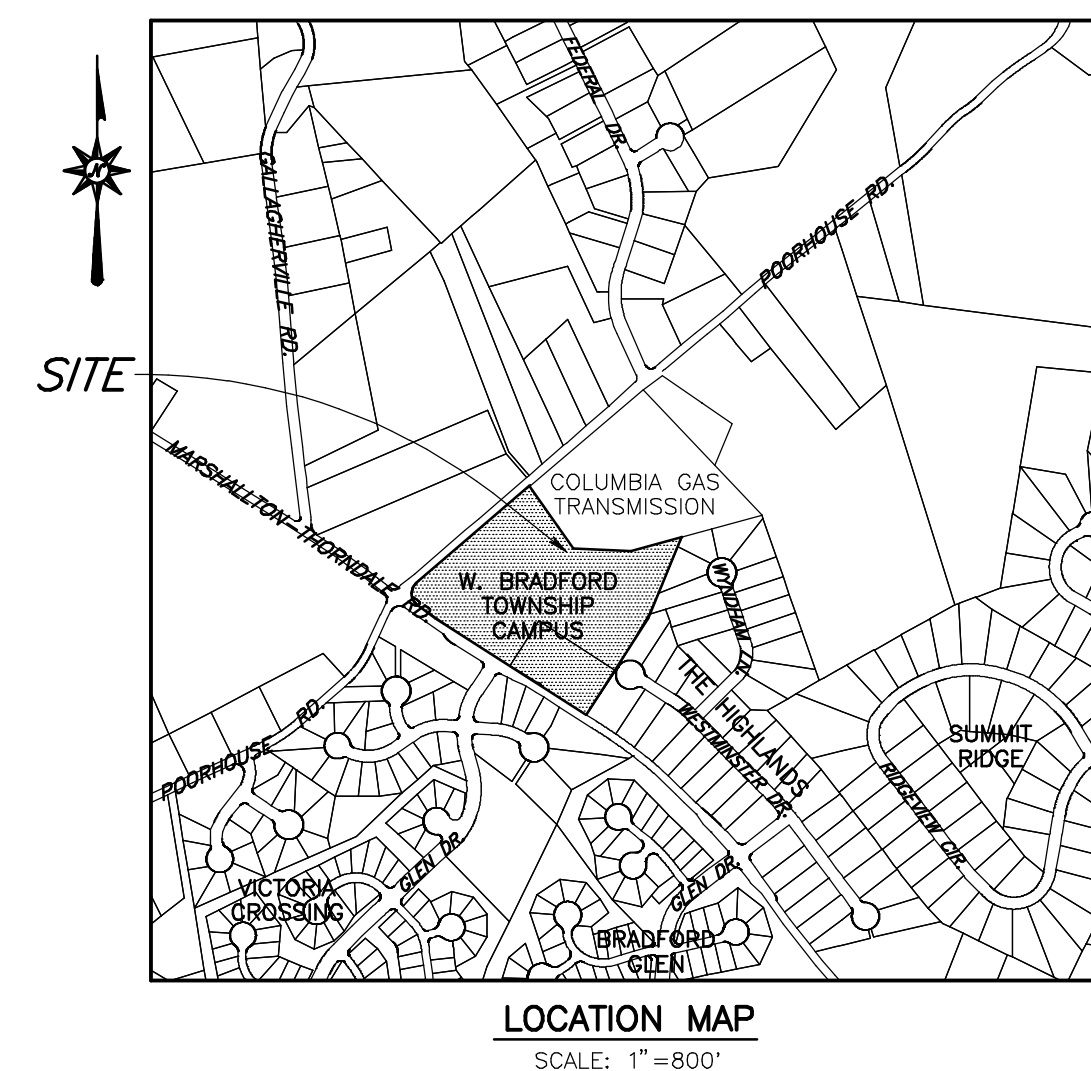


ADMINISTRATION BUILDING ADDITION PLAN

FOR

WEST BRADFORD TOWNSHIP

1385 CAMPUS DRIVE
 WEST BRADFORD TOWNSHIP
 CHESTER COUNTY – PENNSYLVANIA



DRAWING INDEX

COVER SHEET	1 OF 7
EXISTING FEATURES PLAN/DEMOLITION PLAN	2 OF 7
SITE PLAN	3 OF 8
GRADING PLAN	4 OF 7
PHASING PLAN	5 OF 7
EROSION AND SEDIMENTATION CONTROL PLAN	6 OF 7
DETAIL SHEET	7 OF 7

CLIENT

WEST BRADFORD TOWNSHIP
 1385 CAMPUS DRIVE
 DOWNINGTOWN, PA 19335
 PHONE: 610 269-4174
 EMAIL: WBRADFORD@WESTBRADFORD.ORG

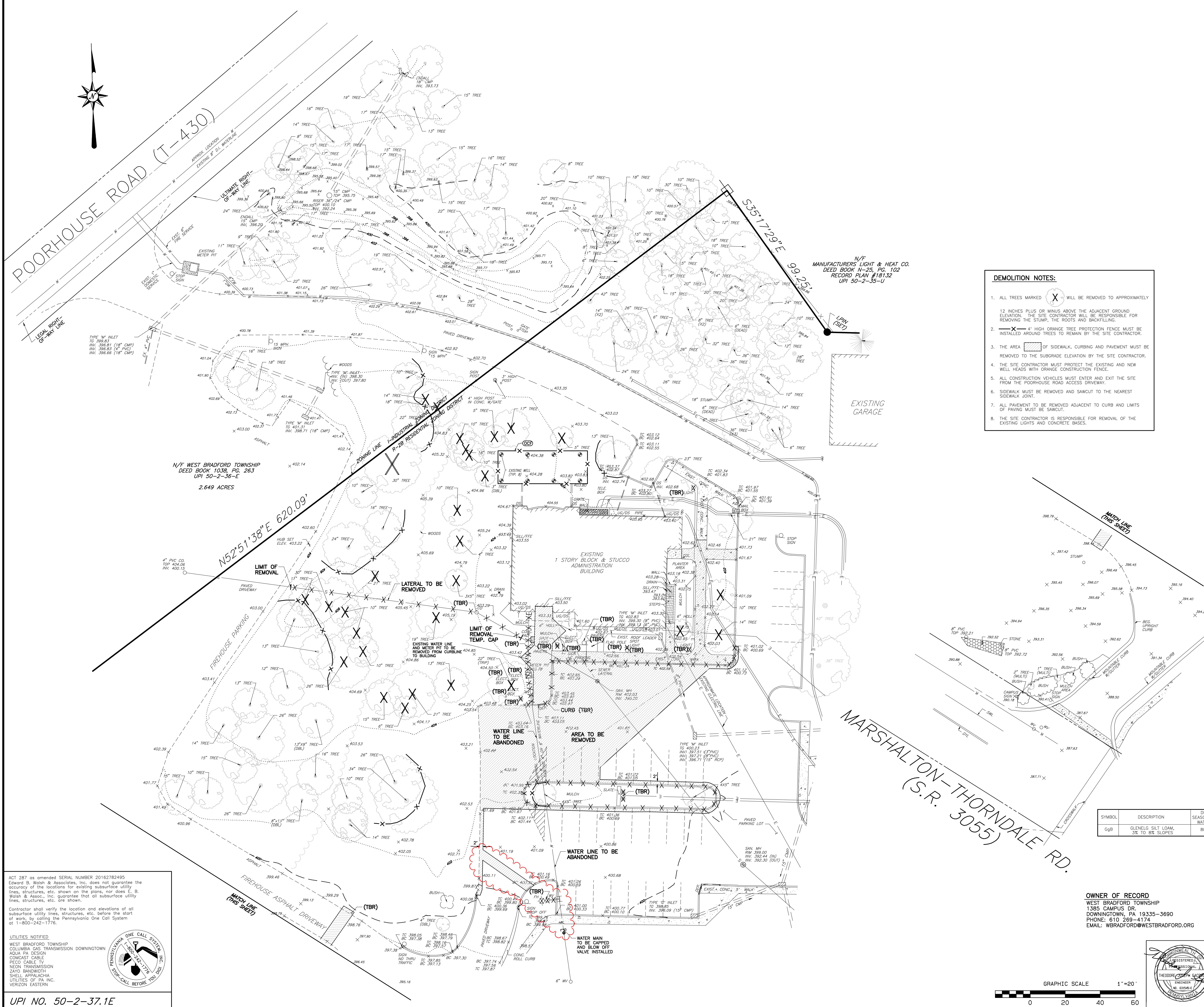
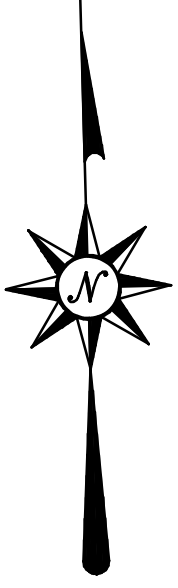
CIVIL ENGINEER

Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS
 Whiteland Business Park
 855 Springdale Drive, Suite 202
 Exton, Pennsylvania 19341
 Phone: 610-903-0023
 EMAIL: TGACOMIS@EBWALSHINC.COM
 Project- 2800-195



1. REV. 1-18-21 ADD PROPOSED 6" D.I. PIPE AND FIRE HYDRANT.


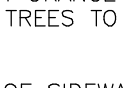



POORHOUSE ROAD (T-430)
APPROX. LOCATION
EXISTING 6" D.I. WATERLINE

N/F MANUFACTURERS LIGHT & HEAT CO.
DEED BOOK N-25, PG. 102
RECORD PLAN #18132
UPI 50-2-35-U





















N/F WEST BRADFORD TOWNSHIP
DEED BOOK 1039, PG. 263
UPI 50-2-36-E
2.649 ACRES

MARSHALTON-THORNDALE RD.
(S.R. 3055)

- DEMOLITION NOTES:**
- ALL TREES MARKED  WILL BE REMOVED TO APPROXIMATELY 12 INCHES PLUS OR MINUS ABOVE THE ADJACENT GROUND ELEVATION. THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING THE STUMP, THE ROOTS AND BACKFILLING.
 -  4' HIGH ORANGE TREE PROTECTION FENCE MUST BE INSTALLED AROUND TREES TO REMAIN BY THE SITE CONTRACTOR.
 - THE AREA  OF SIDEWALK, CURBING AND PAVEMENT MUST BE REMOVED TO THE SUBGRADE ELEVATION BY THE SITE CONTRACTOR.
 - THE SITE CONTRACTOR MUST PROTECT THE EXISTING AND NEW WELL HEADS WITH ORANGE CONSTRUCTION FENCE.
 - ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE FROM THE POORHOUSE ROAD ACCESS DRIVEWAY.
 - SIDEWALK MUST BE REMOVED AND SAWCUT TO THE NEAREST SIDEWALK JOINT.
 - ALL PAVEMENT TO BE REMOVED ADJACENT TO CURB AND LIMITS OF PAVING MUST BE SAWCUT.
 - THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE EXISTING LIGHTS AND CONCRETE BASES.

- GENERAL NOTES:**
- BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. ON AUGUST 26, 2019.
 - BOUNDARY SURVEY WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED, THEREFORE, THE SURVEY MAY NOT DEPICT ALL RIGHTS, EASEMENTS, ETC. ATTACHED TO THE PROPERTY THAT A CURRENT AND COMPLETE TITLE REPORT MAY DISCLOSE.
 - OWNER OF RECORD: WEST BRADFORD TOWNSHIP
 - SITE ADDRESS: 1385 CAMPUS DR. DOWNINGTOWN, PA. 19335-3690
 - RECORDING INFORMATION: RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS, BEING UPI 50-2-37.1E AT THE CHESTER COUNTY BOARD OF ASSESSMENTS.
 - SITE BENCHMARK: ASSUMED ELEVATION FLOOR ELEVATION OF EXISTING BUILDING SILL/PFE 403.50

LEGEND

-  EXISTING PARCEL BOUNDARY
-  BUILDING SETBACK LINE
-  EXISTING INDEX CONTOUR
-  EXISTING INTERIOR CONTOUR
-  EXISTING CURB LINE
-  EXISTING EDGE OF PAVING
-  EXISTING FENCE LINE
-  EXISTING STORM SEWER INLET
-  EXISTING STORM SEWER PIPE
-  EXISTING ELECTRIC LINE
-  EXISTING SIGN
-  EXISTING LIGHT
-  EXISTING WOODS LINE
-  EXISTING TREE
-  EXISTING TREE TO BE REMOVED
-  EXISTING SPOT ELEVATION
-  TO BE REMOVED
-  EXISTING CURB TO BE REMOVED
-  EXISTING LIGHT & CONCRETE BASE TO BE REMOVED
-  ORANGE CONSTRUCTION FENCE

SOILS LIST


SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	HYDROLOGIC GROUP	SUITABILITY FOR: ROAD SUBGRADE ROAD FILL TOPSOIL	CHARACTERISTICS THAT AFFECT: EMBANKMENTS, DYES, LEVEES
GgB	GLENGLE SILT LOAM, 3% TO 8% SLOPES	80" PLUS	72" TO 120"	C	FAIR	VERY LIMITED

ACT 287 as amended SERIAL NUMBER 20162782495
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1176.

