

# LAND DEVELOPMENT PLANS FOR BRANDYWINE VIEW

**CITY OF COATESVILLE**

**CHESTER COUNTY, PA.**

DRAWING INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3-7	SITE PLANS
8-12	GRADING PLANS
13-17	EROSION CONTROL PLANS
18	EROSION CONTROL DETAILS
19-22	LANDSCAPE PLANS
23-28	ROAD PROFILES
29-30	CONSTRUCTION DETAILS
31-32	BASIN DETAILS

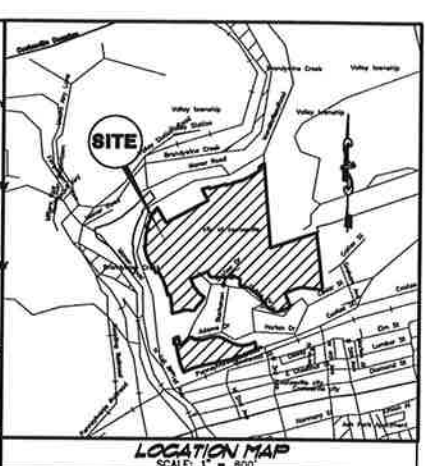


**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
 Tel: 610.444.6522  
 Fax: 610.444.1698

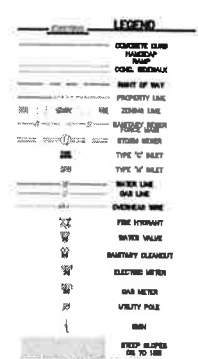
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- ON-SITE SOILS**
- EoD EDGEWORTH VERY STONY LOAM, 8 TO 35 PERCENT SLOPE  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoE2 EDGEWORTH CHANNELLY LOAM, 25 TO 35 PERCENT SLOPE, MODERATELY ERODED  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoD2 EDGEWORTH CHANNELLY LOAM, 15 TO 25 PERCENT SLOPE, MODERATELY ERODED  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoE2 EDGEWORTH CHANNELLY LOAM, 8 TO 15 PERCENT SLOPE, MODERATELY ERODED  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoD EDGEWORTH VERY STONY LOAM, 0 TO 8 PERCENT SLOPE  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoE EDGEWORTH VERY STONY LOAM, 25 TO 30 PERCENT SLOPE  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoE2 EDGEWORTH CHANNELLY LOAM, 3 TO 8 PERCENT SLOPE, MODERATELY ERODED  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - EoD3 EDGEWORTH CHANNELLY LOAM, 15 TO 25 PERCENT SLOPE, SEVERELY ERODED  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - Ubd0 URBAN LAND, EDGEWORTH COMPLEX, 0 TO 8 PERCENT SLOPE  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY
  - UbdR URBAN LAND, LIGHTSOLITE LIMESTONE COMPLEX, 0 TO 8 PERCENT SLOPE  
DEPTH TO BEDROCK = ...  
SUITABILITY FOR ... CHARACTERISTICS THAT AFFECT ...  
WATER GRADATION GOOD FARM POND EMBANKMENTS PERMEABILITY ...  
ROAD SUBSURFACE FARM TO GOOD ...  
ROAD FILL POOR ...  
TOPSOIL FAY



- GENERAL NOTES**
1. BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
  2. TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, DATES UNKNOWN AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 4, 2004. SOME DETAIL MAY BE OBTAINED BY THESE COVER.
  3. BENCHMARK = 386D4 = BILEY QUATE PA 82 O/L STA. 484+10. DATUM IS LOCAL.
  4. UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL 8 0776767.
  5. THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN EVALUATION, BASED ON INFORMATION TAKEN FROM P.A.M.A. FLOOD STUDY MAPS. COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER



**ZONING ORDINANCES**  
HILLTOP NEIGHBORHOOD DEVELOPMENT (HND) OVERLAY DISTRICT

DESCRIPTION	REQUIRED	EXISTING
MRL TRACT AREA	20 ACRES	74.7 ACRES
MRL RESIDENTIAL DENSITY (DENSITY ACRES)	12 UNITS/ACRE	N/A
MAX. NON-RESIDENTIAL DEVELOPMENT	170,000 SQ FT	N/A
BUILDING COVERAGE	30%	N/A
TRACT COVERAGE	70%	N/A
MRL OPEN SPACE	12.5 % OF TRACT AREA	100%
PERMITTED SETBACK BUILDING	25 FT	25 FT
PERMITTED SETBACK IMPERVIOUS COVER	10 FT	10 FT
BUILDING HEIGHT CORN AREA	80 FT	N/A
MRL OFFSET LINE	8 FT	N/A
MAX. OFFSET LINE IN CORN AREA	10 FT	N/A

**UTILITY STATEMENT**

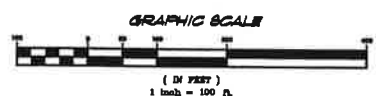
THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS STATEMENT IS GIVEN FOR ACT ONLY NOT FOR ACT OF THE COMMONWEALTH OF PENNSYLVANIA. OTHERS & OTHERS, THE FOLLOWING COMPANIES ALONG WITH OTHERS MUST BE NOTIFIED PRIOR TO CONSTRUCTION:

ELECTRIC SERVICE - PECO ENERGY (810-393-8007)  
 GAS SERVICE - TRANSCHEMIE (610-244-2270)  
 SANITARY SERVICE - WEST BRADYVINE TOWNSHIP MUNICIPAL AUTH.  
 TELEPHONE SERVICE - VERIZON (1-800-478-1819)  
 WATER SERVICE - PENNSYLVANIA METROWATER COMPANY (610-384-4400)  
 CABLE - COMCAST (1-800-333-1813)

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC. ARE AS SHOWN.

SIGNATURE OF SURVEYOR  
(PA. LIC. NUMBER)

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES THREE (3) BUSINESS DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) BUSINESS DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.  
Pennsylvania One Call System, Inc.  
**1-800-243-1778**  
SERIAL# 072875 & 072876  
ONE-CALL DATED 3/12/04



NO. / DATE	REVISION	BY
<b>EXISTING CONDITIONS PLAN FOR BRANDYWINE VIEW</b>		
CITY OF COATESVILLE, CHESTER COUNTY, PA.		
VOLLMER ASSOCIATES LLP Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610.444.6522 Fax: 610.444.1698		05/04/05 1"=100' 2 of 32

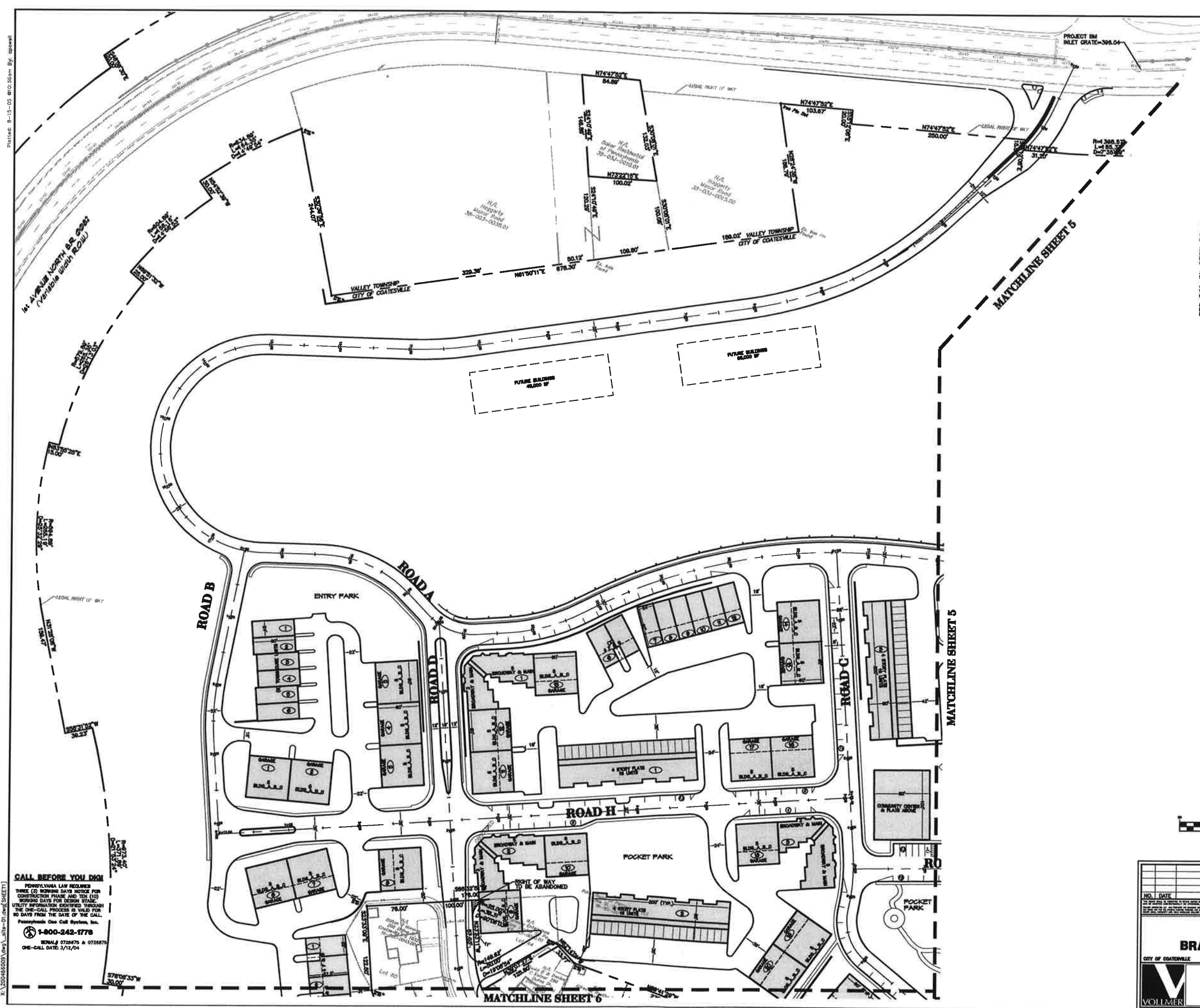
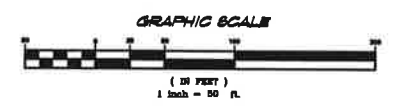
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- GENERAL NOTES**
- BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
  - TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, DALLAS, WISCONSIN AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 8, 2004. SOME DETAILS MAY BE OBTAINED BY TREE COVER.
  - BENCHMARK = 388.04 = INLET GRATE PA 82 Q/A STA. 48+10. DATUM IS LEWIS.
  - UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND WHERE ALL UTILITY LOCATIONS AND DEPT'S TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0728875 & 0729676.
  - THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION, BASED ON INFORMATION TAKEN FROM FEMA FLOOD STUDY MAP, COMMUNITY PANEL NUMBER WHICH BEAR EFFECTIVE DATES OF NOVEMBER.

**LEGEND**

SYMBOL	DESCRIPTION
—	CONCRETE CURB
—	PAVEMENT
—	CONCRETE
—	ASPH. DRIVEWAY
—	RIGHT OF WAY
—	PROPERTY LINE
—	SEWER LINE
□	CONCRETE MANHOLE
○	IRON PIN



**CALL BEFORE YOU DIG!**

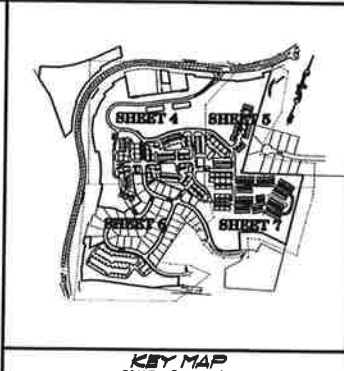
PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.  
**1-800-242-1778**  
SERIALS 0728876 & 0729676  
ONE-CALL DATE: 3/12/04

NO.	DATE	REVISION	BY
<b>SITE PLAN FOR BRANDYWINE VIEW</b>			PROJECT NO. 200400008
CITY OF COATESVILLE			DATE 08/04/05
CHESTER COUNTY, PA.			SCALE 1"=50'
			VOLLMER ASSOCIATES LLP Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610-444-6522 Fax: 610-444-1698
4 of 32			



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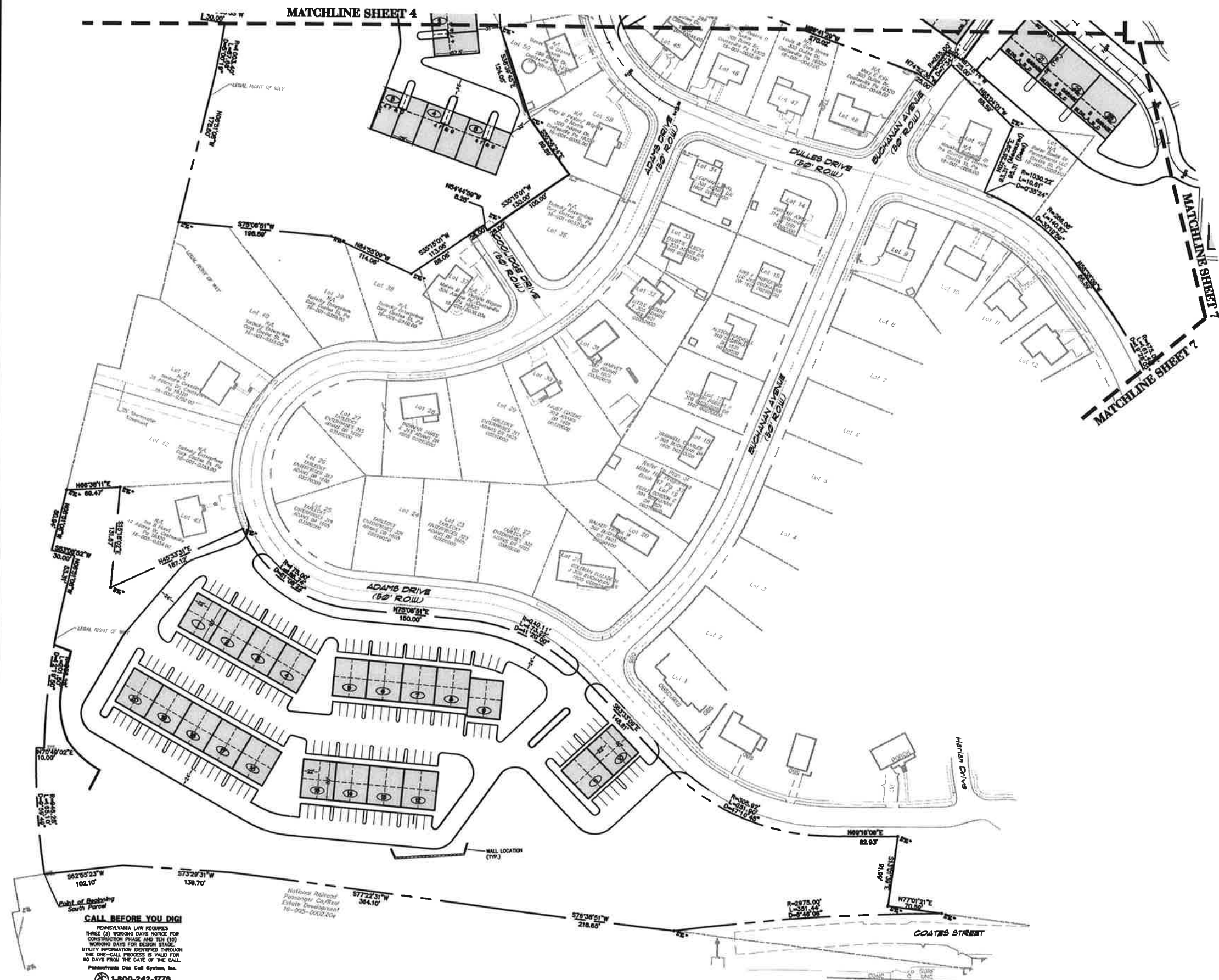


KEY MAP  
SCALE: 1" = 800'

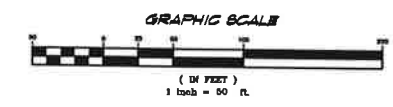
**GENERAL NOTES**

1. BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
2. TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, FALLS, VIRGINIA AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 5, 2004. SOME DETAIL MAY BE OBSERVED BY TREE COVER.
3. BENCHMARK = 308.04 = INLET GRATE PA 82 C/A, STA. 48+10. DATUM IS 1992S.
4. UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND WHERE ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 877-8575 & 877-8576.
5. THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN ELEVATION. BASED ON INFORMATION TAKEN FROM F.E.M.A. FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER.

SYMBOL	LEGEND	SYMBOL	LEGEND
—	CONCRETE CURB	—	PROPOSED
—	MANHOLE	—	ETES
—	SEWER	—	ETES
—	CIRC. SEWER	—	ETES
—	RIGHT OF WAY	—	ETES
—	PROPERTY LINE	—	ETES
—	ZONING LINE	—	ETES
□	CONCRETE WALL/POST	□	ETES
○	IRON PIN	○	ETES



**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION OBTAINED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL. Pennsylvania One Call System, Inc. 1-800-242-1776  
SERIAL# 0728875 & 0728876  
ONE-CALL DATE: 3/12/04



NO.	DATE	REVISION	BY

**SITE PLAN FOR BRANDYWINE VIEW**

CITY OF COATESVILLE CHESTER COUNTY, PA.

