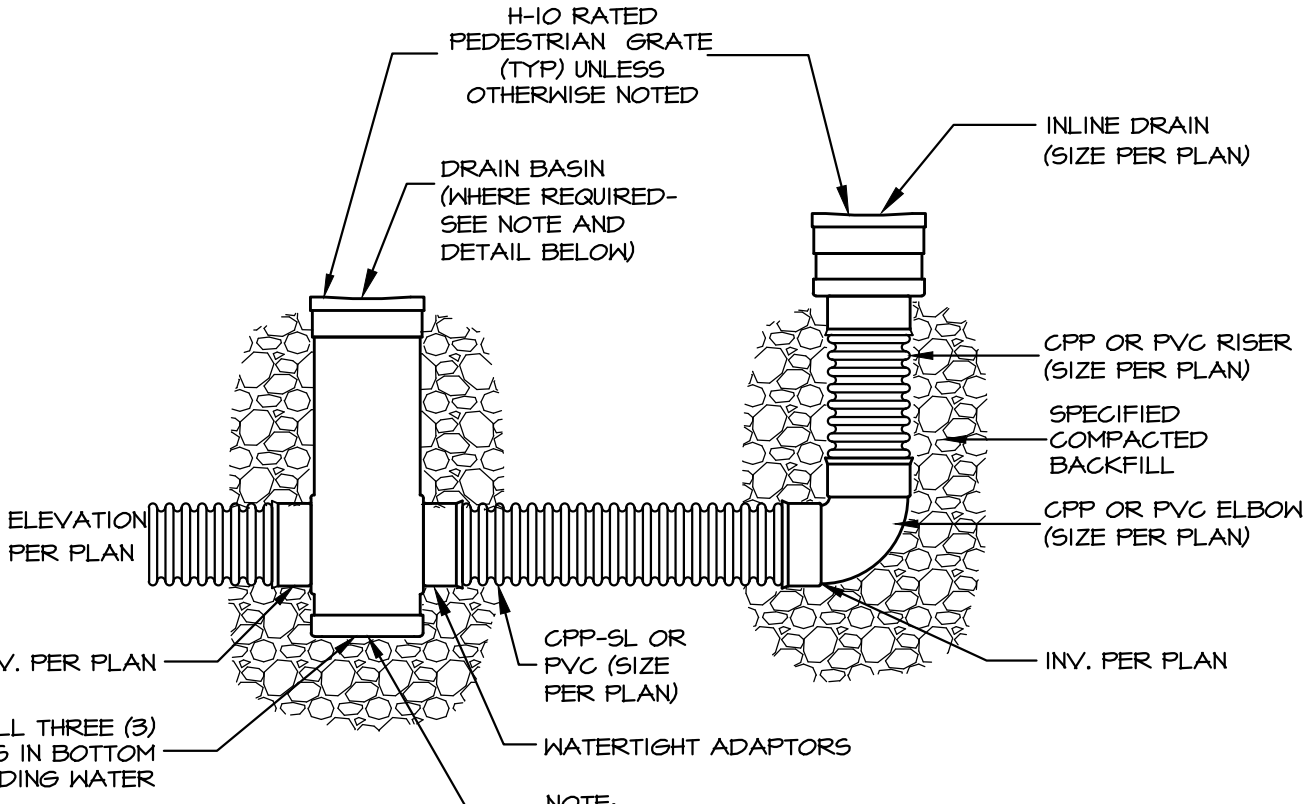


RECTANGULAR DRAIN BASIN



CIRCULAR DRAIN BASIN

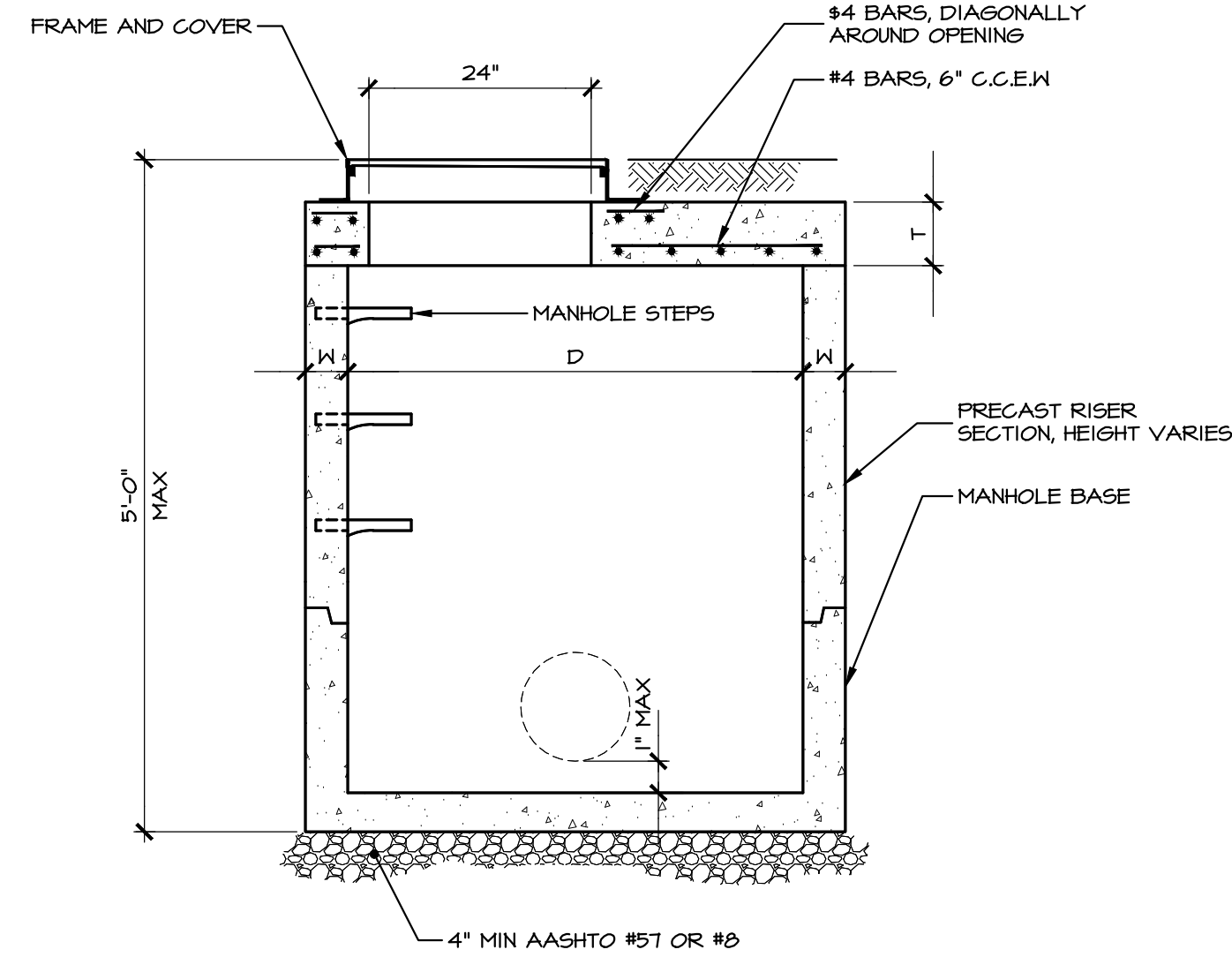
NOTES:
 1. PROVIDE NYLOPLAST (OR APPROVED EQUAL) COMPONENTS, INCLUDING, BUT NOT LIMITED TO, GRATES, RISERS, CONNECTIONS. ALL COMPONENTS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO SELECT NECESSARY COMPONENTS BASED UPON SPECIFIED PIPE SIZE, PIPE ALIGNMENT, AND SPECIFIED ELEVATIONS.
 2. GRATE TO BE LOCKED OR BOLTED DOWN FOR SECURE TAMPERPROOF CONNECTION.



TYP. INLINE DRAIN & DRAIN BASIN

A NYLOPLAST INLETS DETAIL

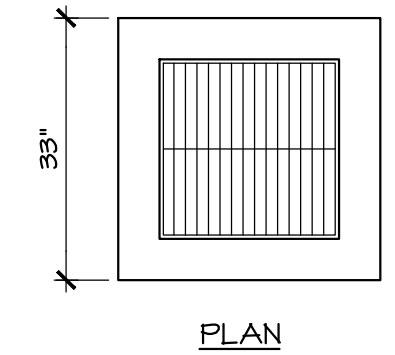
NO SCALE



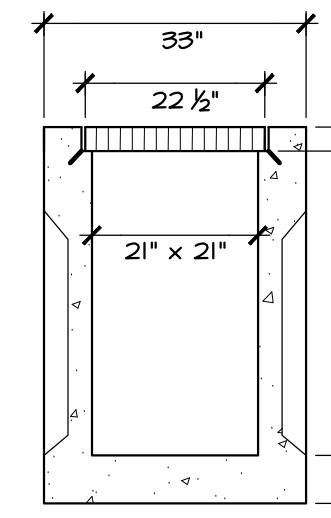
D	W	T
4'-0"	5"	6"
5'-0"	6"	8"
6'-0"	7"	8"

B SHALLOW MANHOLE DETAIL - STORM SEWER

NO SCALE



PLAN



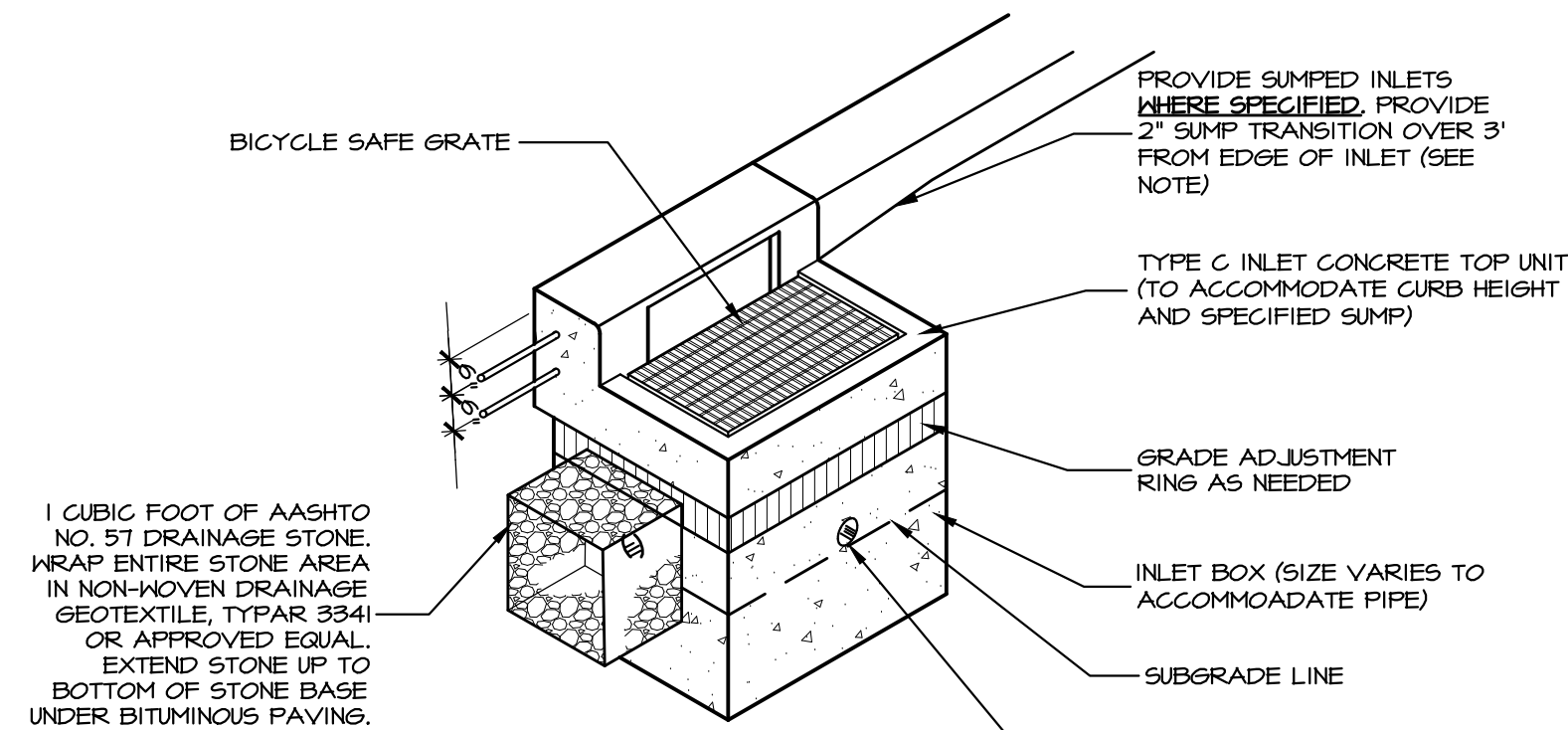
SECTION

NOTES:

- REFER TO "PADOT TYPE STORMWATER INLET" DETAIL FOR STANDARD INLET NOTES.
- ALL GRATES TO BE BICYCLE SAFE.
- USE RISER SECTIONS AND PRECAST GRADE RINGS AS REQUIRED TO PROVIDE INDICATED INVERT AND TOP OF GRATE ELEVATIONS.

C 2' X 2' PRECAST YARD INLET

NO SCALE



PA DOT TYPE 'C' INLET

INLET NOTES:

- MATERIAL AND CONSTRUCTION BASED UPON PENNDOT STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH PA DOT PUBLICATION 408, SECTION 605 & APPLICABLE PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION PERTAINING TO INLET STRUCTURES.
- THIS DETAIL DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT IS NOT INTENDED TO SHOW THE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING. ONLY THOSE ITEMS WHICH ARE SUPPLIED BY AN APPROVED MANUFACTURER AS LISTED IN PA BULLETIN NO. 15 WILL BE PERMITTED.
- INLETS WITHIN THE PENNDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH PENNDOT ROADWAY CONSTRUCTION STANDARDS, LATEST REVISION, AND AS PER APPROVED PENNDOT HIGHWAY OCCUPANCY PERMIT PLANS.
- INLETS WITHIN A MUNICIPAL ROADWAY/RIGHT OF WAY SHALL BE APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES, MATERIAL AND ALIGNMENT PRIOR TO ORDERING PRE CAST STRUCTURES.
- CONCRETE TOP UNITS WHICH SEAT THE GRATE DIRECTLY WITHIN THE UNIT SHALL UTILIZE 1-1/4" X 1-1/4" ANSLES EMBEDDED IN THE CONCRETE AS A BEARING AREA FOR THE GRATE.
- WHenever an inlet is required within a mountable curb section, a type M inlet will be located adjacent to the back edge of the curb and will be flush with the pavement surface. SEE PA DOT RC-65 FOR INSTALLATION DETAILS.
- THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET TYPE IS THE CONTRACTOR'S RESPONSIBILITY.
- PIPES SHALL BE LOCATED AS REQUIRED.
- KEEP HOLES SHALL BE INSTALLED IN INLET BOXES WITHIN PAVED AREAS TO PERMIT DRAINAGE OF THE PAVEMENT SUBBASE, UNLESS OTHERWISE APPROVED.
- USE PRE CAST CONCRETE GRADE ADJUSTMENT RINGS FOR FINAL GRADE. BRICKS, BLOCKS, MORTAR, ETC. ARE NOT PERMITTED AS GRADE ADJUSTMENTS.
- INLET BOX SHALL BE PRE CAST CONCRETE, UNLESS OTHERWISE SPECIFIED OR APPROVED.
- ALL ON-SITE INLETS SHALL HAVE TOP UNITS TO MATCH CURB REVEAL AND SPECIFIED SUMP.
- INLETS THAT ARE FIVE FOOT OR GREATER IN DEPTH SHALL HAVE POLYPROPYLENE ENCASED MANHOLE STEPS INSTALLED.
- ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOM, UNLESS OTHERWISE NOTED (SUCH AS SNOOTS, WATER QUALITY INLETS, DESIGNATED SEDIMENT STORAGE, ETC.) ON THE PLANS.
- PROVIDE PRECAST OPENING IN THE INLET BOX FOR ALL ROOF LEADER DRAINAGE CONNECTIONS, UNLESS OTHERWISE APPROVED. PROVIDE OPENINGS TO THE INLET BOX AT THE REQUIRED ELEVATIONS AND LOCATION. ALL CONNECTIONS SHALL BE WATERTIGHT.
- PROVIDE PRE-CAST OPENINGS IN THE INLET BOX TO ACCOMMODATE ROADWAY, PARKING, AND BUILDING UNDERDRAINS WHERE SPECIFIED ON THE PLANS.
- A 2" SUMP ON TYPE 'C' INLETS SHALL BE PROVIDED ONLY WHERE NOTED ON THE STORMWATER PIPE PROFILES. THE 2" SUMP TRANSITION ALONG CURB GUTTER LINE SHALL BE ADJUSTED ACCORDINGLY FOR FIELD CONDITIONS, ADA REQUIREMENTS, AND/OR AS SPECIFIED/DETAILED ON THE PLANS.
- FINAL INLET TOP OF GRATE ELEVATION SHALL BE ADJUSTED TO ACCOUNT FOR SPECIFIED ROAD GRADE.
- GROUT OPENINGS AROUND PIPE CONNECTIONS TO PROVIDE A WATERTIGHT JOINT. USE NON-SHRINK GROUT ON INSIDE & OUTSIDE OF STRUCTURE.
- ALL JOINTS ADJACENT TO BITUMINOUS PAVING SHALL BE SEALED WITH PG64-22.
- PROVIDE 2'x6' INLET BOXES, DOUBLE 2'x4' BOXES, ETC. WHERE NOTED ON THE PLAN.
- CONSULT THE PLANS FOR ANY SPECIFIC SUMP REQUIREMENTS FOR TYPE 'M' INLETS LOCATED IN A SAG CONDITION.

PROVIDE SUMPED INLETS WHERE SPECIFIED. PROVIDE 2" SUMP TRANSITION OVER 3' FROM EDGE OF INLET (SEE NOTE)

TYPE 'C' INLET CONCRETE TOP UNIT (TO ACCOMMODATE CURB HEIGHT AND SPECIFIED SUMP)

GRADE ADJUSTMENT RINGS AS NEEDED

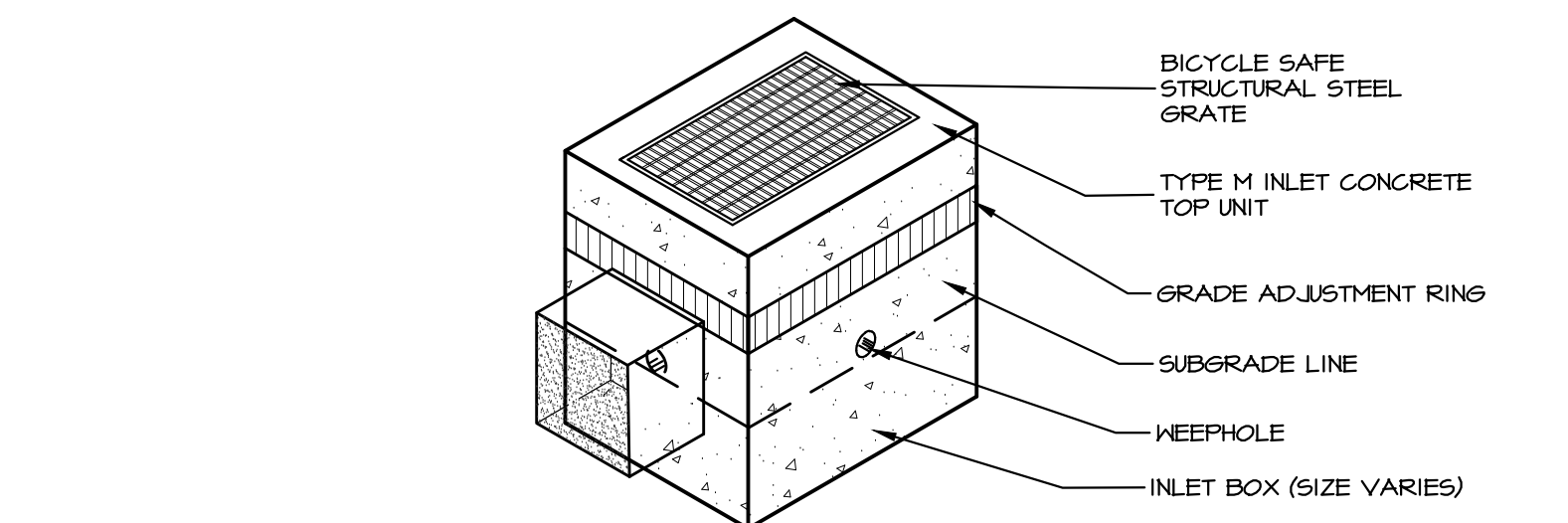
INLET BOX (SIZE VARIES TO ACCOMMODATE PIPE)

SUBGRADE LINE

2" DIAMETER KEEP HOLES (OR APPROVED EQUAL), EACH SIDE AT INVERT OF PAVEMENT SUBGRADE, PAVED AREAS ONLY.

IF UNDERDRAINS ARE SPECIFIED, PROVIDE OPENING TO ACCOMMODATE UNDERDRAIN AS SHOWN ON PLANS.

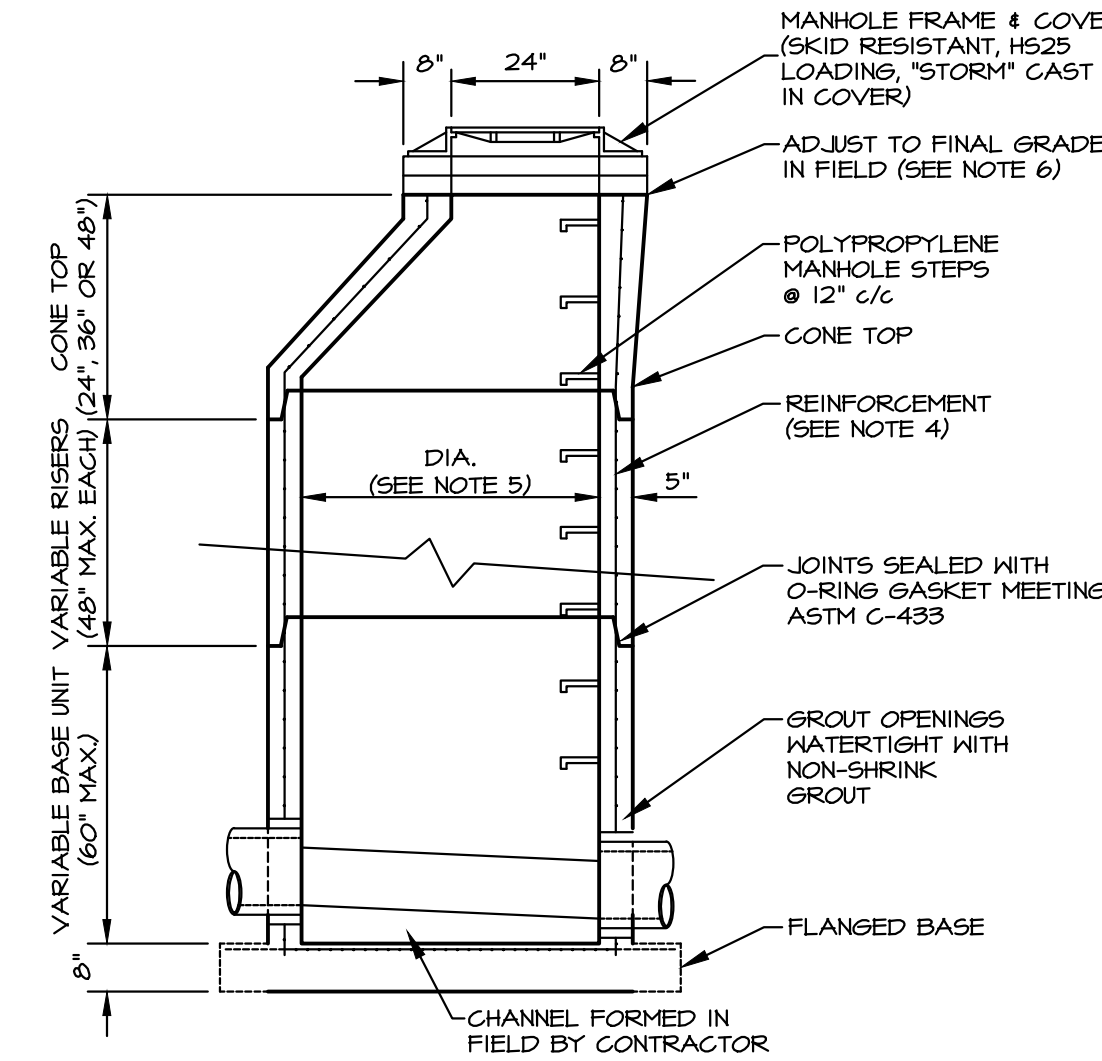
SEE NOTES



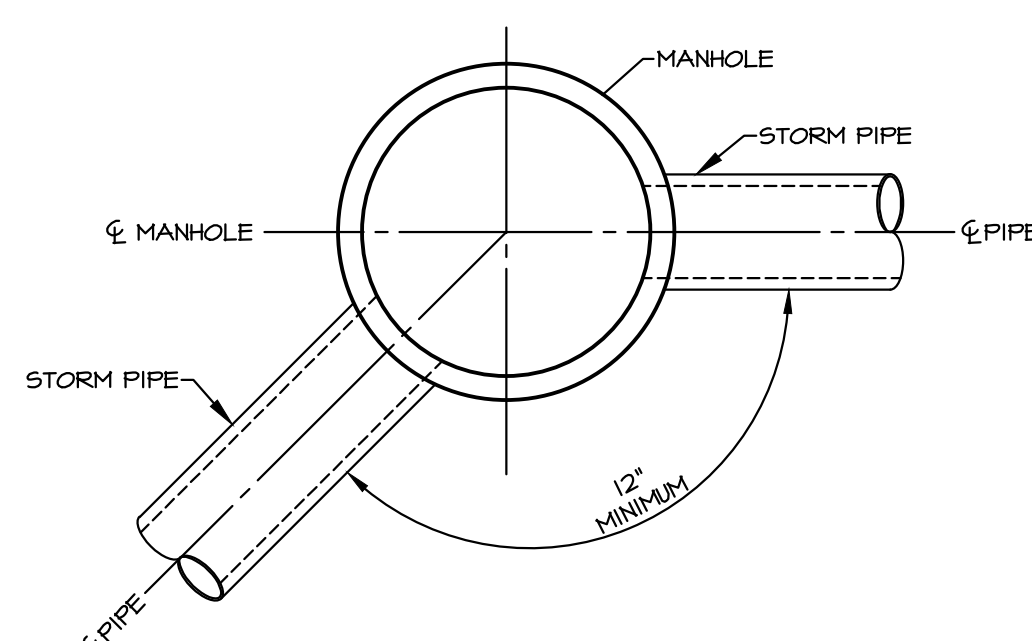
PA DOT TYPE 'M' INLET

D PA DOT TYPE STORMWATER INLETS (TYPE 'C' & 'M')