UTILITIES NOTIFIED

WEST BRADFORD TOWNSHIP
COLUMBIA GAS TRANSMISSION DOWNINGTOWN
AQUA PA DESIGN
COMCAST CABLE
PECO CABLE TV
NEON TRANSMISSION
ZAYO BROADBAND
SHELL APPALACHIA
UTILITIES OF PA INC.
VERIZON EASTERN



UPI NO. 50-2-37.1E

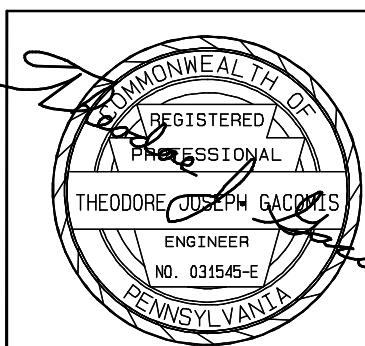
OWNER OF RECORD
WEST BRADFORD TOWNSHIP
1385 CAMPUS DR.
DOWNINGTOWN, PA 19335-3690
PHONE: 610 269-4174
EMAIL: WBRADFORD@WESTBRADFORD.ORG

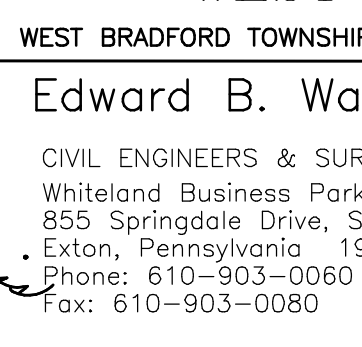
EXISTING FEATURES/DEMO PLAN

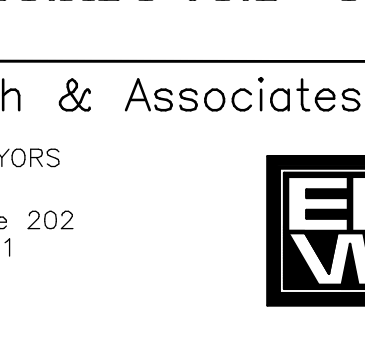
1. REV. 1-18-21 ADD PROPOSED 6" D.I. PIPE AND FIRE HYDRANT.

ADMINISTRATION BUILDING ADDITION
FOR
WEST BRADFORD TOWNSHIP
CHESTER COUNTY, PA

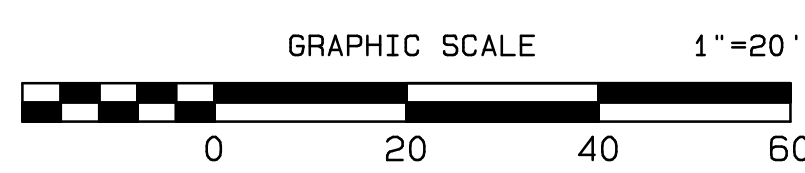
Edward B. Walsh & Associates, Inc.
Project: 2800-195
Date: 10-8-20
Scale: 1" = 20'
Drawn: DB
Checked: JIG
Sheet: 2 of 7

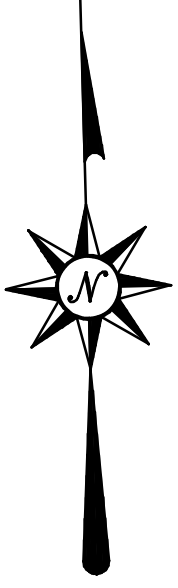






Plotted: 1/18/2021 File: F:\JWB\2800-195\2800-195-CAMPUS\2800-195-89-CAMPUS.Plot





POORHOUSE ROAD (T-430)

N/F WEST BRADFORD TOWNSHIP
DEED BOOK 1038, PG. 263
UPI 50-2-36-E
2.649 ACRES

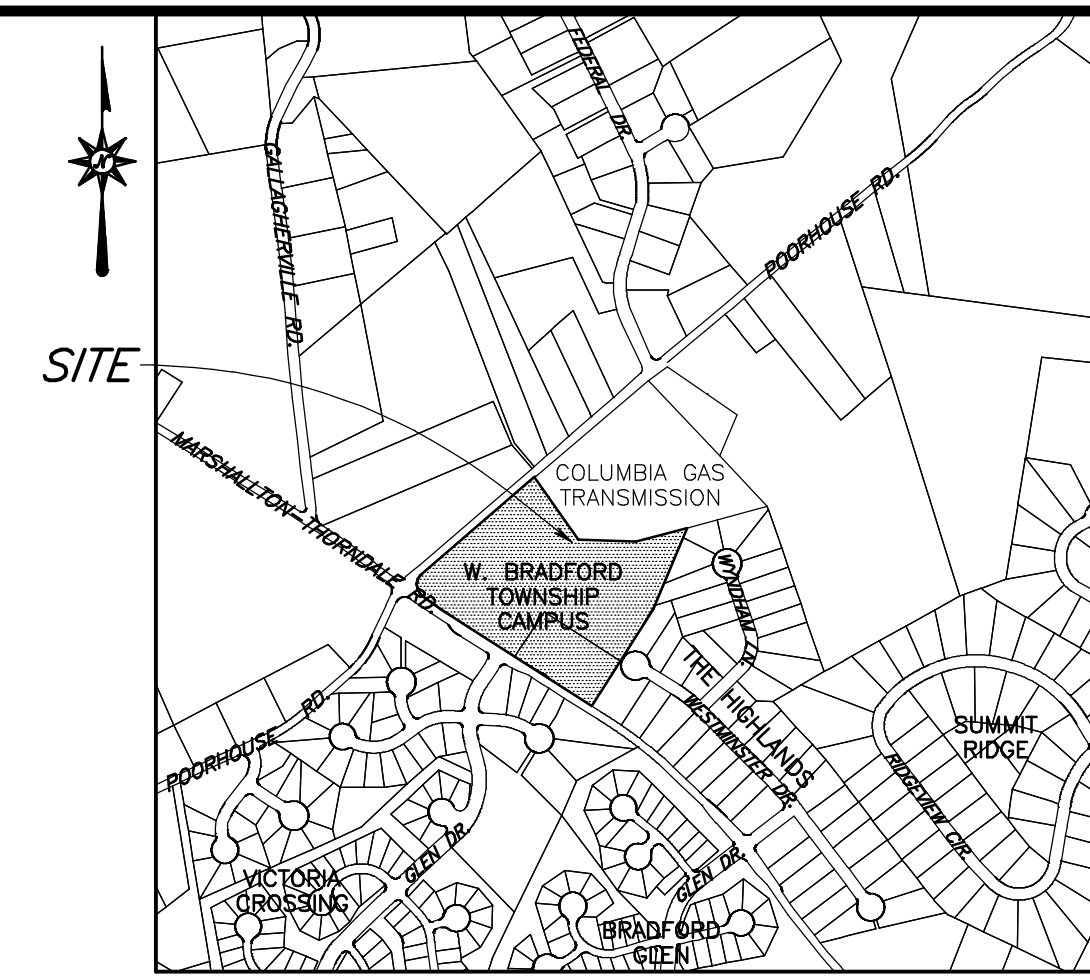
N52°51'38"E 620.09'

S35°17'29"E 99.25'

N/F MANUFACTURERS LIGHT & HEAT CO.
DEED BOOK N-26, PG. 102
RECORD PLAN #18132
UPI 50-2-35-U

ZONING TABLE
R-2B RESIDENTIAL ZONING DISTRICT

LOT SIZE	1 ACRE	9.316 ACRE
LOT WIDTH AT STREET LINE	40 FT.	747 FT.
LOT WIDTH AT BLDG. SETBACK LINE	150 FT.	607 FT.
FRONT YARD	60FT. FROM R/W 75 FT. FROM C/L	275 FT.
SIDE YARD	25 FT.	65 FT.
REAR YARD	50 FT.	25 FT.
BLDG. HEIGHT	2-1/2 STORIES, < 35'	< 35'



LOCATION MAP
SCALE: 1"=800'

CERTIFICATE OF OWNERSHIP, AND ACKNOWLEDGMENT OF PLAN
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE 4TH DAY OF JANUARY, 2021,
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
JUSTIN YAICH, BEING TOWNSHIP MANAGER OF WEST BRADFORD TOWNSHIP BEING
DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE TOWNSHIP IS THE
OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO
EXECUTE SAID PLAN ON BEHALF OF WEST BRADFORD TOWNSHIP, THAT THE PLAN IS
THE ACT AND DEED OF WEST BRADFORD TOWNSHIP, AND THAT WEST BRADFORD
TOWNSHIP DESIRES THE SAME TO BE RECORDED.

WEST BRADFORD TOWNSHIP

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF WEST BRADFORD
TOWNSHIP, CHESTER COUNTY, PA. THIS 4TH DAY OF JANUARY 2021.

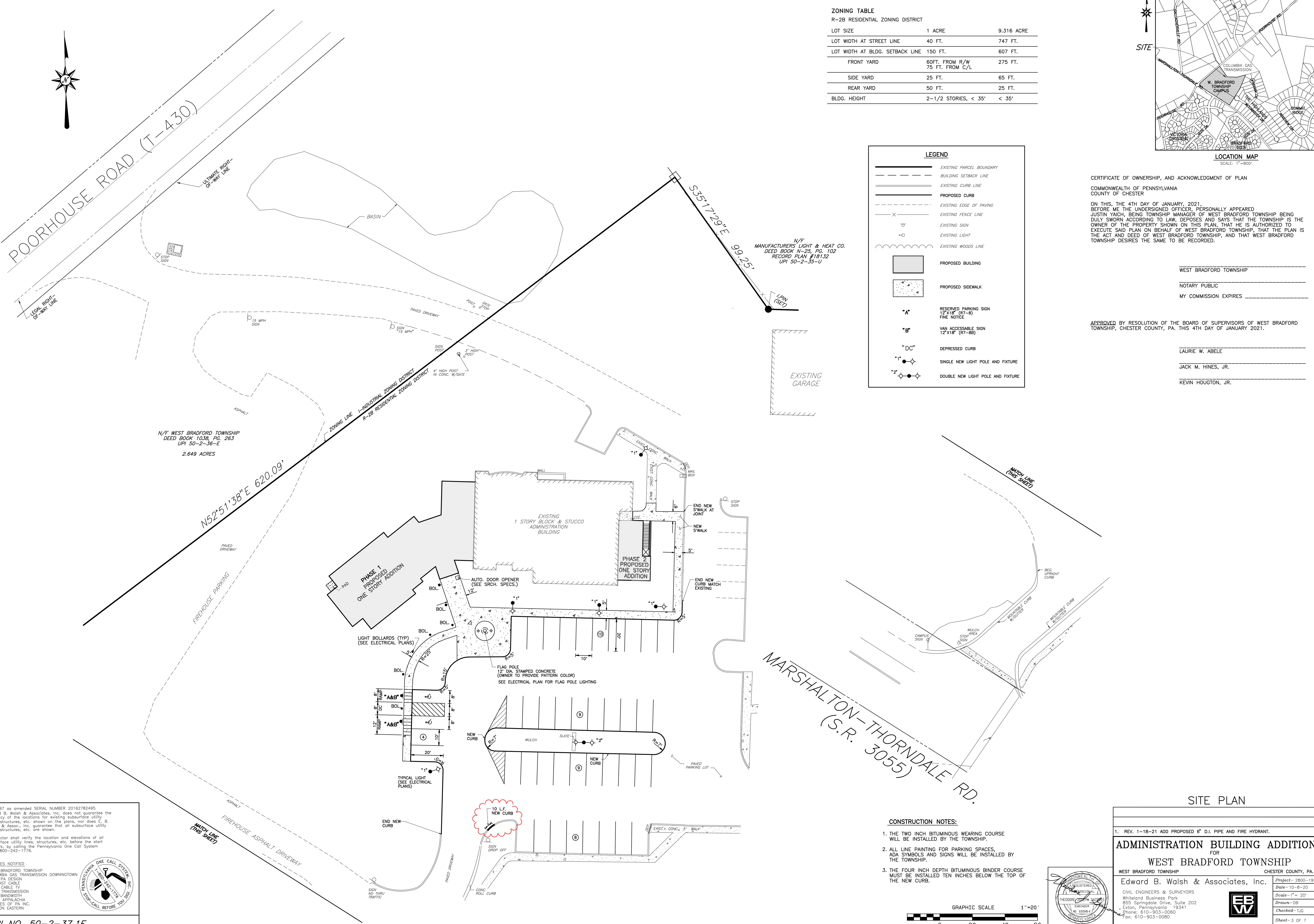
LAURIE W. ABELE

JACK M. HINES, JR.