VOLLMER ASSOCIATES LLP  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610-444-6522 Fax: 610-444-1698

NO. 08/04/05  
SCALE: 1" = 80'  
SHEET NO. 01  
OF 32

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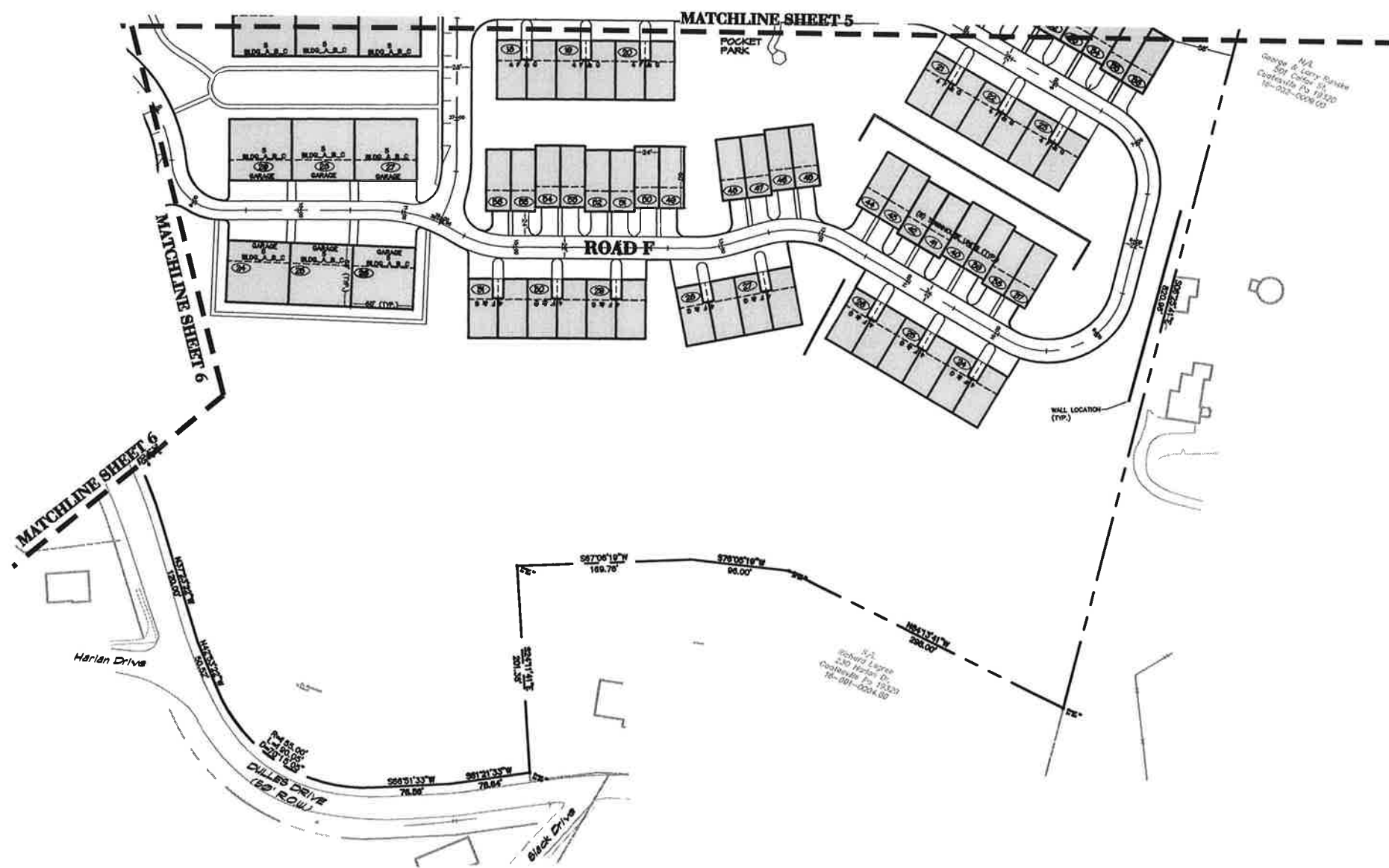


KEY MAP  
SCALE: 1" = 200'

SYMBOL	DESCRIPTION
—	CONCRETE CURB
—	PAVED WALK
—	CONC. SIDEWALK
—	BOUNDARY LINE
—	PROPERTY LINE
—	EDGING LINE
—	CONCRETE MONUMENT
○	IRON PIN

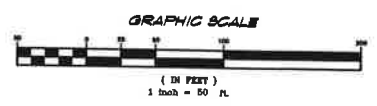
**GENERAL NOTES**

- BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
- TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, SALES, VIRGINIA AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATE: APRIL 5, 2004. SOME DETAIL MAY BE OCCURRED BY TREE COVER.
- BENCHMARK = 308.04 = INLET GRATE PA 82 C/L STA. 46+10. DATUM IS USGS.
- UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 877-867878 & 0726878.
- THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION. BASED ON INFORMATION TAKEN FROM F.E.M.A. FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER



N/A  
George E. Lantz, Director  
501 Center St.  
Coatesville, PA 19320  
16-002-000600

N/A  
Edward J. Lantz  
240 Harlan Dr.  
Coatesville, PA 19320  
16-001-000480



**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
THREE (3) WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND TEN (10)  
WORKING DAYS FOR DESIGN STAGE.  
UTILITY INFORMATION IDENTIFIED THROUGH  
THE ONE-CALL PROCESS IS VALID FOR  
90 DAYS FROM THE DATE OF THE CALL.  
Pennsylvania One Call System, Inc.  
**1-800-242-1778**  
SERIAL# 0728675 & 0728676  
ONE-CALL DATE: 3/12/04

NO.	DATE	REVISION	CITY
<p align="center"><b>SITE PLAN</b> FOR <b>BRANDYWINE VIEW</b></p>			<p>PROJECT NO. 200466008</p> <p>SCALE 1"=50'</p> <p>DATE 08/04/05</p> <p>BY EJS</p> <p>CHECKED BY  </p>
<p>CITY OF COATESVILLE</p>		<p>CHESTER COUNTY, PA.</p>	
<p><b>VOLLMER ASSOCIATES LLP</b> Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610.444.6522 Fax: 610.444.1698</p>			
<p><b>VOLLMER</b></p>			<p>DATE  </p> <p>BY _site-01</p> <p>7 of 32</p>

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**GENERAL NOTES**

1. BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
2. TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, CALLED, VIEWED, AND CONTROLLED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 6, 2004. SOME DETAILS MAY BE OBTAINED BY THESE COVER.
3. BENCHMARK = 3061.04 = INLET GRATE PA 82 C/A STA. 49+10. DATUM IS USGS.
4. UTILITY LOCATIONS SHOWN ARE BASED ON MANHOLES AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0728275 & 0728276.
5. THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN ELEVATION, BASED ON INFORMATION TAKEN FROM F.E.M.A. FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER.
6. ALL ROAD IN THE DEVELOPMENT WILL BE PRIVATE AND NOT OFFERED FOR DEDICATION.
7. THE PROPOSED ROADS, WITH SEPARATED RIGHT-OF-WAY, STORM SEWERS AND SANITARY SEWERS WILL BE OFFERED TO VALLEY TOWNSHIP FOR DEDICATION UPON THEIR COMPLETION.
8. THE STORMWATER DETENTION BASINS, STORM SEWER PIPES AND STRUCTURES LOCATED WITHIN THE EASEMENTS OUTSIDE ROAD RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE TOWNSHIP OR THEIR DESIGNATED REPRESENTATIVE RESERVES THE RIGHT TO ENTER UPON SAID EASEMENTS TO INSPECT, AND REQUIRE THE HOMEOWNERS ASSOCIATION TO MAINTAIN AND REPAIR SAID FACILITIES.
9. THE SANITARY SEWER PIPES AND STRUCTURES LOCATED WITHIN THE EASEMENTS OUTSIDE ROAD RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY CITY OF COATESVILLE. THE CITY OR THEIR DESIGNATED REPRESENTATIVE RESERVES THE RIGHT TO ENTER UPON SAID EASEMENTS TO INSPECT AND MAINTAIN SAID FACILITIES.
10. SANITARY SEWER MANHOLES SHALL BE NUMBER GUNDRISTED WATER TIGHT MANHOLE FRAMES AND COVERS. SANITARY MANHOLES WITHIN PAVED AREAS SHALL WITHSTAND 11-20 LOADS. MANHOLE COVERS SHALL HAVE "SEWER" INSCRIBED.
11. SANITARY SEWER LINES SHALL BE 8" PVC SDR-35. SANITARY SEWER LATERALS SHALL BE 8" PVC SDR-35.
12. FINAL LOCATION OF DWELLINGS WILL BE DETERMINED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
13. THIS DEVELOPMENT WILL BE SERVICED BY PUBLIC SEWER AND WATER WHICH WILL BE EXTENDED.
14. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET AND A MINIMUM VERTICAL SEPARATION OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE PROPOSED SANITARY SEWER, STORM SEWER AND WATER MAIN.
15. A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE MAINTAINED BETWEEN THE PROPOSED STORMWATER AND WATER MAIN.
16. ALL INLET BOXES SHALL BE PERIODOT "STANDARD" UNLESS NOTED OTHERWISE.
17. ALL INLET GRATES SHALL BE PERIODOT "BICYCLE SAFE" STEEL GRATES, UNLESS NOTED OTHERWISE.
18. ALL STORM SEWER PIPES SHALL ENTER INLETS FROM THE SIDE, FRONT OR BACK OF INLETS AND NOT INTO THE INLET COVERS. (SEE PERIODOT SPECIFICATIONS (PUBLICATION #72) FOR MODIFIED/EXPANDED INLET DESIGNS).
19. ALL WATER LINES SHALL BE 8" DUCTILE IRON CEMENT LINED PIPE (DCL).
20. FINISH FLOOR SHOWN ON THE GRADING PLANS REPRESENT FINISH FLOOR OF THE HOUSE. GARAGE ELEVATIONS MAY VARY BUT WILL BE A MINIMUM OF 1.5' BELOW THE FINISH FLOOR ELEVATION.
21. PRIVATE DRIVEWAYS SHALL NOT EXCEED A SLOPE OF EIGHT (8) PERCENT WITHIN TWENTY-FIVE (25) FEET OF THE STREET RIGHT-OF-WAY. PRIVATE DRIVEWAYS SHALL BE PAVED FROM THE EDGE OF THE STREET CURBWAY A MINIMUM DISTANCE OF FIFTEEN (15) FEET TOWARD THE LOT. WATER CURB VALVES AND SANITARY CLEANOUTS SHALL NOT BE WITHIN DRIVEWAYS OR OTHER PAVING.
22. ANY INLETS AND MANHOLES THAT EXCEED 5 FEET IN DEPTH ARE TO BE CONSTRUCTED WITH STEP RINGS.
23. THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.

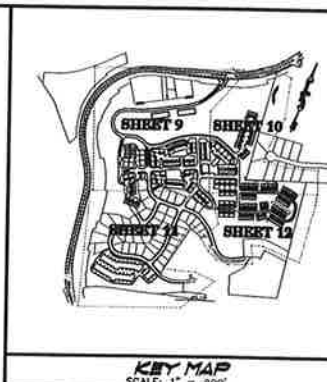
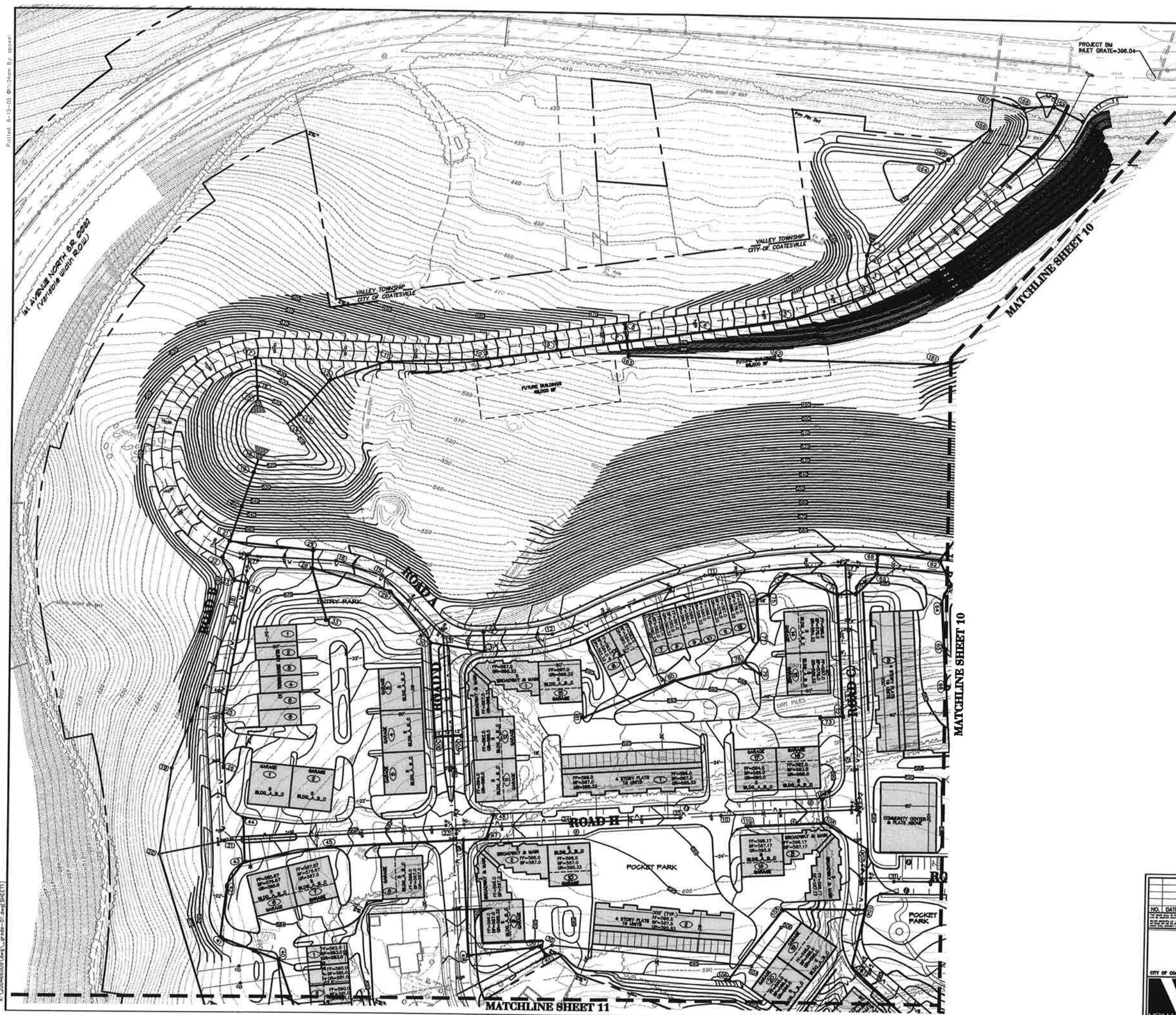


NO.	DATE	REVISION	BY
<b>OVERALL GRADING PLAN</b> FOR <b>BRANDYWINE VIEW</b>			
CITY OF COATESVILLE		CHESTER COUNTY, PA.	
VOLLMER ASSOCIATES LLP Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610.444.6522 Fax: 610.444.1698			
1"=100' 08/04/05 NPS _grade-of- 8 of 32		200408008 08/04/05 NPS _grade-of- 8 of 32	

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Plotted: 8-15-05 09:11:04am By: apavel

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- GENERAL NOTES**
- BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
  - TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AN SURVEY, DALLAS, TEXAS AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 8, 2004. SOME DETAIL MAY BE OBSERVED BY THESE COVER.
  - BENCHMARK = 306.04 = RALEY GRATE PA 82 C/A STA. 49+10. DATUM IS USGS.
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  - THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION, BASED ON INFORMATION TAKEN FROM F.E.M.A. FLOOD STUDY MAPS. COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER

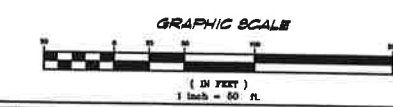
**LEGEND**

SYMBOL	DESCRIPTION
--- (dashed)	CONCRETE CURB
--- (dashed)	LANDSCAPE
--- (dashed)	CONC. SIDEWALK
--- (dashed)	PROPERTY LINE
--- (dashed)	COUNTERTOP
--- (dashed)	SPOT ELEV.
--- (dashed)	STORM SEWER
--- (dashed)	TYPE "C" MANHOLE
--- (dashed)	TYPE "W" MANHOLE
--- (dashed)	ELECTRIC LINE
--- (dashed)	WATER LINE
--- (dashed)	GAS LINE
--- (dashed)	POWERSHAFT
--- (dashed)	PIPE MANHOLE
--- (dashed)	WATER VALVE
--- (dashed)	SANITARY CLEANOUT
--- (dashed)	ELECTRIC METER
--- (dashed)	GAS METER
--- (dashed)	LIGHT POLE
--- (dashed)	UTILITY POLE
--- (dashed)	BOX
--- (dashed)	CONCRETE MONUMENT
--- (dashed)	ROOF DRAIN CLEANOUT
--- (dashed)	ROOF DRAIN DOWNSPUT
--- (dashed)	STORM MANHOLE
--- (dashed)	PERC TEST LOCATION
--- (dashed)	STORM STRUCTURE NUMBER