NO SCALE



SECTION VIEW



PLAN VIEW

E PRECAST STORM SEWER MANHOLE

NO SCALE

NOTES:

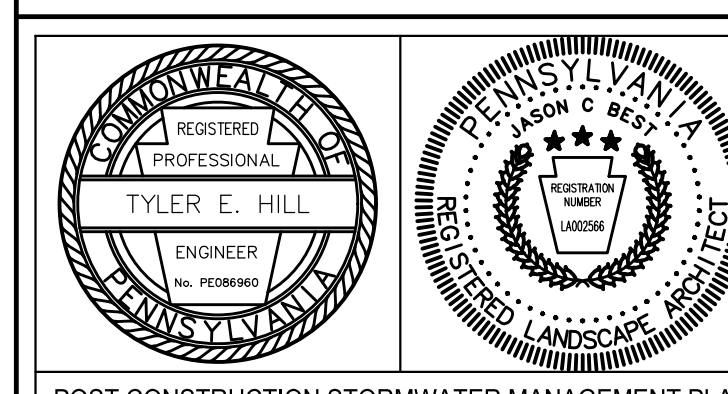
- MANHOLE BASED UPON TERRE HILL CONCRETE PRODUCTS, TERRE HILL, PA (800-242-1504). USE ONLY PADOT MANHOLES CONSTRUCTED IN ACCORDANCE WITH PADOT PUBLICATION T2, RC-34 STANDARD, WHERE PERFORMING WORK IN PADOT RIGHTS-OF-WAY.
 - ALL PRECAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM-C478.
 - ALL CONCRETE SHALL CONFORM TO PADOT PUBLICATION 408, SECTION T14, CLASS AA.
 - PROVIDE REINFORCEMENT IN ACCORDANCE WITH PADOT PUBLICATION T2, RC-34 STANDARD.
 - THE DIAMETER OF THE MANHOLES PROVIDED SHALL BE BASED UPON PROVIDING A MINIMUM OF 12-INCHES OF HORIZONTAL SEPARATION BETWEEN OPENINGS LOCATED AT THE SAME DEPTH. PIPES NOT LOCATED AT THE SAME DEPTH MUST BE LOCATED VERTICALLY AT LEAST ONE TIME THE MAXIMUM OPENING DIAMETER APART WHERE THE HORIZONTAL SEPARATION IS NOT PROVIDED. IN ALL CASES, THE MAXIMUM PIPE SIZE AND OPENING IN PRECAST MANHOLES SHALL BE AS FOLLOWS:
- | MANHOLE DIA. | MAXIMUM PIPE SIZE | MAXIMUM OPENING |
|--------------|-------------------|-----------------|
| 4'-0" | 30" | 30" |
| 5'-0" | 42" | 50" |
| 6'-0" | 54" | 62" |
| 8'-0" | 72" | 80" |
- ADJUST MANHOLE TO FINAL GRADE WITH PRECAST CONCRETE GRADING RINGS. MAXIMUM ADJUSTMENT IS 12-INCHES.
 - PROVIDE GRADE ADJUSTMENT RISERS OF ADJUSTABLE INSERTS IN ACCORDANCE WITH PADOT PUBLICATION T2, RC-34 STANDARD. LOCATE TOP OF FRAME OF ADJUSTMENT RISER 1/8" BELOW THE TOP OF THE ROADWAY SURFACE.
 - FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE ATTACHED RIGIDLY TO THE TOP OF THE MANHOLE WITH THREADED STUDS IN ACCORDANCE WITH PADOT PUBLICATION T2, RC-34 STANDARD. THE BASE OF THE FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE SET IN A BED OF CEMENT MORTAR.
 - SEAL ALL JOINTS BETWEEN MANHOLE SECTIONS WITH "RAMNEK" OR EQUAL SEALANT.
 - ALL PROPOSED AND EXISTING ROOF LEADER DRAINAGE CONNECTIONS TO BE CORE-BORED INTO THE MANHOLE AT THE REQUIRED ELEVATION AND LOCATION AND ATTACHED WITH A WATERTIGHT CONNECTION.
 - CONTRACTOR SHALL VERIFY MANHOLE SIZING BASED ON PIPE SIZES, MATERIAL, AND ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
 - THIS STANDARD DEPICTS THE SHAPE AND DIMENSIONS REQUIRED FOR UNIFORMITY AND COMPATIBILITY. IT IS NOT INTENDED TO SHOW THE DETAILS REQUIRED FOR MANUFACTURING AND HANDLING. ONLY THOSE ITEMS WHICH ARE SUPPLIED BY AN APPROVED MANUFACTURER AS LISTED IN PA BULLETIN NO. 15 WILL BE PERMITTED.

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2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

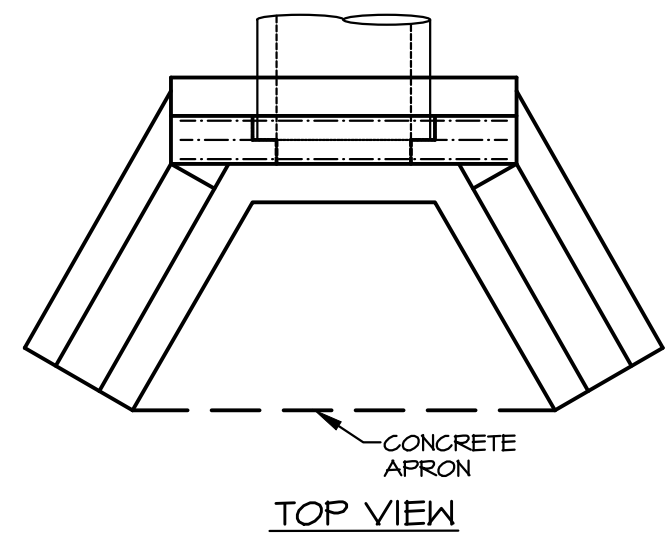
PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT:
STORMWATER DETAILS
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

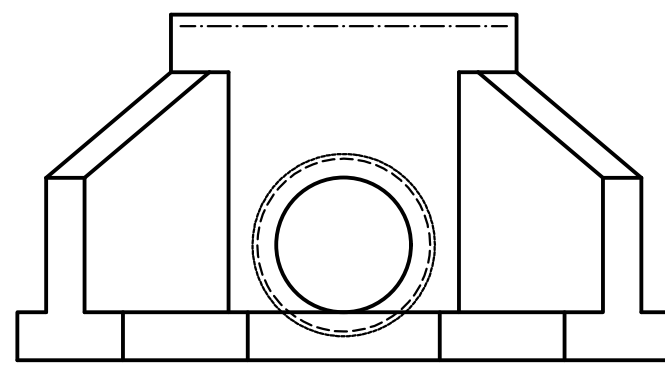
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NOTES:

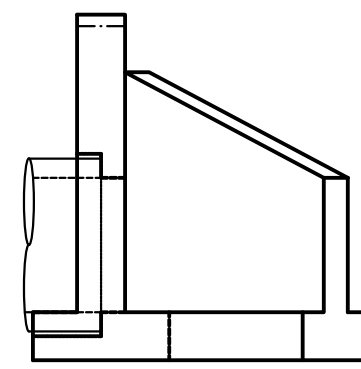
1. ALL ENDWALLS SHALL BE PRECAST IN ACCORDANCE WITH PADOT PUBLICATION 40B, SECTION 714, CLASS AA & IN ACCORDANCE WITH PADOT PUBLICATION 72, RC-31 STANDARD, AS AMENDED.
2. ALL CONCRETE SHALL CONFORM TO PADOT PUBLICATION 40B, SECTION 704, CLASS AA.
3. REINFORCING STEEL SHALL CONFORM TO PADOT PUBLICATION 40B, SECTION 704, AND PUBLICATION 72, RC-31 STANDARD.
4. EXPOSED EDGES SHALL BE CHAMFERED 1".
5. PROVIDE PIPE OPENING SIZE IN PRECAST UNITS TO ACCOMMODATE PIPE SIZE, MATERIAL AND ALIGNMENT.
6. PROVIDE CONCRETE APRON UNLESS OTHERWISE SPECIFIED.
7. GROUT OPENINGS AROUND PIPE CONNECTION TO THE STRUCTURE TO PROVIDE A WATERTIGHT JOINT AND CONNECTION USING A NON-SHRINK GROUT ON THE INSIDE AND OUTSIDE OF THE STRUCTURE.



TOP VIEW



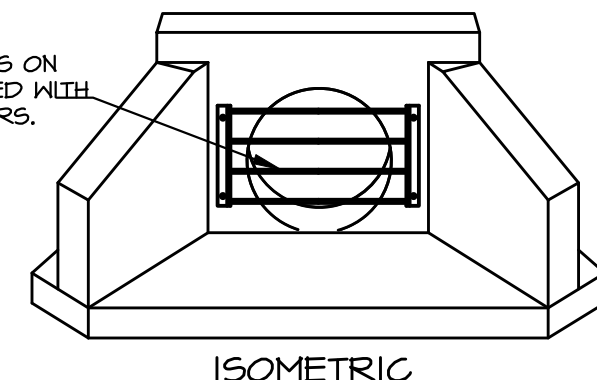
FRONT VIEW



SIDE VIEW

(TYPE 'DW' & 'D' ENDWALLS ONLY)

- 1/2" DIA. GUARD BARS ON 6" CENTERS ATTACHED WITH 3/8" DIA. S.S. ANCHORS.



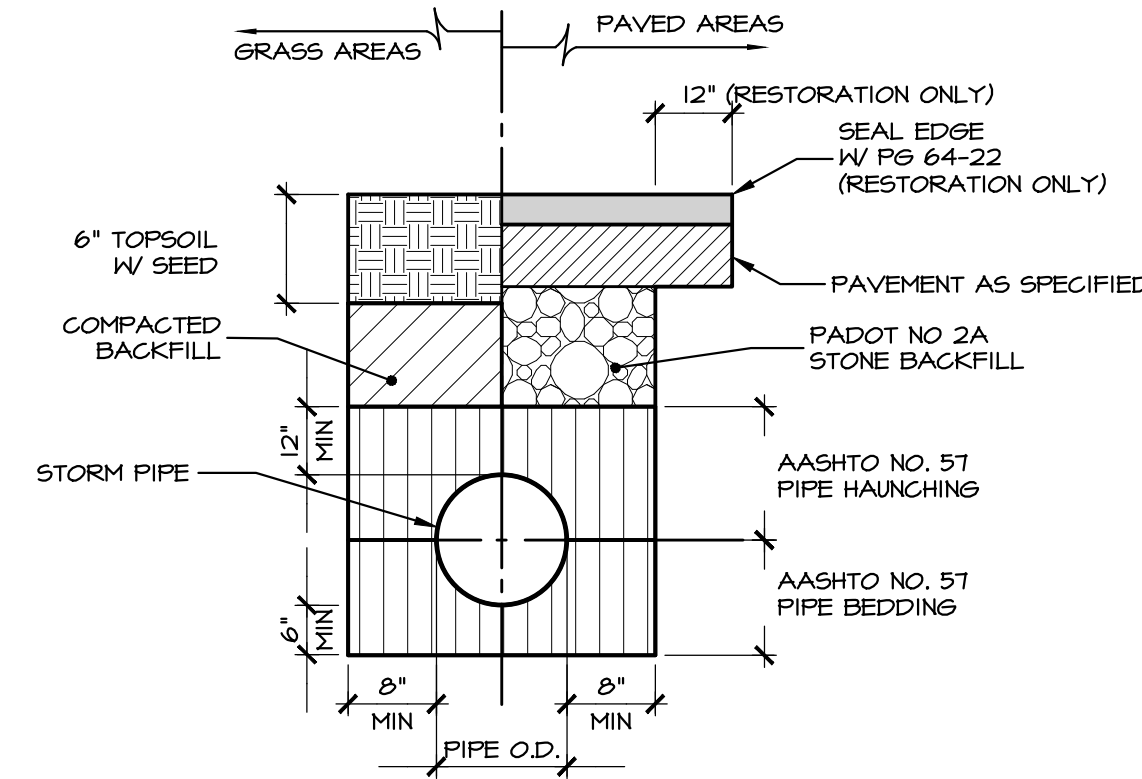
ISOMETRIC

NOTES:

1. MATERIAL TO BE GALVANIZED STEEL W/ RUST INHIBITOR OR STAINLESS STEEL.
2. IF STEEL IS UTILIZED, THE UNIT SHALL BE FABRICATED, CLEANED AND THEN HOT DIP GALVANIZED AFTER FABRICATION.
3. DIMENSION APPROPRIATELY FOR HEADWALL UTILIZED.
4. TRASH RACK BASED ON MONARCH PRODUCTS, INC. TRASH RACK (717-930-4185).

B TRASH RACK DETAIL

NO SCALE

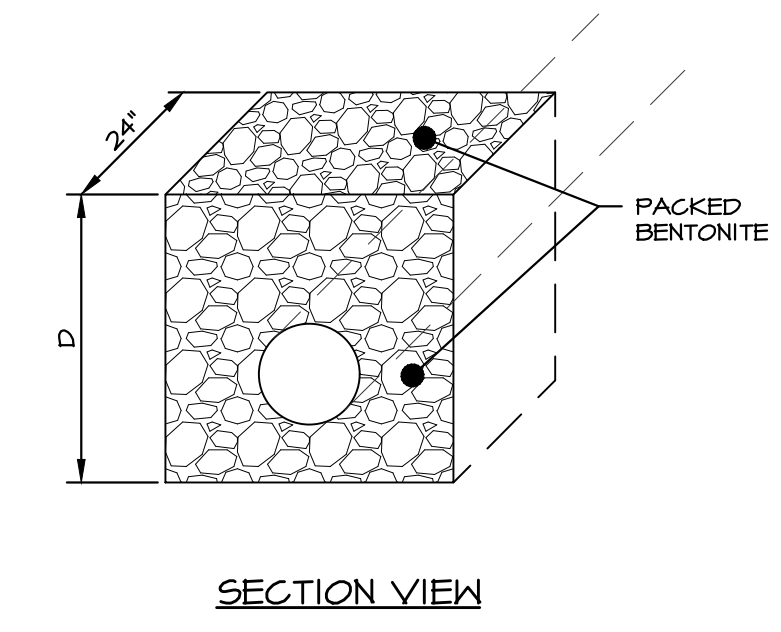


NOTES:

1. THIS DETAIL IS NOT TO BE USED FOR PIPES CONNECTED TO OUTLET STRUCTURES OR INTENDED TO CONVEY RUNOFF FROM STORMWATER MANAGEMENT FACILITIES.
2. STORMWATER FACILITY OUTLET PIPES SHALL BE LAID AND BACKFILLED WITH COMPACTED SOILS FROM THE SITE.

C STORM PIPE TRENCH DETAIL

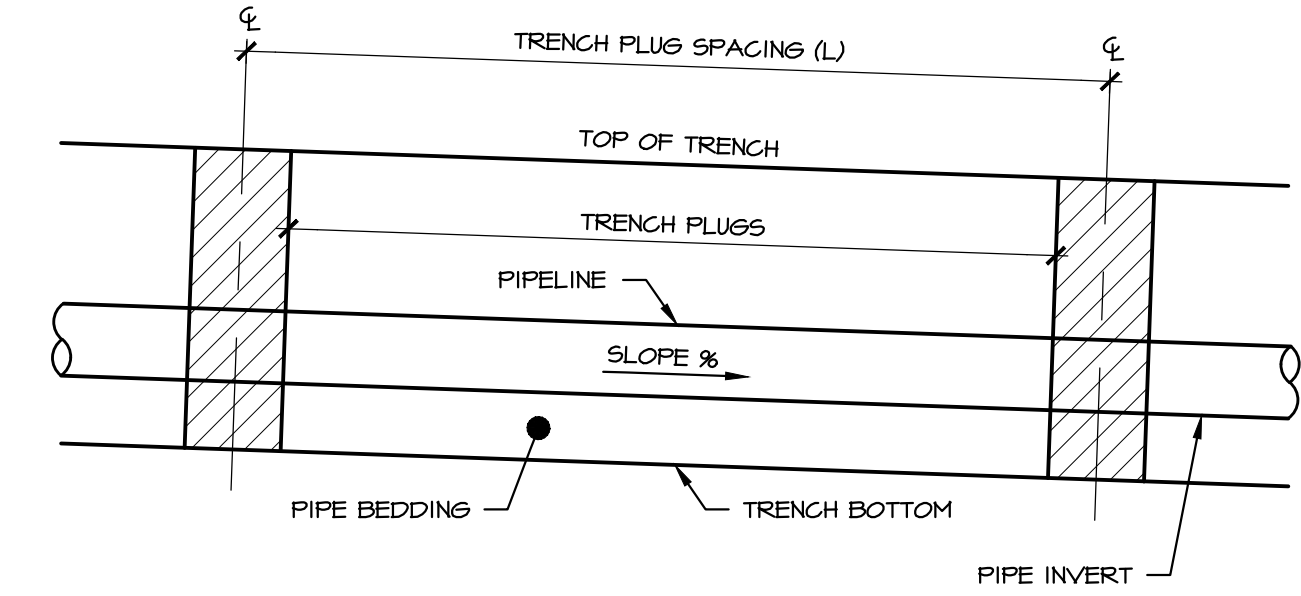
NO SCALE



SECTION VIEW

NOTES:

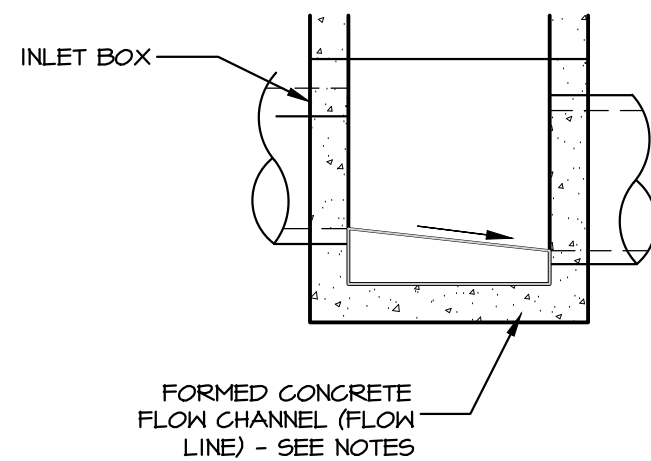
1. TRENCH PLUGS ARE TO BE INSTALLED FOR ALL PIPES GREATER THAN 50' IN LENGTH AND LOCATED IN GRASSED AREAS.
2. FOR ALL PIPES OUTLETTING STORMWATER MANAGEMENT FACILITIES, THE FIRST TRENCH PLUG IS TO BE INSTALLED A MAXIMUM OF 10' FROM THE OUTLET STRUCTURE OR AS INDICATED ON THE DETAILS.



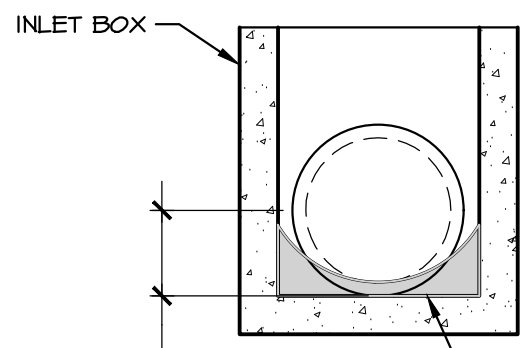
ELEVATION

D TRENCH PLUG DETAIL

NO SCALE



FORMED CONCRETE FLOW CHANNEL (FLOW LINE) - SEE NOTES



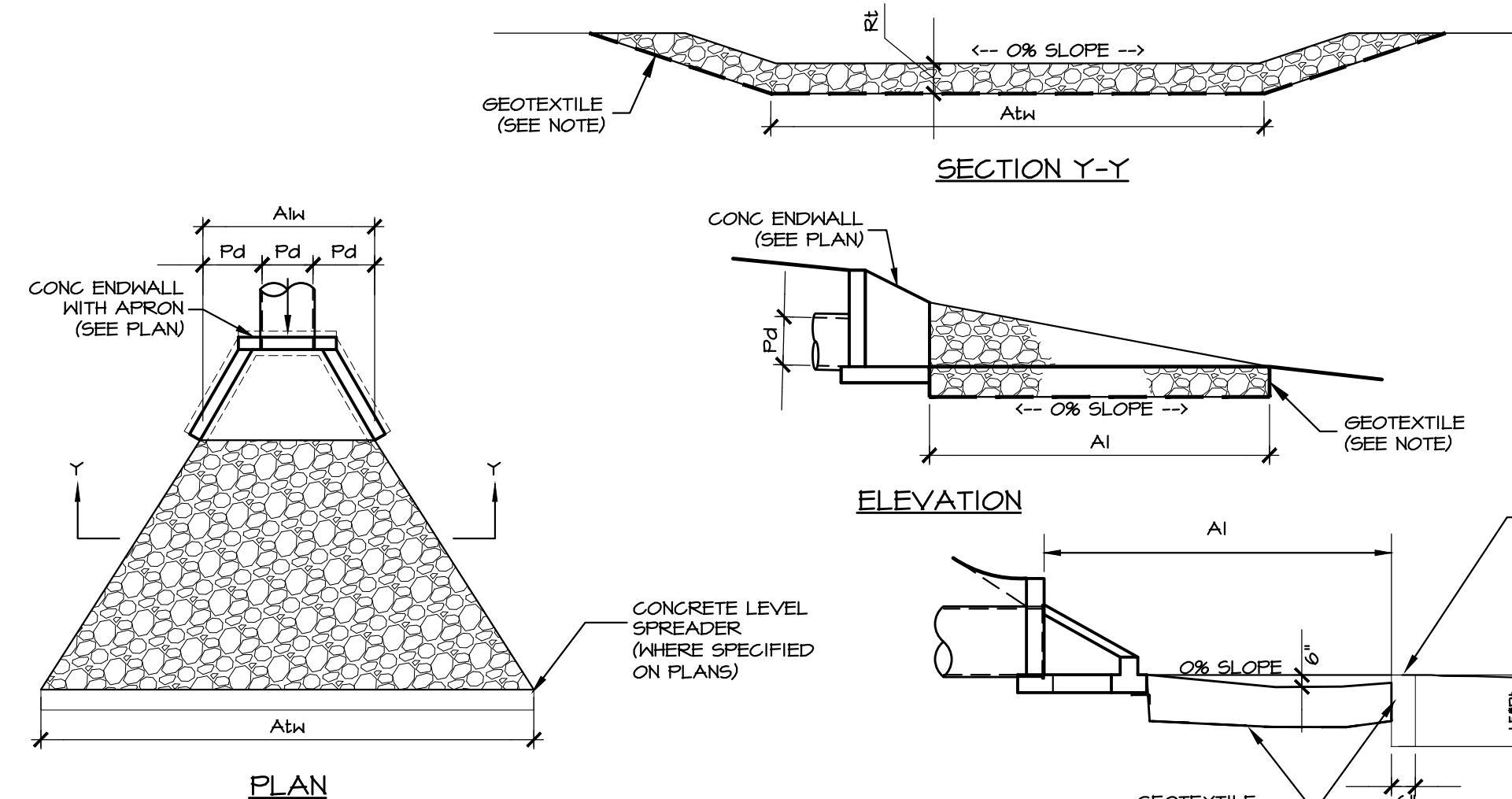
FORMED SEMI-CIRCULAR CONCRETE FLOW CHANNEL

NOTES:

1. FORMED FLOW CHANNEL TO HAVE SEMICIRCULAR GEOMETRY AND BE CONSTRUCTED TO PROVIDE SELF-CLEANING OF INLET.
2. CONTRACTOR SHALL PROVIDE A SMOOTH, UNIFORM ELEVATION CHANGE FROM THE INVERT IN TO THE INVERT OUT ALONG THE FLOW CHANNEL FOR ALL STRUCTURES, IN ACCORDANCE WITH THE ELEVATIONS AS IDENTIFIED ON THE STORM WATER PROFILES SHEETS.
3. FLOW CHANNEL TO BE CONSTRUCTED WITH CONCRETE (3000 PSI) OR OTHER SUITABLE COUNTY APPROVED MATERIAL.
4. ALL UNDERGROUND STORMWATER PIPING, OTHER THAN THOSE SPECIFICALLY INTENDED FOR GROUNDWATER COLLECTION, SHALL BE CONSTRUCTED WITH WATERTIGHT JOINTS AND CONNECTIONS.