KEVIN HOUGHTON, JR.

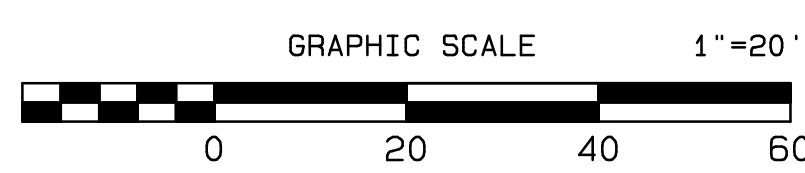
LEGEND

- EXISTING PARCEL BOUNDARY
- BUILDING SETBACK LINE
- EXISTING CURB LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVING
- EXISTING FENCE LINE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING WOODS LINE
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- "A" RESERVED PARKING SIGN
12"X18" (R7-B)
FINE NOTICE
- "B" VAN ACCESSIBLE SIGN
12"X18" (R7-BB)
- "DC" DEPRESSED CURB
- "1" SINGLE NEW LIGHT POLE AND FIXTURE
- "2" DOUBLE NEW LIGHT POLE AND FIXTURE



CONSTRUCTION NOTES:

1. THE TWO INCH BITUMINOUS WEARING COURSE WILL BE INSTALLED BY THE TOWNSHIP.
2. ALL LINE PAINTING FOR PARKING SPACES, ADA SYMBOLS AND SIGNS WILL BE INSTALLED BY THE TOWNSHIP.
3. THE FOUR INCH DEPTH BITUMINOUS BINDER COURSE MUST BE INSTALLED TEN INCHES BELOW THE TOP OF THE NEW CURB.



SITE PLAN

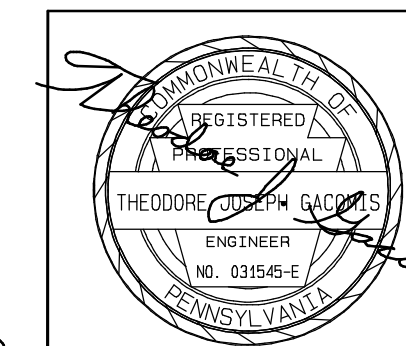
1. REV. 1-18-21 ADD PROPOSED 6" D.I. PIPE AND FIRE HYDRANT.

ADMINISTRATION BUILDING ADDITION
FOR
WEST BRADFORD TOWNSHIP

WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS
Whitefield Business Park
850 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 2800-195
Date- 10-8-20
Scale- 1"= 20'
Drawn- DB
Checked- JG
Sheet- 3 OF 7



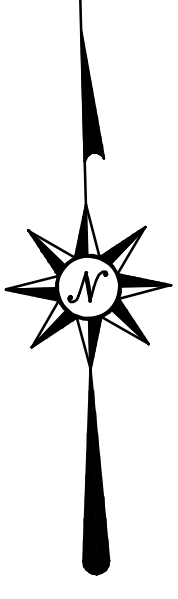
ACT 287 as amended SERIAL NUMBER 20162782495
Edward B. Walsh & Associates, Inc. does not guarantee the
accuracy of the locations for existing subsurface utility
lines, structures, etc. shown on the plans, nor does E. B.
Walsh & Assoc., Inc. guarantee that all subsurface utility
lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all
subsurface utility lines, structures, etc. before the start
of work, by calling the Pennsylvania One Call System
at 1-800-242-1776.

UTILITIES NOTIFIED

WEST BRADFORD TOWNSHIP
COLUMBIA GAS TRANSMISSION DOWNTOWN
AQUA PA DESIGN
COMCAST CABLE
PECO CABLE TV
NEON TRANSMISSION
ZAYO BANDWIDTH
SHELL APPALACHIA
UTILITIES OF PA INC.
VERIZON EASTERN

UPI NO. 50-2-37.1E



POORHOUSE ROAD (T-430)

S35°17'20"E 99.25'

N/W MANUFACTURERS LIGHT & HEAT CO. DEED BOOK N-25, PG. 102 RECORD PLAN #18132 UPI 50-2-35-U

N/W WEST BRADFORD TOWNSHIP DEED BOOK 1038, PG. 263 UPI 50-2-36-E 2.649 ACRES

N52°51'38"E 620.09'

MARSHALTON-THORNDALE RD. (S.R. 3055)

STORMWATER DRAINAGE TABLE

PIPE RUN	INLET TYPE	PIPE SIZE	PIPE LENGTH	PIPE SLOPE	GRATE ELEV.	INVERT ELEV.
"A"	TYPE "M" (EXIST.)				403.50	398.71
"B"	TYPE "M"	12"	96 L.F.	0.86%	402.75	399.54
"C"	"B" TO "C"	10"	35 L.F.	0.75%	402.75	399.81
"D"	"C" TO "D"	18" ROUND GRATE	10"	54 L.F.	402.75	400.22
"E"	"D" TO "E"	18" ROUND GRATE	8"	66 L.F.	402.75	400.72
"F"	"E" TO "F"	18" ROUND GRATE	8"	45 L.F.	402.75	401.04
"G"	EXISTING TYPE "M"				402.83	399.50
"H"	"G" TO "H"	8"	25 L.F.	4.00%	402.00	400.50
"I"	"H" TO "I"	8"	44 L.F.	1.14%	402.50	401.00
"B2"	CLEANOUT				404.00	
"B2" TO "B1"	CLEANOUT	8"	28 L.F.		404.00	
"B1"	CLEANOUT				404.00	
"B1" TO "B"	CLEANOUT	8"	42 L.F.		404.00	

ALL STORM PIPE WILL BE HDPE, HIGH DENSITY POLYETHYLENE PIPE, WITH SMOOTH BORE OR SDR-35 PVC.

CONSTRUCTION NOTES:

- STORM DRAINAGE INLETS "A" AND "B" AND STORM PIPE RUN INLET "A" TO "B" WILL BE INSTALLED BY THE TOWNSHIP.
- THE PROPOSED 6" PVC SANITARY SEWER LATERAL FROM CO. #1, #2, #3, #4 TO #5 WILL BE INSTALLED BY THE TOWNSHIP.
- THE LIMITS OF PAVING RECONSTRUCTION SHOWN AS - - - - INCLUDES THE FULL DEPTH PAVING SECTION EXCEPT FOR THE WEARING COURSE TO BE INSTALLED BY THE TOWNSHIP.

LEGEND

- EXISTING PARCEL BOUNDARY
- BUILDING SETBACK LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- EXISTING CURB LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVING
- EXISTING FENCE LINE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER PIPE
- EXISTING ELECTRIC LINE
- EXISTING SIGN
- EXISTING LIGHT
- EXISTING WOODS LINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- EXISTING FIRE HYDRANT
- EXISTING TOP OF CURB ELEV.
- EXISTING BOTTOM OF CURB ELEV.
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION

GRADING PLAN

- REV. 1-18-21 ADD PROPOSED 6" D.I. PIPE AND FIRE HYDRANT.

ADMINISTRATION BUILDING ADDITION FOR WEST BRADFORD TOWNSHIP

WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc. Project-2800-195 Date-10-B-20 Scale-1"=20' Drawn-DB Checked-TJG Sheet-4 of 7

CIVIL ENGINEERS & SURVEYORS Whitefield Business Park 850 Springdale Drive, Suite 202 Exton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080

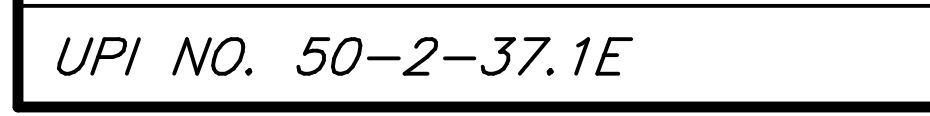


Plotted: 1/18/2021 File: F:\JOB\2800-195\2800-195-CAMPUS\2800-195-89-CAMPUS.Plot

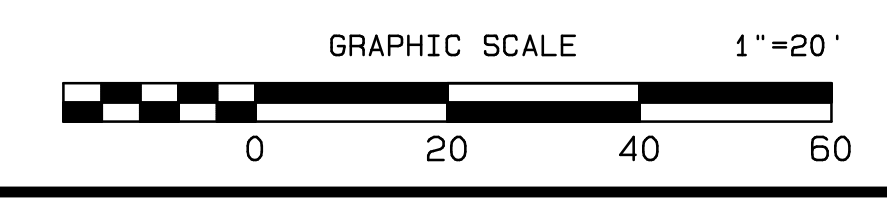
ACT 287 as amended SERIAL NUMBER 20162782495 Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

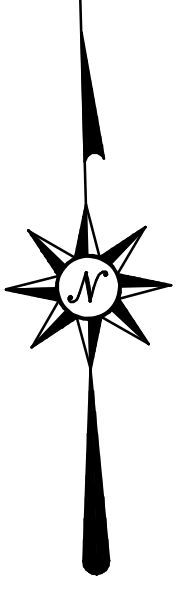
Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1176.