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.  
1-800-242-1776  
SERIAL# 0728875 & 0728876  
ONE-CALL DATE: 3/12/04



NO.	DATE	REVISION	BY

**GRADING PLAN**  
FOR  
**BRANDYWINE VIEW**

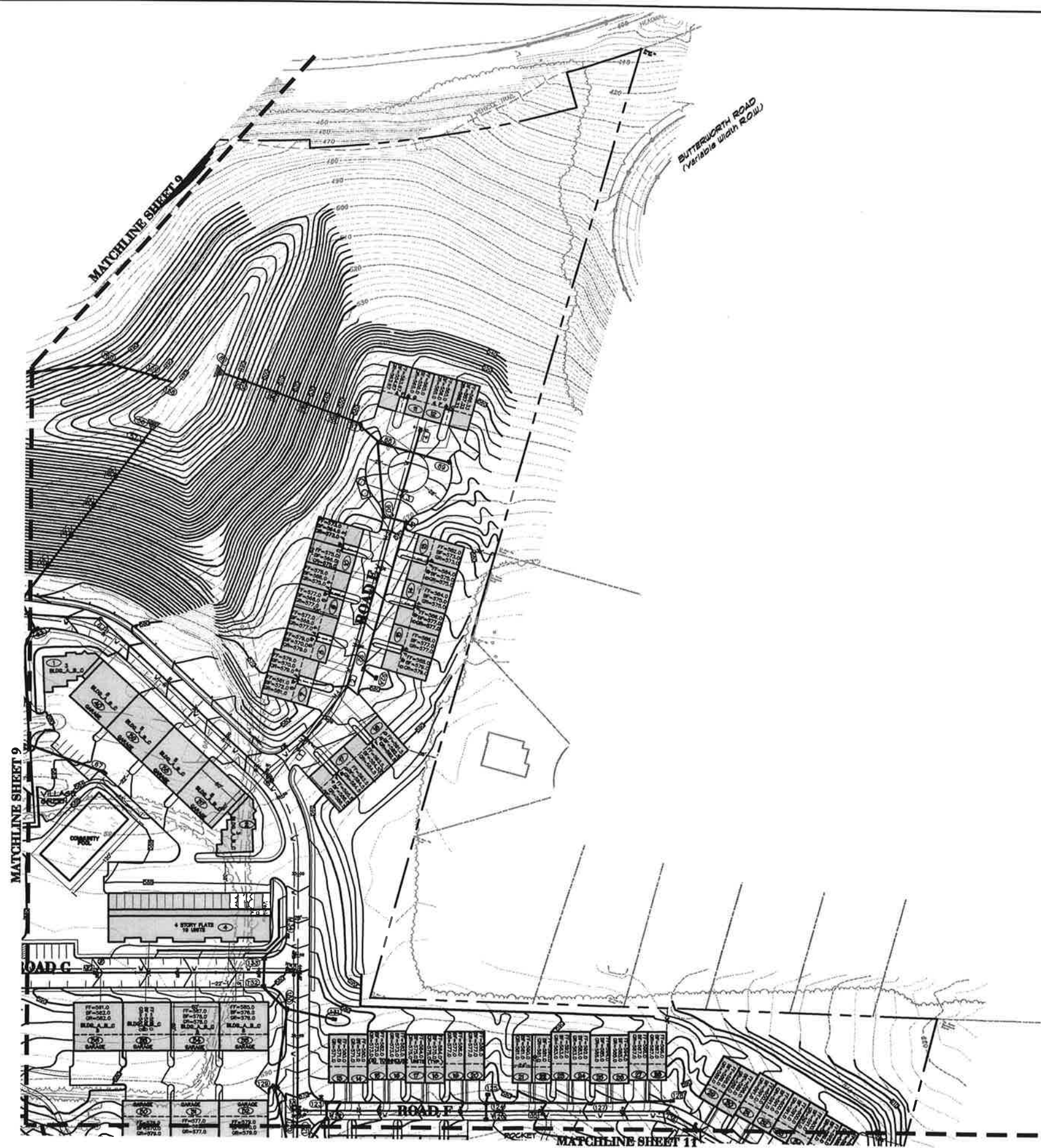
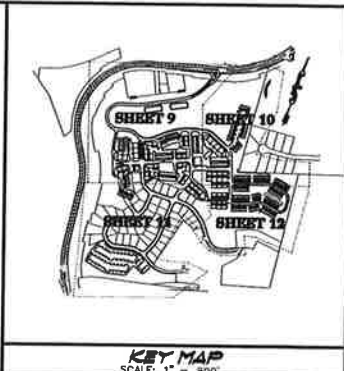
CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

PROJECT NO. 200406009  
DATE 08/04/05  
SCALE 1"=60'  
SHEET NO. 11  
OF 12



Printed: 8-15-05 09:10:00am By: apowell



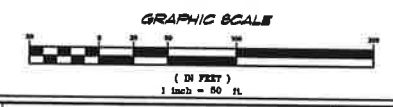
**GENERAL NOTES**

1. BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
2. TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY - CALLER, WISCONSIN AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 8, 2004. SOME DETAIL MAY BE OCCASIONED BY TREE COVER.
3. BENCHMARK - 306.04 - BULET GRATE PA 82 C/L STA. 40+10. DATUM IS USGS.
4. UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0728675 & 0728676.
5. THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION. BASED ON INFORMATION TAKEN FROM F.E.M.A. FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER.

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
MANHOLE	MANHOLE
CONC. SIDEWALK	CONC. SIDEWALK
PROPERTY LINE	PROPERTY LINE
BOUNDARIES	BOUNDARIES
SPOT ELEV.	SPOT ELEV.
FINISH GRADE	FINISH GRADE
TYPE 'C' MILET	TYPE 'C' MILET
TYPE 'V' MILET	TYPE 'V' MILET
ELECTRIC LINE	ELECTRIC LINE
WATER LINE	WATER LINE
GAS LINE	GAS LINE
SEWER LINE	SEWER LINE
ROOF DRAIN	ROOF DRAIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
SAWNEY CLEANOUT	SAWNEY CLEANOUT
ELECTRIC METER	ELECTRIC METER
GAS METER	GAS METER
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
CONCRETE SIDEWALK	CONCRETE SIDEWALK
ROOF DRAIN CLEANOUT	ROOF DRAIN CLEANOUT
ROOF DRAIN DOWNPOUT	ROOF DRAIN DOWNPOUT
STORM MANHOLE	STORM MANHOLE
PINE TEST LOCATION	PINE TEST LOCATION
STORM STRUCTURE NUMBER	STORM STRUCTURE NUMBER

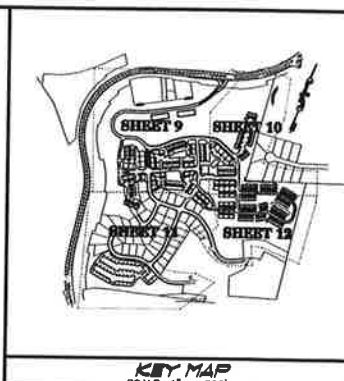
**CALL BEFORE YOU DIG**

PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION OBTAINED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL. Pennsylvania One Call System, Inc. 1-800-242-1776 SIGNAL# 0728675 & 0728676 ONE-CALL DATE 3/12/04



NO.	DATE	REVISION	BY
<p align="center"><b>GRADING PLAN</b> FOR <b>BRANDYWINE VIEW</b></p>			<p>200408009 1"=50' 08/04/05 MPS</p>
CITY OF COATESVILLE		CHESTER COUNTY, PA.	
<p><b>VOLLMER ASSOCIATES LLP</b> Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610.444.6522 Fax: 610.444.1698</p>			
<p>10 of 32</p>			<p>10 of 32</p>

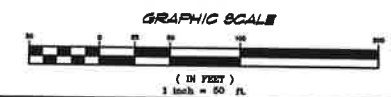
X:\2004\08009\brandyview\grades-01.dwg (08/04/05)



- GENERAL NOTES**
1. BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
  2. TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY - GALEX, VIRGINIA AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATE: APRIL 5, 2004. SOME DETAIL MAY BE OCCULDED BY TREE COVER.
  3. BENCHMARK - 306.04 - BAILEY GRATE PA 82 C/A STA. 49+10. DATUM IS UGCS.
  4. UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0728075 & 0728076.
  5. THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION. BASED ON INFORMATION TAKEN FROM F.E.A.A. FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER

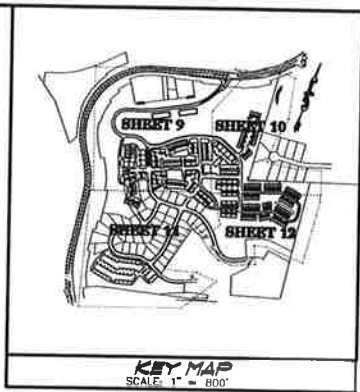
SYMBOL	LEGEND	SYMBOL	LEGEND
—	CONCRETE CURB	—	PROPERTY LINE
—	PAVEMENT	—	BOUNDARY
—	ASPHALT DRIVE	—	CONTOUR
—	CONC. SIDEWALK	—	SPOT ELEV.
—	PROPERTY LINE	—	STORM SEWER
—	CONTOUR	—	TYPE "T" ALLET
—	SPOT ELEV.	—	TYPE "V" ALLET
—	STORM SEWER	—	ELECTRIC LINE
—	TYPE "T" ALLET	—	WATER LINE
—	TYPE "V" ALLET	—	GAS LINE
—	ELECTRIC LINE	—	OVERHEAD WIRE
—	WATER LINE	—	ROOF DRAIN
—	GAS LINE	—	FIRE HYDRANT
—	OVERHEAD WIRE	—	WATER VALVE
—	ROOF DRAIN	—	SEWAGE CLEANOUT
—	FIRE HYDRANT	—	ELECTRIC METERS
—	WATER VALVE	—	GAS METER
—	SEWAGE CLEANOUT	—	LIGHT POLE
—	ELECTRIC METERS	—	UTILITY POLE
—	GAS METER	—	SPOT
—	LIGHT POLE	—	CONCRETE RETAINMENT
—	UTILITY POLE	—	ROOF DRAIN CLEANOUT
—	SPOT	—	ROOF DRAIN DOWNSPOUT
—	CONCRETE RETAINMENT	—	STORM MANHOLE
—	ROOF DRAIN CLEANOUT	—	PERC TEST LOCATION
—	ROOF DRAIN DOWNSPOUT	—	STORM STRUCTURE NUMBER
—	STORM MANHOLE		
—	PERC TEST LOCATION		
—	STORM STRUCTURE NUMBER		

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION NOTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776  
 SERIAL# 0728075 & 0728076  
 ONE-CALL DATE: 5/12/04



NO.	DATE	REVISION	BY
<b>GRADING PLAN</b>			
<b>FOR</b>			
<b>BRANDYWINE VIEW</b>			
CITY OF COATESVILLE		CHESTER COUNTY, PA.	
<b>VOLLMER ASSOCIATES LLP</b> Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610.444.6522 Fax: 610.444.1698			
PROJECT NO.	200408009	DATE	08/04/05
SCALE	1" = 50'	BY	WPS
CHECKED BY	WPS	DATE	08/04/05
DESIGNED BY	WPS	DATE	08/04/05
APPROVED BY		DATE	
11 of 32			

Plotted: 8-15-05 09:11:00m By: approval



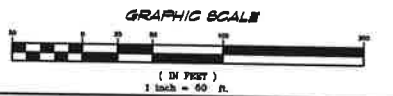
**GENERAL NOTES**

- BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
- TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, DALLAS, WISCONSIN AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATE: APRIL 8, 2004. SOME DETAILS MAY BE OBTAINED BY TREE COVER.
- BENCHMARK = 308.04 = BILET GRATE PA 82 C/L STA. 46+10. DATUM IS USED.
- UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0726875 & 0726876.
- THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION, BASED ON INFORMATION TAKEN FROM FEMA FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERED WHICH BEAR EFFECTIVE DATES OF NOVEMBER.



SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	CONCRETE CURB	(Symbol)	ROOF DRAIN
(Symbol)	MANHOLE	(Symbol)	ROOF DRAIN CLEANOUT
(Symbol)	SEWER	(Symbol)	ROOF DRAIN CORNERPOST
(Symbol)	PROP. SIDEWALK	(Symbol)	STORM MANHOLE
(Symbol)	PROPERTY LINE	(Symbol)	PERC TEST LOCATION
(Symbol)	CONTOUR	(Symbol)	STORM STRUCTURE NUMBER
(Symbol)	WELL	(Symbol)	
(Symbol)	WATER MAIN	(Symbol)	
(Symbol)	TYPE 1/2" SILET	(Symbol)	
(Symbol)	TYPE 1/4" SILET	(Symbol)	
(Symbol)	ELECTRIC LINE	(Symbol)	
(Symbol)	WATER LINE	(Symbol)	
(Symbol)	SUB LINE	(Symbol)	
(Symbol)	CHIMNEY PIPE	(Symbol)	
(Symbol)	ROOF DRAIN	(Symbol)	
(Symbol)	FIRE HYDRANT	(Symbol)	
(Symbol)	WATER VALVE	(Symbol)	
(Symbol)	SANITARY CLEANOUT	(Symbol)	
(Symbol)	ELECTRIC METER	(Symbol)	
(Symbol)	GAS METER	(Symbol)	
(Symbol)	UTILITY POLE	(Symbol)	
(Symbol)	UTILITY POLE	(Symbol)	
(Symbol)	CONCRETE WALKWAY	(Symbol)	
(Symbol)	ROOF DRAIN CLEANOUT	(Symbol)	
(Symbol)	ROOF DRAIN CORNERPOST	(Symbol)	
(Symbol)	STORM MANHOLE	(Symbol)	
(Symbol)	PERC TEST LOCATION	(Symbol)	
(Symbol)	STORM STRUCTURE NUMBER	(Symbol)	

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.  
 Pennsylvania One Call System, Inc.  
 1-800-242-1778  
 SERIAL# 0726875 & 0726876  
 ONE-CALL DATE: 3/12/04



NO.	DATE	REVISION	BY

**GRADING PLAN**  
 FOR  
**BRANDYWINE VIEW**

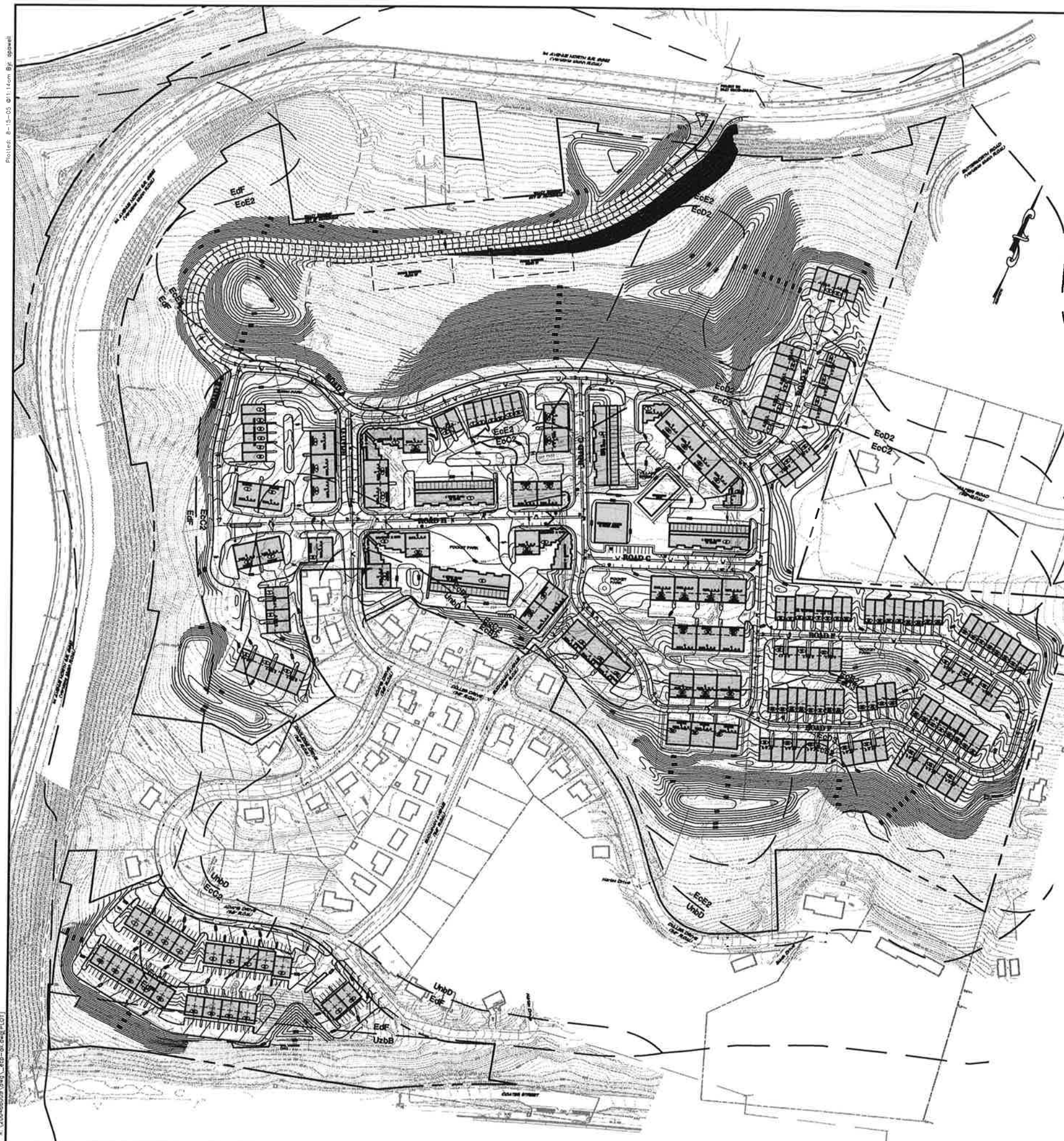
CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
 Tel: 610.444.6522 Fax: 610.444.1698

PROJECT NO. 200466009  
 SCALE: 1"=50'  
 DATE: 08/04/05  
 SHEET NO. 12 of 32

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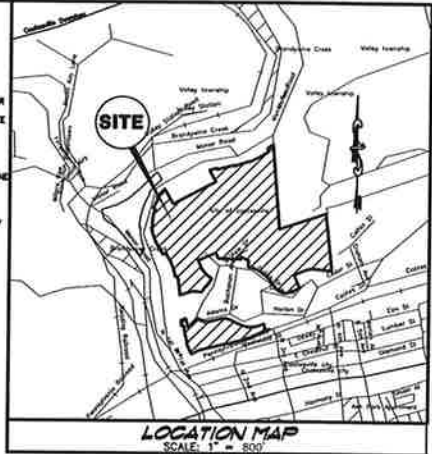
Plotlet: 8-15-05 10:11:00 BY: gbowen



### GENERAL NOTES

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- BENCHMARK = 306.04 = MLET GRATE PA 02 C/L STA. 40+10. DATUM IS USGS.
- UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0725075 & 0726076.
- THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION, BASED ON INFORMATION TAKEN FROM FEMA, FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER

NOTE:  
EROSION AND SEDIMENTATION PLANS WILL BE COMPLETED AS SOON AS THE CITY OF COATESVILLE HAS APPROVED THE STORMWATER MANAGEMENT PLAN AND AFTER A MEETING WITH THE CHESTER COUNTY CONSERVATION DISTRICT.