E CATCH BASIN FLOW CHANNEL

NO SCALE



NOTES:

1. ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
2. RIPRAP APRONS SHOULD BE CONSTRUCTED AT OR NEAR ZERO GRADE FROM BACK TO FRONT AND SIDE TO SIDE. WHERE APRONS ARE CONSTRUCTED WITH A GRADIENT BACK TO FRONT, THE ROCK SIZE AND/OR APRON LENGTH SHOULD BE ADJUSTED UPWARDS TO COMPENSATE. IN NO CASE SHOULD RIPRAP APRONS BE CONSTRUCTED WITH A BACK TO FRONT GRADIENT EXCEEDING 5%.
3. INSTALL CLASS 2 GEOTEXTILE MATERIAL BETWEEN RIPRAP AND SUBGRADE.
4. USE THIS CONFIGURATION FOR ALL RIPRAP PLACEMENT AT OUTLET STRUCTURES UNLESS OTHERWISE NOTED.

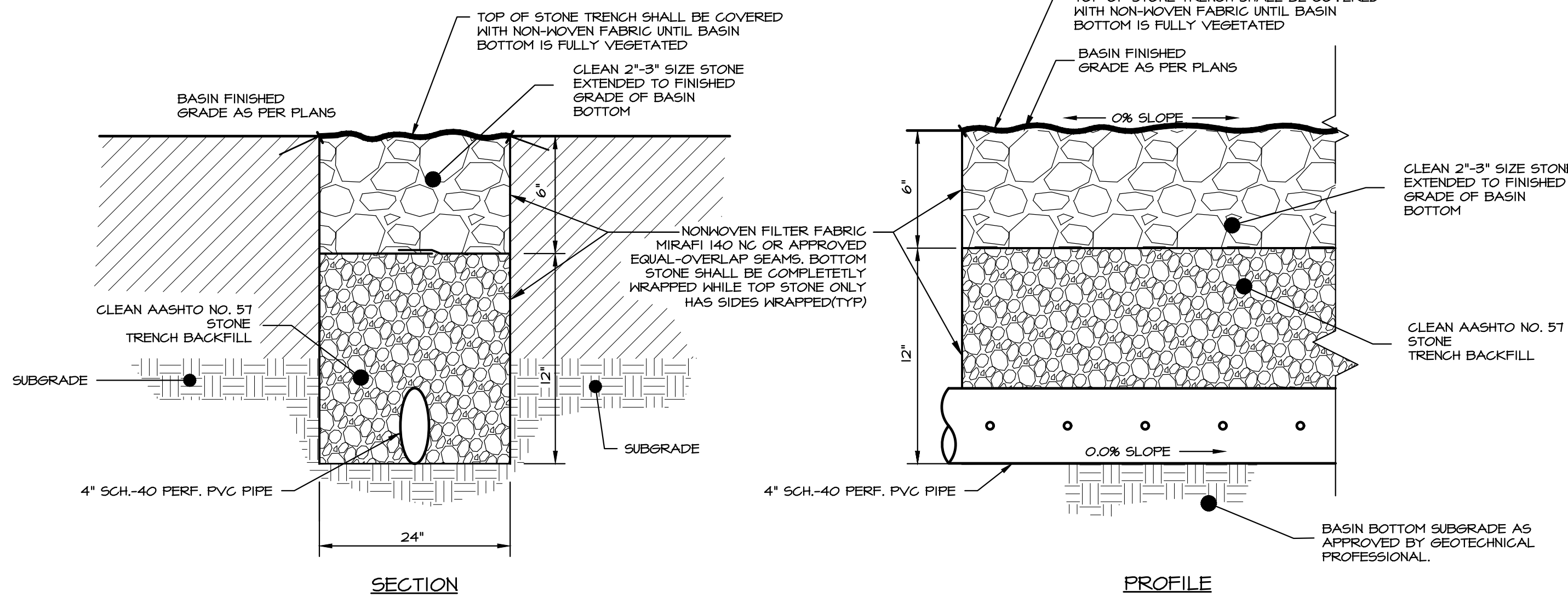
OUTLET NO.	PIPE DIA. (Pd) (IN)	RIPRAP		APRON		
		SIZE (R-)	THICK. (Rt) (IN)	LENGTH (A1) (FT)	INITIAL WIDTH (A1w) (FT)	TERMINAL WIDTH (A1w) (FT)
EX-A1	18	R-4	18	12	4.5	16.5
EX-A2	18	R-4	18	12	4.5	16.5
EX-B1	24	R-4	18	14	6	22
EX-B2	15	R-3	9	9	3.75	12.75

RIPRAP APRON MAINTENANCE PROGRAM

1. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

RIPRAP APRON INSPECTION SCHEDULE AND REPORTING

1. INSPECTION OF RIPRAP APRONS SHALL OCCUR AS FOLLOWS:
 - WEEKLY
 - AFTER EACH RUNOFF EVENT (THIS IS REQUIRED IN ADDITION TO THE REQUIRED WEEKLY INSPECTION)
2. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ANY REPAIRS MADE SHALL BE KEPT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
 - (1) A SUMMARY OF SITE CONDITIONS, E15 BMP AND P25H BMP IMPLEMENTATION AND MAINTENANCE AND COMPLIANCE ACTIONS; AND
 - (2) THE DATE, TIME, NAME AND SIGNATURE OF THE PERSON CONDUCTING THE INSPECTION.
3. FOR ADDITIONAL INSPECTION AND REPORTING REQUIREMENTS AND INFORMATION, SEE THE NPDES PERMIT CONDITIONS, EFFLUENT LIMITATIONS, MONITORING, AND REPORTING REQUIREMENTS, ITEM NO. 2.A (VISUAL INSPECTIONS) FOUND ON SHEET ESC 1.0.



SECTION

PROFILE

F BASIN STONE DEWATERING TRENCH BASIN AND UNDERDRAIN DETAIL

NO SCALE

G RIPRAP APRON DETAIL (W/ ENDWALL)

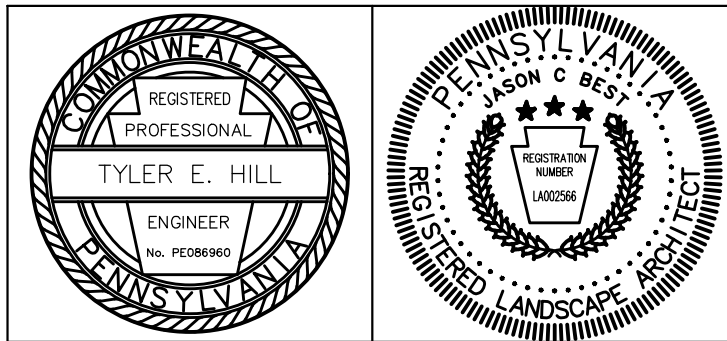
NO SCALE

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT

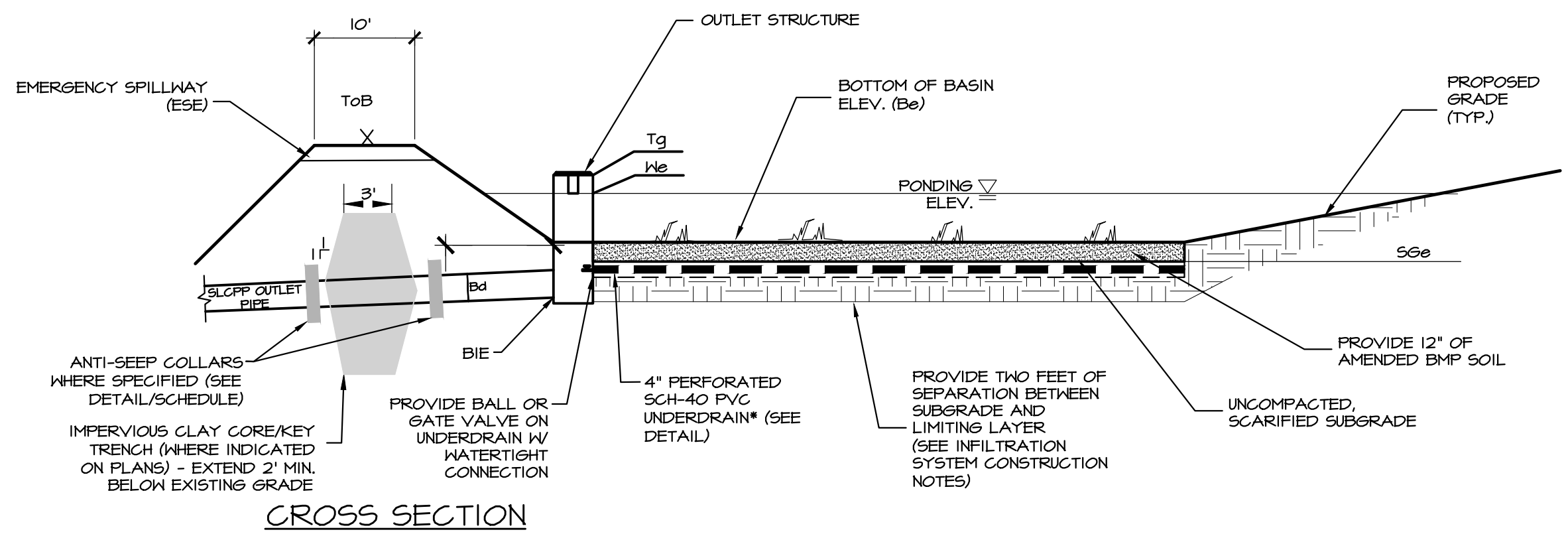
SUBJECT:
STORMWATER DETAILS

FOR
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WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

CLIENT:
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WEST CHESTER, PA 19382
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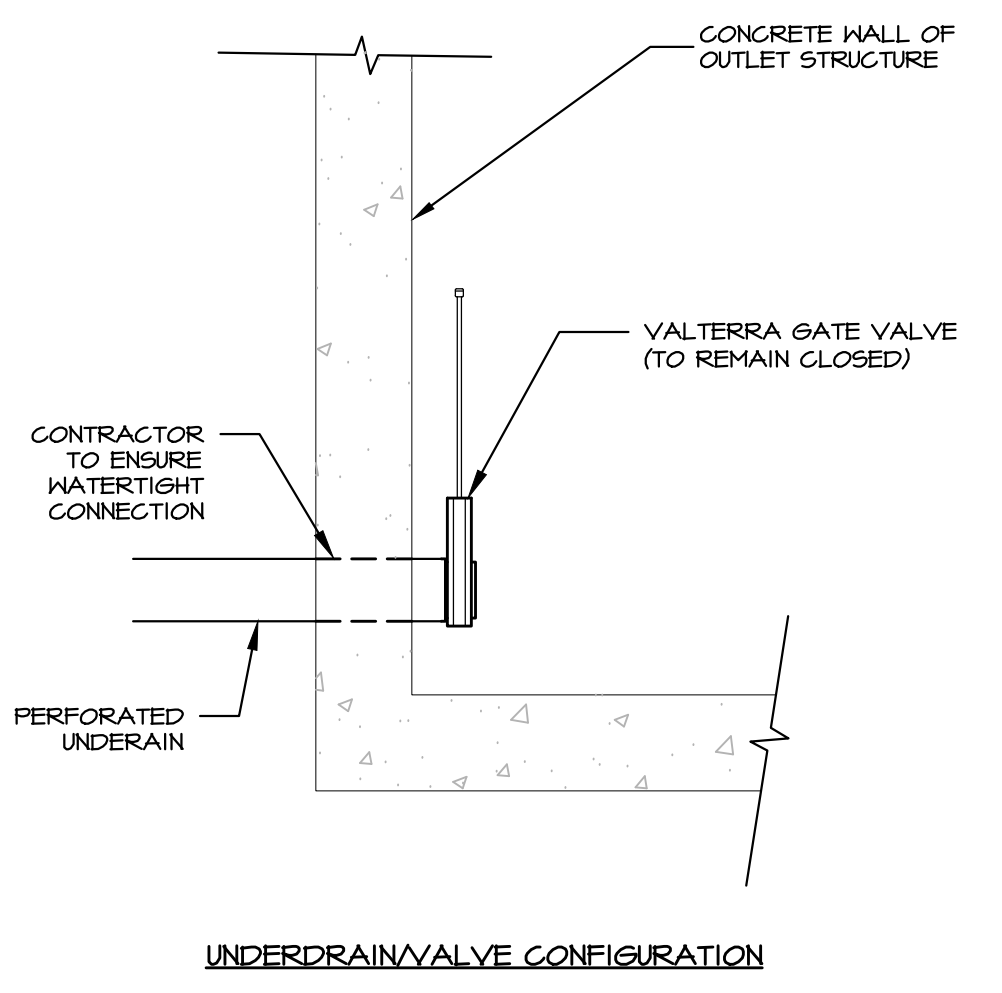
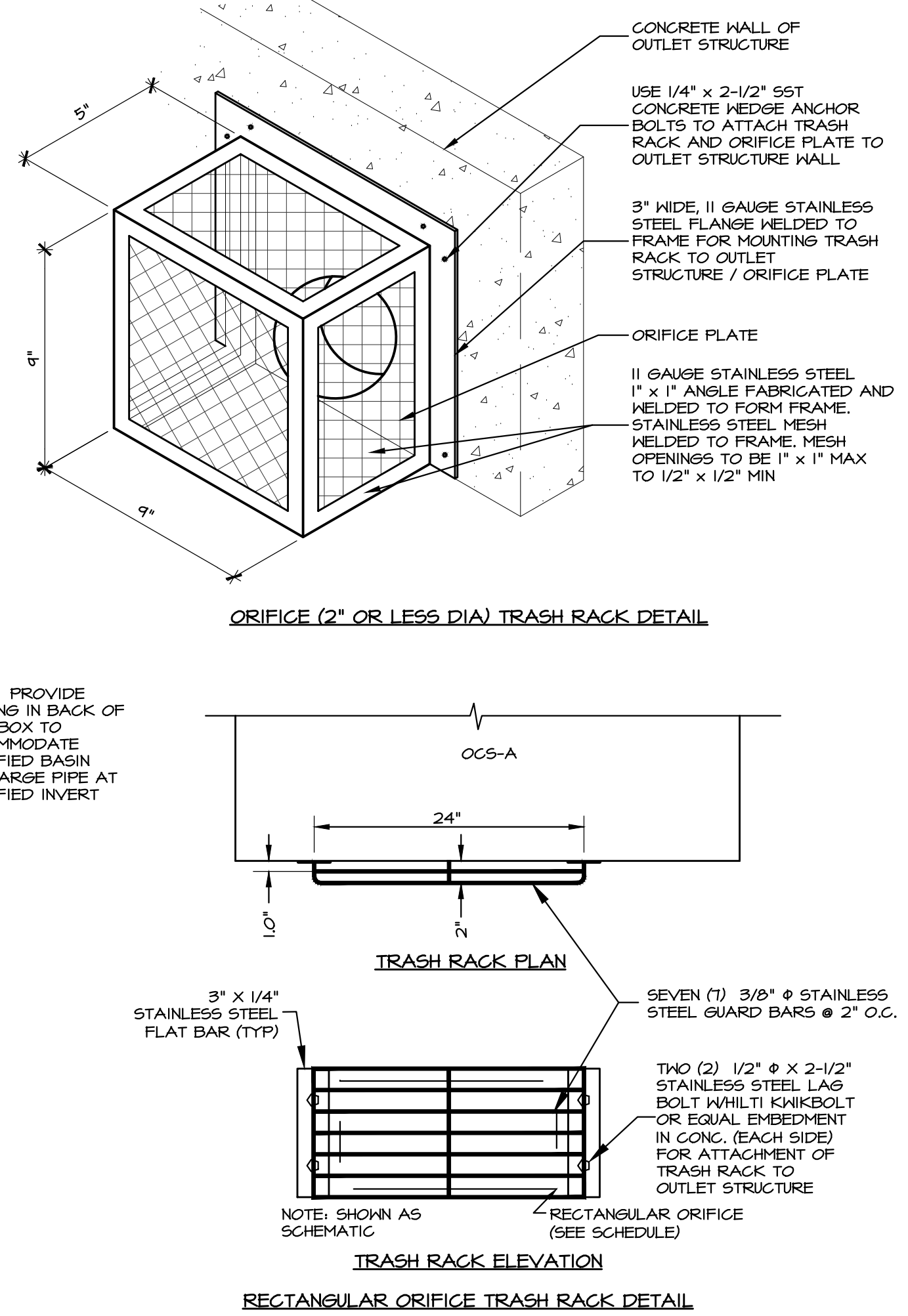
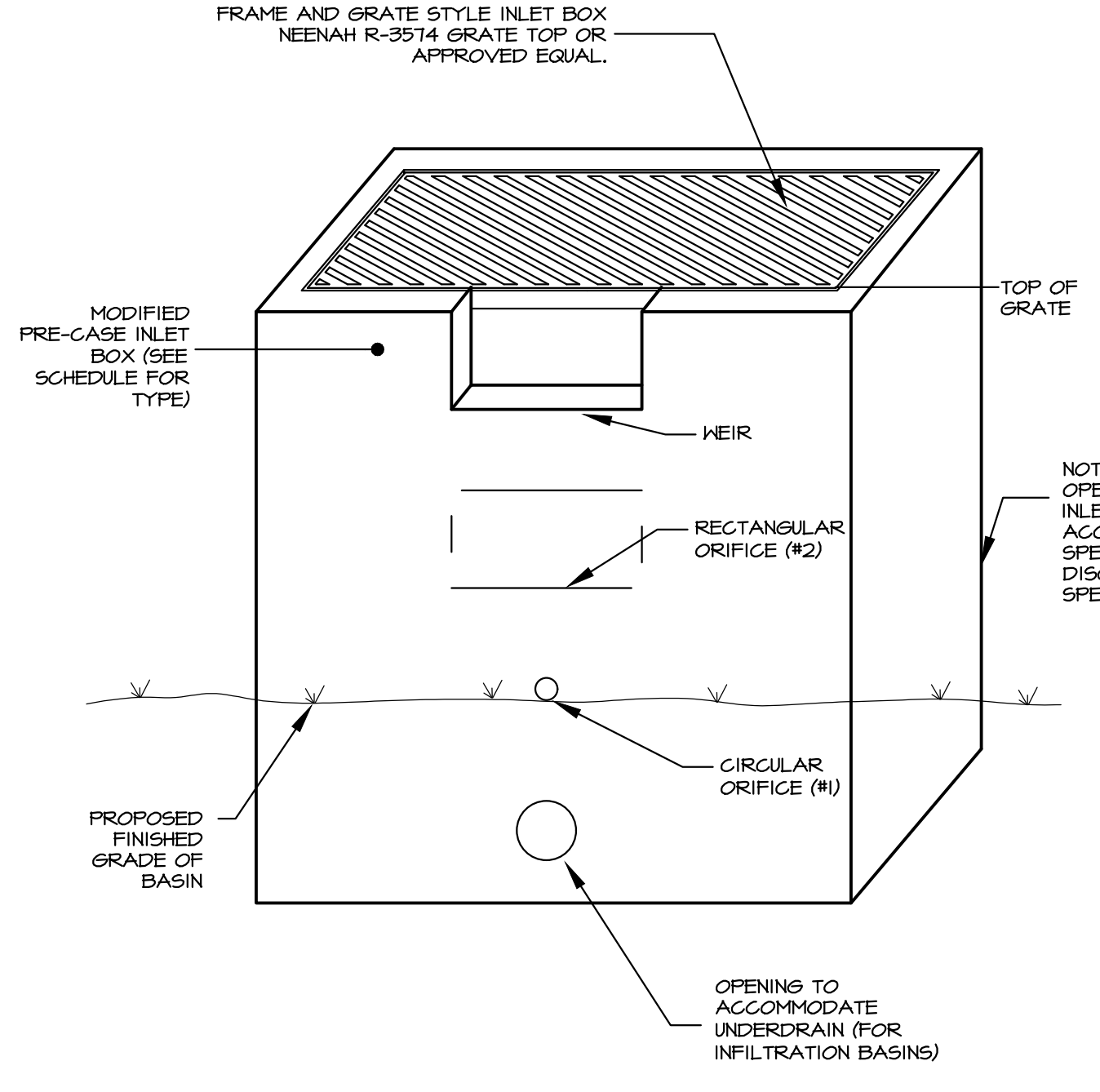
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DRAWN BY:	JCB	SCALE:	AS NOTED

DRAWING NO.
39 of 48



- NOTE**
- THE BERM SHALL BE CONSTRUCTED OF EARTH OF A CLAY BASE WITH NO TOPSOIL AND A CUTOFF TRENCH KEY CONTINUOUS ALONG THE BERM BASE. BERM MATERIAL & CONSTRUCTION SHALL BE IN ACCORDANCE WITH PADOT SPECIFICATION PUBLIC ACTION 40B, SECTION 206.
 - BASIN DISCHARGE PIPE TO BE PROVIDED WITH WATER TIGHT JOINTS. ALL CONNECTIONS TO STORM STRUCTURES SHALL BE WATER TIGHT. BACKFILL TRENCH WITH COMPACTED ONSITE MATERIAL.
 - STRIP AND REMOVE ALL TOPSOIL AND ORGANIC MATTER FROM THE SUBGRADE OF THE BASIN EMBANKMENT AREA.
 - A GEOTECHNICAL PROFESSIONAL SHALL APPROVE THE EMBANKMENT SUBGRADE PRIOR TO FILL PLACEMENT.
 - FINAL INTERIOR/EXTERIOR SIDE SLOPES SHALL NOT EXCEED A 3H:1V SLOPE. SEE APPROVED GRADING PLAN.
 - SEE INFILTRATION SYSTEM CONSTRUCTION NOTES FOR RESTRICTIONS DETAILED INFORMATION ON CONSTRUCTION REQUIREMENTS.

UNDERDRAIN/VALVE NOTES
 UNDERDRAINS AND BACKUP VALVES ARE PROPOSED TO ALLOW FOR EMERGENCY MAINTENANCE ACTIVITIES ONLY. VALVES ARE TO REMAIN CLOSED AT ALL TIMES. IF UNSUITABLE CONDITIONS ARISE, SUCH AS SATURATED SOILS OR DEWATERING TIMES EXCEEDING 24 HOURS, VALVES MAY BE OPEN TEMPORARILY IN ORDER TO ESTABLISH PERMANENT VEGETATION. AFTER ESTABLISHMENT, VALVES MAY ONLY BE OPEN IN ORDER TO DRAIN THE FACILITIES AS REQUIRED FOR PERIODIC MAINTENANCE OR FOR UNFORESEEN MAINTENANCE SUCH AS SINKHOLE REPAIR OR BASIN REMEDIATION. THE TOWNSHIP SHALL BE NOTIFIED ANY TIME THAT THE VALVE IS OPENED.