UTILITIES NOTIFIED WEST BRADFORD TOWNSHIP COLUMBIA GAS TRANSMISSION DOWNINGTOWN AQUA PA DESIGN COMCAST CABLE PECO CABLE TV NEON TRANSMISSION ZAYO BANDWIDTH SHELL APPALACHIA UTILITIES OF PA INC. VERIZON EASTERN



UPI NO. 50-2-37.1E





POORHOUSE ROAD (T-430)

CONSTRUCTION ACCESS

LEGAL RIGHT-OF-WAY LINE

N/F WEST BRADFORD TOWNSHIP
DEED BOOK 1038, PG. 263
UPI 50-2-36-E
2.649 ACRES

N52°51'38"E 620.09'

FIREHOUSE PARKING

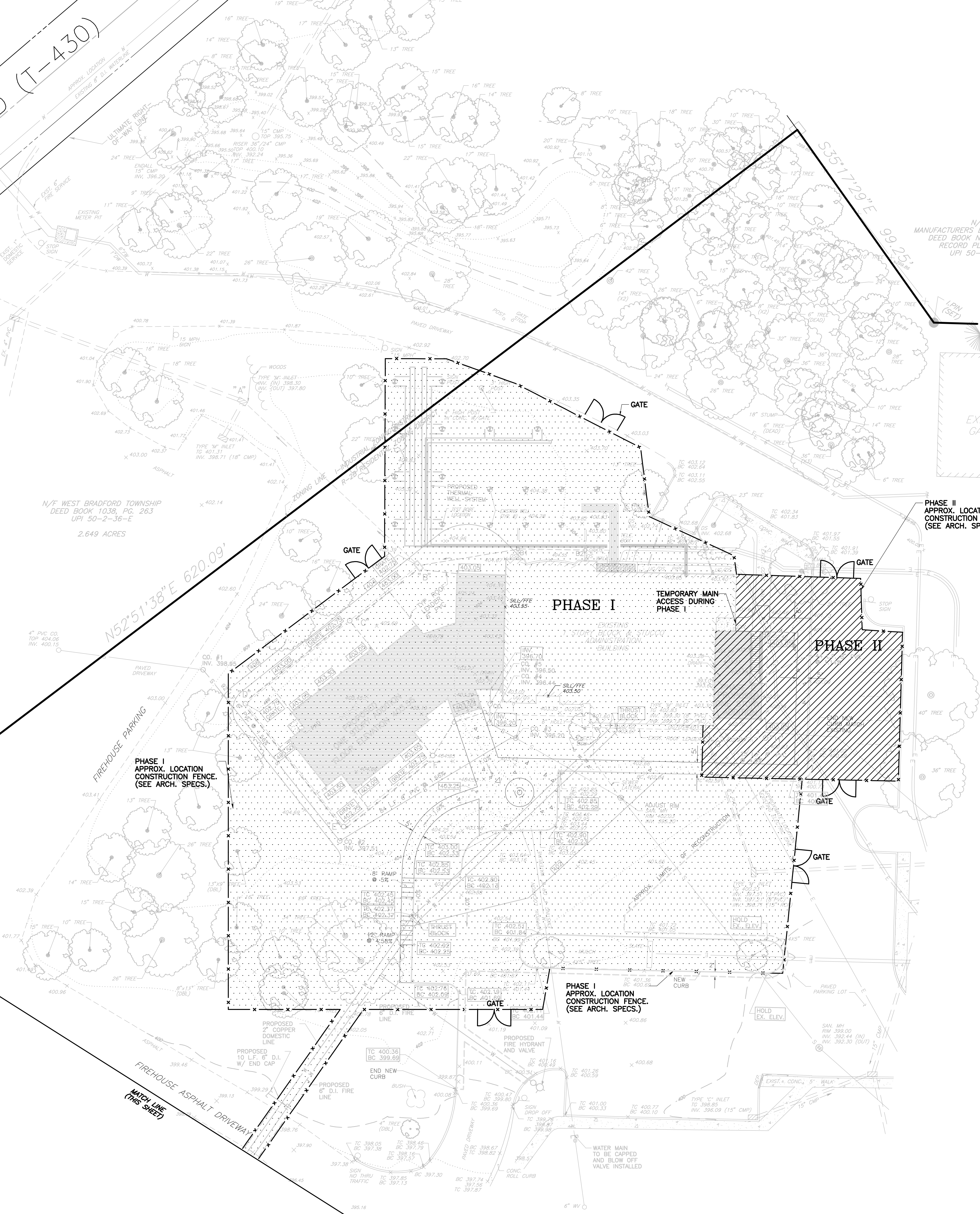
PHASE I APPROX. LOCATION CONSTRUCTION FENCE (SEE ARCH. SPECS.)

PHASE I APPROX. LOCATION CONSTRUCTION FENCE (SEE ARCH. SPECS.)

PHASE I APPROX. LOCATION CONSTRUCTION FENCE (SEE ARCH. SPECS.)

PHASE I APPROX. LOCATION CONSTRUCTION FENCE (SEE ARCH. SPECS.)

PHASE I APPROX. LOCATION CONSTRUCTION FENCE (SEE ARCH. SPECS.)

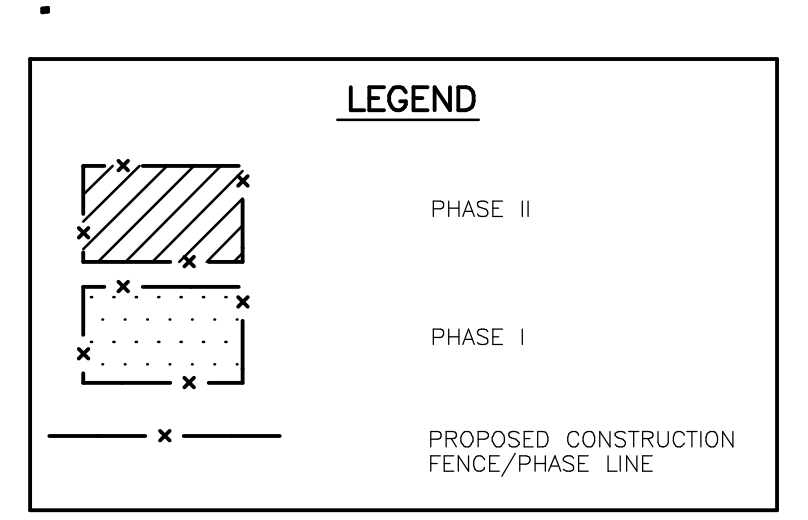
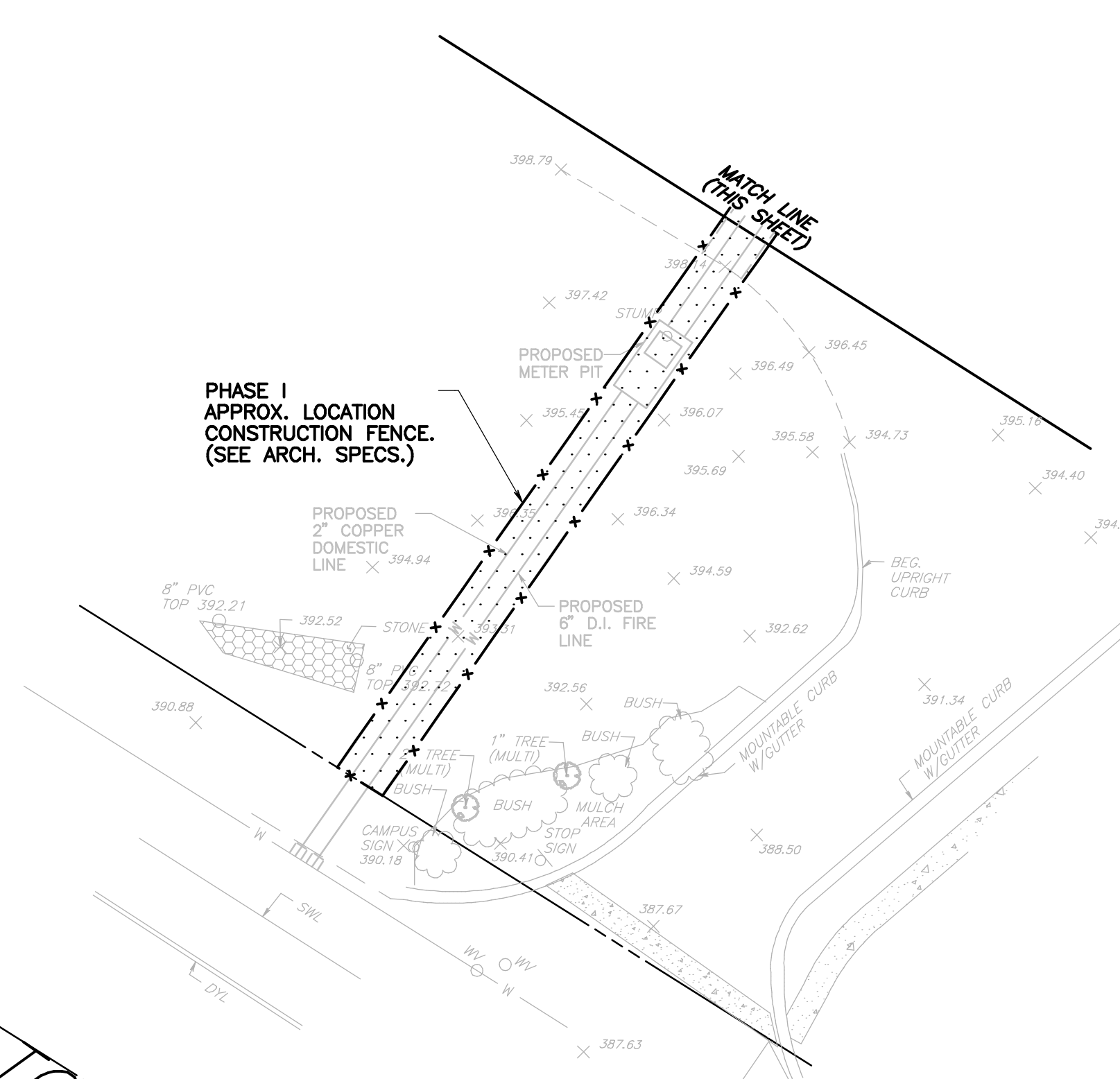


N/F MANUFACTURERS LIGHT & HEAT CO.
DEED BOOK N-25, PG. 102
RECORD PLAN #18132
UPI 50-2-35-U

EXISTING GARAGE

PHASE II APPROX. LOCATION CONSTRUCTION FENCE (SEE ARCH. SPECS.)

MARSHALTON-THORNDALE RD.
(S.R. 3055)



PHASING PLAN

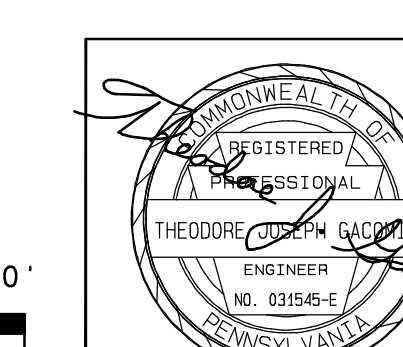
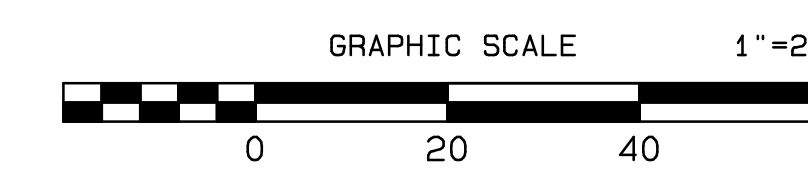
1. REV. 1-18-21 ADD PROPOSED 6" D.I. PIPE AND FIRE HYDRANT.	
ADMINISTRATION BUILDING ADDITION	
FOR	
WEST BRADFORD TOWNSHIP	
WEST BRADFORD TOWNSHIP	CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.	Project-2800-195
CIVIL ENGINEERS & SURVEYORS	Date-10-8-20
Whiteford Business Park	Scale-1"=20'
850 Springdale Drive, Suite 202	Drawn-DB
Exton, Pennsylvania 19341	Checked-TJG
Phone: 610-903-0060	Sheet-5 of 7
Fax: 610-903-0080	
Plotted: 1/18/2021	File: F:\JTB\2800-195\2800-195_CAMPUS\2800-195-B9_CAMPUS.pn

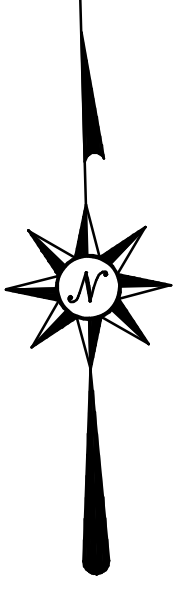
ACT 287 as amended SERIAL NUMBER 20162782495
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED
WEST BRADFORD TOWNSHIP
COLUMBIA GAS TRANSMISSION DOWNINGTOWN
AQUA PA DESIGN
COMCAST CABLE
PECO CABLE TV
NEON TRANSMISSION
ZAYO BANDWIDTH
SHELL APPALACHIA
UTILITIES OF PA INC.
VERIZON EASTERN

UPU NO. 50-2-37.1E





POORHOUSE ROAD (T-430)

N/W MANUFACTURERS LIGHT & HEAT CO. DEED BOOK N-25, PG. 102 RECORD PLAN #18132 UPI 50-2-35-U

N/W WEST BRADFORD TOWNSHIP DEED BOOK 1038, PG. 263 UPI 50-2-36-E 2.649 ACRES

N52°51'38"E 620.09'

MARSHALTON-THORNDALE RD. (S.R. 3055)