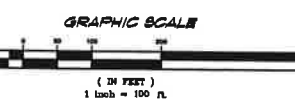


### ON-SITE SOILS

SOIL CODE	EDGEMENT	VEGETATION	PERCENT SLOPE	EDGEMENT DEGREE	DEPTH TO BEDROCK	DEPTH TO SEASONALLY HIGH WATER TABLE	SUITABILITY FOR:	CHARACTERISTICS THAT AFFECT:
EoE	EDGE	VERY STONY LOAM	0 TO 25 PERCENT SLOPES	MODERATELY ERODED	10 TO 20'	10 TO 20'	FAR TO GOOD	FARM POND EMBANKMENTS PERMEABILITY
EoC	EDGE	CHANNERY LOAM	25 TO 35 PERCENT SLOPES, MODERATELY ERODED	MODERATELY ERODED	10 TO 20'	10 TO 20'	FAR TO GOOD	FARM POND EMBANKMENTS PERMEABILITY
EoB	EDGE	CHANNERY LOAM	15 TO 25 PERCENT SLOPES, MODERATELY ERODED	MODERATELY ERODED	10 TO 20'	10 TO 20'	FAR TO GOOD	FARM POND EMBANKMENTS PERMEABILITY
EoF	EDGE	VERY STONY LOAM	25 TO 60 PERCENT SLOPES	MODERATELY ERODED	10 TO 20'	10 TO 20'	FAR TO GOOD	FARM POND EMBANKMENTS PERMEABILITY
EoD	EDGE	CHANNERY LOAM	0 TO 8 PERCENT SLOPES	MODERATELY ERODED	10 TO 20'	10 TO 20'	FAR TO GOOD	FARM POND EMBANKMENTS PERMEABILITY

### LEGEND

	CONCRETE CURB		HANDICAP RAMP
	CONC. SIDEWALK		PROPERTY LINE
	COUNTOURS		SPOT ELEV.
	STONE WALLS		TYPE IV INLET
	TYPE V INLET		BED LINE
	WATER LINE		GAS LINE
	OVERHEAD WIRE		FIRE HYDRANT
	WATER VALVE		SANITARY CLEANOUT
	ELECTRIC METER		GAS METER
	LIGHT POLE		UTILITY POLE
	CONCRETE MANHOLE		ROOF DRAIN CLEANOUT
	V-INLET		METAL SILT FENCE
	SILT FENCE		SILT FENCE PROTECTION
	FENCE POST LOCATION		CHANNEL LINING
	CHANNEL DRAINAGE		1/4" x 1/4" PIPE
	EROSION CONTROL BLANKET		



- ### EROSION CONTROL NOTES:
- A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE KEPT AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOTS AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
  - THIS PROJECT IS TRIBUTARY TO AN UNNAMED TRIBUTARY OF SUCKER RUN (CHAPTER 93 CLASSIFICATION WF/AE), AN UNNAMED TRIBUTARY OF ROCK RUN (CHAPTER 93 CLASSIFICATION TS/AF), AND THE WEST BRANCH OF BRANDYWINE CREEK (CHAPTER 93 CLASSIFICATION TS/AF).
  - THE NPDES PERMIT BOUNDARY IS EQUAL TO THE OUTER PERIMETER BOUNDARY OF THE SITE, AND ANY OFF-SITE AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL. OFF-SITE FACILITIES SUCH AS UTILITIES AND ROADWAY IMPROVEMENTS.
  - BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMMEDIATELY IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED AND/OR SEDIMENT POLLUTION.
  - THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY THE DISCHARGE FROM THE BASIN 3 OUTLET PIPE TO GLENCREST ROAD DURING SITE CONSTRUCTION AND UNTIL THE TRIBUTARY AREA TO BASIN 3 HAS BEEN PERMANENTLY STABILIZED WITH A UNIFORM FOX PERENNIAL VEGETATIVE COVER SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION.

NO.	DATE	REVISION	BY

**OVERALL EROSION CONTROL PLAN**  
FOR  
**BRANDYWINE VIEW**

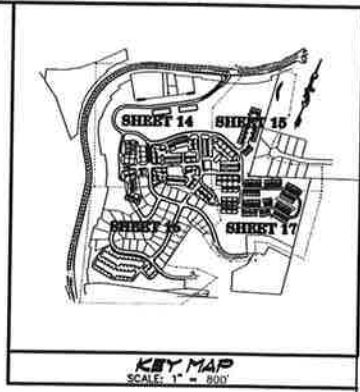
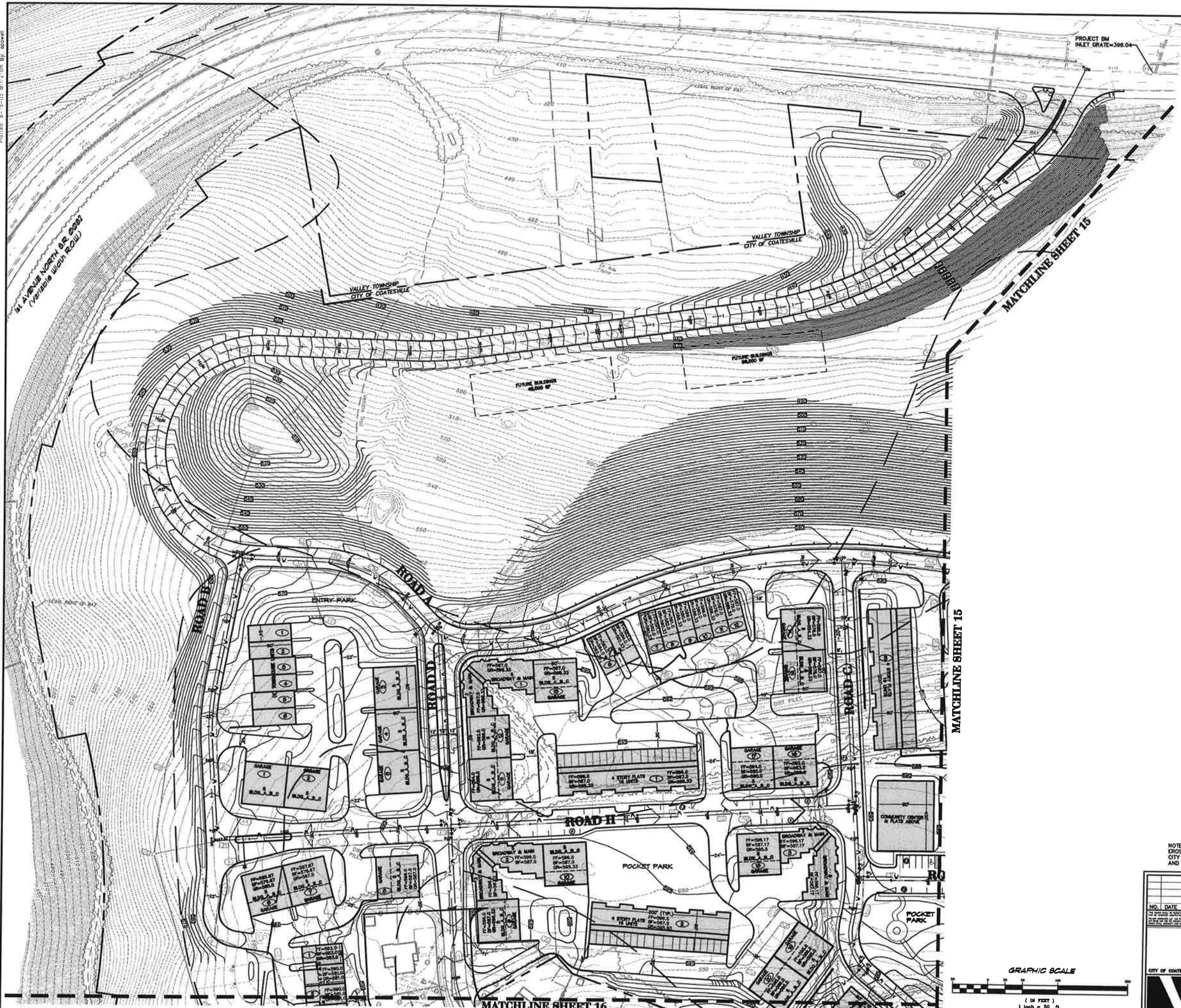
CITY OF COATESVILLE CHESTER COUNTY, PA.

VOLLMER ASSOCIATES LLP  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610-444-6522 Fax: 610-444-1698

DATE: 06/04/05  
SCALE: 1"=100'  
PROJECT: WPS  
SHEET NO: ACP-01  
13 OF 32

Plotted: 8-15-05 09:11:21am By: abp/etl

X:\2004\6205\6205.dwg - 01.dwg (SHEET 1)



**GENERAL NOTES**

- BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
- TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, DALLAS, VIRGINIA AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATE, APRIL 8, 2004. SOME DETAILS MAY BE OCCURRED BY TREE COVER.
- BENCHMARK = 306.04 = INLET GRATE PA 02 C/A, STA. 40+10. DATUM IS LODGE.
- UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPT'S TO BE VIEWED PRIOR TO CONSTRUCTION. PA ONE CALL # 0728775 & 0728776.
- THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION, BASED ON INFORMATION TAKEN FROM FEMA FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER.

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
W/DOOR	W/DOOR
W/DOOR	W/DOOR
PROPERTIES	PROPERTIES
SPOT ELEV.	SPOT ELEV.
STORM SEWER	STORM SEWER
TYPE "V" INLET	TYPE "V" INLET
TYPE "W" INLET	TYPE "W" INLET
ELECTRIC LINE	ELECTRIC LINE
GAS LINE	GAS LINE
OVERHEAD WIRE	OVERHEAD WIRE
ROOF DRAIN	ROOF DRAIN
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
SEWER CLEANOUT	SEWER CLEANOUT
ELECTRIC METER	ELECTRIC METER
GAS METER	GAS METER
UTILITY POLE	UTILITY POLE
UTILITY POLE	UTILITY POLE
CONCRETE WORKMANT	CONCRETE WORKMANT
ROOF DRAIN CLEANOUT	ROOF DRAIN CLEANOUT
ROOF DRAIN DOWNSPUT	ROOF DRAIN DOWNSPUT
1/2" S/LT	1/2" S/LT
WATER BUT FENCE	WATER BUT FENCE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
HAZ. PROTECTION	HAZ. PROTECTION
PERC TEST LOCATION	PERC TEST LOCATION
CHANNEL LINING	CHANNEL LINING
CHANNEL BRIDGE	CHANNEL BRIDGE
RED FLAG TRAIL	RED FLAG TRAIL
BROWN CONTROL	BROWN CONTROL
BLANKET	BLANKET

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL. Pennsylvania One Call System, Inc. 1-800-242-1776 SERIAL# 0728775 & 0728776 ONE-CALL DATE 3/12/04

NOTE: EROSION AND SEDIMENTATION PLANS WILL BE COMPLETED AS SOON AS THE CITY OF COATESVILLE HAS APPROVED THE STORMWATER MANAGEMENT PLAN, AND AFTER A MEETING WITH THE CHESTER COUNTY CONSERVATION DISTRICT.

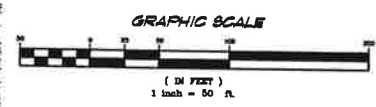
NO.	DATE	REVISION	BY

**EROSION CONTROL PLAN FOR BRANDYWINE VIEW**

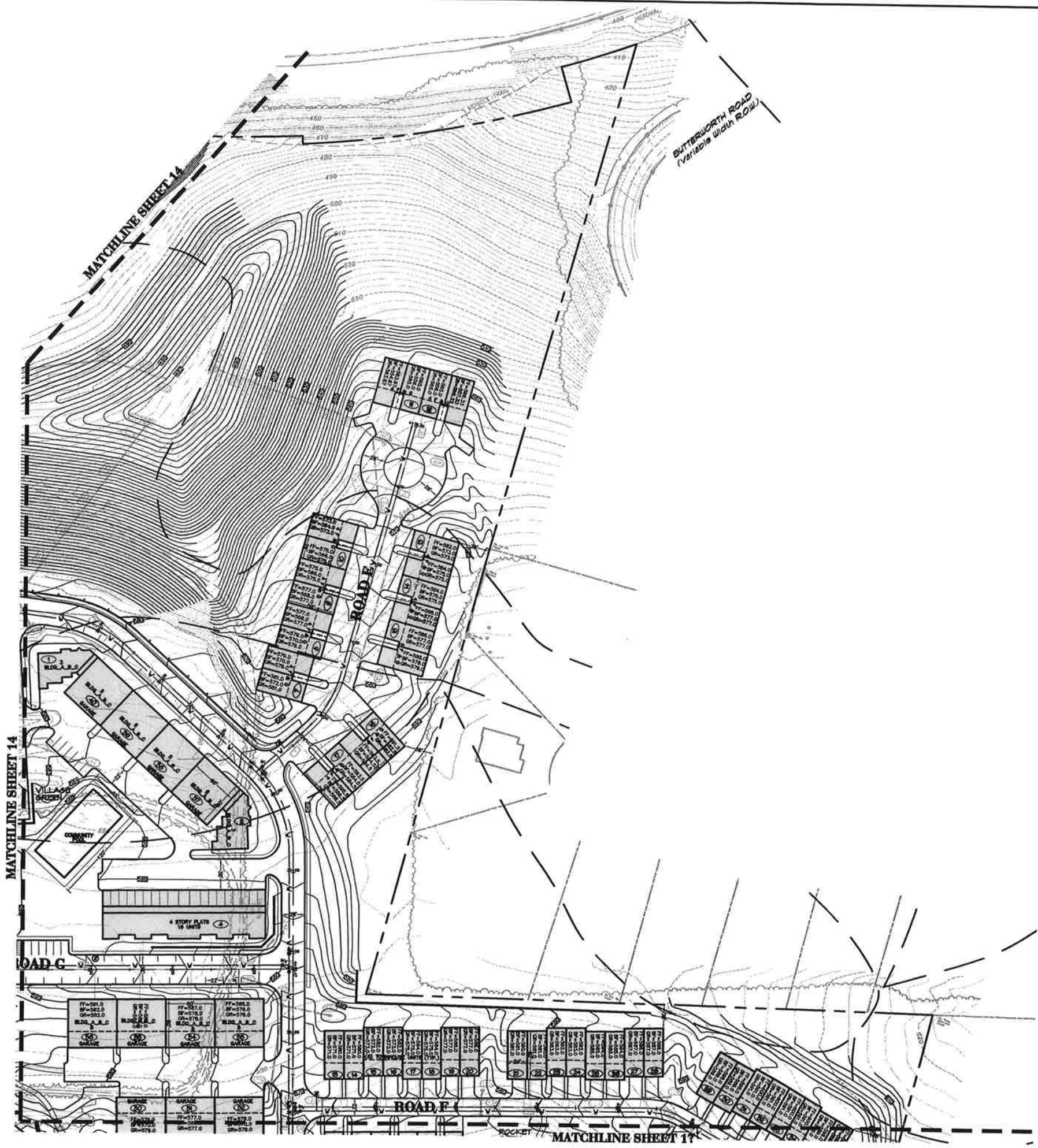
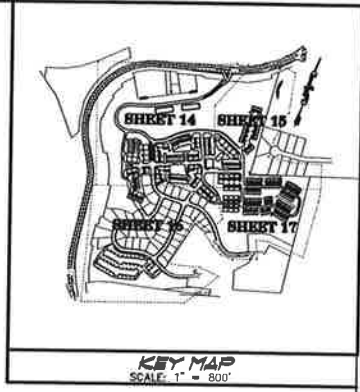
CITY OF COATESVILLE CHESTER COUNTY, PA