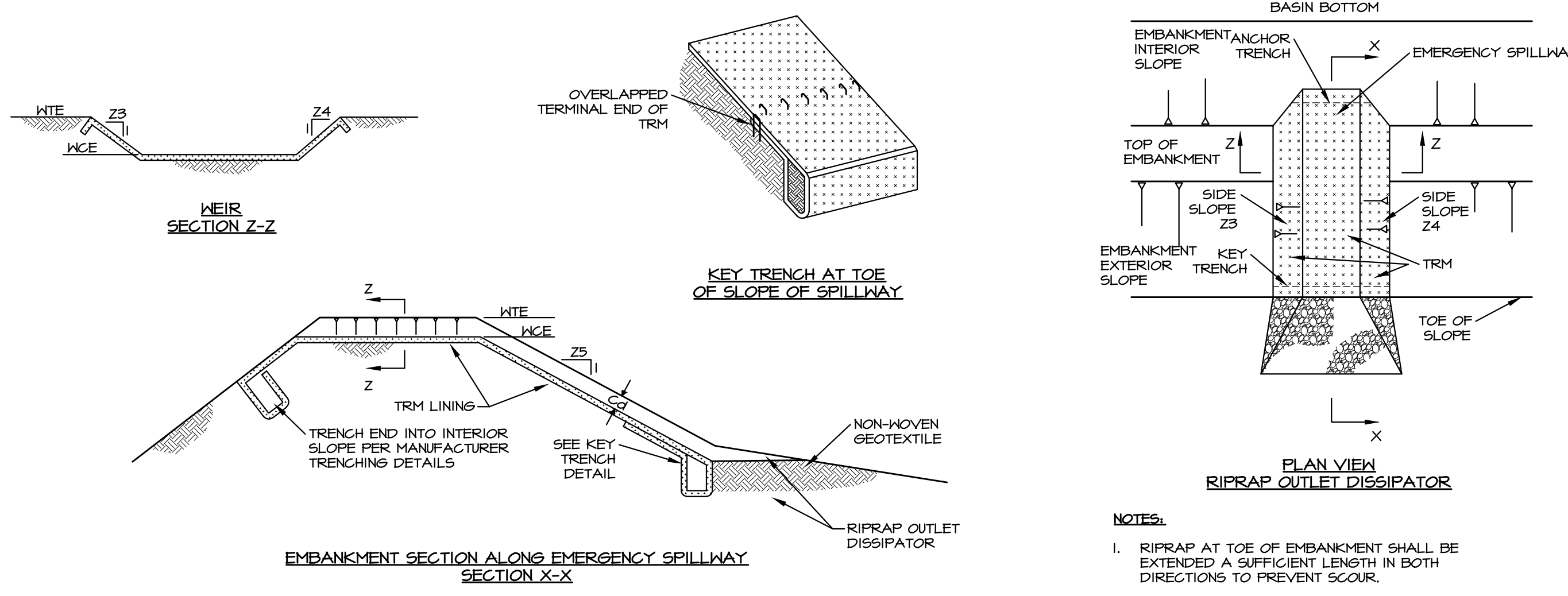


BMP NO.	BOTTOM ELEV. (Be)	SUBGRADE ELEV. (SGe)	UNDERDRAIN INVERT (UDI)	TOP OF BERM (ToB)	EMERGENCY SPILLWAY (ESE)	INFILTRATION BASIN SCHEDULE			OUTLET PIPE SIZE (IN.)
						TYPE	TOP OF GRATE (Tg)	WEIR/ORIFICE ELEV. (We)	
1	288.50	287.50	287.67	293.00	291.25	2'x4' INLET	291.00	289.50	18
4	310.00	309.00	309.17	315.00	313.00	2'x4' INLET	311.00	N/A	24

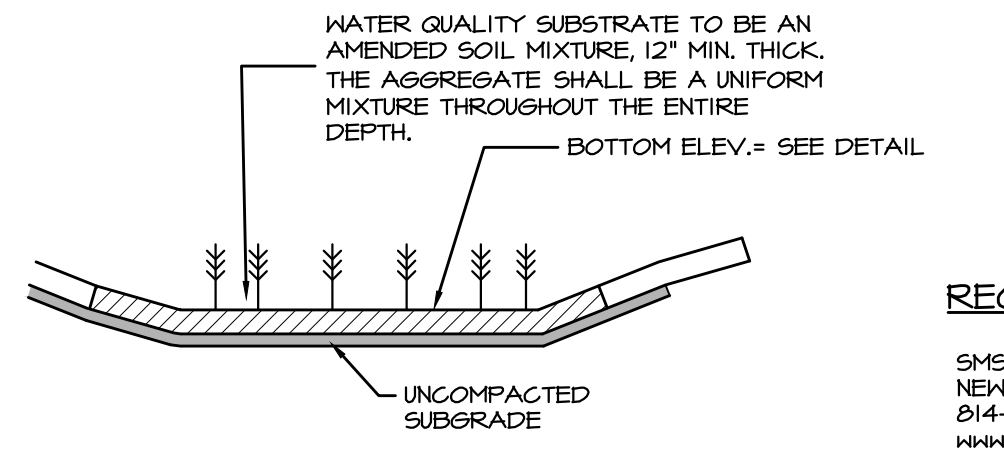
BMP NO.	STRUCTURE ID	OUTLET CONTROL STRUCTURE SCHEDULE											
		ORIFICE #1		ORIFICE #2		WEIR		GRATE INLET		UNDERDRAIN		OUTLET PIPE	
		SIZE (IN)	INV. ELEV.	SIZE (IN)	INV. ELEV.	WIDTH (IN)	INV. ELEV.	TYPE	TOP OF GRATE ELEV.	SIZE (IN)	INV. ELEV.	SIZE (IN)	INV. ELEV.
1	OCS-1	N/A	N/A	N/A	N/A	24"	289.50	2'x4'	291.00	4"	287.67	18	284.25
4	OCS-4	N/A	N/A	N/A	N/A	N/A	N/A	2'x4'	311.00	4"	309.17	24	307.25

*CONTRACTOR TO CONFIRM OUTLET PIPE SIZE/INVERT FOR BASIN B-4 UTILIZING HYDROBLOXX UNDERDRAINS AND HYDROBLOXX TRANSITION BLOCK
 **SEE EROSION AND SEDIMENT CONTROL PLAN DETAILS FOR TEMPORARY OUTLET STRUCTURE CONFIGURATION WHEN ORDERING STRUCTURE

B BASIN OUTLET STRUCTURE DETAIL AND SCHEDULE
 NO SCALE



BASIN NO.	WEIR				LINING
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	PERM. CREST ELEV WCE (FT)	
1	4.5	4.5	293.00	291.25	FLEXAMAT
4	6	6	315.00	313.00	FLEXAMAT



- RECOMMENDED PRE-MIXED BLEND:**
- SMS BIO SOIL BLEND
 NEW ENTERPRISE STONE & LIME CO., INC.
 814-766-2211
 www.nesl.com
- IT IS RECOMMENDED THAT SMS BIO-SOIL BY NEW ENTERPRISE STONE & LIME CO., INC. ALTERNATIVE BLENDS MAY BE USED IF PRE-APPROVED BY THE TOWNSHIP AND DESIGN ENGINEER TO MEET THE FOLLOWING MINIMUM REQUIREMENTS:
- TYPICAL AMENDED SOIL MIXTURE**
- 33.33% FINE COMPOST
 66.67% TOPSOIL
- FINE COMPOST FOR BMP SOIL:**
- 75% BY VOLUME RECYCLED PLANT WASTE
 25% MAX. OTHER APPROVED ORGANIC FOOD WASTE (NO POST-CONSUMER FOOD WASTE, MANURE OR BIO-SOLIDS)**
- *SOIL SAMPLE MUST BE APPROVED BY DESIGN AND TOWNSHIP ENGINEER PRIOR TO PLACEMENT. CONTRACTOR TO VERIFY NO POST CONSUMER FEED WASTE OR SOLIDS USED IN PREPARATION OF SOILS.
- TOPSOIL VERIFICATION**
- ANY AND ALL TOPSOIL TO BE USED IN AMENDED SOIL MIXTURE SHALL UNDERGO APPROPRIATE LAB TESTING AS PRESCRIBED BY A QUALIFIED GEOTECHNICAL PROFESSIONAL IN ORDER TO DETERMINE THE SUITABILITY FOR USE IN THE ABOVE AMENDED SOIL BLEND MIX.

SEEDING NOTES AND RECOMMENDATIONS FOR BMP BASINS

- TO PREVENT SEED MIGRATION IN RAIN EVENTS, HYDROSEEDING OR AN APPROVED METHOD SHALL BE EMPLOYED TO THE BASIN BOTTOM ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- SUCH HYDROSEEDING SHALL INCORPORATE AN APPROPRIATE MIXTURE OF SEED, MULCH, AND TACKIFIER COAGULANT TO WATER TO FORM A THICK SLURRY. THIS SLURRY IS APPLIED WITH PRESSURE TO PREPARED SOIL SURFACE FOR BETTER SEED GERMINATION AND PLANT DEVELOPMENT, WHILE PREVENTING EROSION.
- IN ANTICIPATED AREAS OF EROSION FROM STORMWATER INUNDATION, A LITE MATTING OR EQUAL APPROVED EROSION CONTROL LINING SHALL BE INSTALLED ALONG THE BOTTOMS ARE NOT TO BE MOVED OTHER THAN RECOMMENDED ANNUAL MAINTENANCE. IF TURF GRASS IS DESIRED, THE TYPICAL AMENDED SOIL MIXTURE SHOULD BE USED.
- WHERE A PERMANENT LINING IS SPECIFIED WITHIN THE BMP SEEDING LIMITS, A THIN LAYER OF TOP SOIL SHALL BE PROVIDED OVER THE LINING PRIOR TO SEEDING TO ALLOW FOR A GERMINATION OF THE SEED MIX.

SEEDING SPECIFICATION

- IT IS THE INTENT OF THE SEEDING TO ESTABLISH A MEADOW GRASS OR TURF GRASS BOTTOM OF THE BMP BASINS, PER THE OWNER'S PREFERENCE. MEADOW GRASSES ARE NOT TO BE MOVED OTHER THAN RECOMMENDED ANNUAL MAINTENANCE.
- THE SEED MIXTURE TO BE USED IS THE FOLLOWING (OR APPROVED EQUAL) AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ASSOCIATED SITE CONDITIONS. IT IS RECOMMENDED THAT THE SEED BE HYDRO-SEEDING INTO THE AMENDED SOILS.
- CONTRACTOR IS TO PROVIDE ERNIX-126 SEED MIX FOR TURF GRASS BOTTOMS AND ERNIX-121 SEED MIX FOR MEADOW BOTTOMS AT A RATE OF 15 LB/AC WITH AN ADDITION OF 4 LB/ACRE (0.1 LB/1000 SQ FT) OF PANICUM ANCEPS (BEAKED PANIGRASS) AND ECOTYPF INTO THE ERNIX-121, AS SPECIFIED BY ERNST SEED.

C BMP AMENDED SOIL/SEEDING NOTES
 NOT TO SCALE

D BASIN EMERGENCY SPILLWAY WITH TRM LINING
 NO SCALE

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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB

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PROFESSIONAL ENGINEER
 TYLER E. HILL
 PENNSYLVANIA

PROFESSIONAL LANDSCAPE ARCHITECT
 PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT SUBJECT: STORMWATER DETAILS FOR WESTTOWN SCHOOL - OAK LANE PROJECTS WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA CLIENT: WESTTOWN SCHOOL 975 WESTTOWN ROAD WEST CHESTER, PA 19382 (610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: AS NOTED

DRAWING: C:\Users\jason\Documents\ELA_Group\1041-001 Oak Lane Project\Project Files\CAD Data\LD-Final\DETAILS.dwg - PLOTTED: Dec 15, 2023 5:01 pm

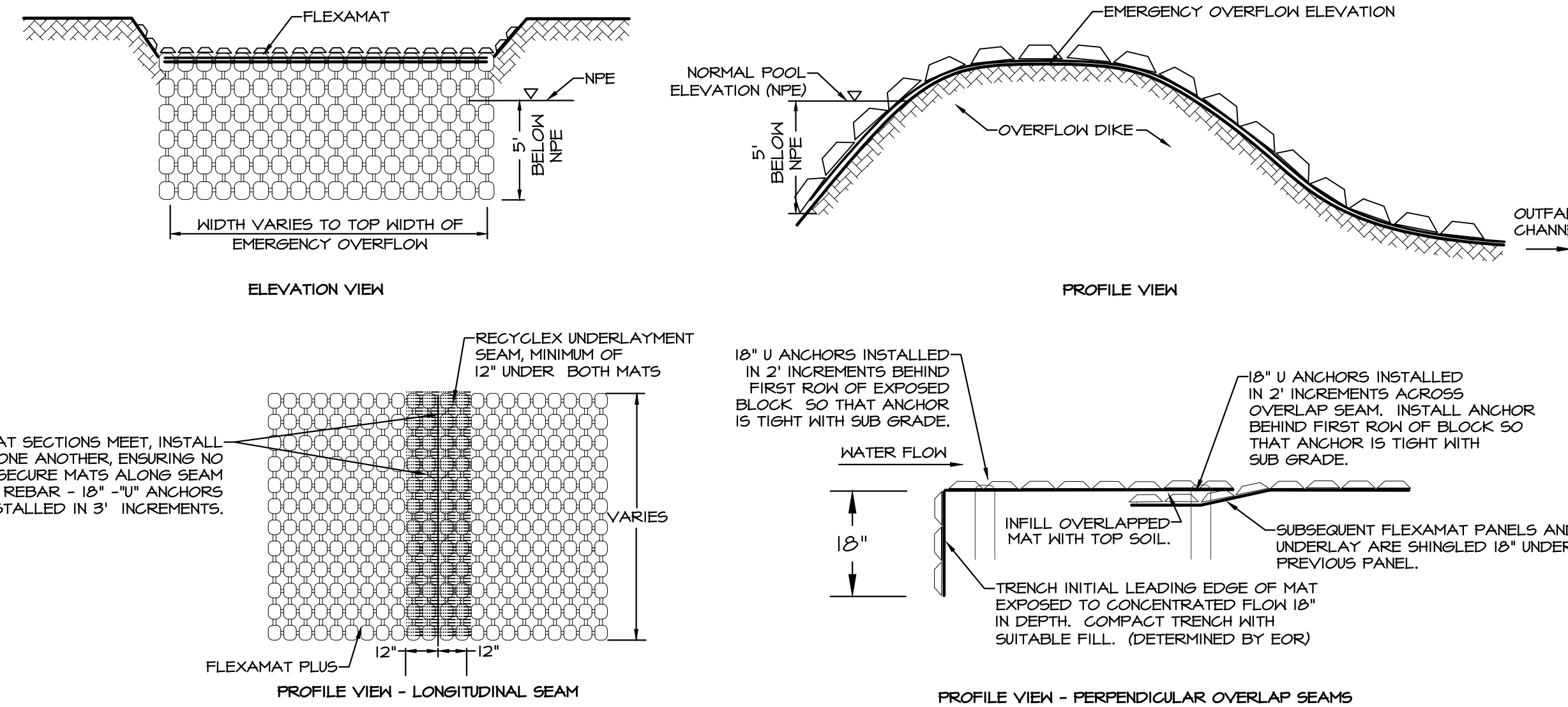
Manufacturer: Motz Enterprises, Inc.
 Product Name: Flexamat
 Address: 3153 Madison Road
 Cincinnati, Ohio 45209
 Telephone: 513-772-MOTZ (66894)
 Fax: 513-772-6690
 Email: info@flexamat.com
 Website: www.flexamat.com

CONSTRUCTION NOTES

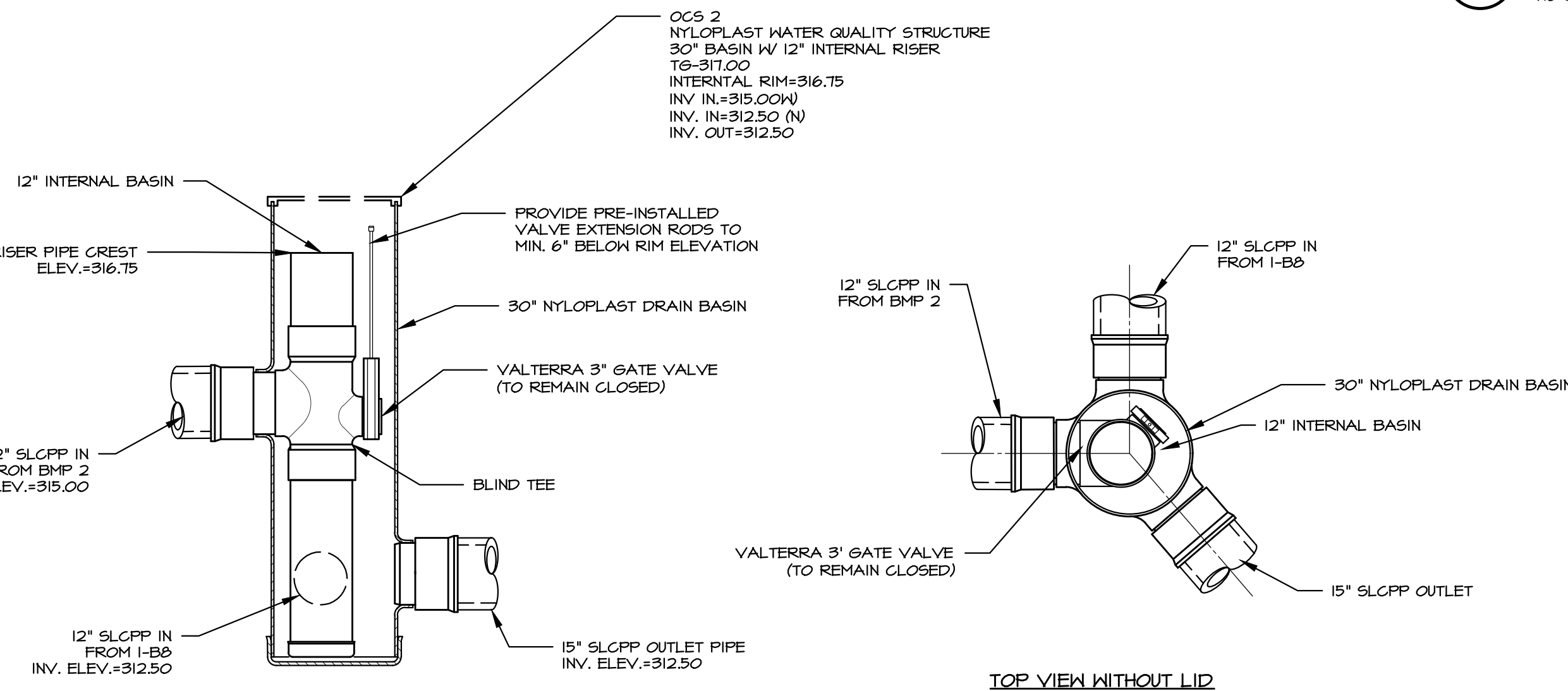
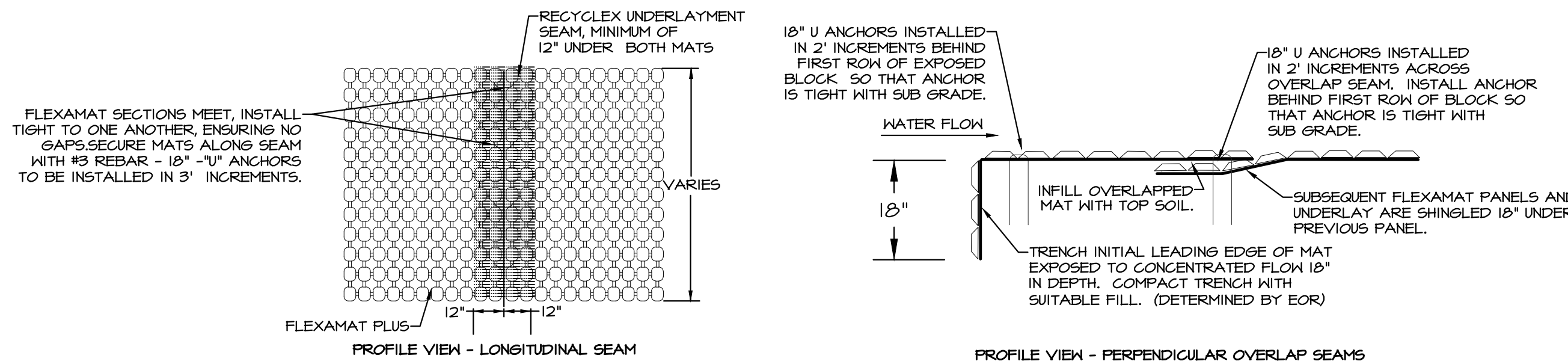
- ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND. THE PREPARED SURFACE SHALL PROVIDE A FIRM UNYIELDING FOUNDATION FOR THE MATS WITH NO SHARP OR ABRUPT BREAKS IN THE GRADE.
- APPLY SEED DIRECTLY TO PREPARED SOIL PRIOR TO FLEXAMAT INSTALLATION. USE SEED PER PROJECT SPECIFICATIONS.
- INSTALL FLEXAMAT ROLLS. MAT SHALL EXTEND 5' BELOW NORMAL POND ELEVATION. (FOR EMERGENCY OVERFLOW INSTALLATIONS EXTEND THE MAT 3' DOWN THE INSIDE FACE OF THE OVERFLOW DIKE.)
 - FOR WIDTHS WIDER THAN 16', INSTALL MATS ADJACENT TO ONE ANOTHER. BRIDGE LONGITUDINAL SEAM WITH RECYCLEX UNDERLAYMENT. A MINIMUM OF 12" OF TRM SHALL BE UNDER EACH MAT AND DIRECTLY AGAINST THE SUBGRADE.
 - FLIP FLEXAMAT SECTIONS BACK INTO PLACE SO THAT THEY FIT TIGHTLY.
 - SECURE SEAM BY INSTALLING 18" U-ANCHORS IN 3' INCREMENTS THE LENGTH OF THE LONGITUDINAL SEAM. U-ANCHORS CONSIST OF #3 REBAR, SHAPED INTO A U WITH 18" LEGS.
- IF ADDITIONAL SECTIONS ARE REQUIRED FOR LENGTH OF CHANNEL, OVERLAP THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH, LIGHTLY SPREAD TOPSOIL OVER INITIAL EDGE, FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED INITIAL LEADING EDGE OF DOWNSTREAM MAT. INSTALL 18" U-ANCHORS IN 2' INCREMENTS ACROSS THE OVERLAP.
- AT THE END OF THE ARMORED CHANNEL, EMBED THE MAT 18" IN A TERMINATION TRENCH. FILL AND COMPACT TERMINATION TRENCH WITH SUITABLE FILL.
- APPLY HYDRO SEEDING OVER MATTING FOLLOWING INSTALLATION.

- EXCAVATION FOR THE INFILTRATION FACILITIES SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE SEEPAGE BED/TRENCH OR LIKE FACILITY.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF (4) INFILTRATION TESTS FOR ALL INFILTRATION BMPs, EVENLY SPREAD AMONG THE INFILTRATION FOOTPRINT AT SUBGRADE ELEVATION PRIOR TO PLACEMENT OF AGGREGATE OR AMENDED SOILS TO CONFIRM ACCEPTABLE INFILTRATION RATES (0.25 TO 10.0 IN/HR).
- THE BOTTOM OF THE BED AND/OR TRENCH SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
- ONLY CLEAN AGGREGATE WITH DOCUMENTED POROSITY, FREE OF FINES, SHALL BE ALLOWED.
- THE TOPS AND SIDES OF ALL SEEPAGE BEDS, TRENCHES, OR LIKE FACILITIES SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.
- STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE SEEPAGE BED/TRENCH OR LIKE FACILITY AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED IN ALL FACILITIES.