CONSTRUCTION SEQUENCE

- PHASE I**
- INSTALL CONSTRUCTION FENCE FOR PHASE I.
 - INSTALL 12" FILTER SOCK WHERE SHOWN ON PLAN. INSTALL ROCK CONSTRUCTION ENTRANCES.
 - INSTALL INLET PROTECTION ON EXISTING INLETS IN FRONT OF BUILDING.
 - CLEAR AND GRUB. PLACE TOPSOIL IN STOCKPILE.
 - CONSTRUCT SANITARY SEWER LATERAL FROM FIREHOUSE PARKING TO EXISTING SEWER LATERAL IN FRONT OF BUILDING. REMOVE EXISTING LATERAL AND INSTALL TEMPORARY CAP.
 - CONSTRUCT NEW FIRE LINE, DOMESTIC LINE, METER PIT, CONNECT TO EXISTING MAIN IN MARSHALTON THORNDALE RD. AND EXTEND LINES TO FIVE (5') FEET OFF BUILDING. PLUMBER TO CONNECT.
 - BEGIN CONSTRUCTION OF THERMAL WELL SYSTEM.
 - BEGIN BUILDING EXCAVATION AND BEGIN CONSTRUCTION OF BUILDING.
 - BEGIN CONSTRUCTION OF PARKING AND DRIVEWAY.
 - INSTALL DRAINAGE SYSTEM INLET "A" TO INLET "B" AND ROOF LATERAL TO FIVE (5') OFF BUILDING. INSTALL INLET PROTECTION IMMEDIATELY.
 - GRADE AREA AROUND BUILDING TO MAKE INLETS FUNCTIONAL.
 - EXTEND SEWER LATERAL TO ADDITION TO FIVE (5') OFF BUILDING.
 - INSTALL UTILITIES TO BUILDING.
 - COMPLETE BUILDING CONSTRUCTION.
 - CONSTRUCT SIDEWALK.
 - FINE GRADE WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEED AND MULCH.
 - REMOVE TEMPORARY CONTROLS AFTER VEGETATION IS ESTABLISHED.
- PHASE II**
- REMOVE PHASE I CONSTRUCTION FENCE AND RECONFIGURE FOR PHASE II.
 - INSTALL 12" FILTER SOCK WHERE SHOWN ON PLAN.
 - CLEAR AND GRUB. PLACE TOPSOIL IN STOCKPILE.
 - BEGIN BUILDING EXCAVATION AND BEGIN CONSTRUCTION OF BUILDING.
 - RELOCATE UTILITIES AS REQUIRED.
 - COMPLETE BUILDING CONSTRUCTION.
 - CONSTRUCT SIDEWALK.
 - FINE GRADE, SEED AND MULCH.
 - REMOVE CONSTRUCTION FENCE.
 - PLACE BITUMINOUS WEARING COURSE ON DRIVEWAY AND PARKING AREA.
 - RESTRIP PARKING AREA AND PLACE SIGNAGE.

EROSION & SEDIMENTATION CONTROL LEGEND

- SS-SS LIMIT OF DISTURBANCE
- 12" SILT SOCK
- RF ROCK FILTER
- TS TOPSOIL STOCKPILE
- RCE ROCK CONSTR. ENTRANCE
- North American Green C-125 EROSION BLANKET
- North American Green S-75 EROSION BLANKET
- INLET PROTECTION
- ROCK FILTER
- DRAINAGE LINE
- ORANGE CONSTRUCTION FENCE

LEGEND

- EXISTING PARCEL BOUNDARY
- BUILDING SETBACK LINE
- 400 EXISTING INDEX CONTOUR
- EXISTING INTERIOR CONTOUR
- EXISTING CURB LINE
- PROPOSED CURB
- EXISTING EDGE OF PAVING
- EXISTING FENCE LINE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER PIPE
- EXISTING ELECTRIC LINE
- EXISTING SIGN
- EXISTING LIGHTS
- EXISTING WOODS LINE
- EXISTING SPOT ELEVATION

EROSION AND SEDIMENTATION CONTROL PLAN

ADMINISTRATION BUILDING ADDITION FOR WEST BRADFORD TOWNSHIP

WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA Edward B. Walsh & Associates, Inc.

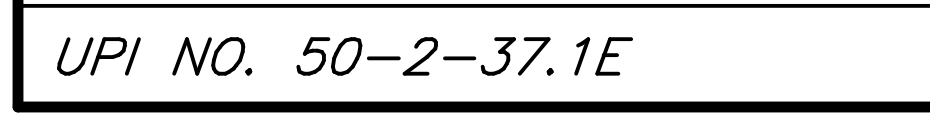
CIVIL ENGINEERS & SURVEYORS Whiteford Business Park 850 Springdale Drive, Suite 202 Exton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080

Project- 2800-195 Date- 10-8-20 Scale- 1"= 20' Drawn- DB Checked- TJG Sheet- 6 of 7

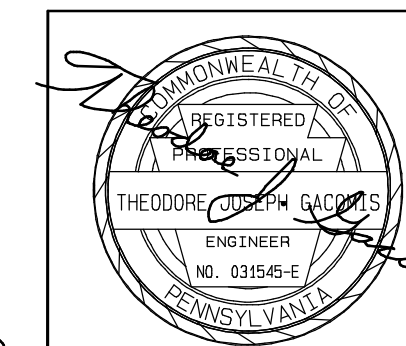
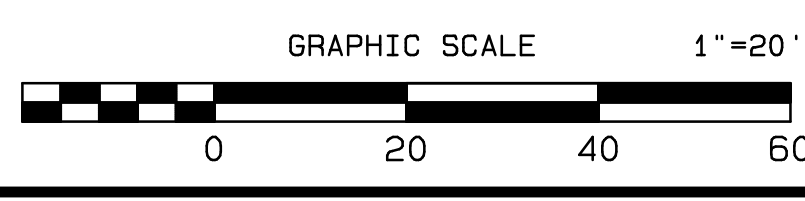
ACT 287 as amended SERIAL NUMBER 20162782495 Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Associates, Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

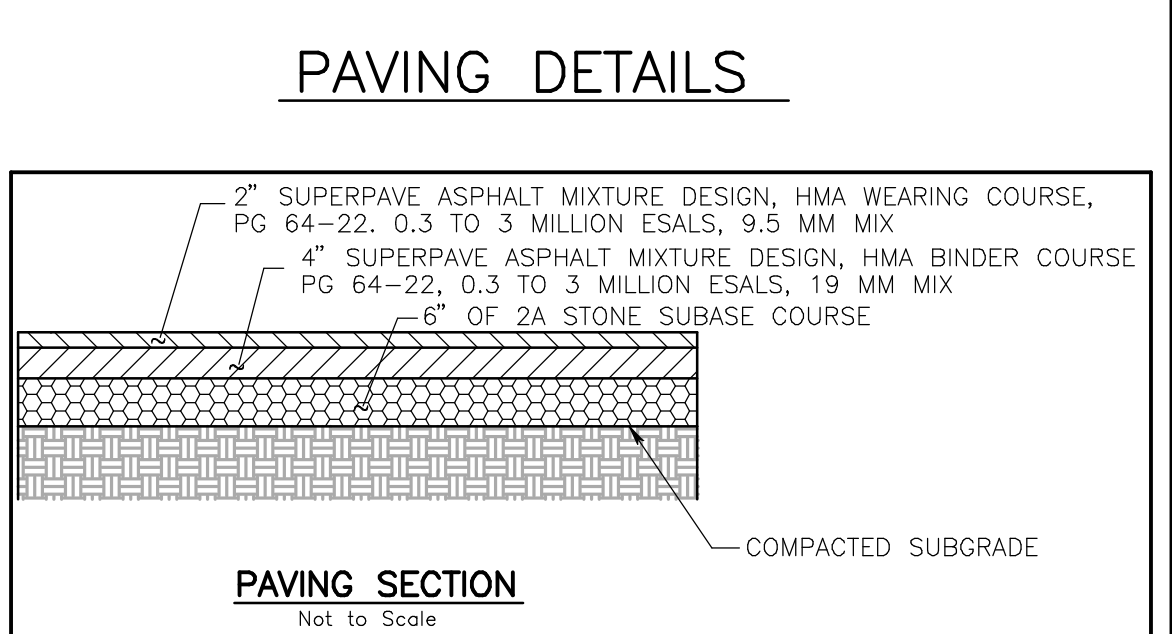
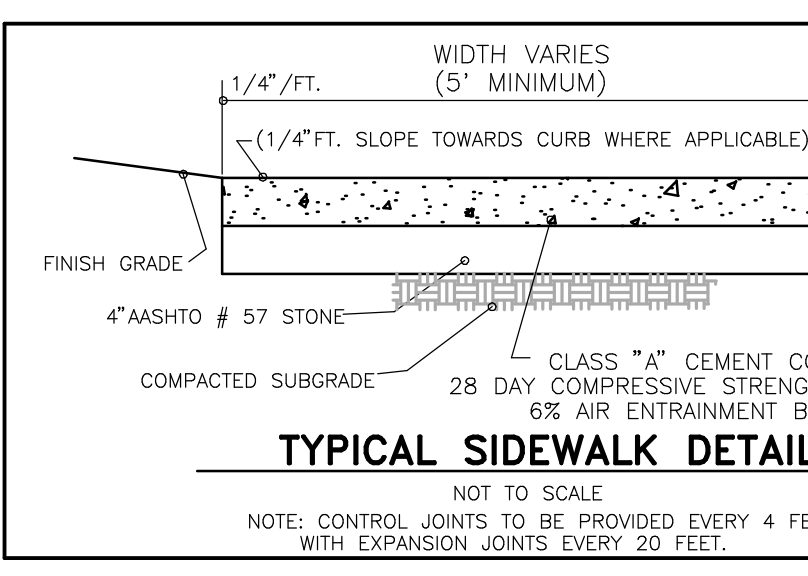
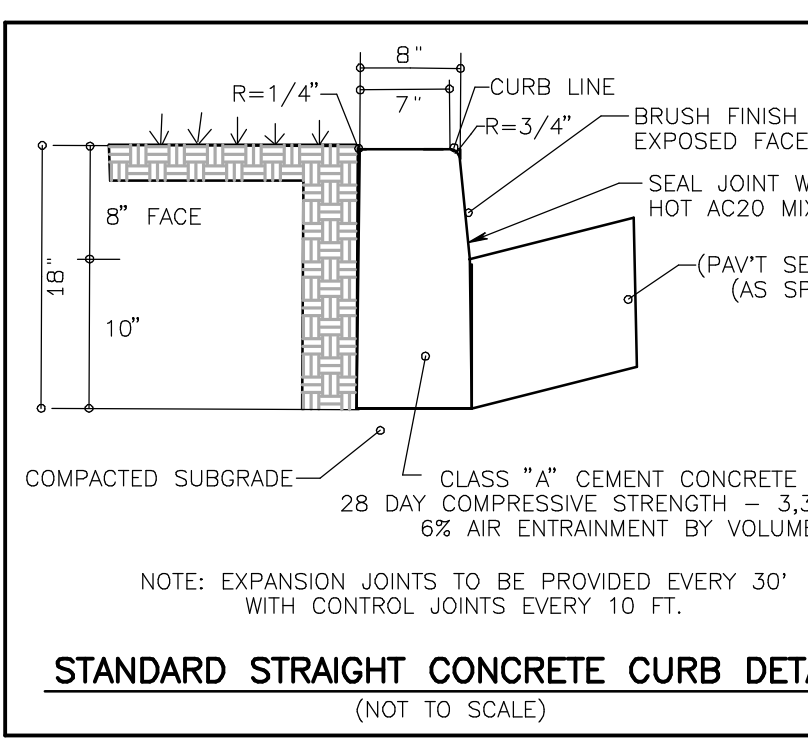
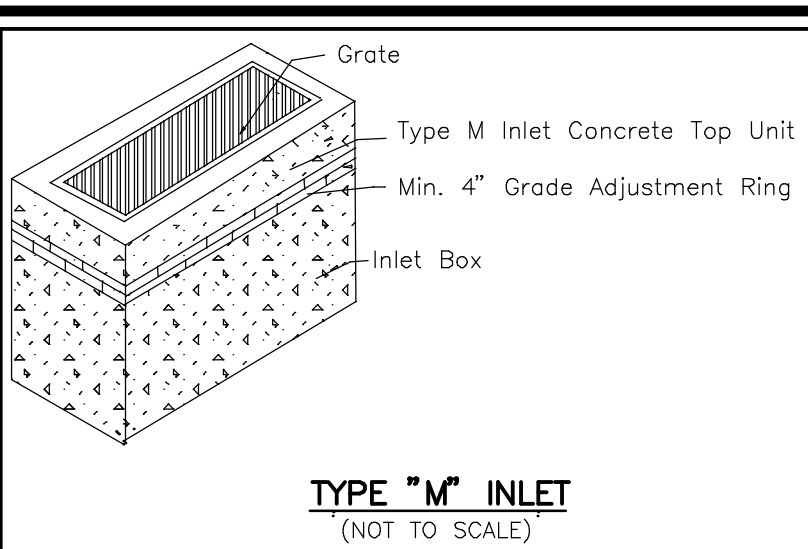
Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED WEST BRADFORD TOWNSHIP COLUMBIA GAS TRANSMISSION DOWNINGTOWN AQUA PA DESIGN COMCAST CABLE PECO CABLE TV NEON TRANSMISSION ZAYO BANDWIDTH SHELL APPALACHIA UTILITIES OF PA INC. VERIZON EASTERN