VOLLMER ASSOCIATES LLP  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

DATE: 08/04/05  
SCALE: 1" = 50'  
DRAWN BY: MFS  
CHECKED BY: MFS  
PROJECT NO.: 2004060009  
SHEET NO.: 11 of 32



Plotted: 8-15-05 01:18pm by: apowell



**GENERAL NOTES**

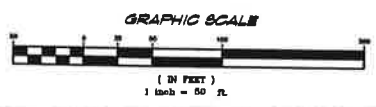
- BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
- TOPOGRAPHIC SURVEY IS BASED ON AERIAL PHOTOGRAPHY OBTAINED BY AIR SURVEY, DALLES, VIRGINIA AND COMPILED BY VOLLMER ASSOCIATES LLP. PHOTOGRAPHY DATED APRIL 9, 2004. SOME DETAILS MAY BE OCCURRED BY TREE COVER.
- BENCHMARK = 306.04 = INLET GRATE PA 82 C/L STA. 40+10. DATUM IS LEGS.
- UTILITY LOCATIONS SHOWN ARE BASED ON MARKINGS AT EXISTING GRADE AND VISIBLE. ALL UTILITY LOCATIONS AND DEPTHS TO BE VERIFIED PRIOR TO CONSTRUCTION. PA ONE CALL # 0728675 & 0728676.
- THE TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ELEVATION BASED ON INFORMATION TAKEN FROM F.E.M.A. FLOOD STUDY MAPS, COMMUNITY PANEL NUMBERS WHICH BEAR EFFECTIVE DATES OF NOVEMBER

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
ASPH. DRIVE	ASPH. DRIVE
CONC. SIDEWALK	CONC. SIDEWALK
PROPERTY LINE	PROPERTY LINE
CONTOURS	CONTOURS
SPRY GLEYS	SPRY GLEYS
STORM SEWER	STORM SEWER
TYPE 'V' ALLEY	TYPE 'V' ALLEY
PIPE 'V' ALLEY	PIPE 'V' ALLEY
ELECTRIC LINE	ELECTRIC LINE
WATER LINE	WATER LINE
SAS LINE	SAS LINE
OVERHEAD WIRE	OVERHEAD WIRE
ROOF DRAIN	ROOF DRAIN
ROOF DRAIN CLEANOUT	ROOF DRAIN CLEANOUT
WATER VALVE	WATER VALVE
BANTRY CLEANOUT	BANTRY CLEANOUT
ELECTRIC METER	ELECTRIC METER
GAS METER	GAS METER
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
CONCRETE MONUMENT	CONCRETE MONUMENT
ROOF DRAIN CLEANOUT	ROOF DRAIN CLEANOUT
ROOF DRAIN CLEANOUT	ROOF DRAIN CLEANOUT
W/ ALY	W/ ALY
SLOPE W/ FENCE	SLOPE W/ FENCE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
RAIL PROTECTION	RAIL PROTECTION
POIC TEST LOCATION	POIC TEST LOCATION
CHANNEL LIMB	CHANNEL LIMB
CHANNEL ENTRANCE	CHANNEL ENTRANCE
RED LINE TRAIL	RED LINE TRAIL
EROSION CONTROL BLANKET	EROSION CONTROL BLANKET

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776  
 RESALE 0728675 & 0728676  
 ONE-CALL DATE 3/12/04

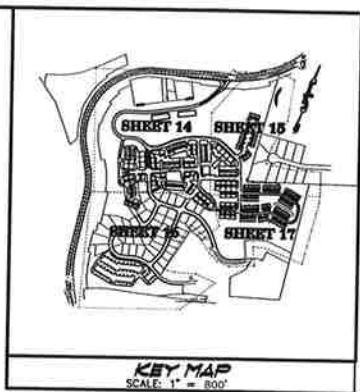
NOTE: EROSION AND SEDIMENTATION PLANS WILL BE COMPLETED AS SOON AS THE CITY OF COATESVILLE HAS APPROVED THE STORMWATER MANAGEMENT PLAN AND AFTER A MEETING WITH THE CHESTER COUNTY CONSERVATION DISTRICT.

NO.	DATE	REVISION	BY
<b>EROSION CONTROL PLAN FOR BRANDYWINE VIEW</b>			
CITY OF COATESVILLE		CHESTER COUNTY, PA.	
VOLLMER ASSOCIATES LLP Longwood Corporate Center South 425 McFarlan Road, Suite 205 Kennett Square, PA 19348-2412 Tel: 610.444.6522 Fax: 610.444.1698			
PROJECT NO.	200408009	SCALE	1"=50'
DATE	08/04/05	SHEET NO.	19 OF 32



X:\2004\66009\brandywine\eroc-01.dwg (Sheet 17)

Plotted: 8-15-05 01:17am By: adswell



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1. BOUNDARY SURVEY IS BASED ON A SURVEY BY VOLLMER ASSOCIATES LLP CONDUCTED IN MAY OF 2004.
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EXISTING	PROPOSED
CONCRETE CURB	ETC
MANHOLE	ETC
CONC. SIDEWALK	ETC
PROPERTY LINE	ETC
COLLECTOR	ETC
SPOT ELEV.	X (ELEV.)
SWIMMING POOL	FM
STORY SEVER	ETC
TYPE "V" MANHOLE	ETC
TYPE "V" MANHOLE	ETC
ELECTRIC LINE	ETC
WATER LINE	ETC
AIR LINE	ETC
OVERHEAD WIRE	ETC
ROOF DRAIN	ETC
FIRE HYDRANT	ETC
WATER VALVE	ETC
SAWTOOTH CLEAROUT	ETC
ELECTRIC METER	ETC
GAS METER	ETC
LIGHT POLE	ETC
UTILITY POLE	ETC
CONCRETE MONUMENT	ETC
ROOF DRAIN CLEAROUT	ETC
ROOF DRAIN DOWNSPOUT	ETC
18" SLIT	ETC
RAILROAD FENCE	ETC
LIMIT OF DISTURBANCE	ETC
RAIL PROTECTION	ETC
PCID TEST LOCATION	ETC
CHANNEL LIMB	ETC
CHANNEL BRANDEGE	ETC
WELL TEST TIE	ETC
EROSION CONTROL BLANKET	ETC

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 Pennsylvania One Call System, Inc.  
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 SERIAL# 072875 & 072876  
 ONE-CALL DATE: 5/12/04

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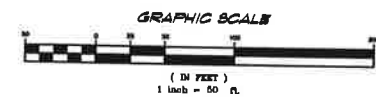
NO.	DATE	REVISION	BY

**EROSION CONTROL PLAN**  
FOR  
**BRANDYWINE VIEW**

CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

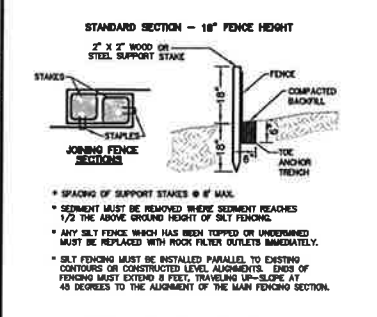
PROJECT NO: 200408000  
SCALE: 1"=50'  
DATE: 08/04/05  
SHEET NO: 15 OF 32



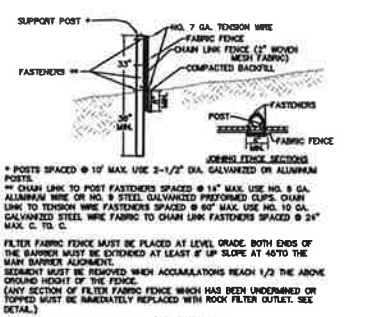
X:\2004\EROSION\brandywine-01.dwg (SHEET 15)



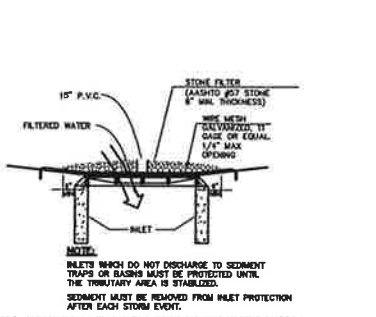




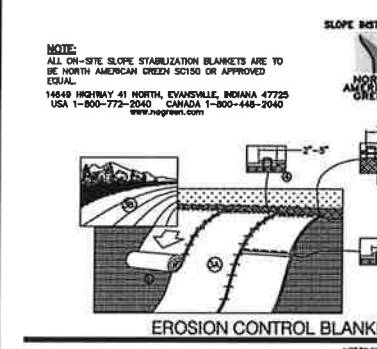
**18" SILT FENCE DETAIL**  
NOT TO SCALE



**SUPER SILT FENCE DETAIL**  
NOT TO SCALE



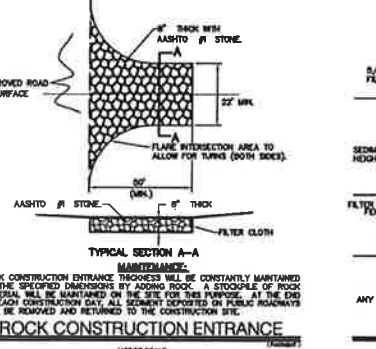
**'M' INLET PROTECTION (STONE)**  
N.T.S.



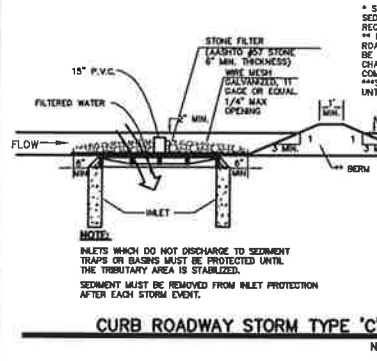
**EROSION CONTROL BLANKET INSTALLATION DETAIL**  
NOT TO SCALE



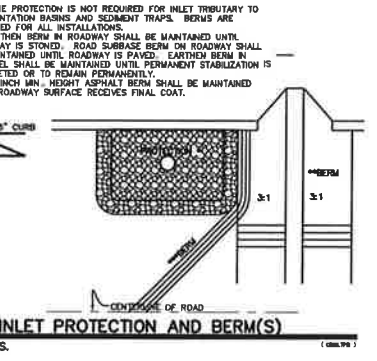
**ROCK CONSTRUCTION ENTRANCE**  
NOT TO SCALE



**ROCK FILTER OUTLET DETAIL**  
NOT TO SCALE



**CURB ROADWAY STORM TYPE 'C' INLET PROTECTION AND BERM(S)**  
N.T.S.



**PIPE ROCK APRON DETAIL**  
NOT TO SCALE

- GENERAL SEEDING NOTES:**
1. REDISTRIBUTE 6" OF STOCKPILED TOPSOIL AND PREPARE A GOOD CRUMBLY SEEDBED THAT IS TILLED 8-8 INCHES DEEP, WELL FIRMED AND LEVELED AFTER TILLING.
  2. APPLY FERTILIZER AND LIME UNIFORMLY AND WORK INTO THE TOP 3 TO 4 INCHES OF SOIL.
  3. AFTER ALL MATERIALS HAVE BEEN WORKED IN, FIRM UP THE SOIL BY ROLLING TO ASSURE THAT NO SOFT SPOTS REMAIN THAT WOULD SETTLE LATER ON.
  4. WITH A WIDE-TOOTHED RAKE OR TINE-HARROW, RAKE THE AREA INTO A CRUMBLY STATE WITH ABOUT AN INCH OF LOOSE SOIL AT SURFACE.
  5. APPLY THE SEED WITH A DROP OR CYCLONE SPREADER. FOR SLOPES OF 4:1 OR GREATER, HYDRO-SEEDING IS RECOMMENDED. STRAW MULCHING AND ANCHORING IS REQUIRED. APPLY SEED DURING GERMINATION PERIODS, MARCH 15TH - MAY 15TH, AS WEATHER PERMITS.

- SEEDING SPECIFICATIONS:**
- TEMPORARY MEASURES:**  
PREPARATIONS - APPLY 1 TON PER ACRE OF AGRICULTURAL GRADE LIME (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8  
APPLY FERTILIZER @ 150 LBS. PER ACRE USING 10-20-20 OR EQUIVALENT.
- SEEDING - APPLY 50% ANNUAL RYEGRASS AND 50% WINTER RYEGRASS AT A RATE OF 10 LBS. PER 1,000 SQUARE FEET. DURING NON-GERMINATION PERIODS APPLY A TACKING AGENT WITH THE MULCH.**
- PERMANENT MEASURES:**  
PREPARATIONS - APPLY 4 TONS PER ACRE OF AGRICULTURAL GRADE LIME (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8  
APPLY FERTILIZER @ 930 LBS. PER ACRE USING 10-20-20 OR EQUIVALENT.
- SEEDING - 10% PERENNIAL RYEGRASS, 60% KENTUCKY 31 TALL FESCUE, AND 30% REDTOP AT A RATE OF 220 LBS. PER ACRE. MULCH AT A RATE OF 3 TONS PER ACRE. APPLY MULCH NETTING WITH PEGS AT 4 FOOT INTERVALS INTERLACED WITH TWINE ON ALL SLOPES EXCEEDING 4:1.**

- EROSION CONTROL AND MAINTENANCE NOTES:**
1. THE DEVELOPER SHALL INFORM ALL CONTRACTORS ASSOCIATED WITH THIS PROJECT, TO STAY WITHIN THE DESIGNATED CONSTRUCTION AREA AND TO FOLLOW PROPER EROSION CONTROL METHODS.
  2. THE CONTRACTOR IS ADMISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
  3. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
  4. THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.
  5. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE STOCK PILED AT THE SITE PRIOR TO ANY CONSTRUCTION AND HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION THAT MAY ARISE.
  6. ONLY LIMITED DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO CONSTRUCT BASIN, TRAPS, AND OTHER EROSION CONTROLS.
  7. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
  8. TOPSOIL AND TREES, INCLUDING ROOTS, SHALL BE REMOVED FROM AREAS PROPOSED FOR GRADING. IT SHALL BE STOCKPILED AND TEMPORARILY SEEDING UNTIL AREAS HAVE BEEN GRADED. ONCE THE AREA HAS REACHED FINAL GRADE THE TOPSOIL CAN BE REDISTRIBUTED FOR APPLICATION OF PERMANENT SEEDING.
  9. ALL PUMPING OF SEDIMENT LADEN WATER SHALL THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
  10. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
  11. TRAP(S) AND BASIN(S) SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL TO INSURE ITS PROPER FUNCTIONING.
  12. ANY SILT FENCING THAT HAS BEEN OVERTOPPED OR UNDERMINED SHALL BE REMOVED AND REPLACED WITH A ROCK FILTER IMMEDIATELY. THEY SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL.
  13. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.
  14. DIVERSIONS, CHANNELS, SEDIMENT TRAPS, SEDIMENT BASINS, AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
  15. ALL BERMS AND SWALES SHALL BE LINED WITH EROSION CONTROL BLANKETS DURING NON-GERMINATING PERIODS. THIS REQUIREMENT MAY BE WAIVED BY THE CONSERVATION DISTRICT DURING SEED GERMINATION PERIODS.
  16. ALL SLOPES STEEPER THAN 3:1 MUST BE STABILIZED WITH AN EROSION CONTROL BLANKET. THIS REQUIREMENT MAY BE WAIVED BY THE CONSERVATION DISTRICT DURING SEED GERMINATION PERIODS.

- EROSION CONTROL AND MAINTENANCE NOTES-(CONTINUED)**
17. ALL NECESSARY SOIL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED (SILT FENCES, STONE FILTERS, SEDIMENT TRAPS, ETC.) SHALL BE ADEQUATELY MAINTAINED BY THE SITE CONTRACTOR.
  18. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, RE-GRADING OR DEVELOPMENT IN GENERAL, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE SEDIMENT FROM ALL ADJOINING PROPERTIES, SURFACES, DRAINAGE SYSTEMS AND WATER COURSES IMMEDIATELY.
  19. ALL SURROUNDING STREETS ARE TO BE KEPT CLEAN OF ALL SEDIMENT.
  20. ALL SEEDED AREAS WHICH HAVE BEEN WASHED AWAY WILL BE FILLED, RE-SEEDED AND MULCHED IMMEDIATELY.
  21. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RAINOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTION AND THE DATE, TIME AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
  22. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING, AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
  23. WHERE BMP'S FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION, THE PERMITEE OR CO-PERMITEE SHALL INCLUDE THE FOLLOWING INFORMATION:
    - A) THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
    - B) ALL STEPS TAKEN TO REMOVE, ELIMINATE AND PREVENT THE REQUIREMENT OF THE NON-COMPLIANCE.
    - C) THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
  24. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR TO AN APPROVED DUMPING SITE.
  25. IF FURTHER ASSISTANCE IS NEEDED FOR THE PROPER IMPLEMENTATION OF THIS PLAN PLEASE CONTACT THE CONSERVATION DISTRICT AT (610) 696-5126.
  26. A PREPAREDNESS PREVENTION AND CONTINGENCY PLAN MUST BE PREPARED AND SUBMITTED TO CHESTER COUNTY CONSERVATION DISTRICT BEFORE PROVIDING FUELING STORAGE AND FILLING AREAS ON SITE.
  27. THE WASHING OF CONCRETE TRUCKS AND DUMPING EXCESS CONCRETE IS PROHIBITED ON SITE.
  28. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS WITH THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
  29. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CHESTER COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BURROW AREAS, REGARDLESS OF THEIR LOCATION.
  30. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND 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.