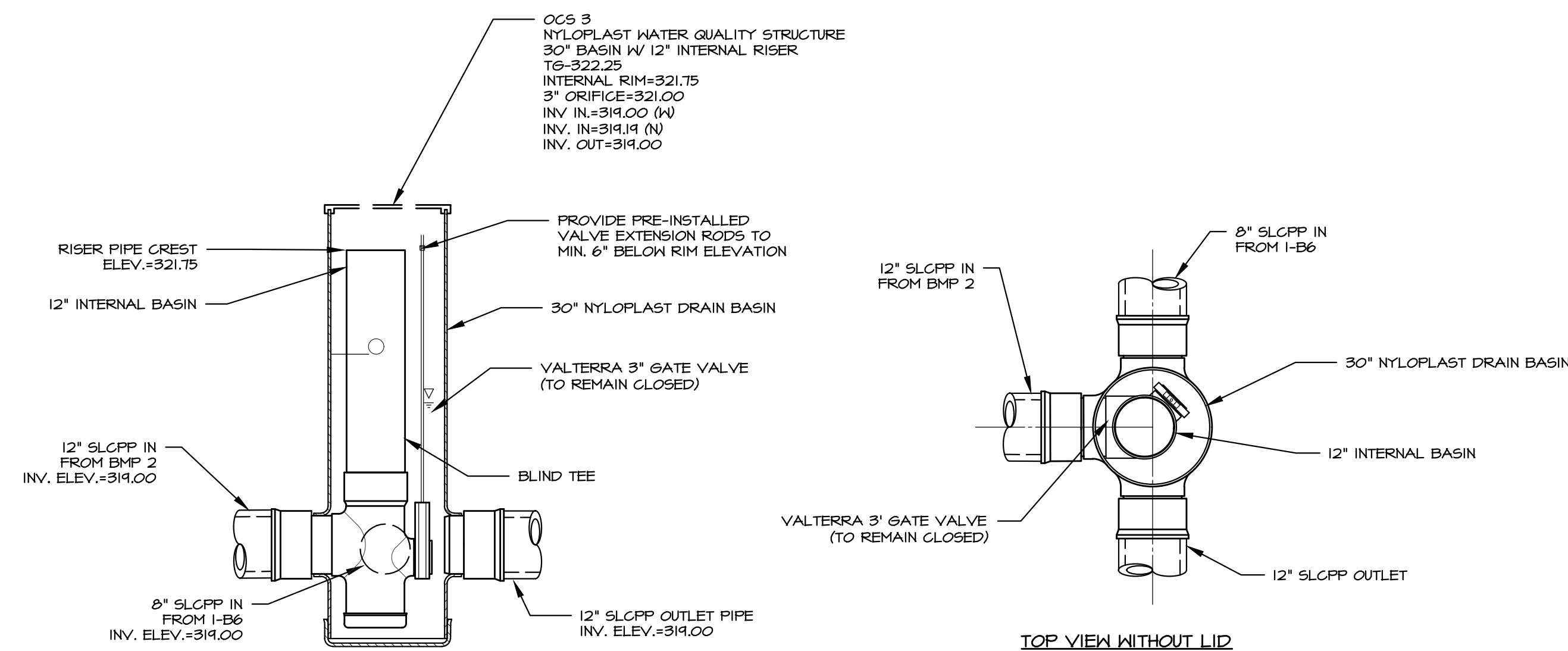
A INFILTRATION BMP CONSTRUCTION NOTES
 NO SCALE



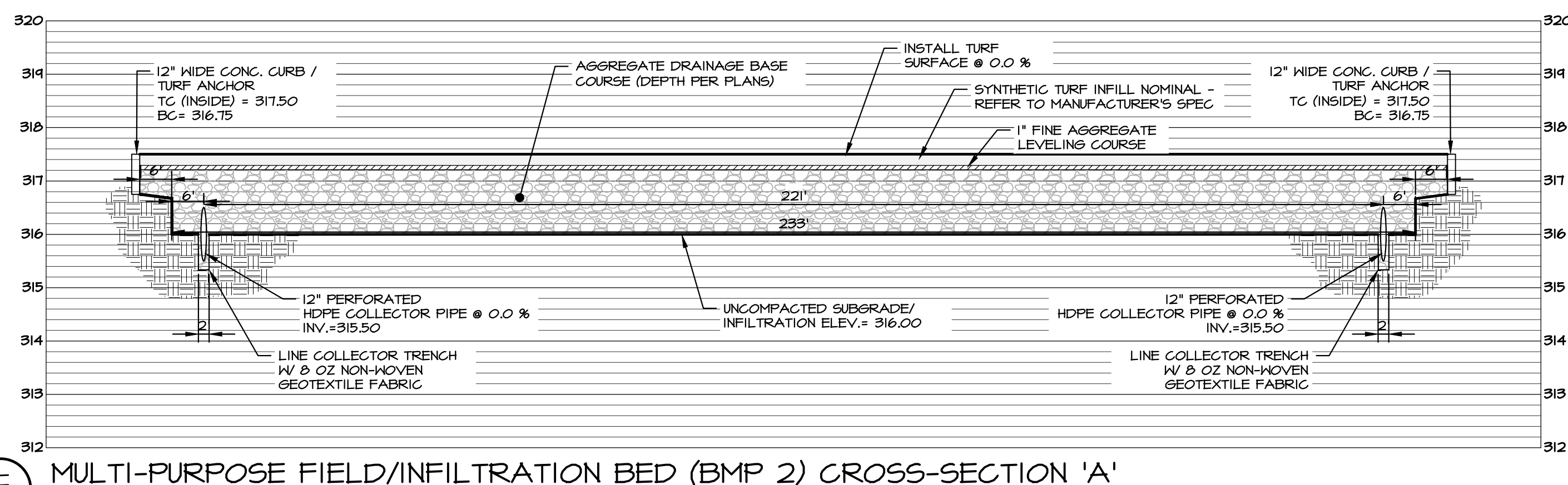
B FLEXAMAT OVERFLOW PLAN AND PROFILE DETAIL
 NO SCALE



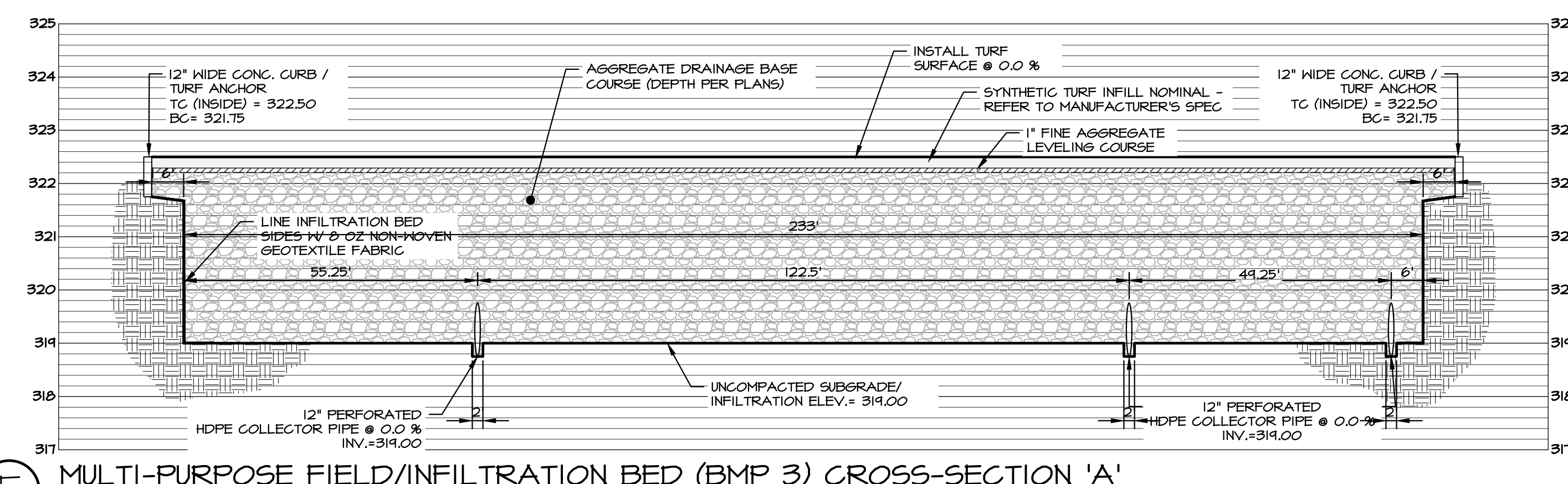
C INFILTRATION BMP 2 OUTLET STRUCTURE DETAIL (OCS-2) - NYLOPLAST WATER CONTROL INLET
 NO SCALE



D INFILTRATION BMP 3 OUTLET STRUCTURE DETAIL (OCS-3) - NYLOPLAST WATER CONTROL INLET
 NO SCALE



E MULTI-PURPOSE FIELD/INFILTRATION BED (BMP 2) CROSS-SECTION 'A'
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1/2" = 1'



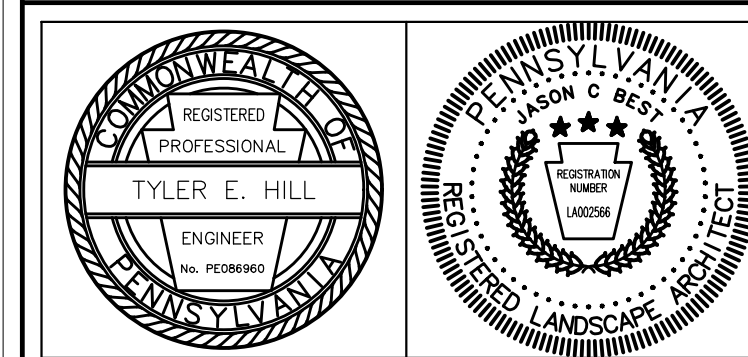
F MULTI-PURPOSE FIELD/INFILTRATION BED (BMP 3) CROSS-SECTION 'A'
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1/2" = 1'

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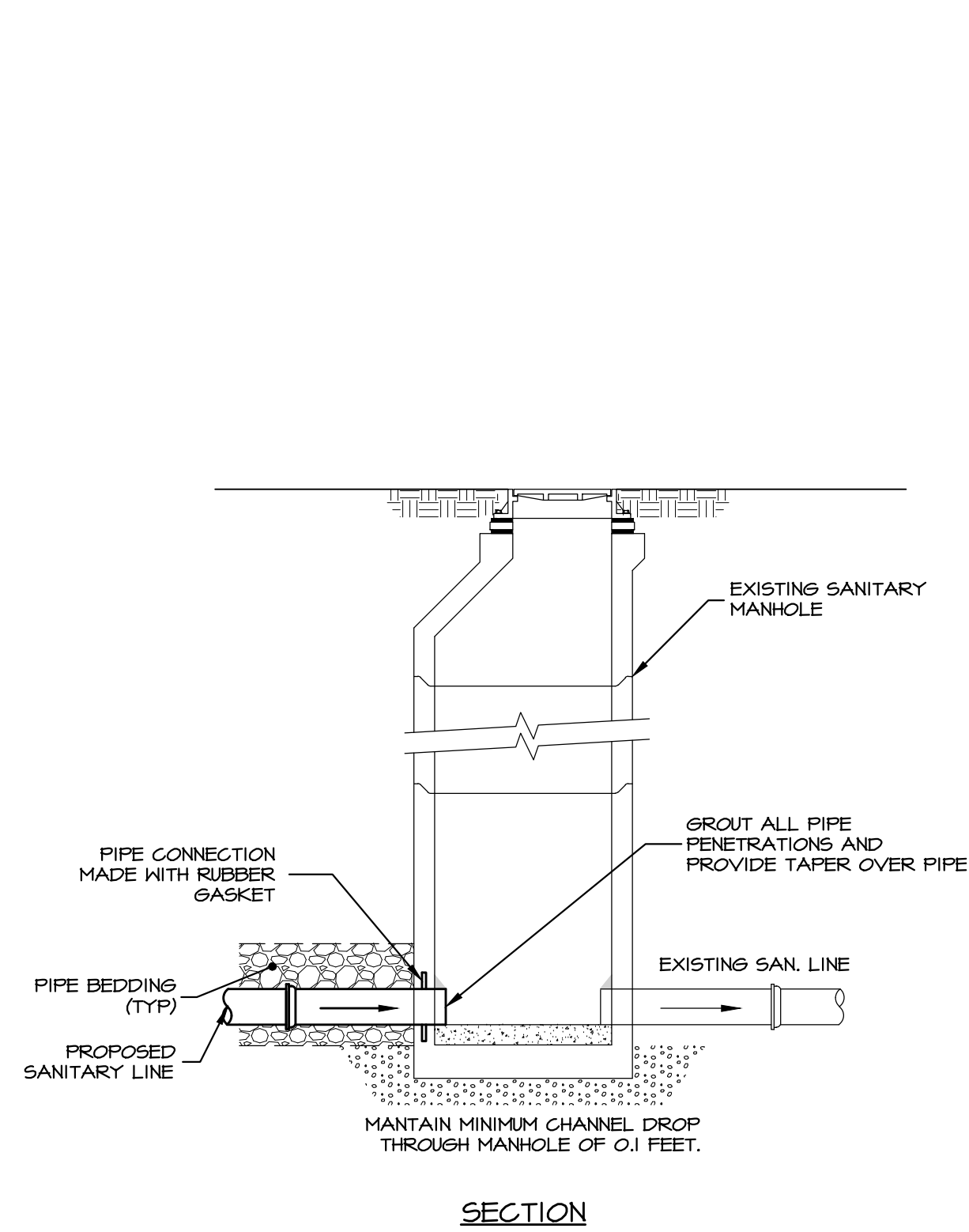


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

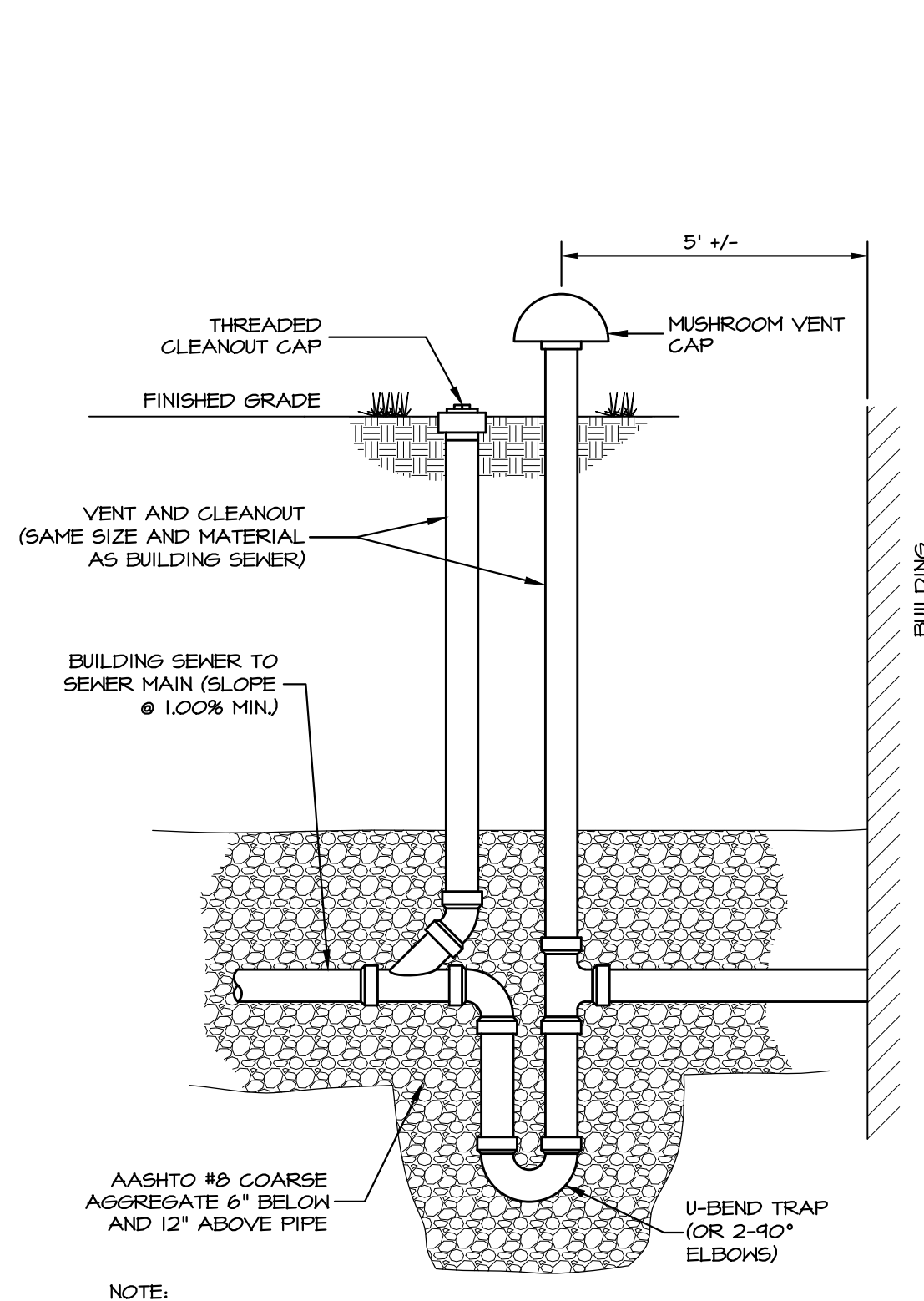
PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
STORMWATER DETAILS
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	AS NOTED

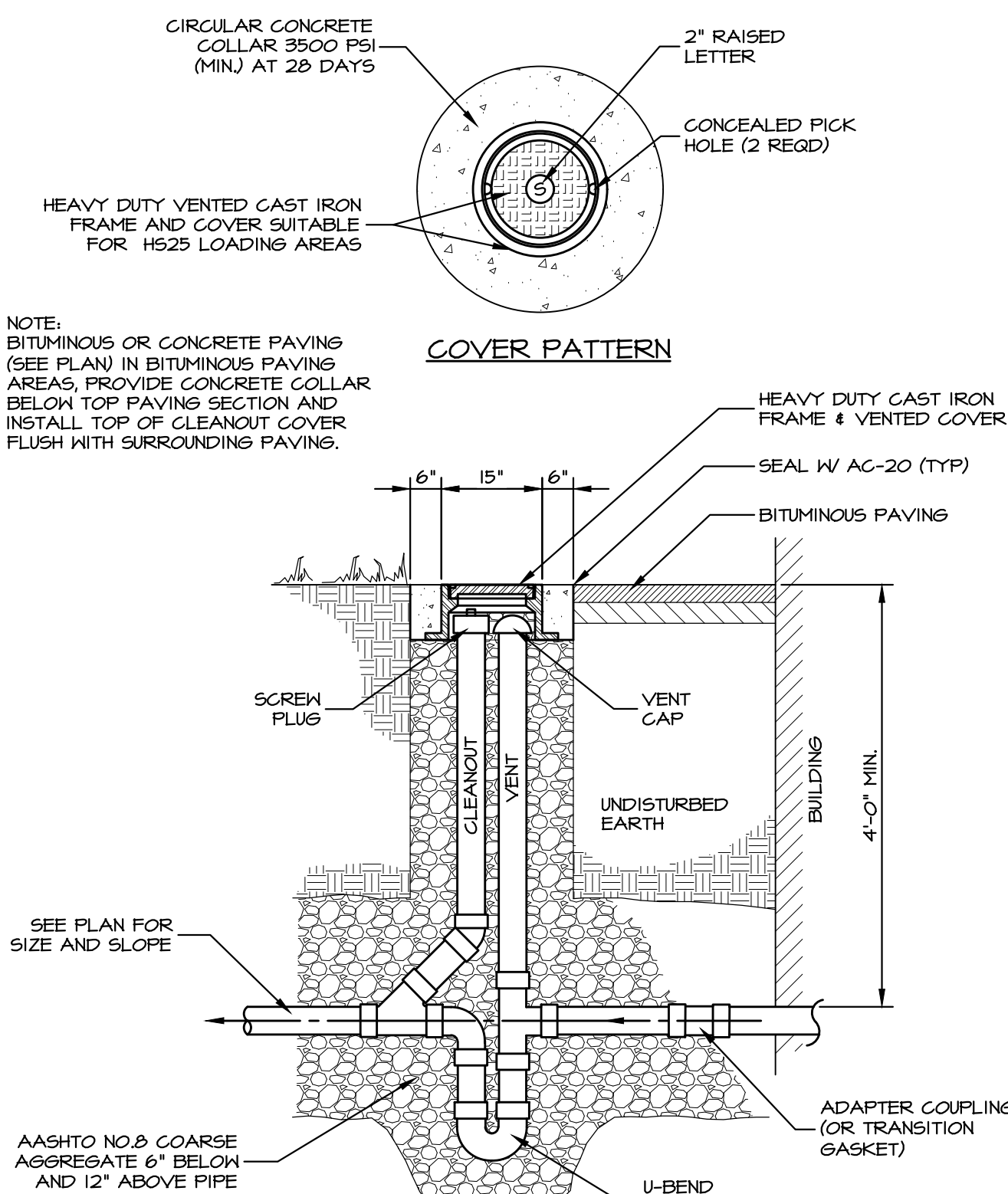
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41 of 48