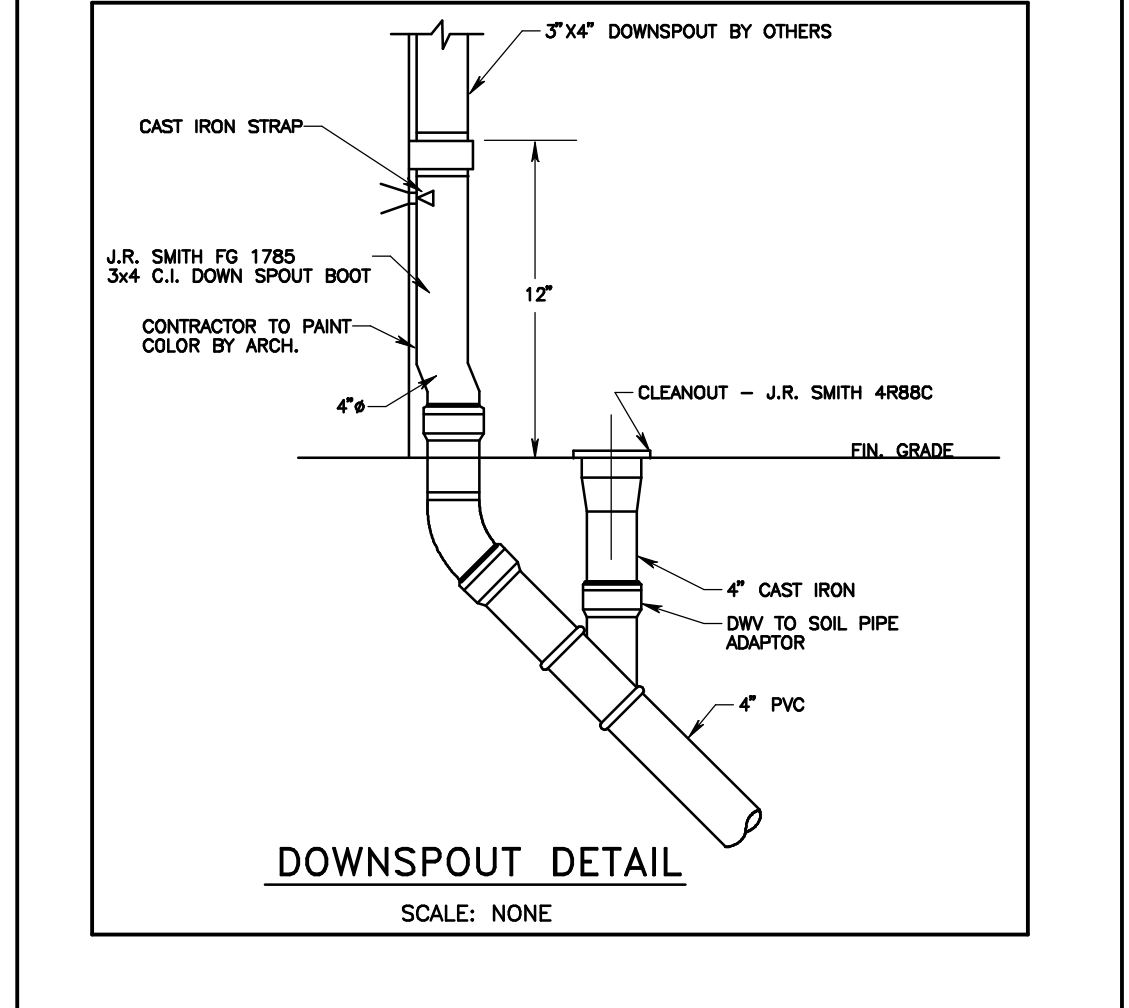
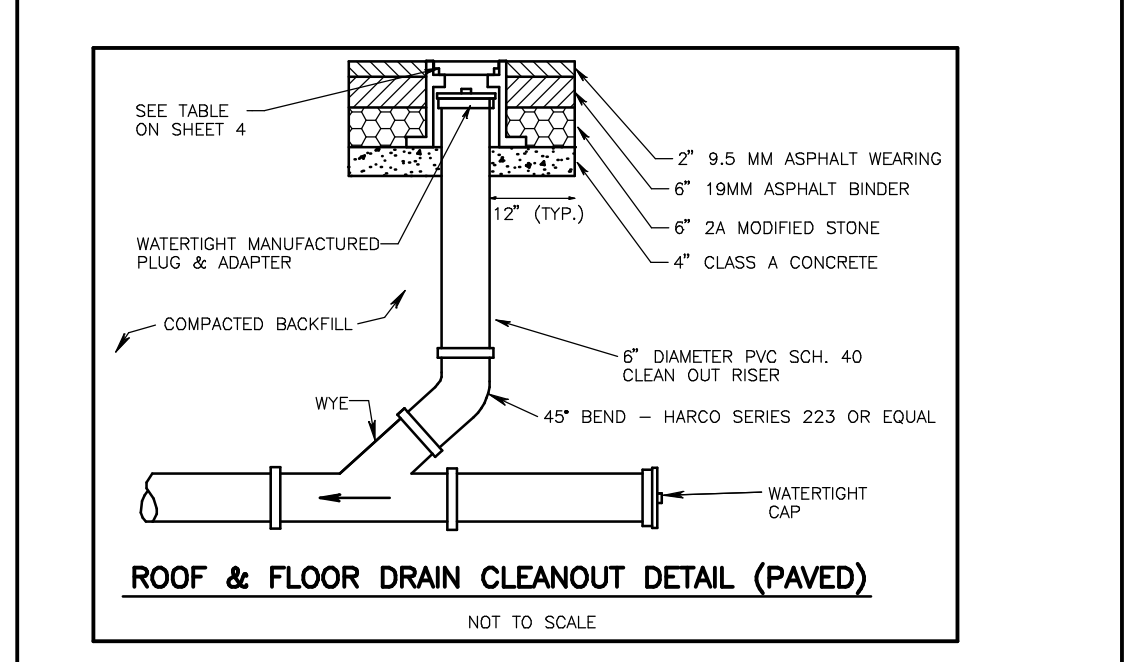
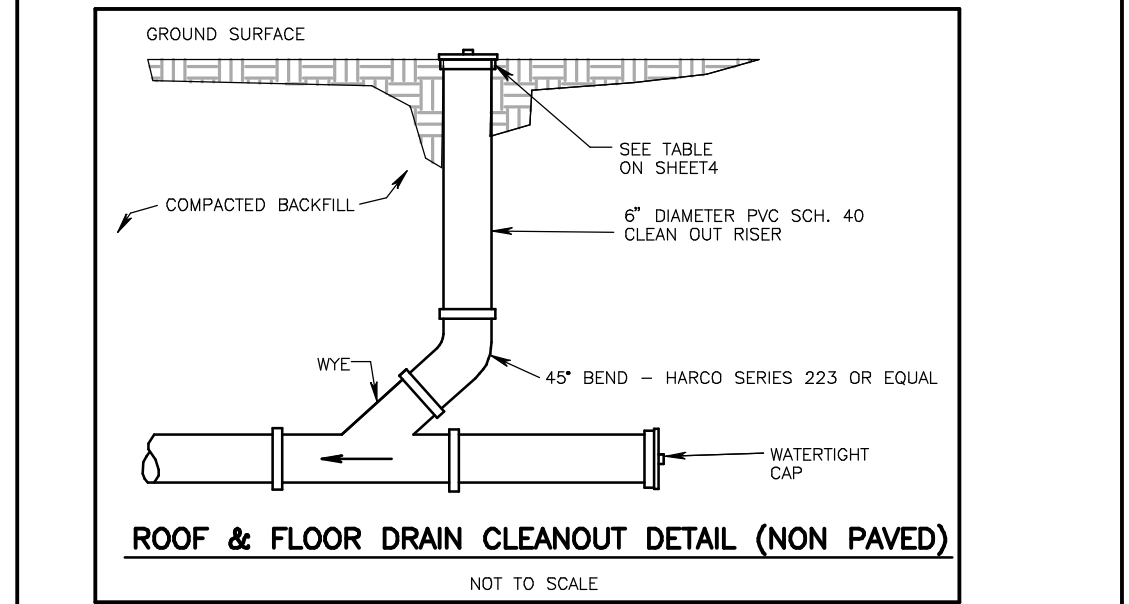
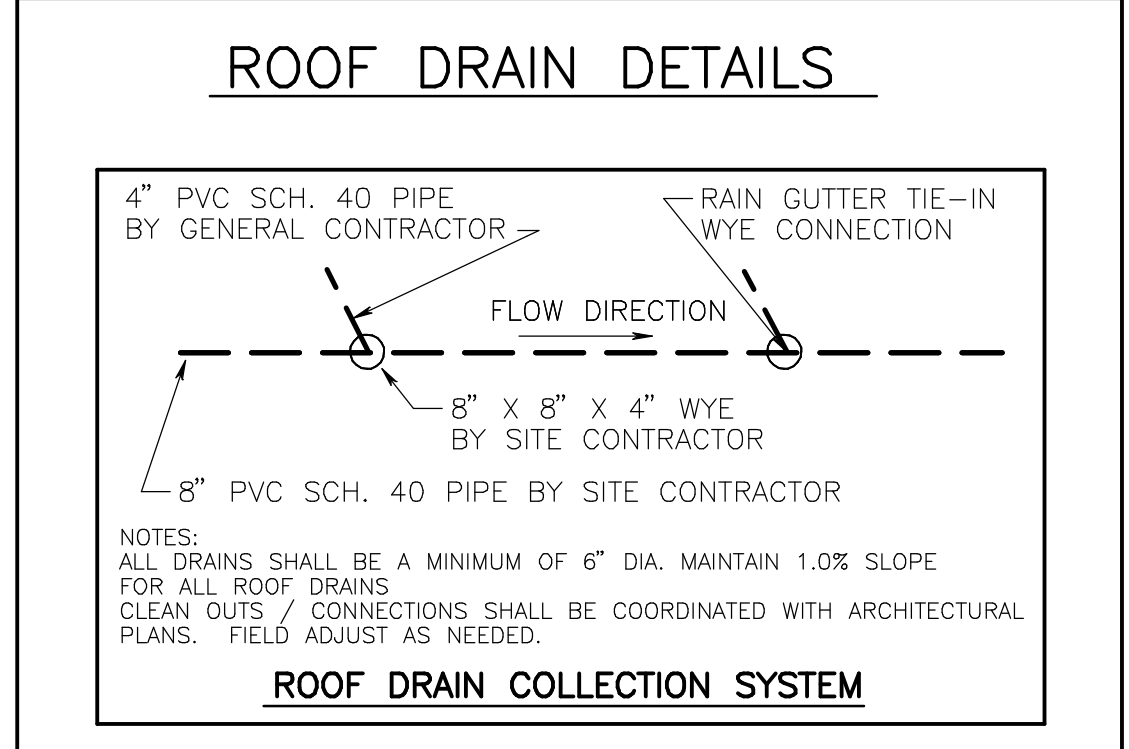