NO.	DATE	REVISION	BY

**EROSION CONTROL DETAILS**  
FOR  
**BRANDYWINE VIEW**

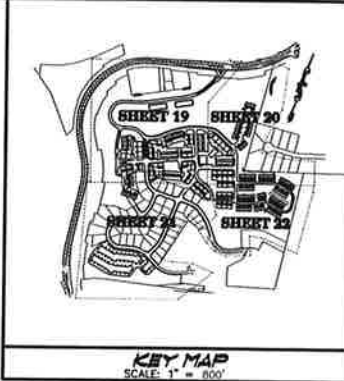
CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

AS NOTED  
08/04/05

18 of 32

Project: 8-15-05 811230m By: apowell



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KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT
AR	ACER RUBRUM	RED MAPLE	3" CALP.	73	B & B
FP	FRAXINUS PENNSYLVANIA	SHARPT OXLEY AS	3" CALP.	33	B & B
PC	PIRUS CALLENYANA	REDSTART PEAR	3" CALP.	83	B & B
PS	PRUNUS SUBBRETILLA	AMERICAN CHERRY	3" CALP.	17	B & B
OP	QUERCUS PRINCEPS	WALNUT OAK	3" CALP.	32	B & B
OR	QUERCUS RUBRA	RED OAK	3" CALP.	44	B & B
SA	SOPHORA JAPONICA	JAPANESE SCHOLAR TREE	3" CALP.	30	B & B
TA	TILIA AMERICANA	AMERICAN BASSWOOD	3" CALP.	14	B & B
TT	TILIA TOMENTOSA	SILVER LINDEN	3" CALP.	25	B & B
ZS	ZELKOVA SERBATA	ZELKOVA	3" CALP.	117	B & B

**STREET TREE REQUIREMENTS**

ROAD A	3800 L.F. = 95 TREES
ROAD B	400 L.F. = 10 TREES
ROAD C	1125 L.F. = 28 TREES
ROAD D	400 L.F. = 10 TREES
ROAD E	450 L.F. = 11 TREES
ROAD F	1850 L.F. = 39 TREES
ROAD G	425 L.F. = 11 TREES
ROAD H	875 L.F. = 22 TREES
	228 REQUIRED



**NOTE**

BUILDING FACADE LANDSCAPING, PARK LANDSCAPING AND DETAILED STREETSCAPE LANDSCAPING TO BE PROVIDED AT FINAL PLAN STAGE.

**CALL BEFORE YOU DIG!**

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**GRAPHIC SCALE**



NO.	DATE	REVISION	BY

**LANDSCAPE PLAN FOR BRANDYWINE VIEW**

CITY OF COATESVILLE CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

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1"=50'  
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19 of 32

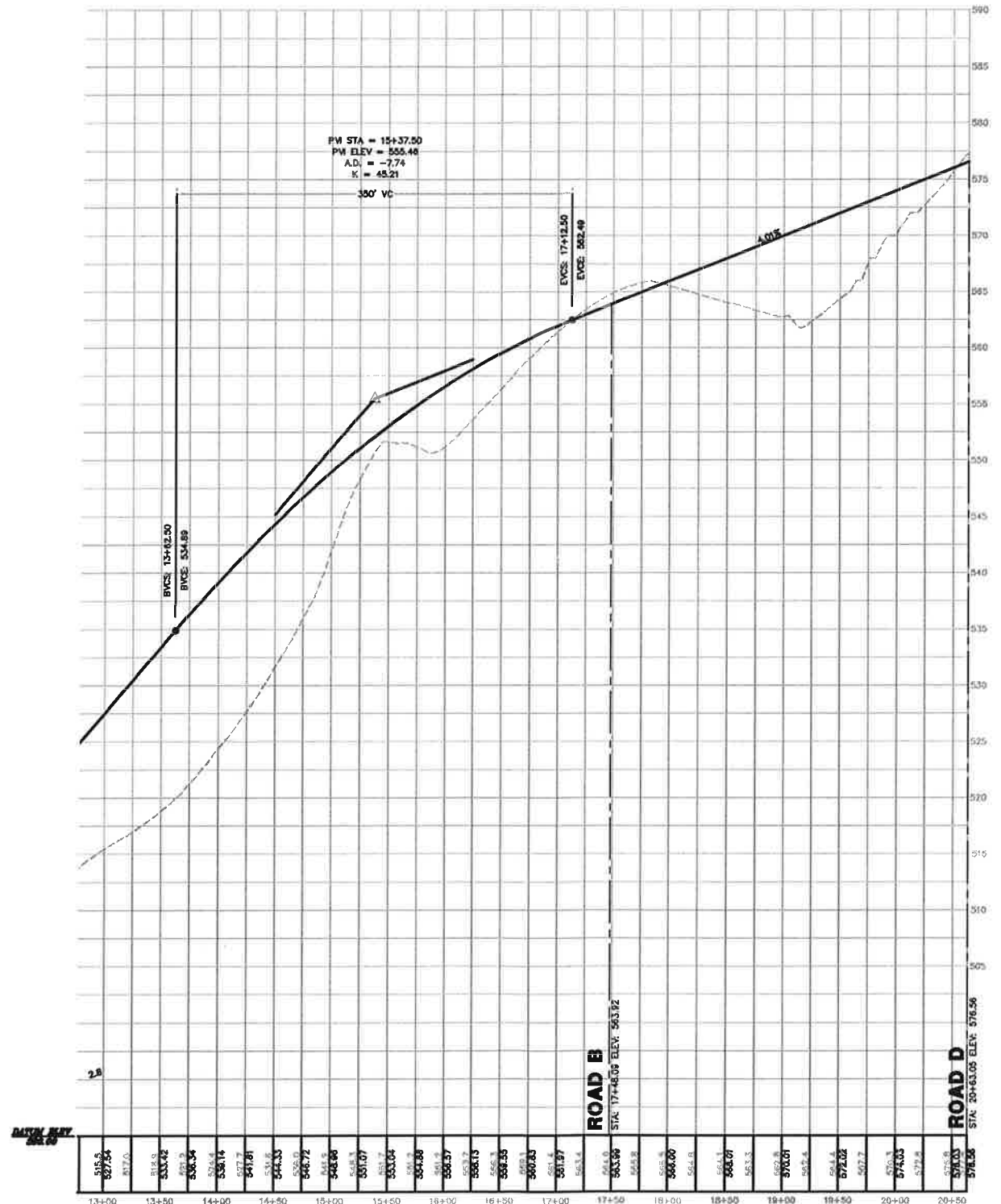
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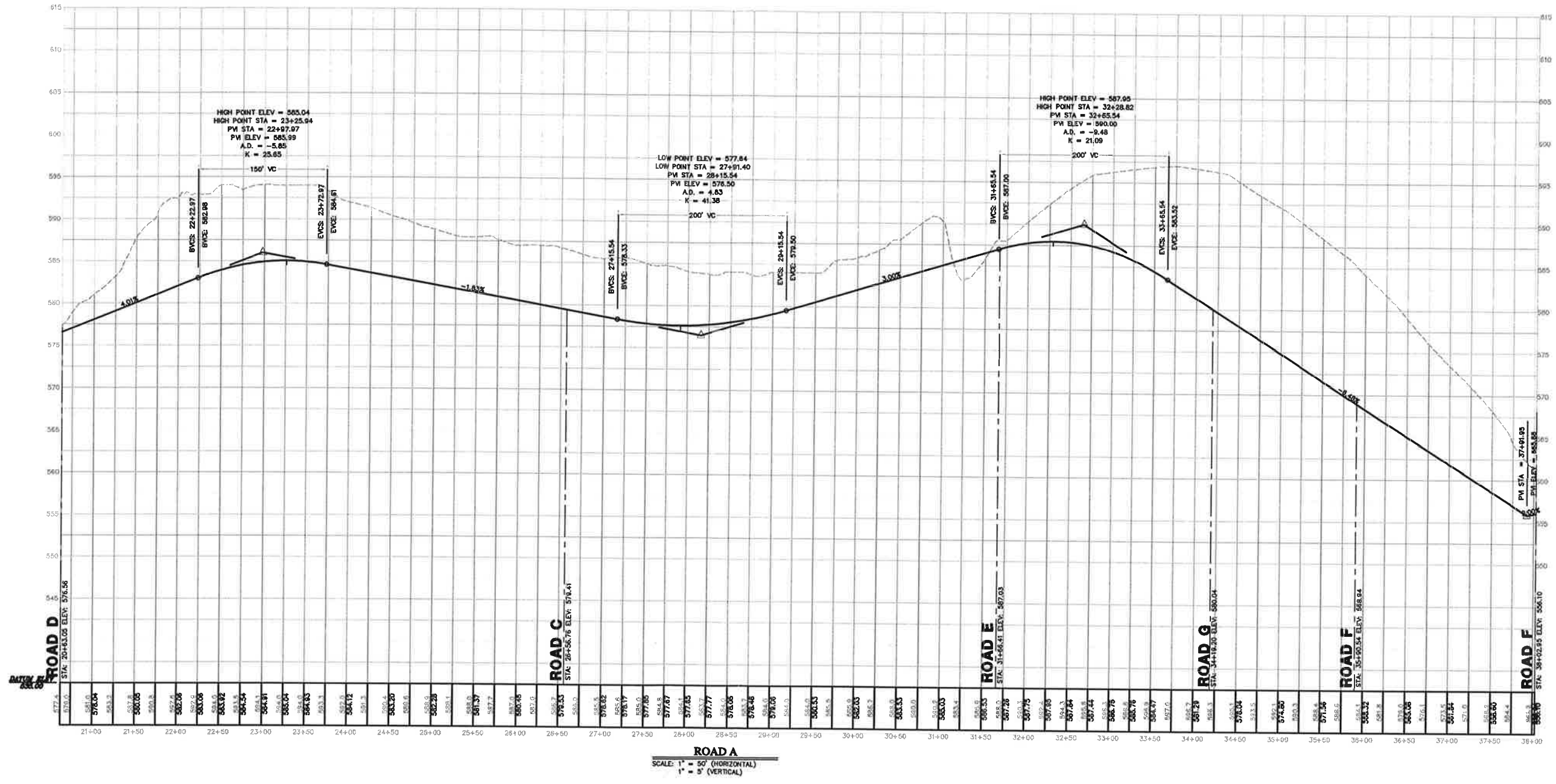
NO.	DATE	REVISION	BY

**ROAD PROFILES**  
 FOR  
**BRANDYWINE VIEW**

CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
 Tel: 610.444.6522 Fax: 610.444.1698

PROJECT NO: 20040000  
 AS NOTED  
 08/04/05  
 WPS  
 24 of 32



NO.	DATE	REVISION	BY

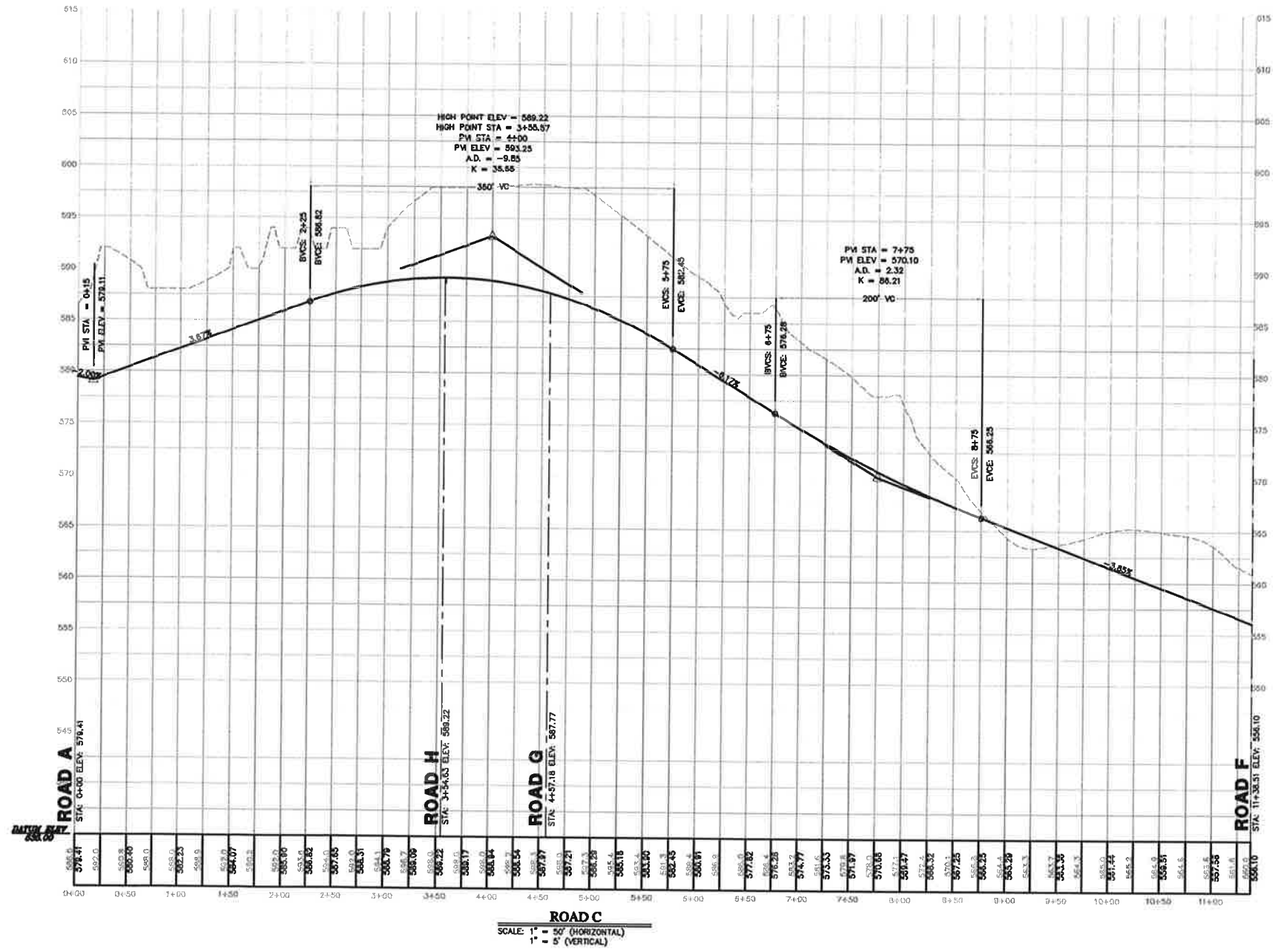
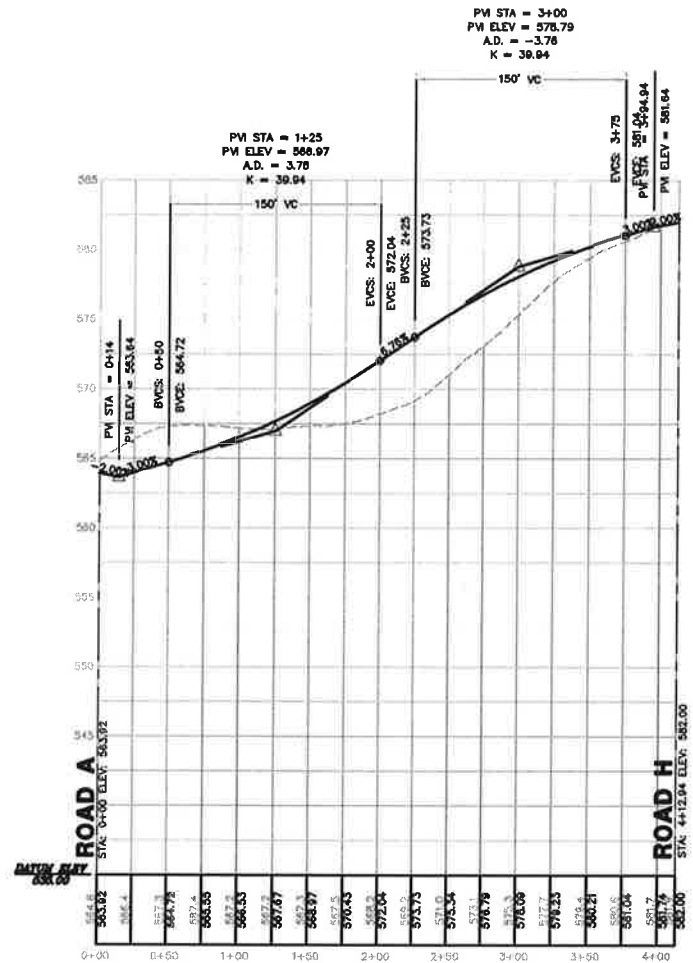
**ROAD PROFILES**  
FOR  
**BRANDYWINE VIEW**

CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
 Tel: 610.444.6522 Fax: 610.444.1698

PROJECT NO: 2004-05-009  
 AS NOTED  
 06/04/05  
 SPS  
 DATE: 06/04/05  
 DRAWN BY: spowell  
 CHECKED BY: spowell  
 PLOT BY: spowell  
 25 of 32





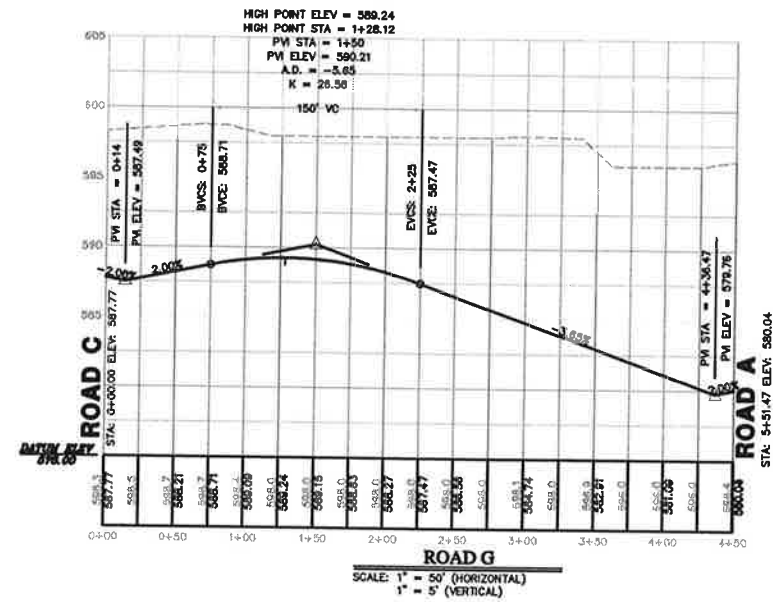
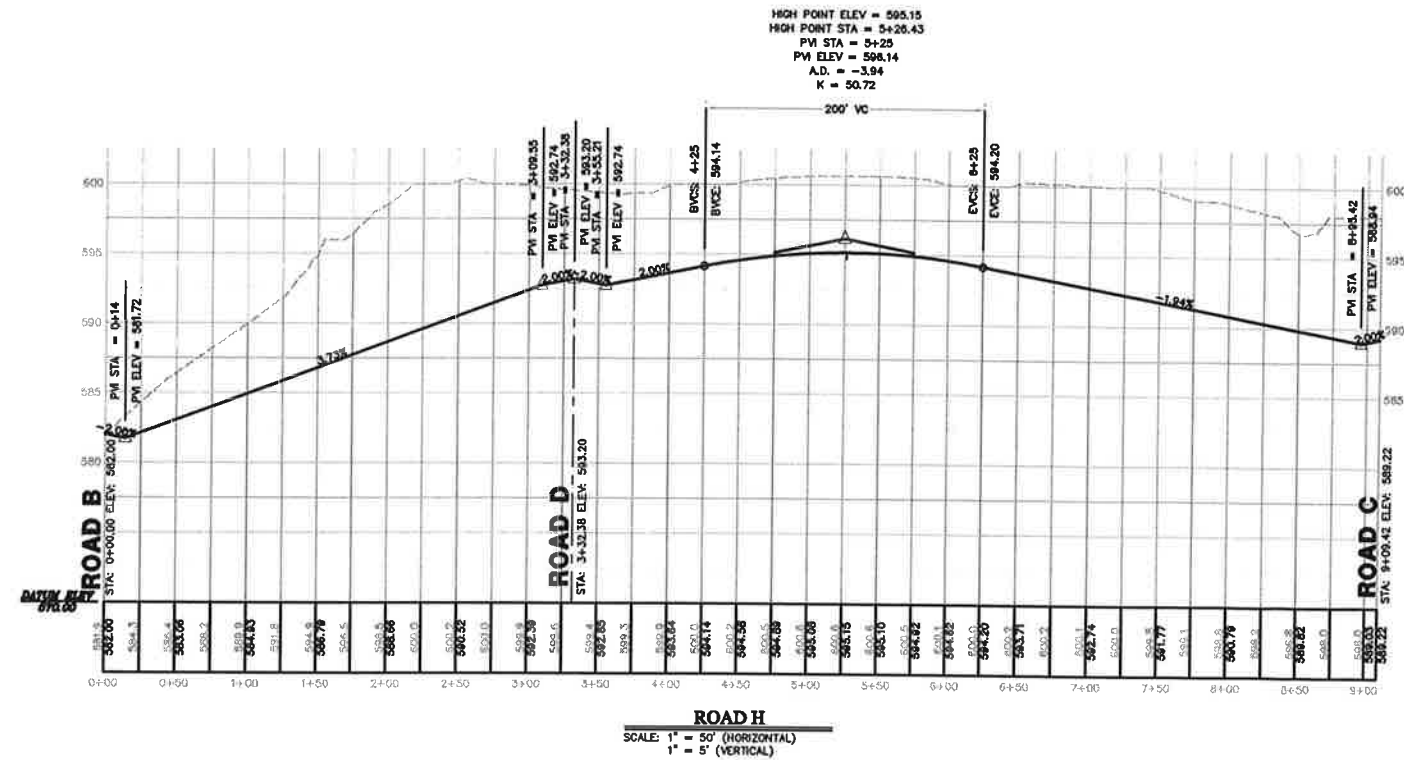
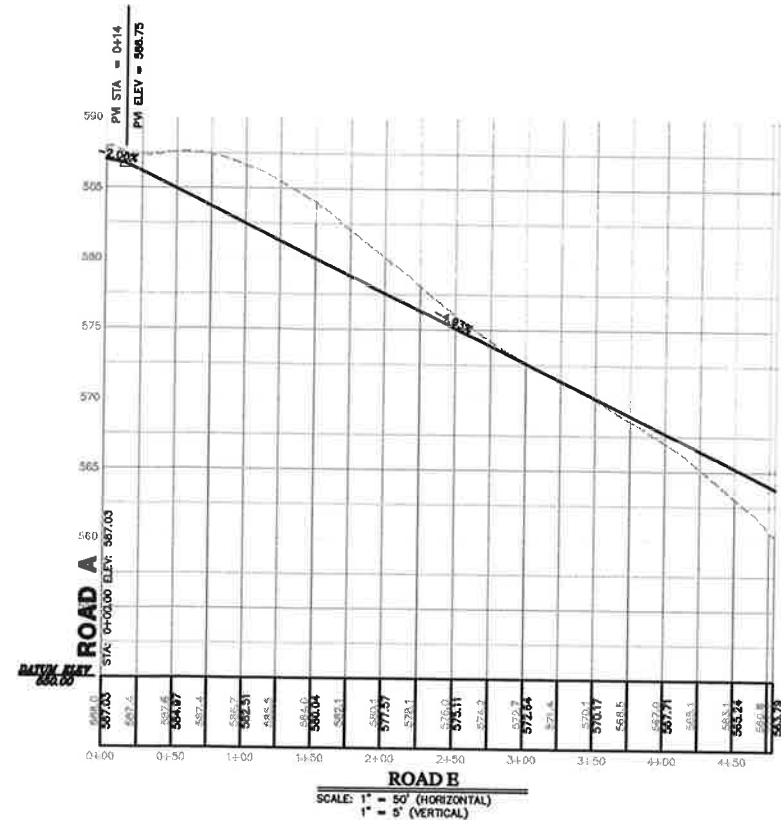
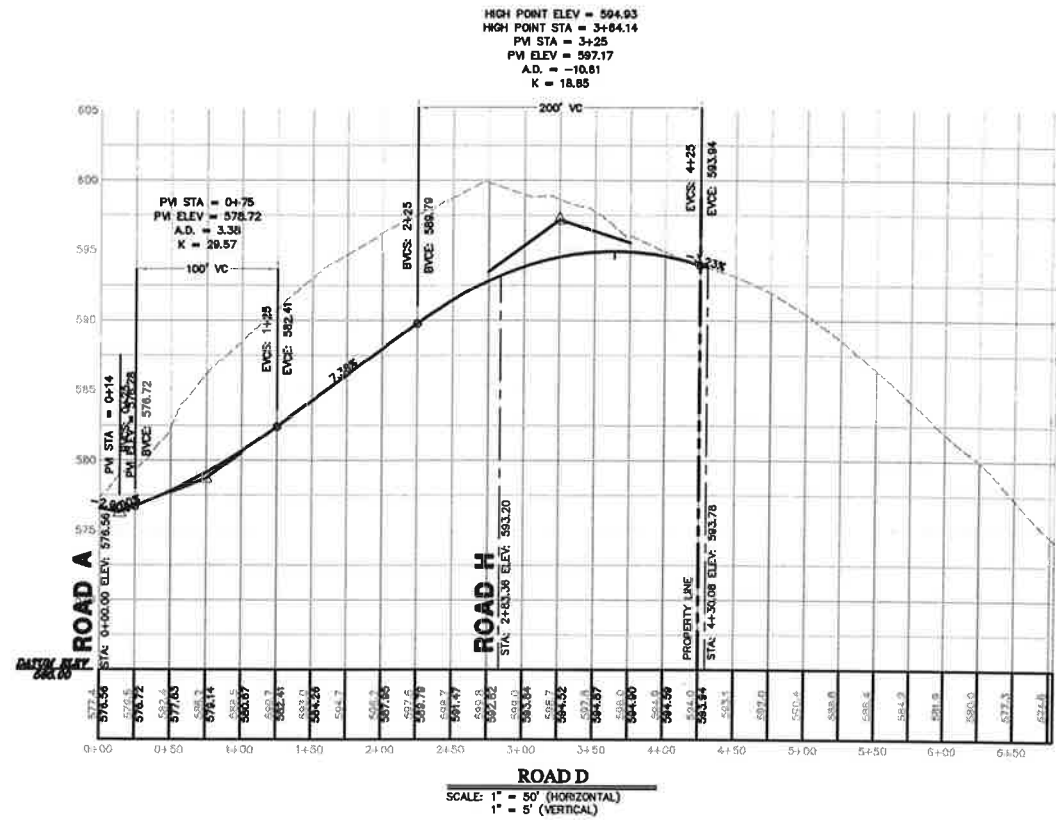
NO.	DATE	REVISION	BY

**ROAD PROFILES  
FOR  
BRANDYWINE VIEW**

CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
 Tel: 610.444.6522 Fax: 610.444.1698

PROJECT NO. 20040009  
 DATE 08/10/05  
 DRAWN BY JPS  
 CHECKED BY JPS  
 PLOT BY JPS  
 26 of 32



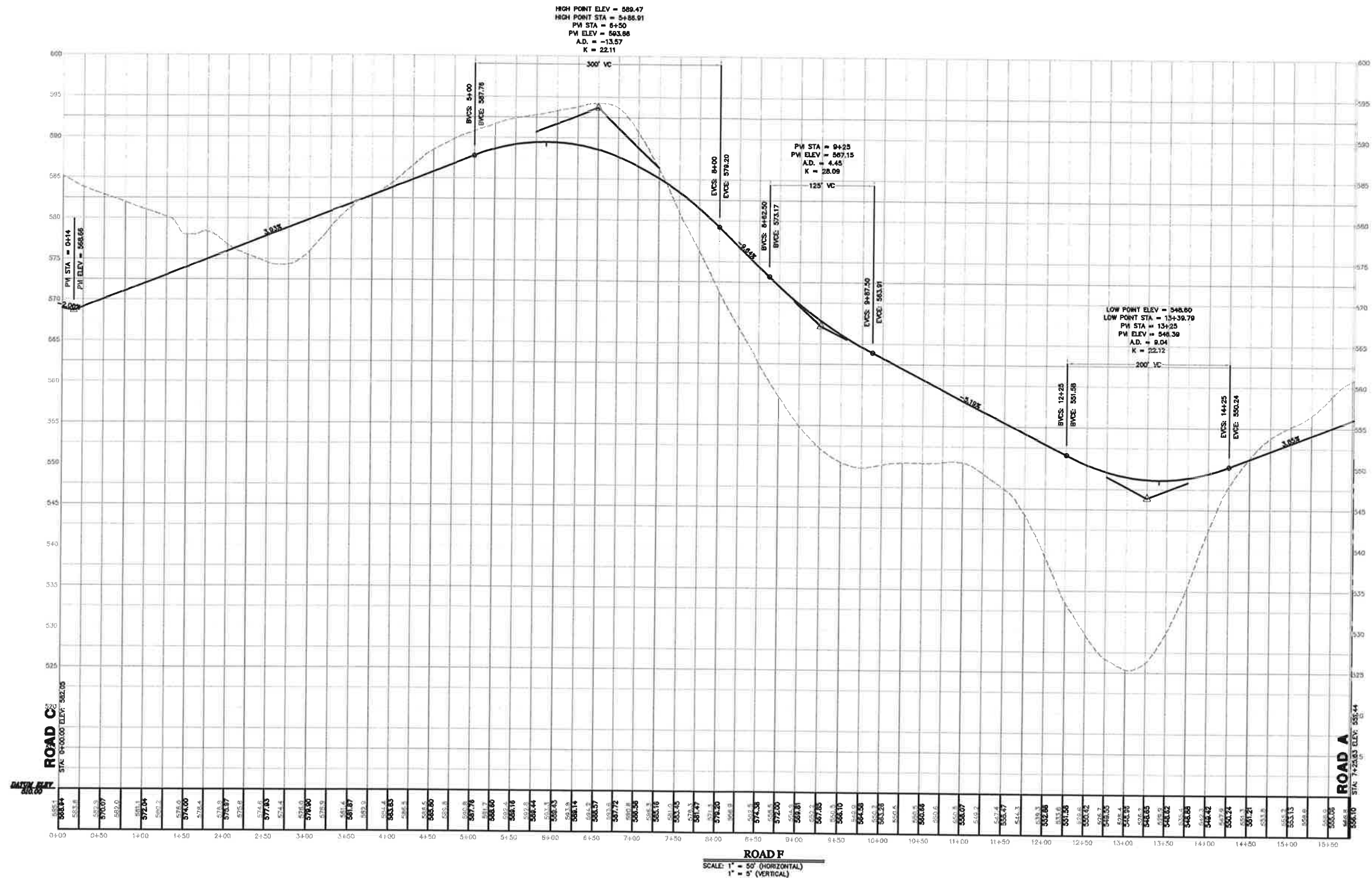
NO.	DATE	REVISION	BY

**ROAD PROFILES**  
FOR  
**BRANDYWINE VIEW**

CITY OF COATESVILLE CHESTER COUNTY, PA.