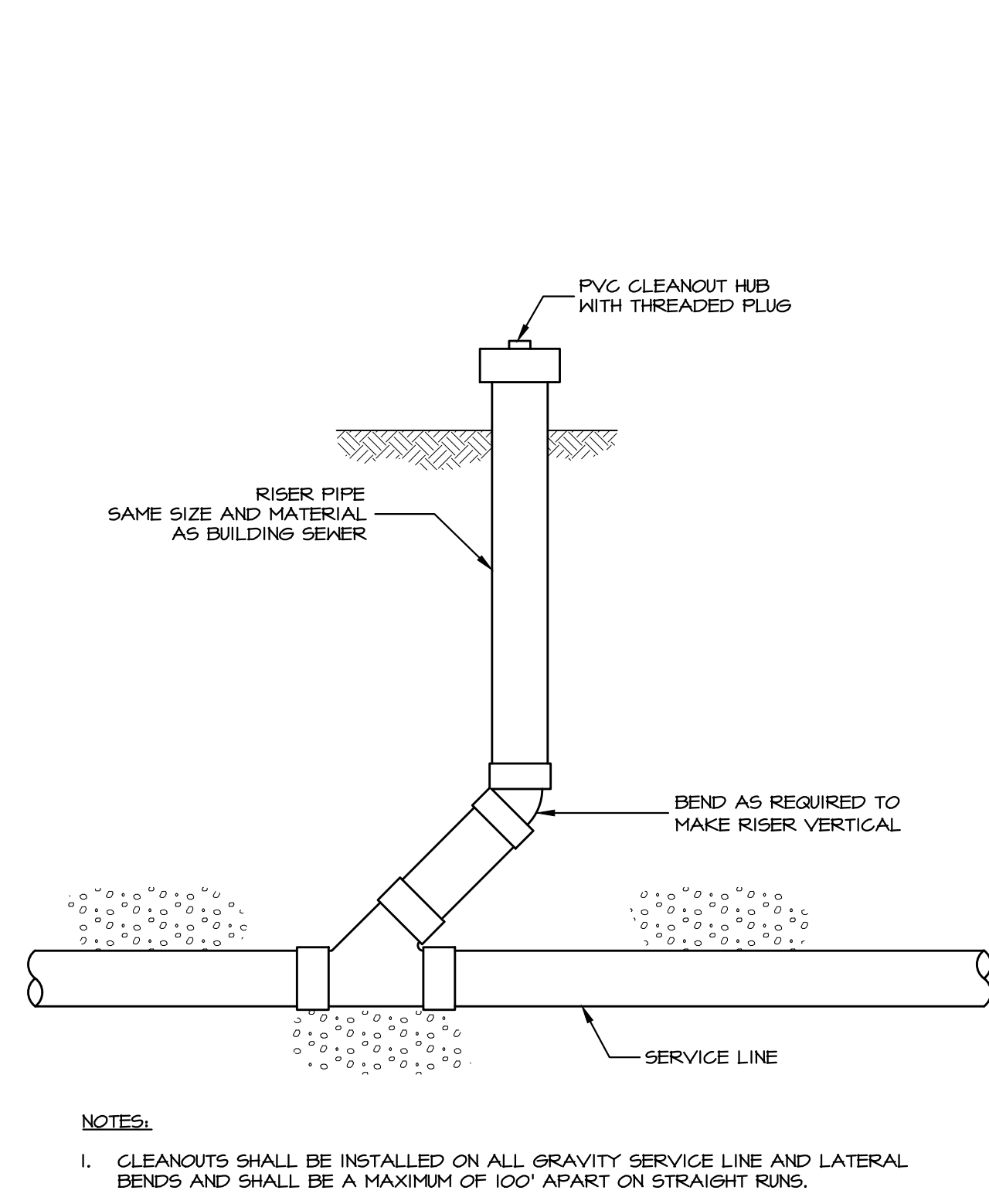
SECTION A
PROPOSED SANITARY CONNECTION TO EXISTING MANHOLE
 NO SCALE



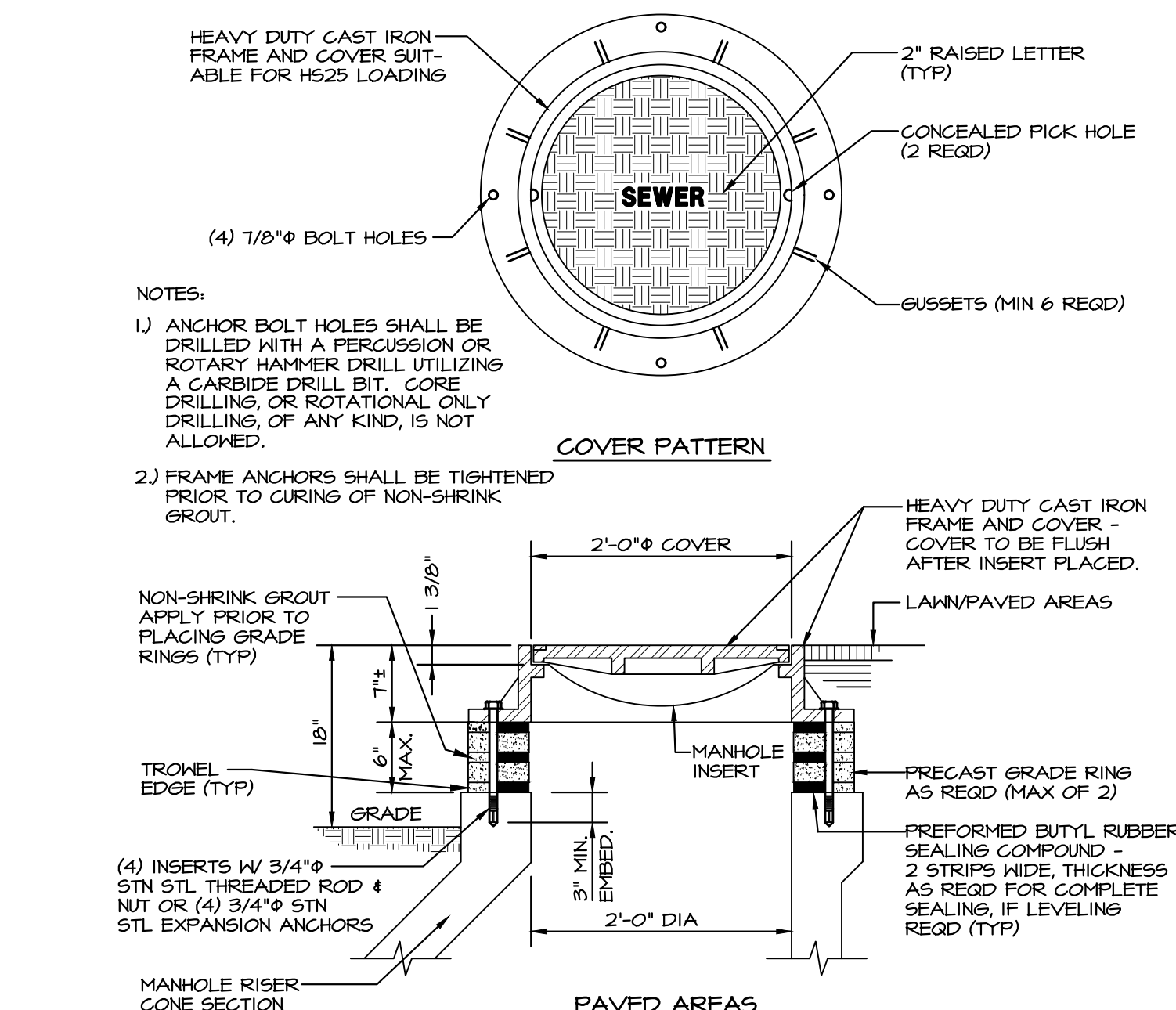
SECTION B
TRAP AND VENT DETAIL
 NO SCALE



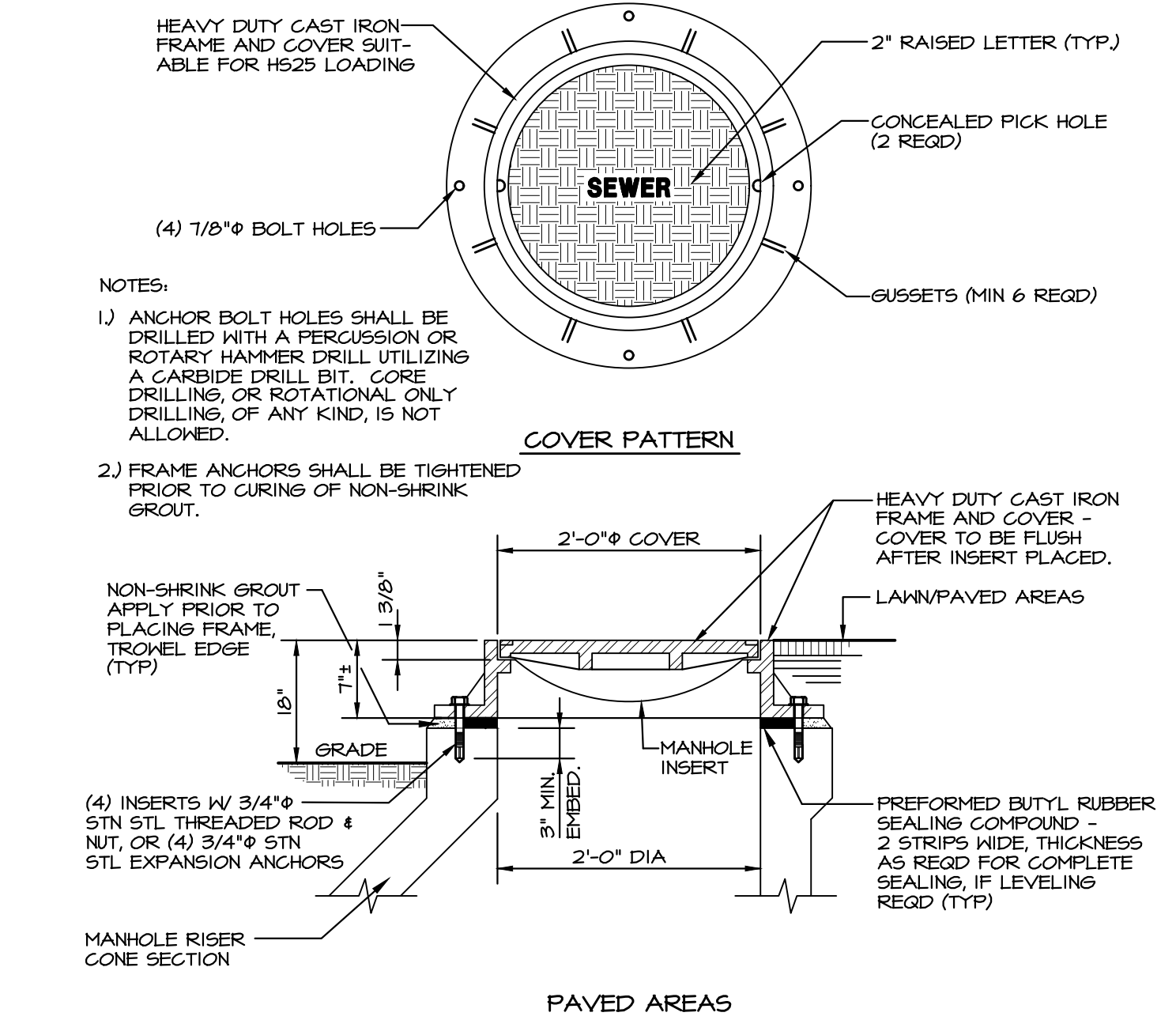
SECTION C
TRAP AND VENT DETAIL
 NO SCALE



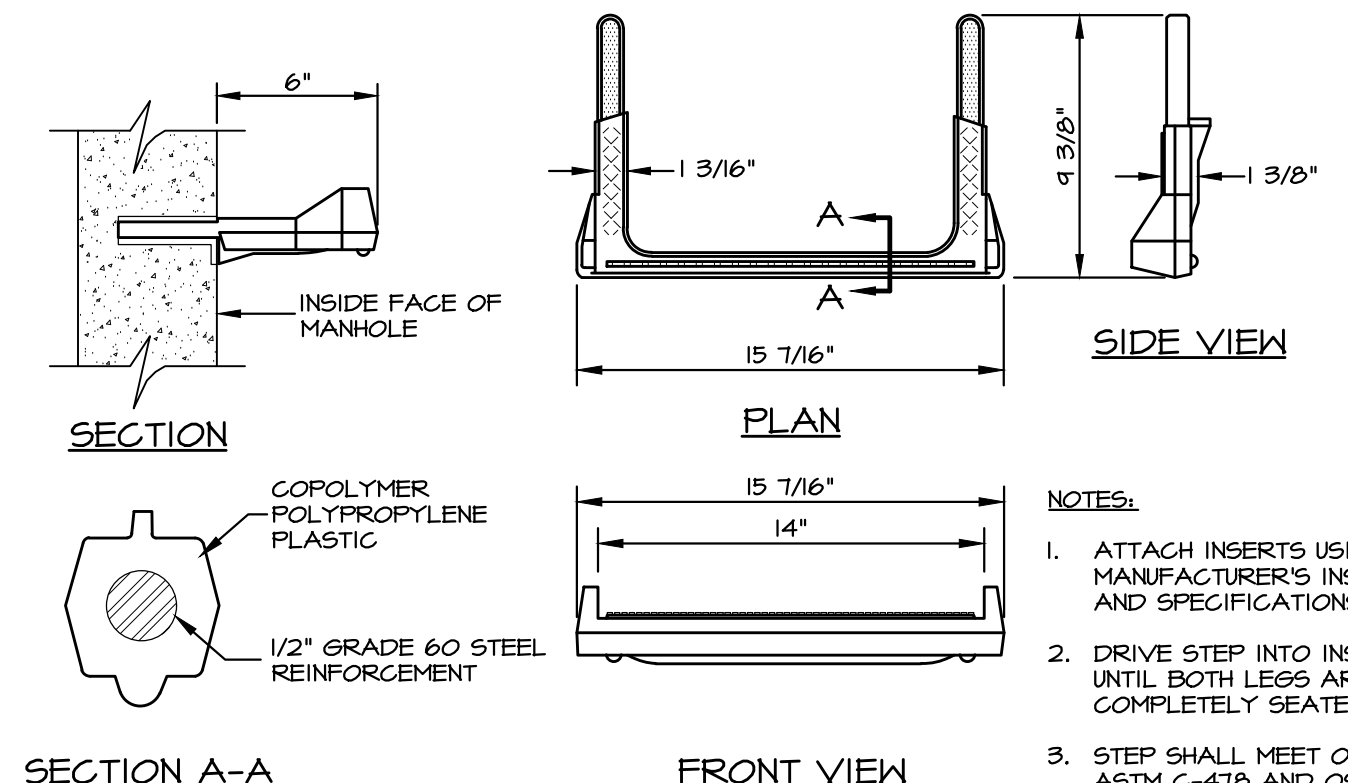
SECTION D
NEW CLEANOUT IN LAWN AREAS
 NO SCALE



SECTION E
STANDARD MANHOLE FRAME & COVER WITH GRADE RINGS DETAIL
 NO SCALE



SECTION F
STANDARD MANHOLE FRAME & COVER WITHOUT GRADE RINGS DETAIL
 NO SCALE



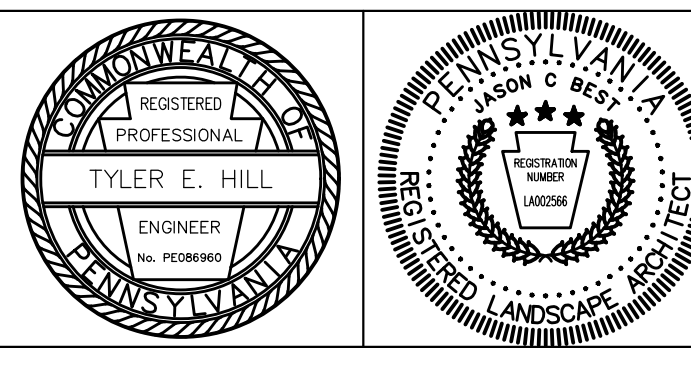
SECTION G
MANHOLE STEP DETAIL
 NO SCALE

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PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
SANITARY SEWER DETAILS
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

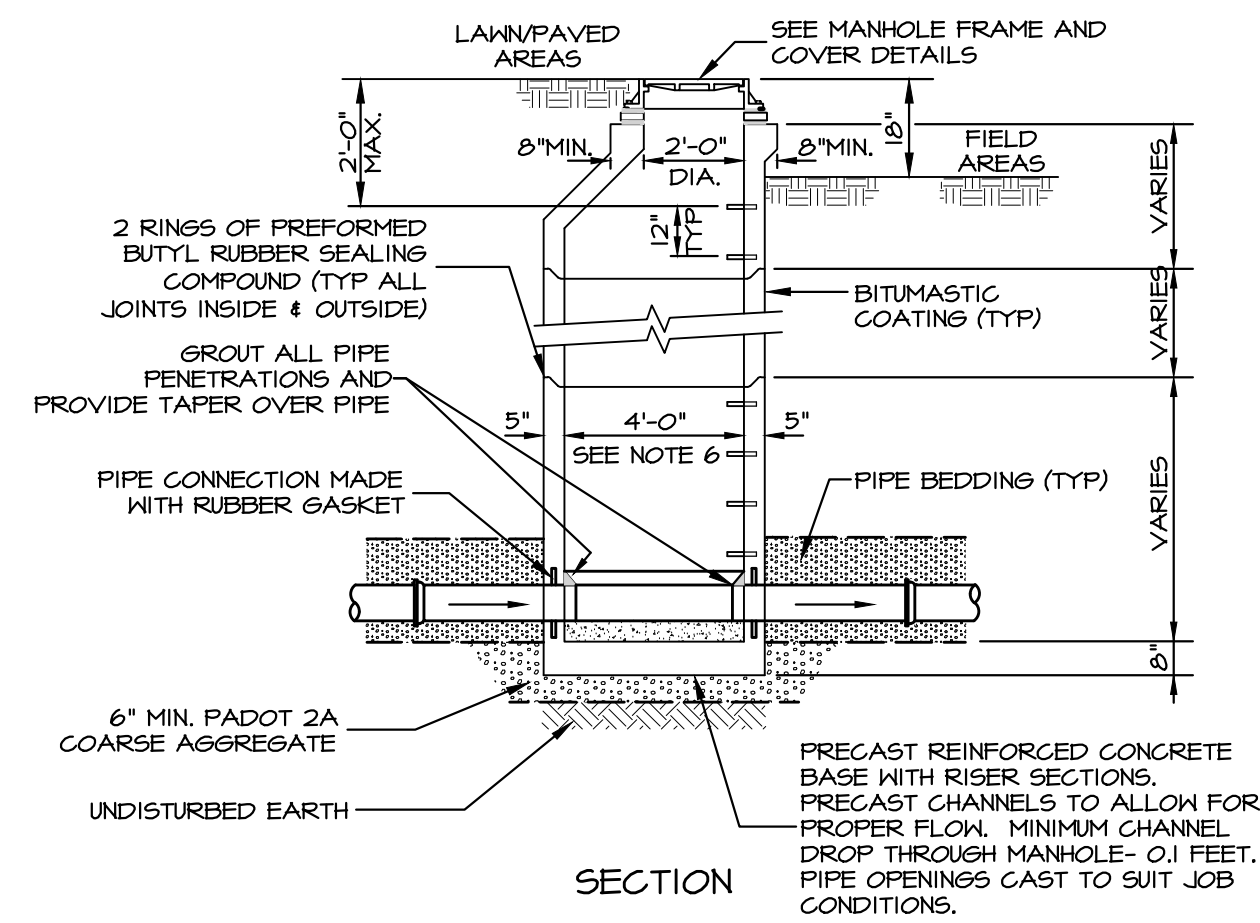
MANAGER: CRH DATE: JANUARY 27, 2023
 DESIGNER: JCB PROJECT NO. 1091-001
 DRAWN BY: JCB SCALE: AS NOTED

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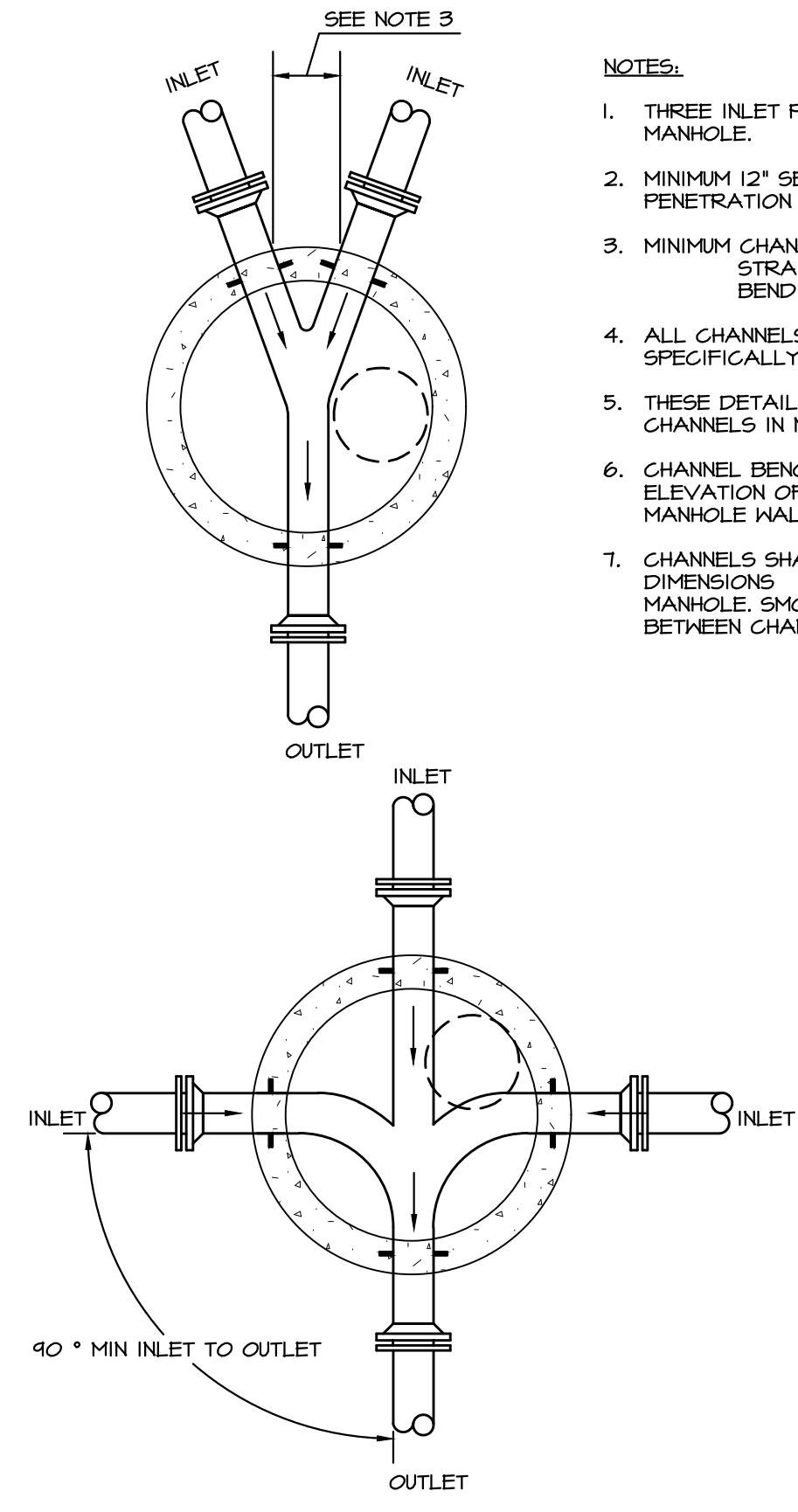
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NOTES:

1. ADJUST TO GRADE WITH CONCRETE GRADE RINGS (MAX. VERT. ADJUST. 6") SEE FRAME & COVER DETAILS.
2. MECHANICALLY VIBRATED PRECAST CONG SHALL CONFORM TO A.S.T.M. SPEC. C-47B.
3. IF INCOMING INVERT EXCEEDS OUTGOING INVERT BY GREATER THAN OR EQUAL TO 6", SEE INSIDE SPLASH/ INSIDE DROP MANHOLE DETAILS.
4. FOR MANHOLES WHERE TOP OF RIM TO INVERT DISTANCE IS LESS THAN 5'-0", USE FLAT TOP MANHOLE IN LIEU OF CONE TOP.
5. FILL ALL LIFTING HOLES WITH NON-SHRINK GROUT.



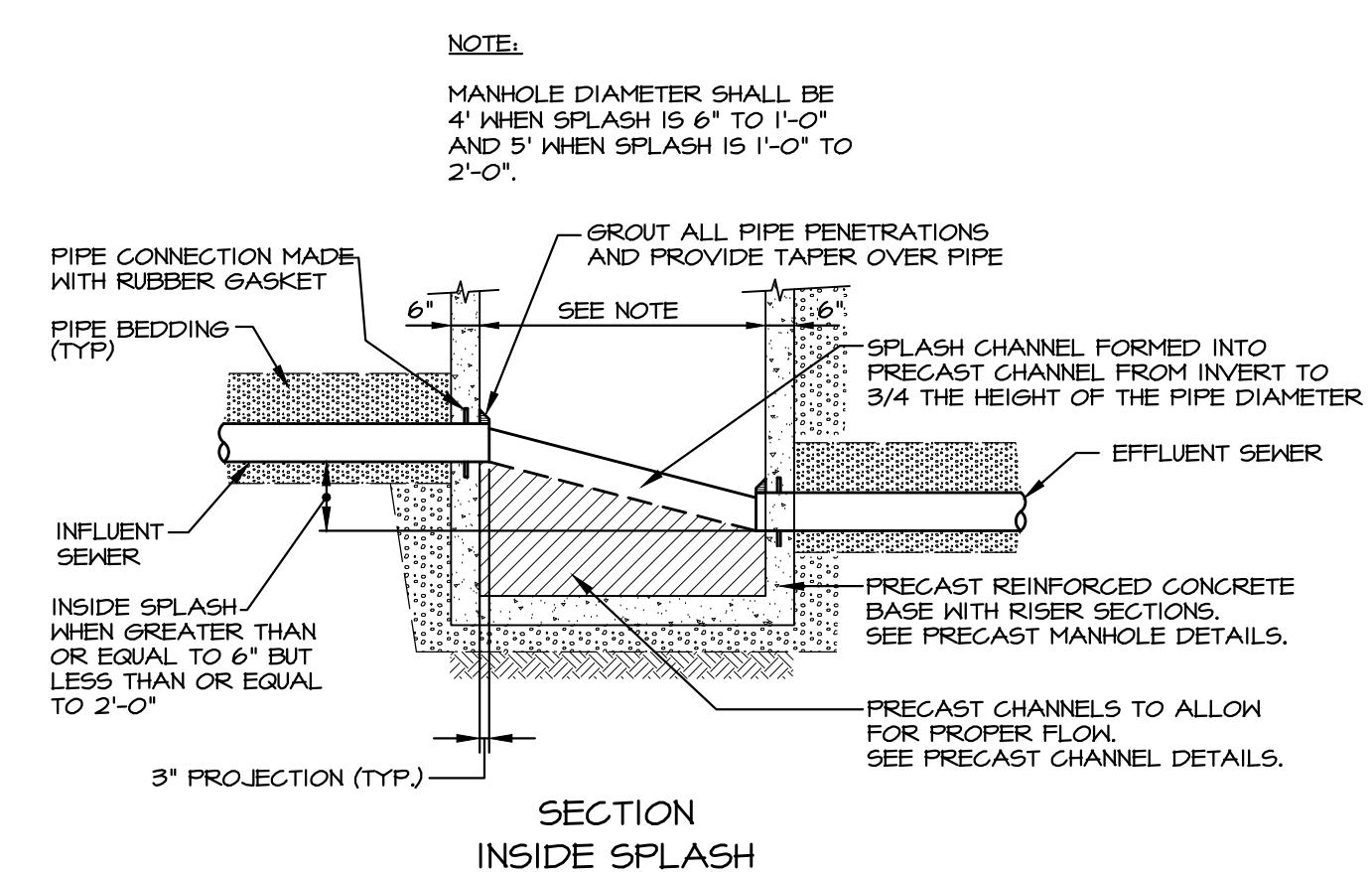
A PRECAST MANHOLE 8" THRU 24" SEWERS
NO SCALE



B PRECAST CHANNEL
NO SCALE

NOTES:

1. THREE INLET PIPES AND ONE OUTLET PIPE MAX INTO MANHOLE.
2. MINIMUM 12" SEPARATION FROM EDGE OF PIPE PENETRATION TO EDGE OF PIPE PENETRATION.
3. MINIMUM CHANNEL DROP THROUGH MANHOLE: STRAIGHT THROUGH 0.1 FEET, BEND 0.2 FEET.
4. ALL CHANNELS SHALL BE PRECAST, UNLESS OTHERWISE SPECIFICALLY NOTED OR APPROVED.
5. THESE DETAILS APPLY TO PRECAST AND FIELD-FORMED CHANNELS IN NEW AND EXISTING MANHOLES.
6. CHANNEL BENCH AT PIPE SHALL MATCH CROWN ELEVATION OF PIPE AND RISE 1/2" PER FOOT TO THE MANHOLE WALLS.
7. CHANNELS SHALL MATCH THE CROSS-SECTIONAL DIMENSIONS OF THE PIPES ENTERING AND EXITING THE MANHOLE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CHANGES IN PIPE SIZE.



C STRAIGHT RUN INSIDE SPLASH MANHOLE (SSMH-1)
NO SCALE

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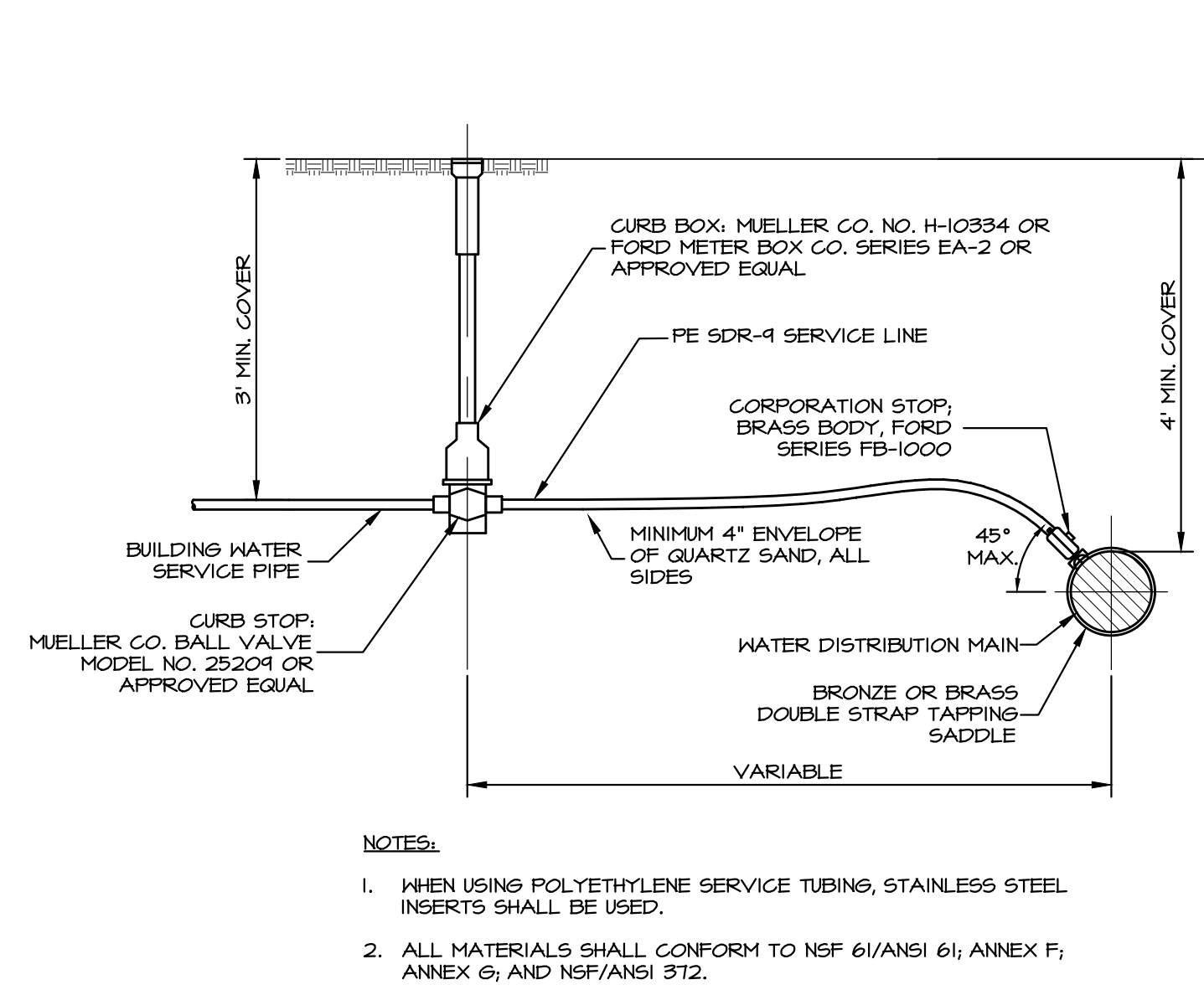
TYLER E. HILL
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA