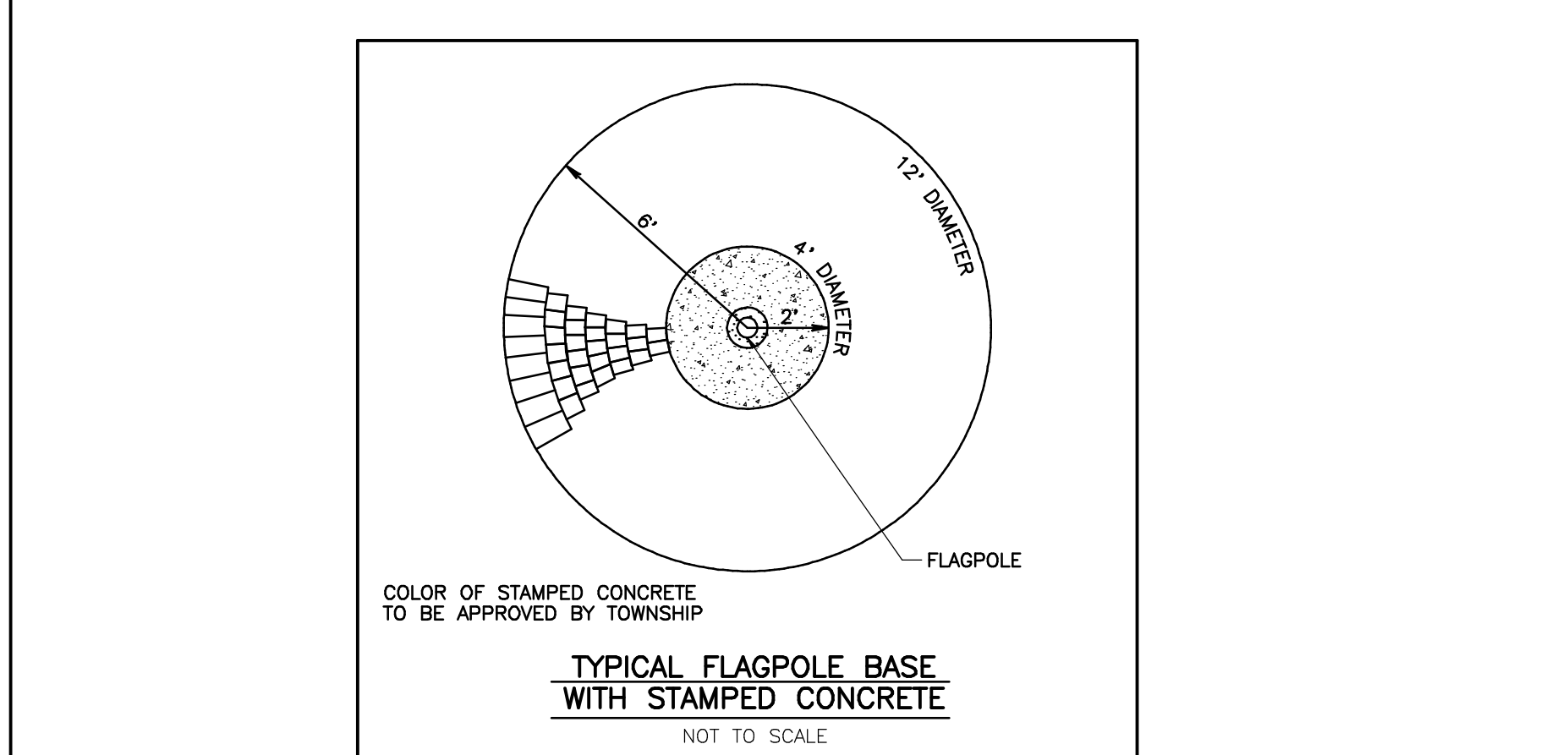
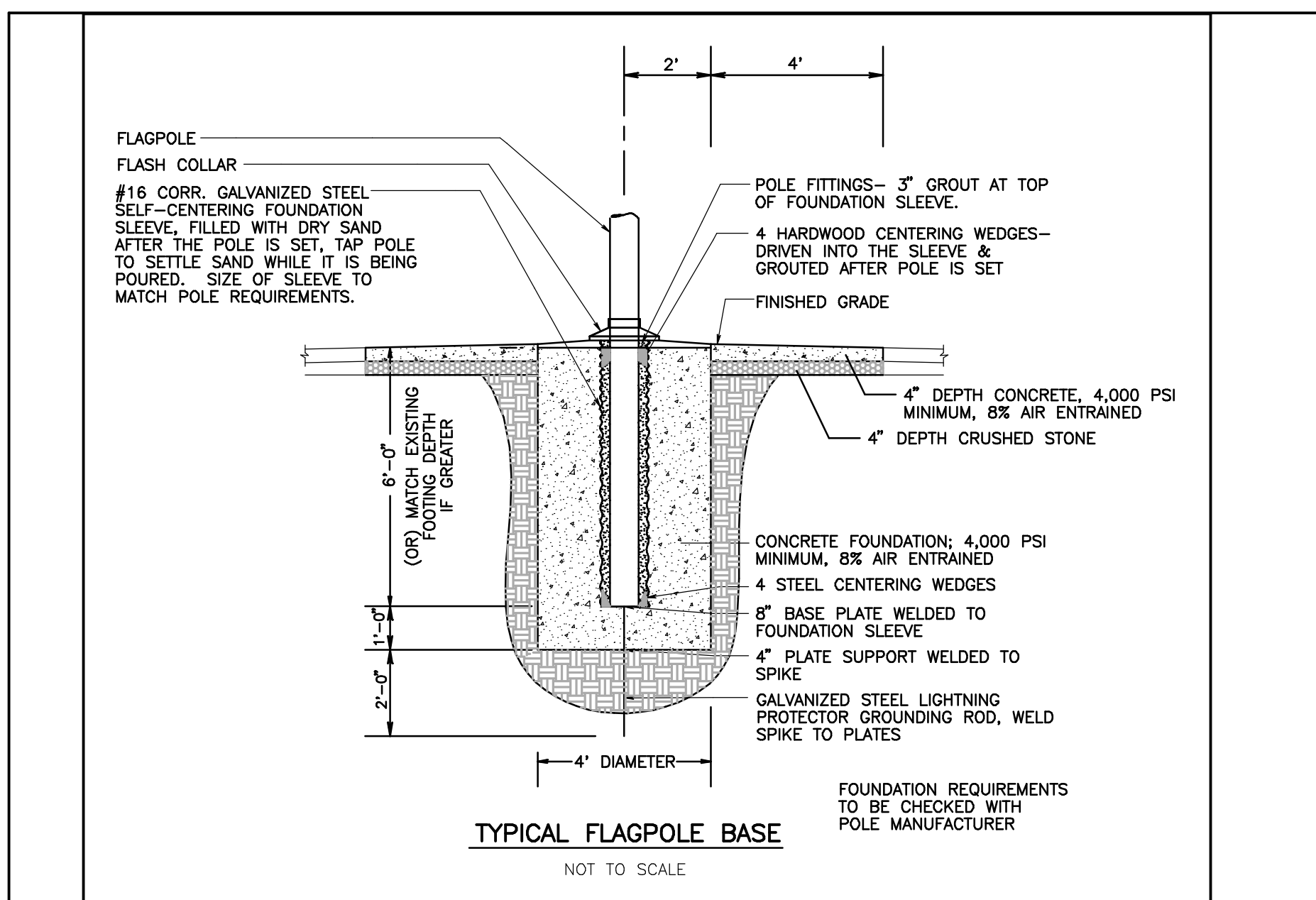
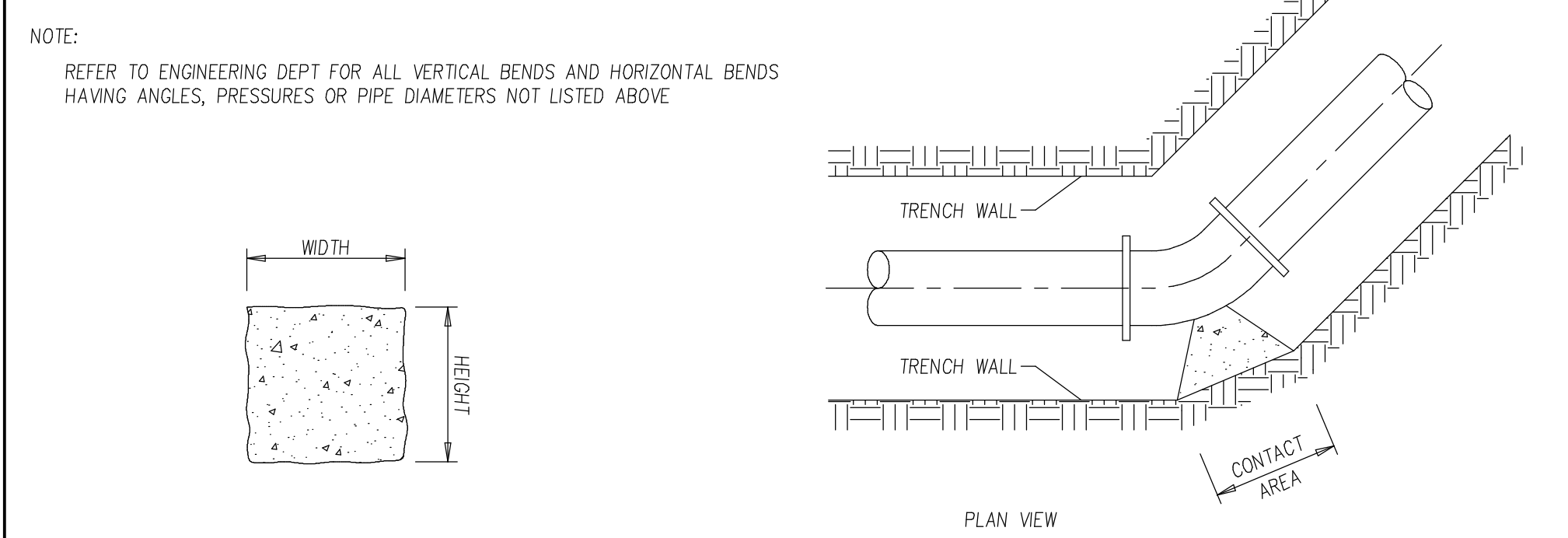
UPI NO. 50-2-37.1E