TYLER E. HILL
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PENNSYLVANIA

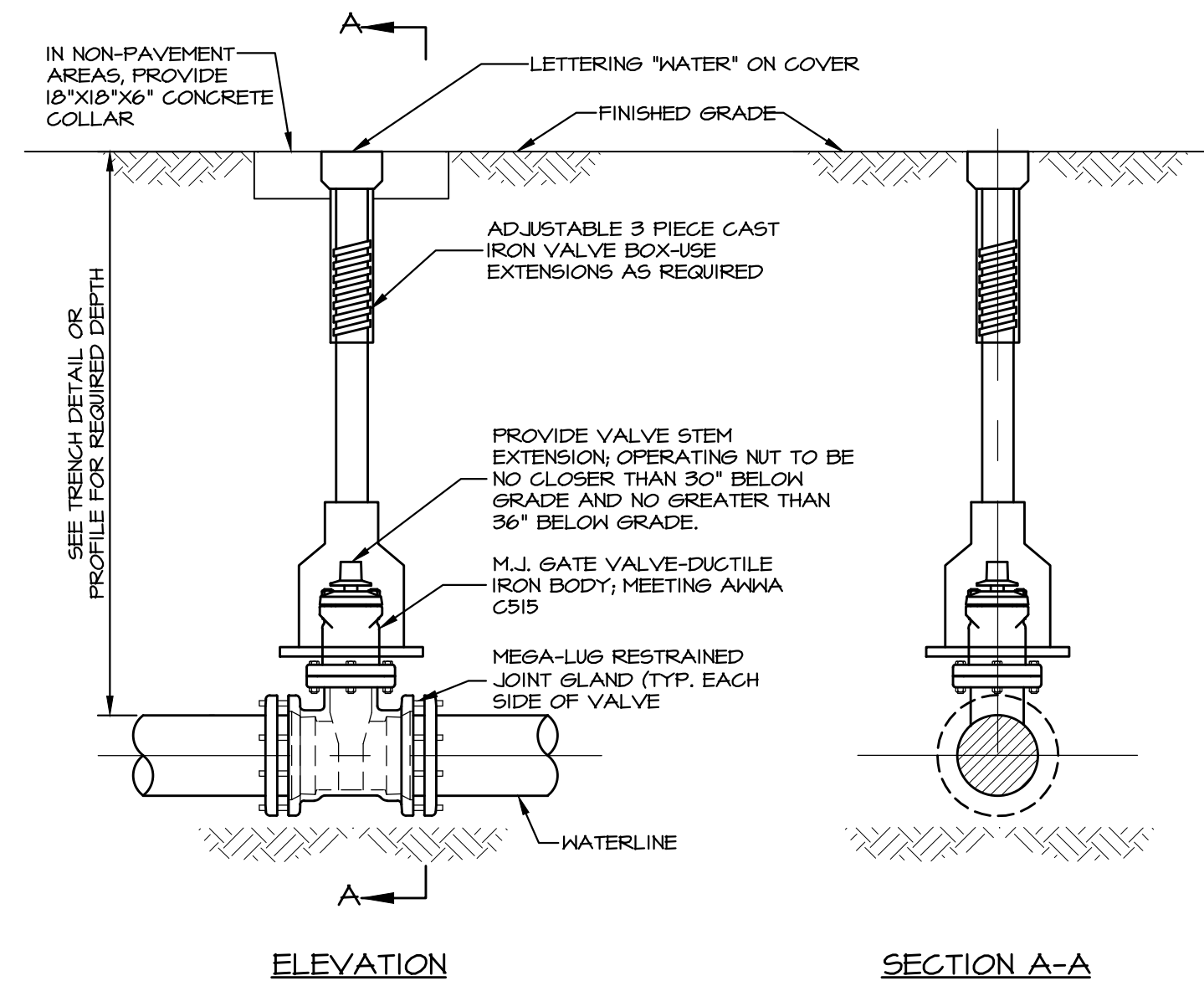
PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
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 FOR
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 WEST CHESTER, PA 19382
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DRAWN BY:	JCB	SCALE:	AS NOTED

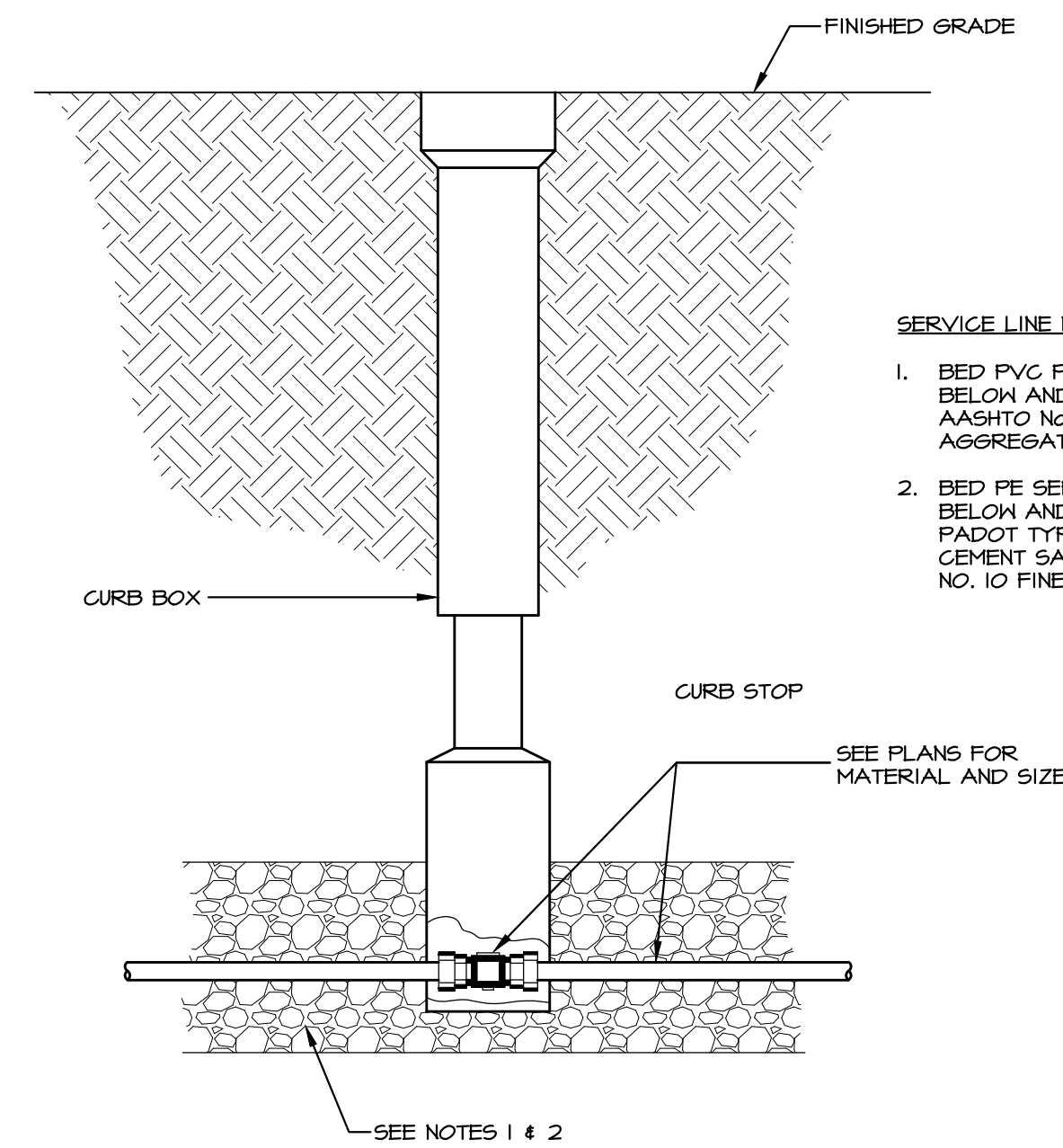
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43 of 48