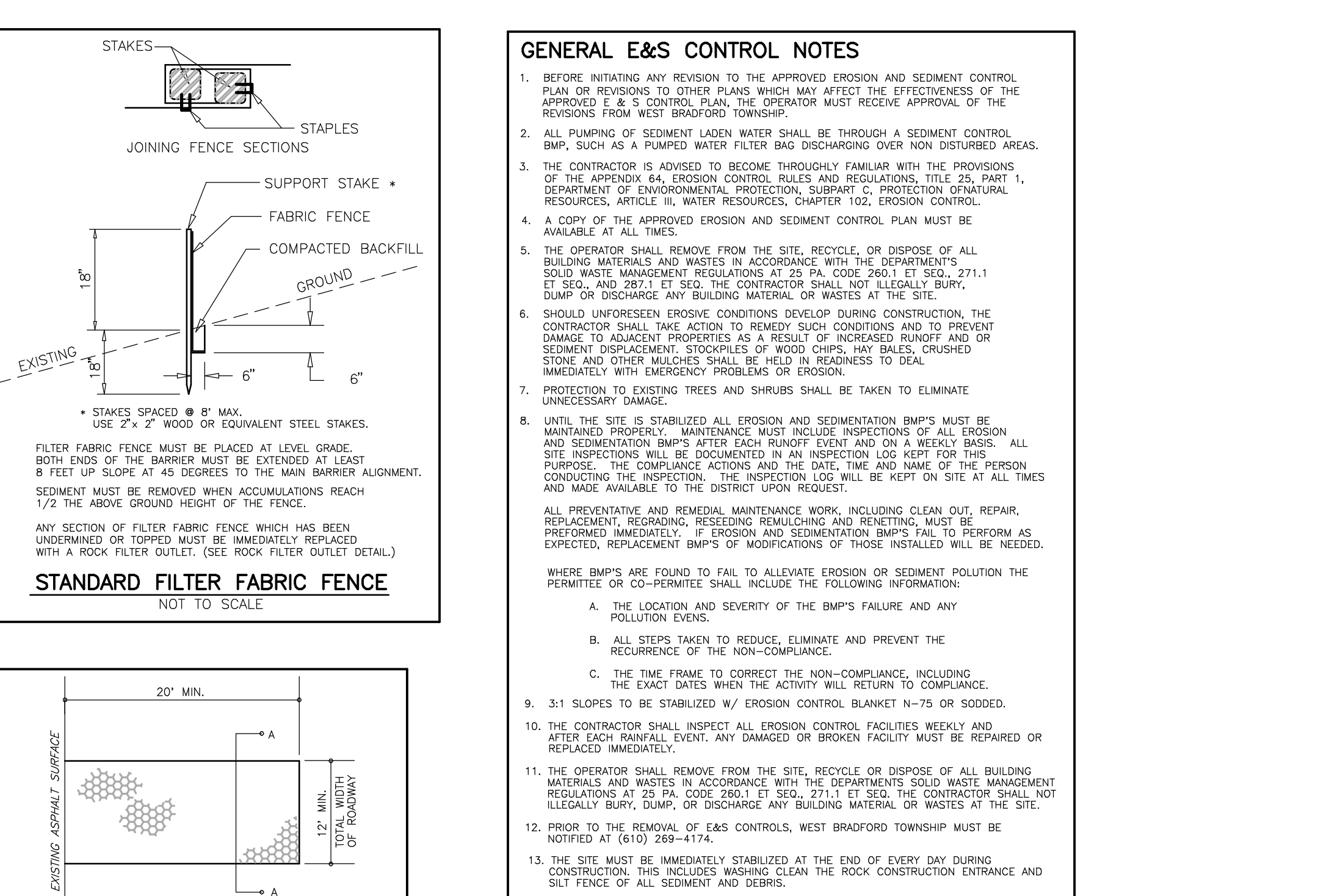


MINIMUM THRUST BLOCK AREAS REQUIRED (SQUARE FEET OF CONTACT SURFACE AREA ALONG TRENCH WALL)

PIPE DIAMETER (INCHES)	HYDRANTS, TEES & BLOW-OFFS			90° BENDS			45° BENDS			22 1/4° BENDS		
	0-100	101-150	151-200	0-100	101-150	151-200	0-100	101-150	151-200	0-100	101-150	151-200
6	3	4	5	3	5	6	2	3	4	1	2	2
8	4	6	8	6	8	11	3	5	6	2	3	3
12	9	13	17	12	18	24	7	10	13	4	5	7
16	15	23	30	21	32	43	12	17	23	6	9	12
24	36	54	72	48	72	96	26	39	52	13	20	26



E&S CONTROL DETAILS AND NOTES



SEED MIX SPECIFICATIONS

GRASS SEED: ALL SEED SHALL BE FRESH, AND NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVIATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SCALD STANDARD CONTAINERS, BEARING THE WARRANTY OF THE SUPPLIER AND CERTIFYING AS TO THE KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE LIST FURNISHED WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED. SPREAD AT THE RATE OF 4 LBS. PER 1000 SQ. FT. MINIMUM FOR SLOPES 3:1 IF GREATER, USE 5 LBS. PER 1000 SQ. FEET.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AUGUST 1 TO OCTOBER 1

NAME	GRASS SEED	PARTS BY WEIGHT	PURITY	GERMINATION
KENTUCKY BLUE GRASS	35%	95%	85%	
PERENNIAL RYEGRASS	35%	95%	90%	
PENNSYLVANIAN FESCUE	15%	95%	85%	
ANNUAL RYEGRASS	15%	90%		

MULCH: SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED AT ALL DISTURBED AREAS AT A RATE OF 3 TONS PER ACRE.

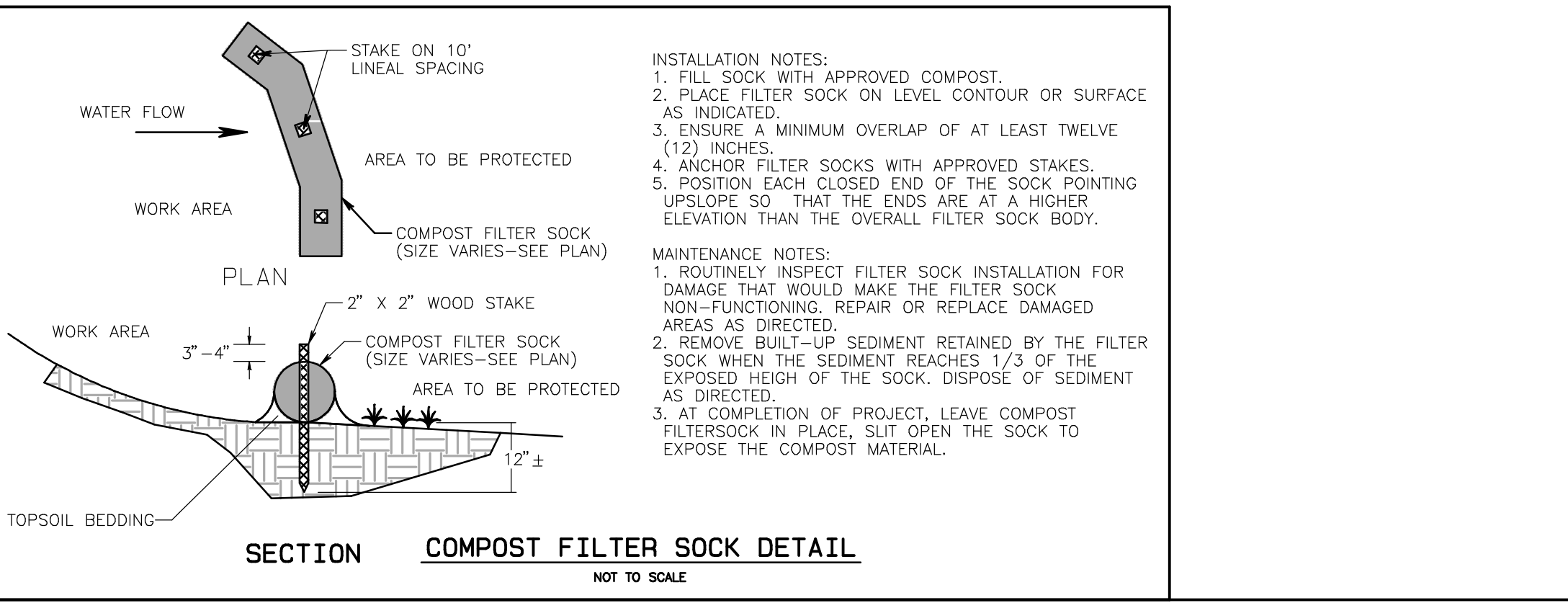
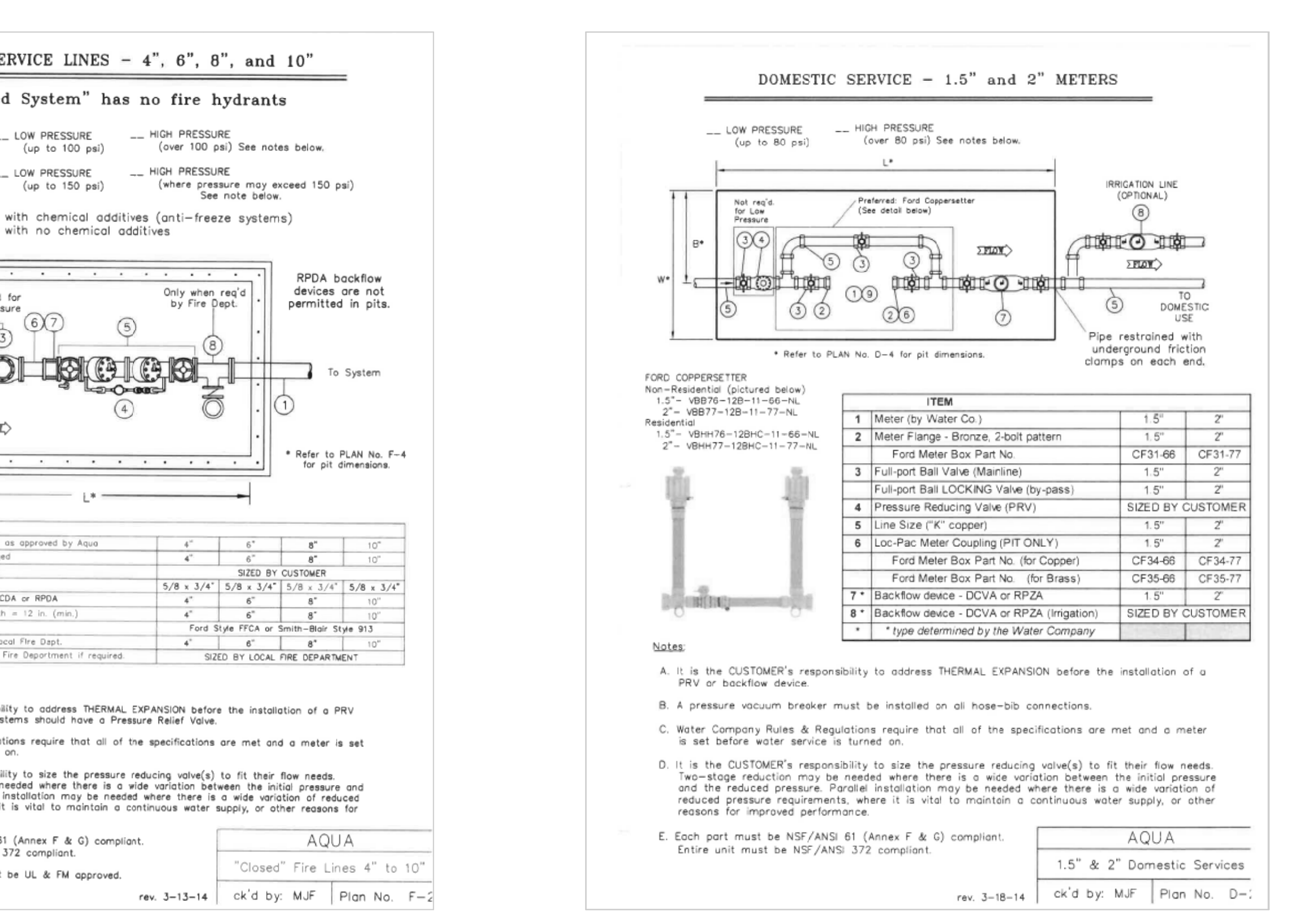
TEMPORARY SEEDING DATES: ANYTIME

TEMPORARY SEEDING: SHALL BE ANNUAL RYEGRASS AT 40 LBS. PER ACRE. SITE PREPARATION: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE AND WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

HYDROSEEDING: SHALL BE LIME, FERTILIZER, GRASS SEEDS, LEGUME SEEDS AND INOCULANT MIXED WITH WATER AND APPLIED AS SLURRY, AT A RATE OF 1,000 GALLONS PER ACRE. FERTILIZER: AT RATE OF 50-100-100 PER ACRE. INOCULANT: USE 5 TIMES RATE RECOMMENDED ON THE PACKAGE WHEN SEEDING WITH A HYDROSEEDER.

PERMANENT SEEDING: SOIL SUPPLEMENTS SHALL BE APPLIED TO AREAS TO BE SEEDDED AS FOLLOWS: 10-20-20 FERTILIZER SHALL BE APPLIED TO 25 LBS./1000 SQ. FT. PULVERIZED DOLOMITE LIMESTONE AT 90 LBS./1000 SQ. FT.

WATER METER PIT DETAILS



DETAIL SHEET

1. REV. 1-18-21 ADD PROPOSED 6" D.I. PIPE AND FIRE HYDRANT.

ADMINISTRATION BUILDING ADDITION
FOR
WEST BRADFORD TOWNSHIP
WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whitecloud Business Park
850 Springdale Drive, Suite 202
Linton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project - 2800-195
Date - 10-8-20
Scale - 1" = 20'
Drawn - DB
Checked - JIG
Sheet - 7 of 7

Plotted: 1/18/2021 File: F:\JUB2800-195\2800-195-89 CAMPUS.dwg