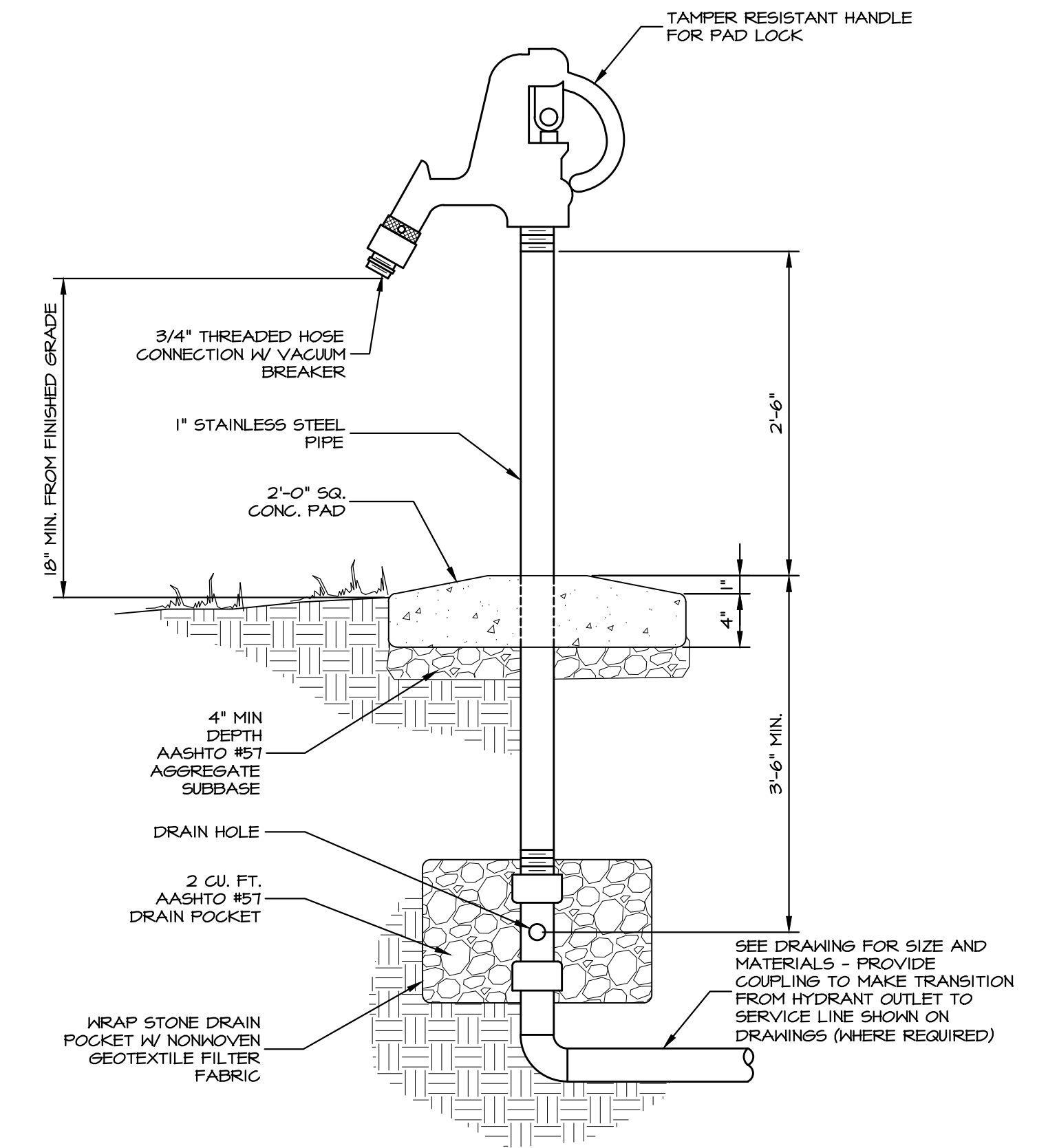
A WATER SERVICE CONNECTION (3/4" AND 1")
NO SCALE



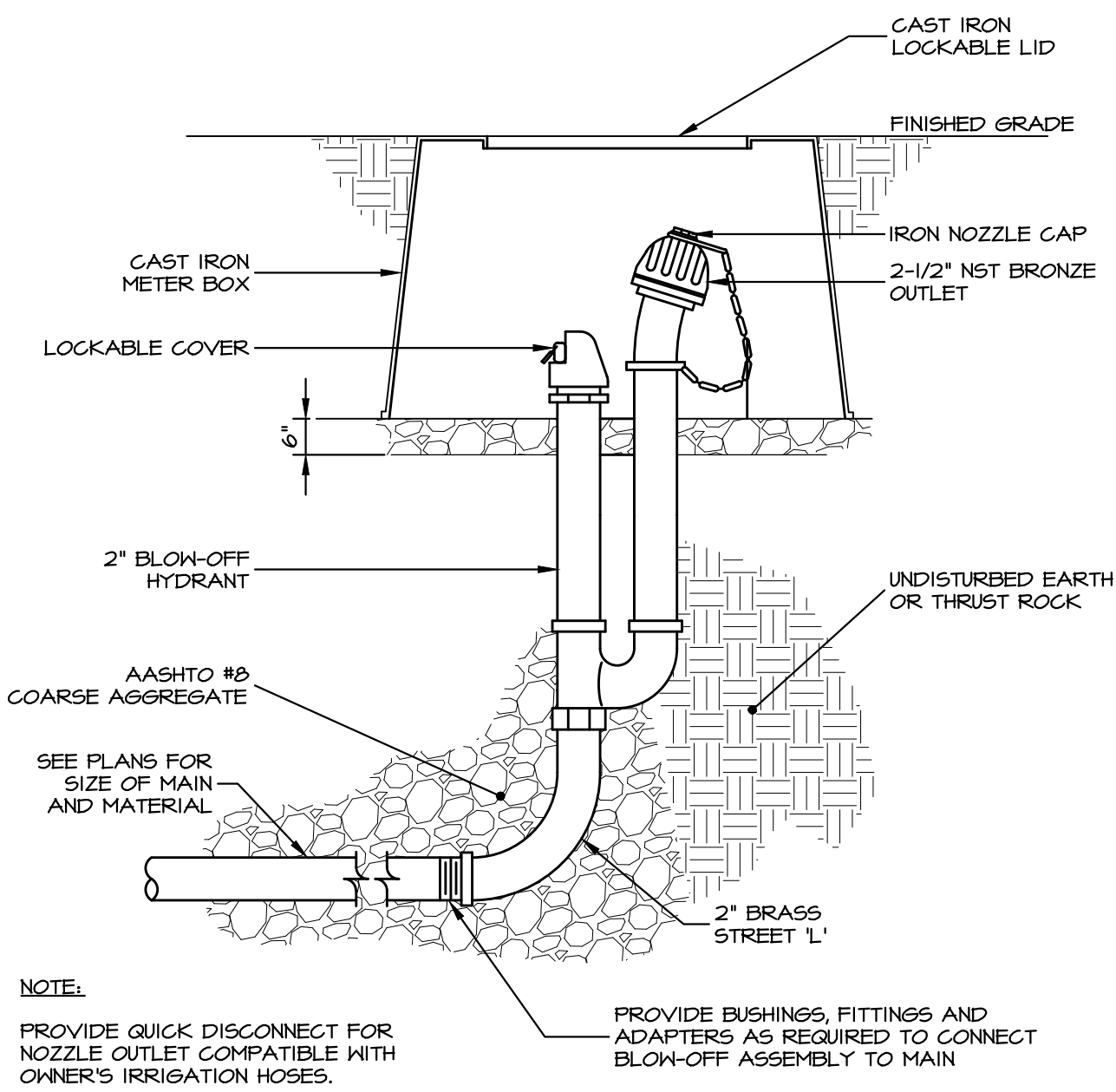
B GATE VALVE AND VALVE BOX
NO SCALE



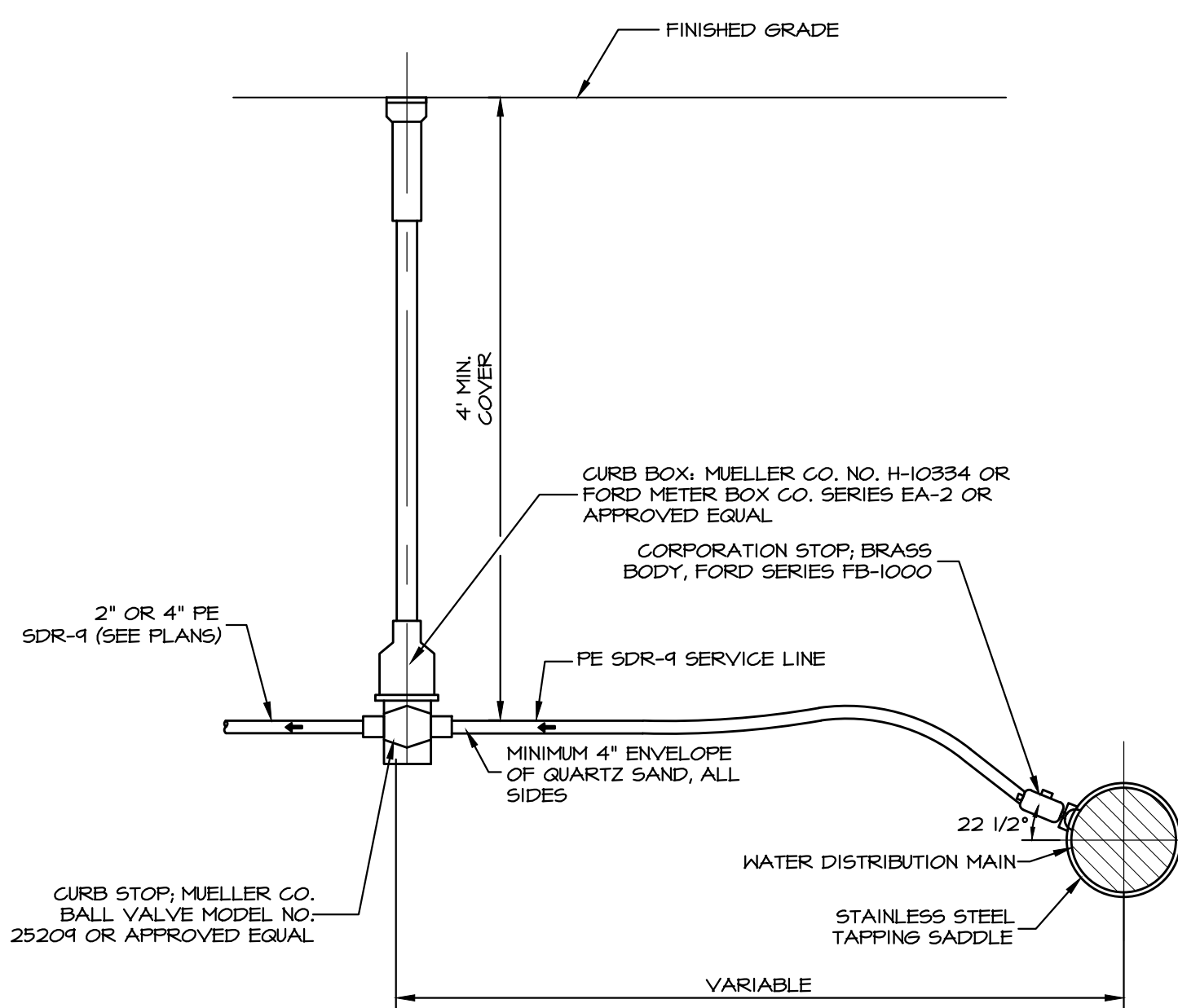
C CURB STOP AND BOX
NO SCALE



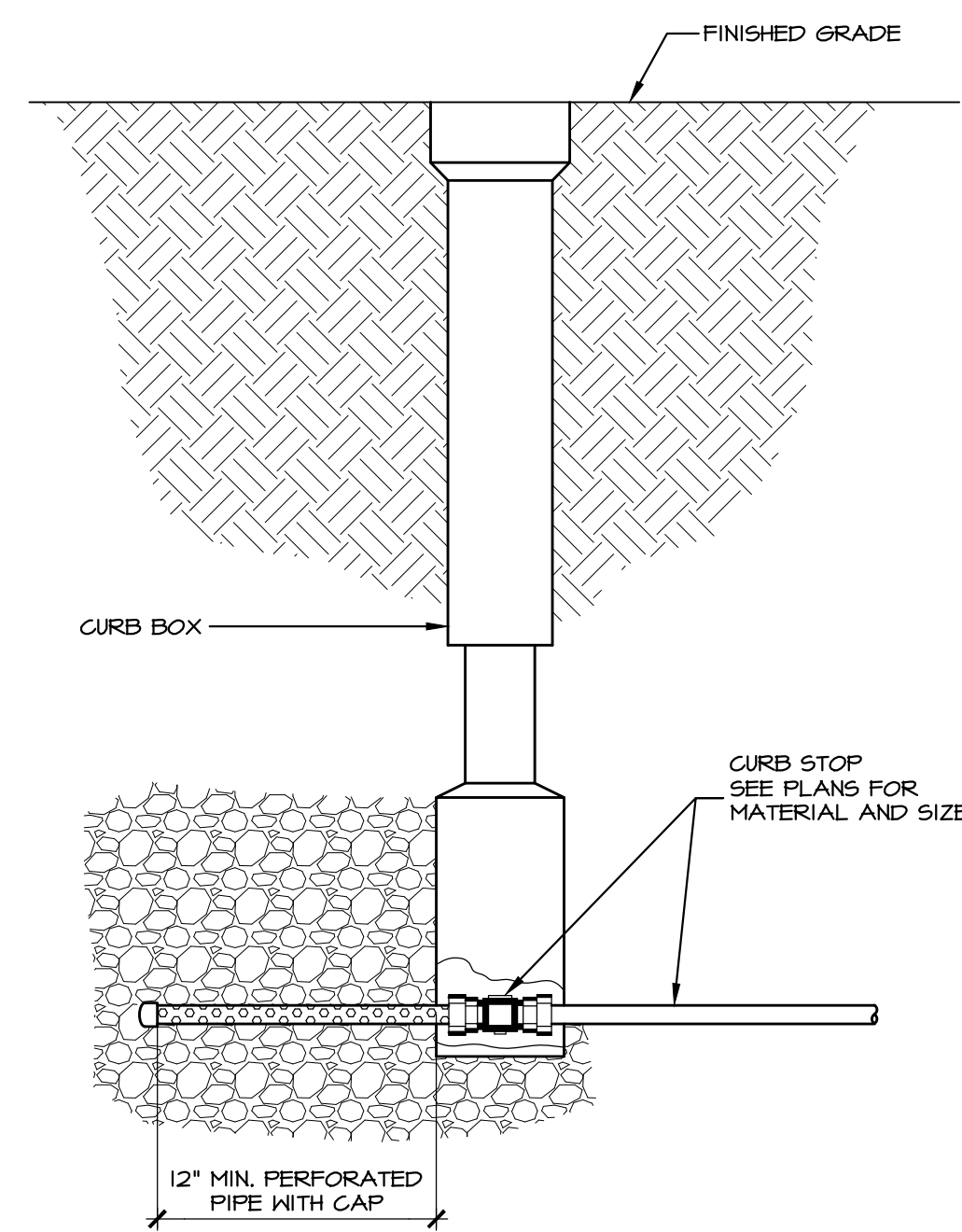
D NON-FREEZE YARD HYDRANT WITH VALVE BREAKER
NO SCALE



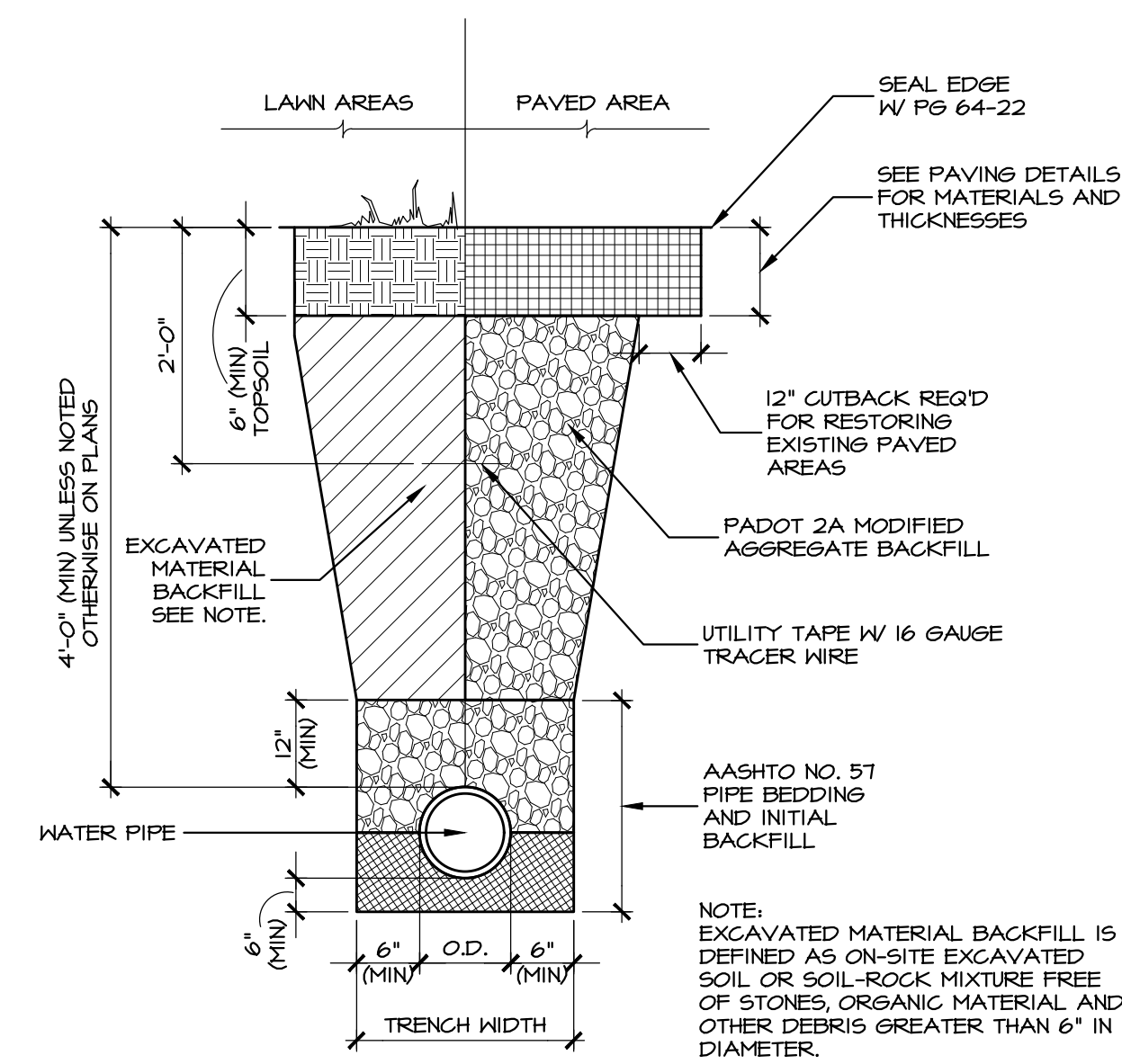
E IRRIGATION HYDRANT (BELOW GRADE)
NO SCALE



F WATER SERVICE CONNECTION (2" AND 4")
NO SCALE



G CURB STOP AND BOX W/ DRAIN LINE
NO SCALE



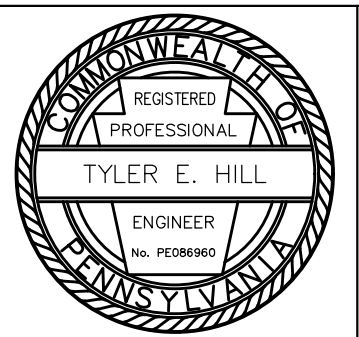
H WATER PIPE INSTALLATION
NO SCALE

REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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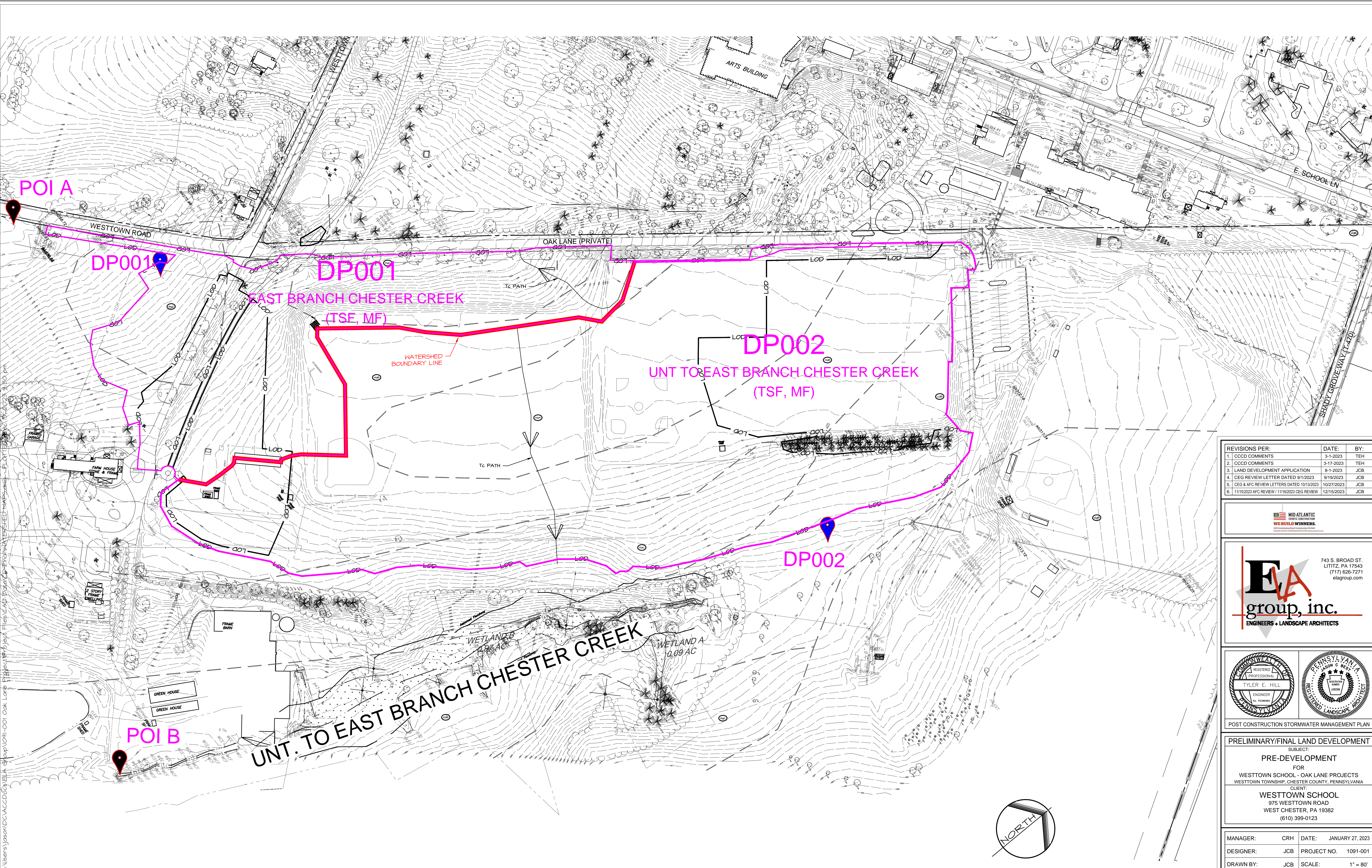
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LITITZ, PA 17543
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PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
WATER DETAILS
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

MANAGER: CRH DATE: JANUARY 27, 2023
DESIGNER: JCB PROJECT NO. 1091-001
DRAWN BY: JCB SCALE: AS NOTED

DRAWING NO.
44 of 48

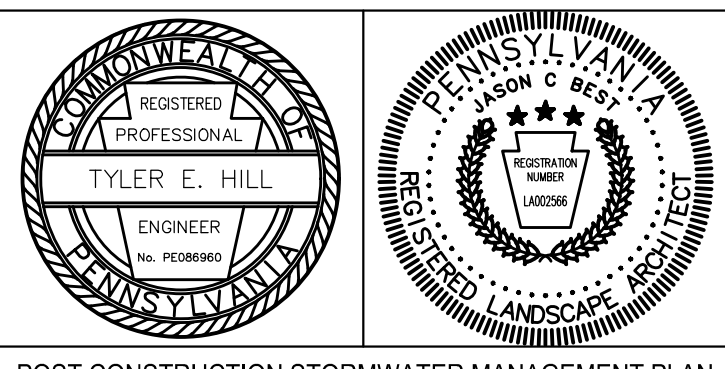


REVISIONS PER:	DATE:	BY:
1. CCDC COMMENTS	3-1-2023	TEH
2. CCDC COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
5. CEG & AFC REVIEW LETTERS DATED 10/13/2023	10/27/2023	JCB
6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT

SUBJECT:

PRE-DEVELOPMENT

FOR

WESTTOWN SCHOOL - OAK LANE PROJECTS

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

CLIENT:

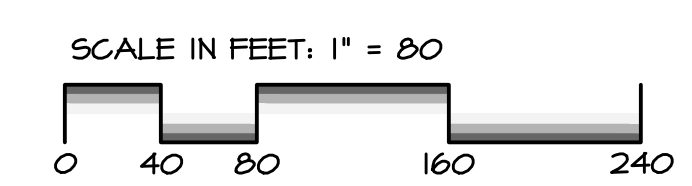
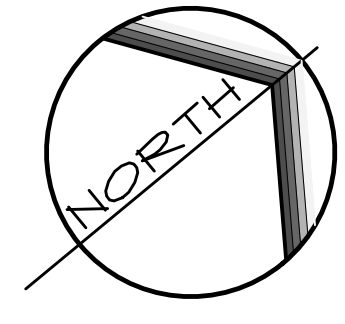
WESTTOWN SCHOOL

975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 80'

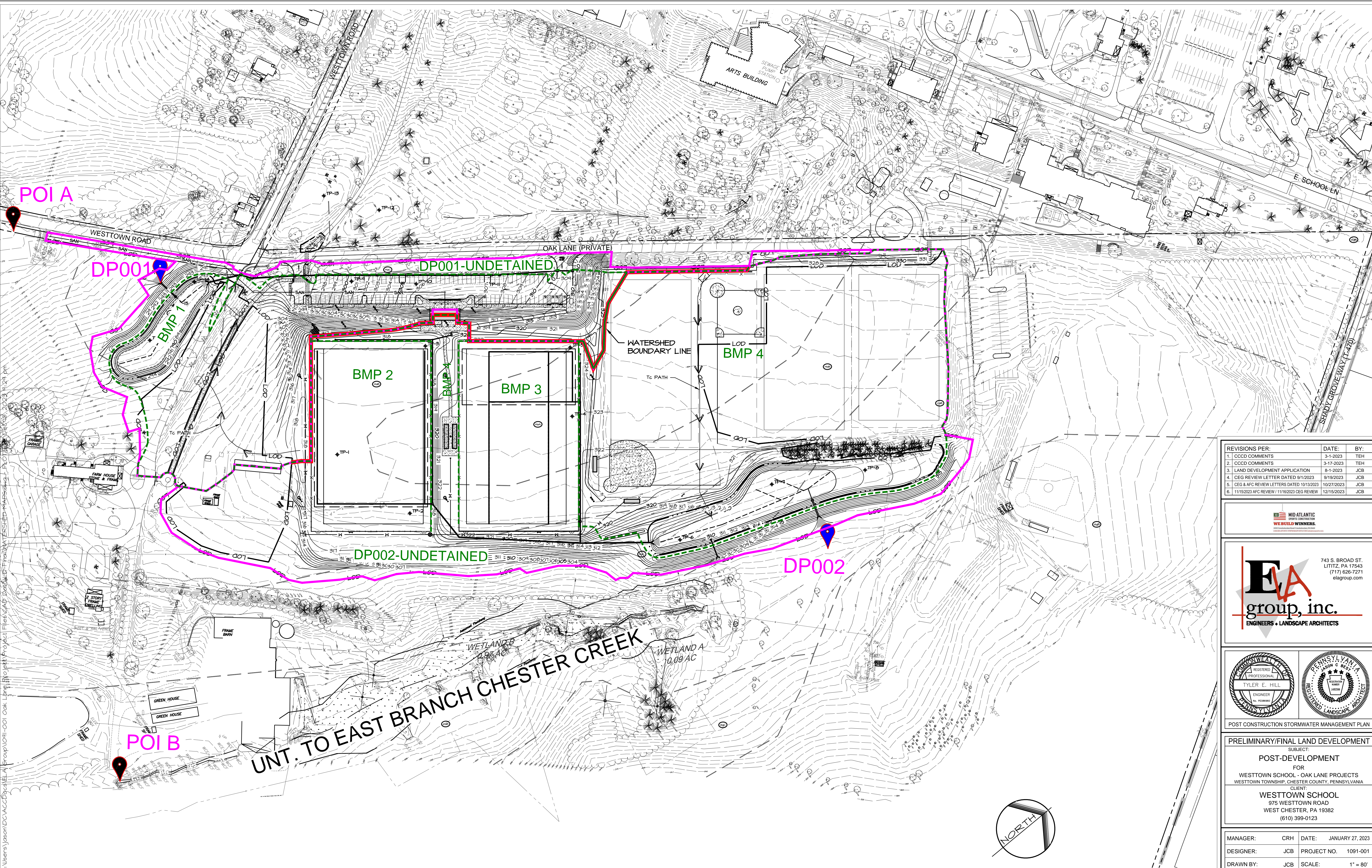
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45 of 48



UPI NO(S): 67-5-27

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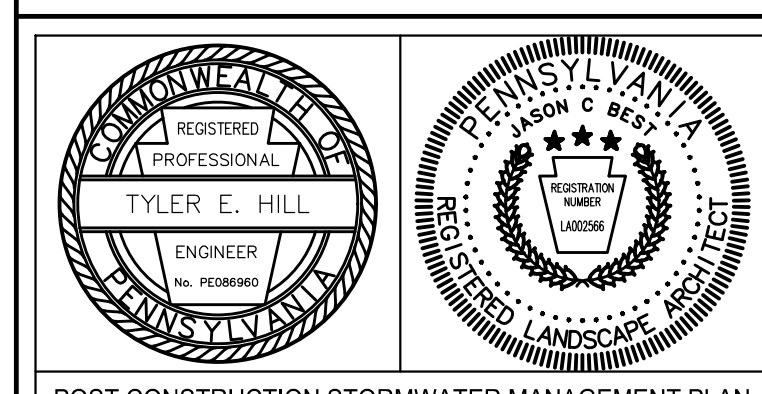
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REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	JCB
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
4. CEG REVIEW LETTER DATED 9/1/2023	9/19/2023	JCB
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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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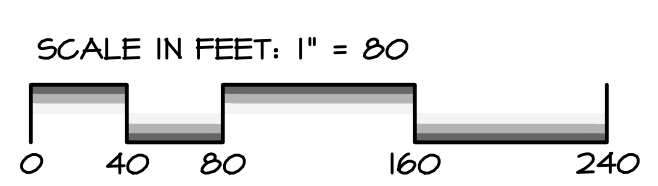
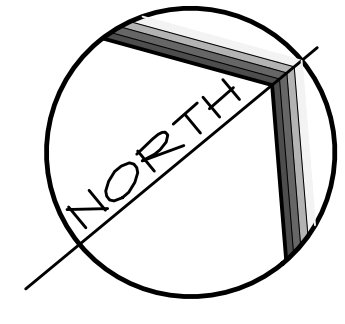


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

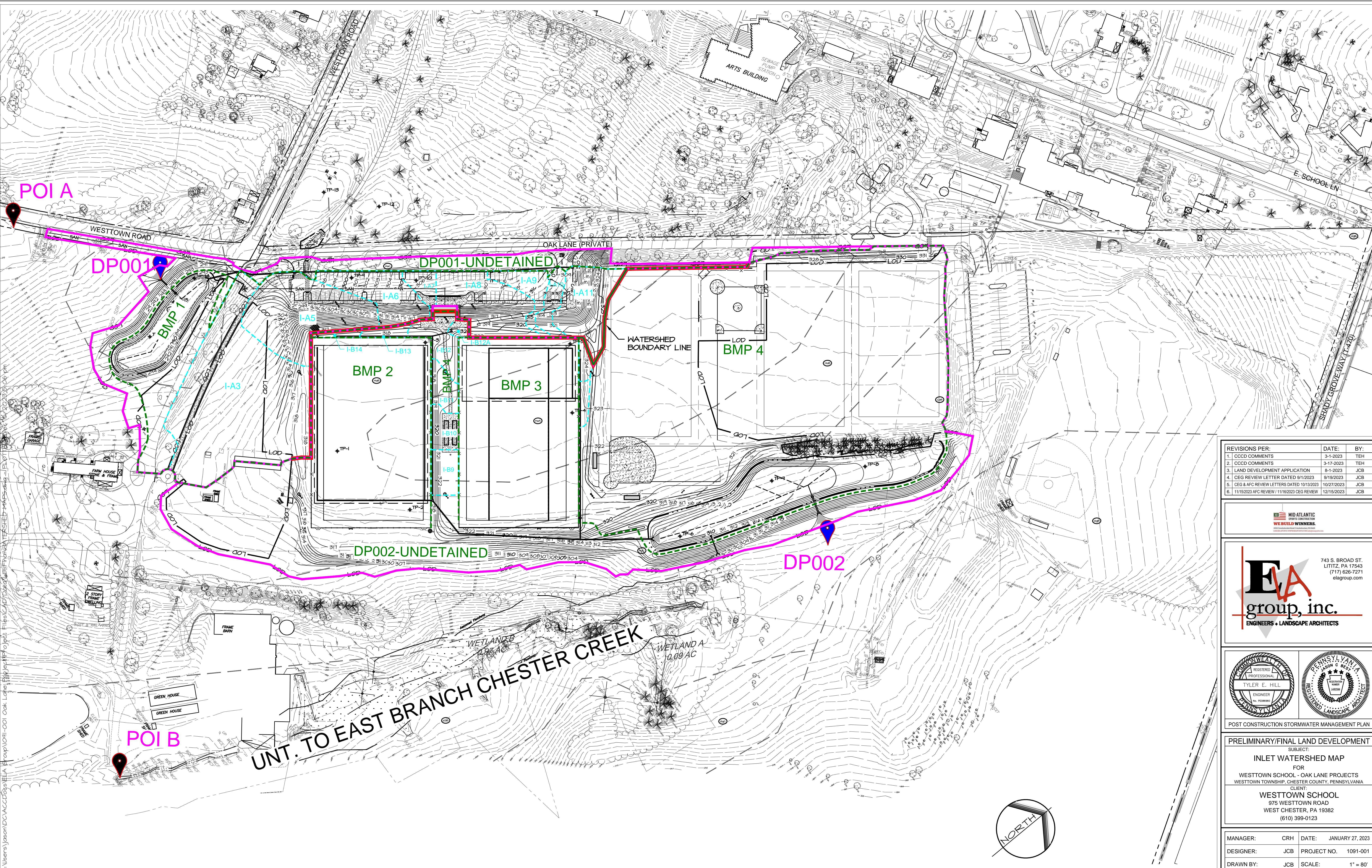
PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
 POST-DEVELOPMENT
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
 WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 80'

DRAWING NO.
46 of 48



UPI NO(S): 67-5-27



REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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6. 11/15/2023 AFC REVIEW / 11/16/2023 CEG REVIEW	12/15/2023	JCB



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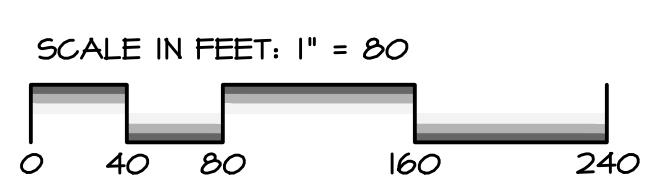
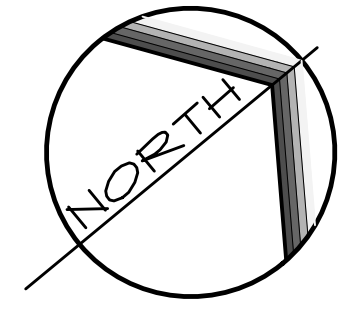
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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT
SUBJECT:
INLET WATERSHED MAP
FOR
WESTTOWN SCHOOL - OAK LANE PROJECTS
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
CLIENT:
WESTTOWN SCHOOL
975 WESTTOWN ROAD
WEST CHESTER, PA 19382
(610) 399-0123

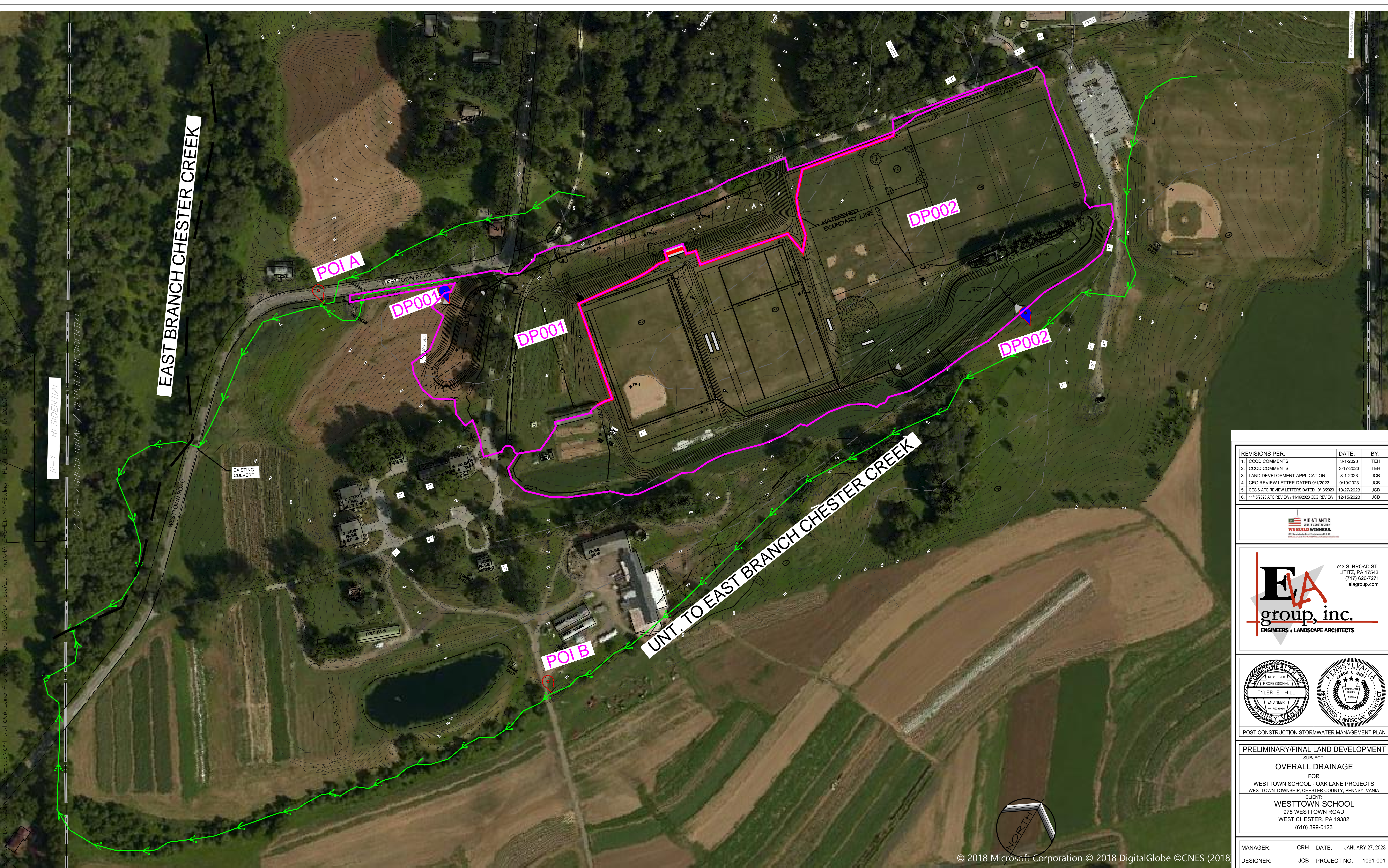
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DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 80'

DRAWING NO.
47 of 48



UPI NO(S): 67-5-27

DRAWING: C:\Users\jason.DC\OneDrive\Documents\1091-001 Oak Lane\1091-001.dwg



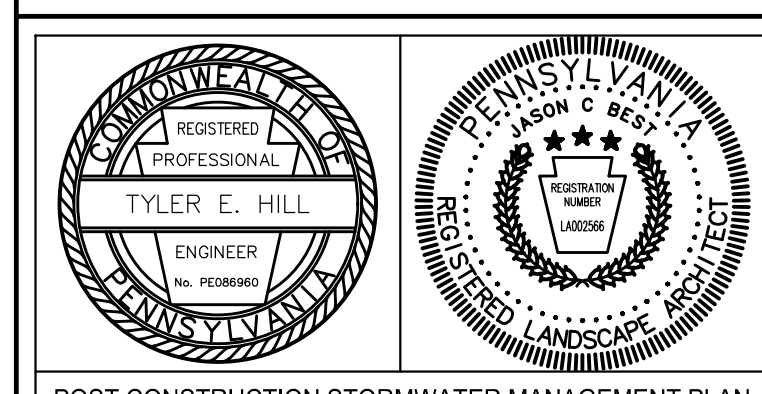
DRAWING: G.M.
 PROJECT: 1091-001 Oak Lane Project
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 PLOT: 1091-001.dwg
 DATE: 1/27/2023 10:02 AM

REVISIONS PER:	DATE:	BY:
1. CDD COMMENTS	3-1-2023	TEH
2. CDD COMMENTS	3-17-2023	TEH
3. LAND DEVELOPMENT APPLICATION	8-1-2023	JCB
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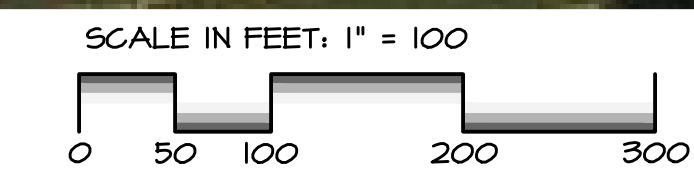


POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT
 SUBJECT:
OVERALL DRAINAGE
 FOR
 WESTTOWN SCHOOL - OAK LANE PROJECTS
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 CLIENT:
WESTTOWN SCHOOL
 975 WESTTOWN ROAD
 WEST CHESTER, PA 19382
 (610) 399-0123

MANAGER:	CRH	DATE:	JANUARY 27, 2023
DESIGNER:	JCB	PROJECT NO.:	1091-001
DRAWN BY:	JCB	SCALE:	1" = 100'

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