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PROJECT NO. 200466009  
 AS NOTED  
 08/04/05  
 SHEET NO. 27 of 32



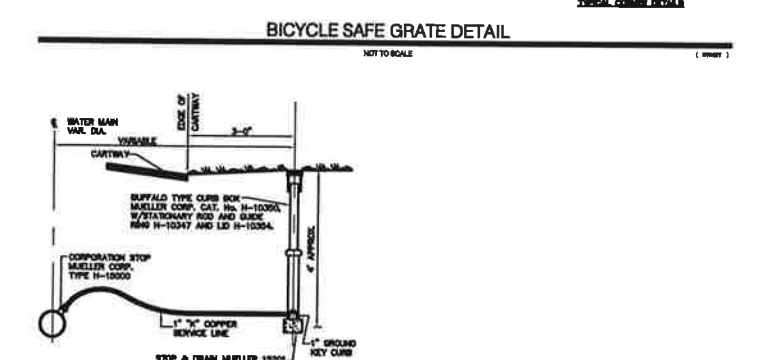
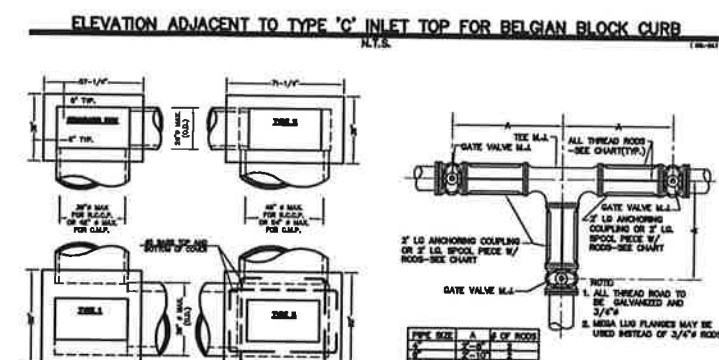
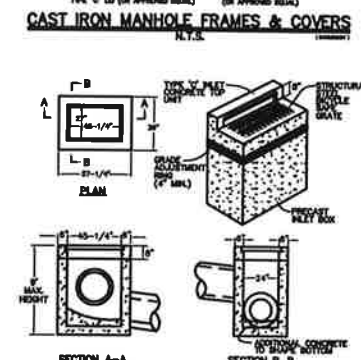
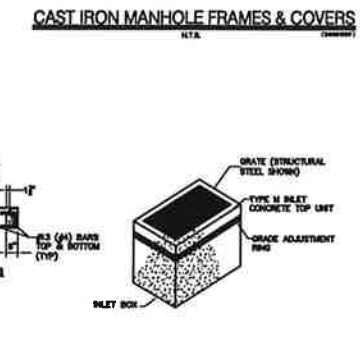
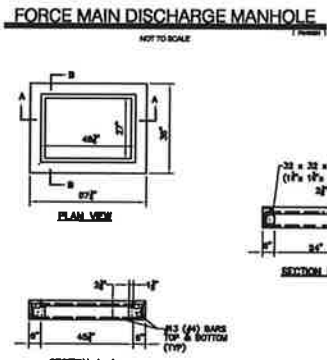
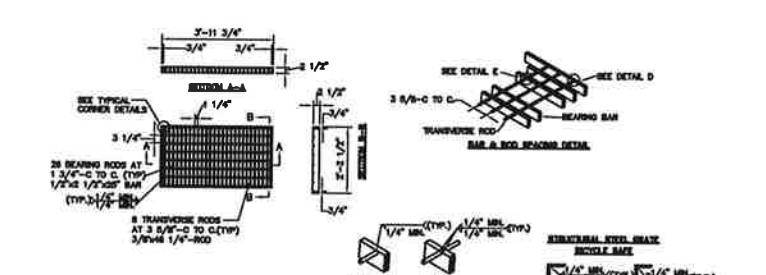
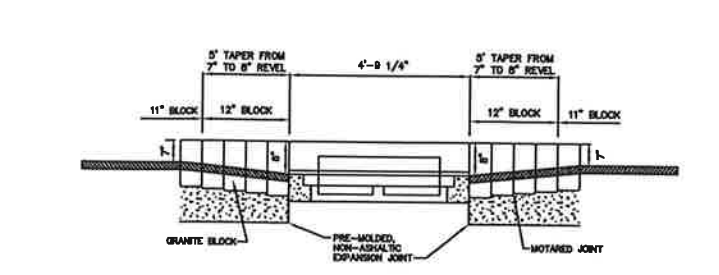
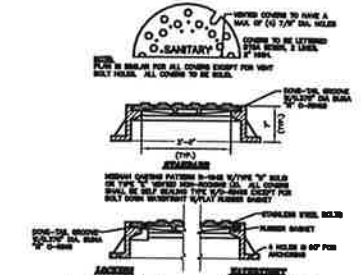
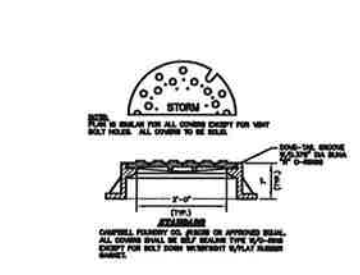
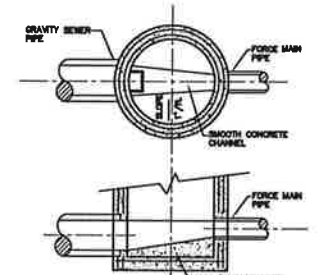
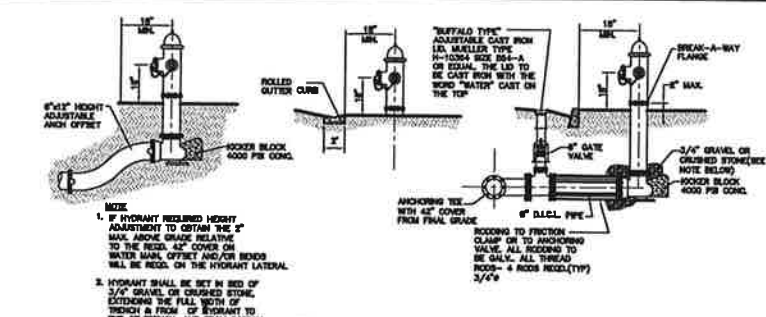
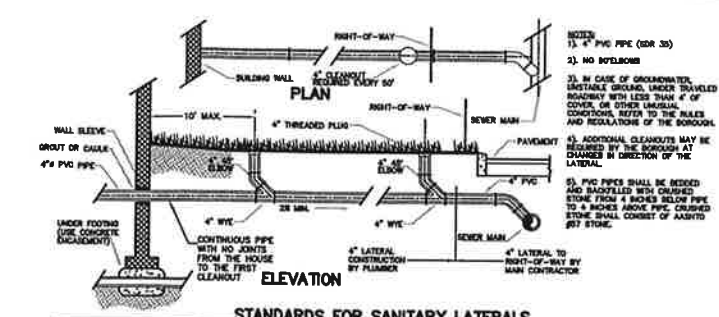
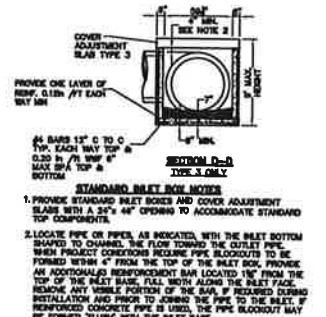
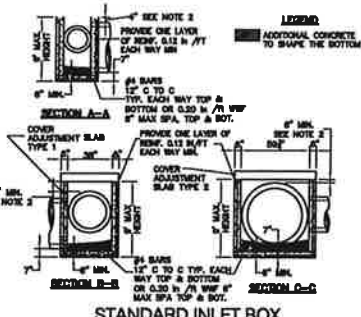
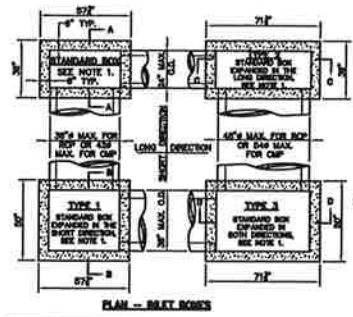
NO.	DATE	REVISION	BY

**ROAD PROFILES  
FOR  
BRANDYWINE VIEW**

CITY OF COATESVILLE      CHESTER COUNTY, PA.

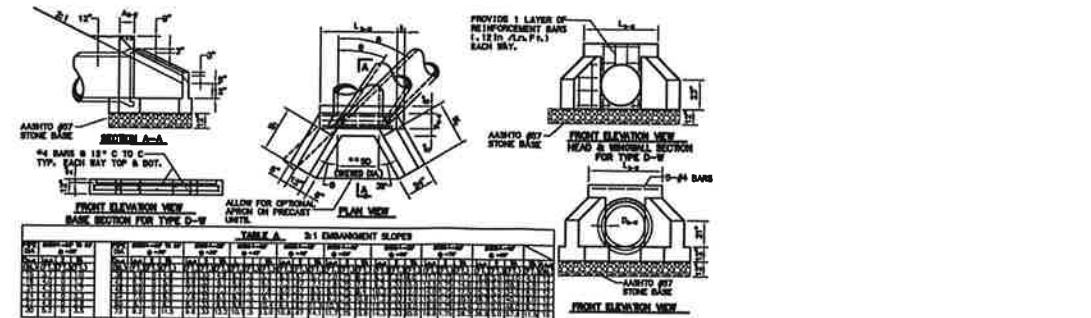
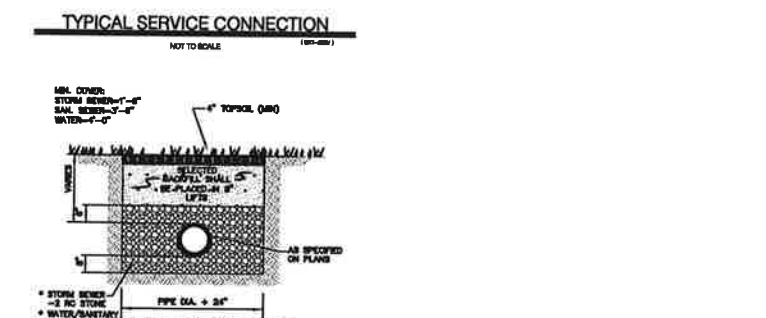
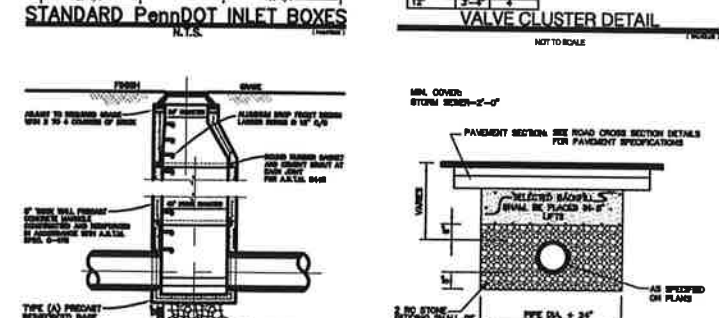
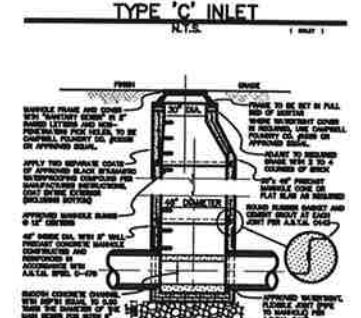
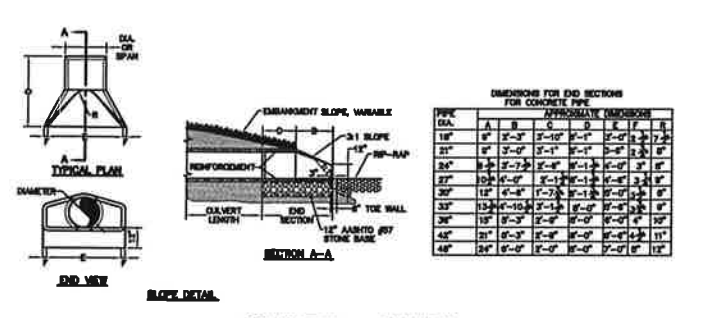
**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
 Tel: 610.444.6522 Fax: 610.444.1698

PROJECT NO.	200480009
DATE	AS NOTED
DATE	08/04/05
SCALE	AS SHOWN
DRAWN BY	proftee
CHECKED BY	
DATE	
	28 of 32



PIPE DIA.	TEE'S & CROSSES			90° BENDS			45° BENDS			22-1/2° BENDS			REDUCERS	
	A	B	C	A	B	C	A	B	C	A	B	C	D	E
8"	2'-0"	2'-0"	1'-3"	3'-0"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	8" X 8"	2'-0"
10"	3'-0"	3'-0"	1'-3"	3'-0"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	10" X 8"	2'-0"
12"	3'-0"	3'-0"	1'-3"	3'-0"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	12" X 8"	2'-0"
15"	3'-0"	3'-0"	1'-3"	3'-0"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	1'-8"	2'-0"	1'-3"	15" X 8"	2'-0"

1. ALL BENDS SHALL BE BACKED UP WITH A CONCRETE THRUST BLOCK BETWEEN THE PIPE AND UNDISTURBED MATERIAL.  
 2. REQUIRED BEARING AREA TO BE CALCULATED ON VERTICAL PLANE 90° TO RADIAL PLANE PASSING THROUGH HORIZONTAL CENTER OF BEND.  
 3. MINIMUM BEARING AREA = 0.5 SQUARE FEET.



NO.	DATE	REVISION	BY

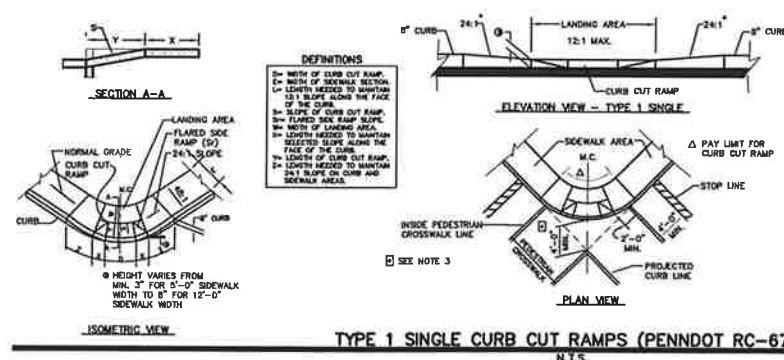
**CONSTRUCTION DETAILS FOR BRANDYWINE VIEW**

CITY OF COATESVILLE, CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
 Longwood Corporate Center South  
 425 McFarlan Road, Suite 205  
 Kennett Square, PA 19348-2412  
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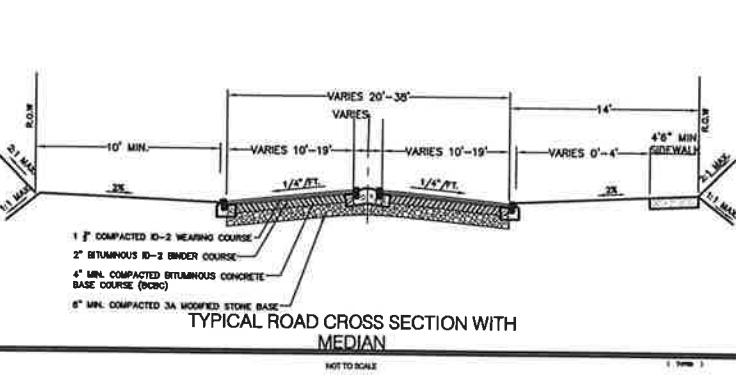
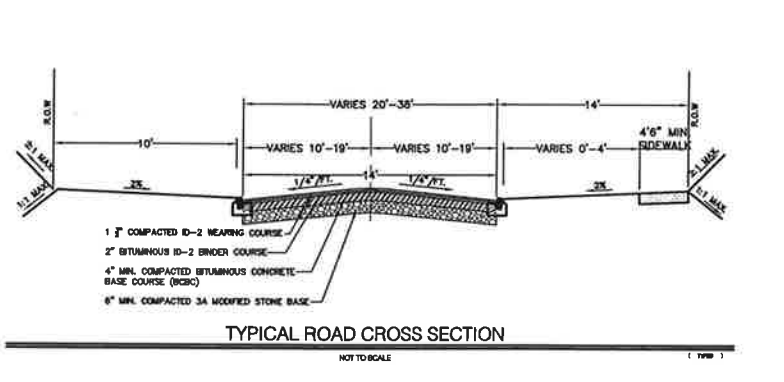
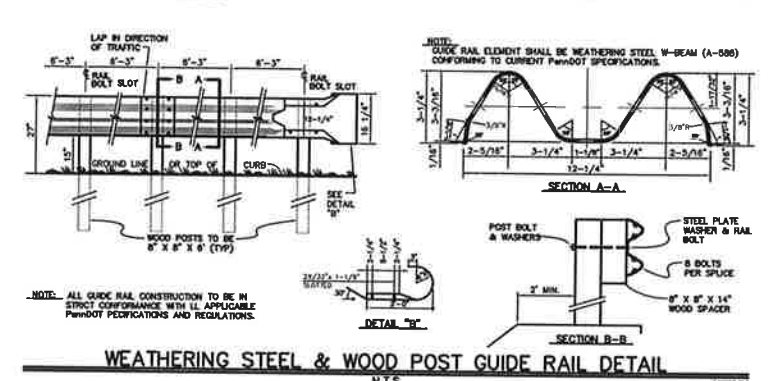
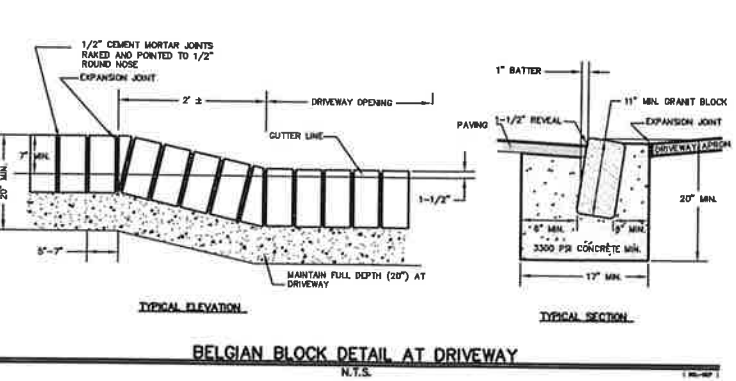
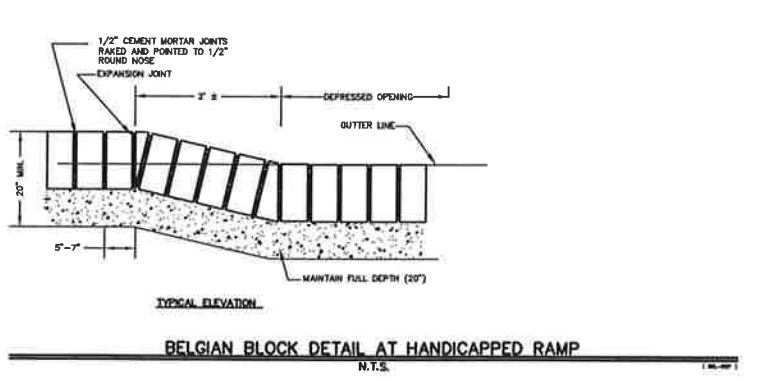
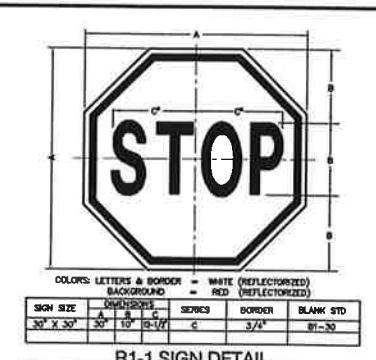
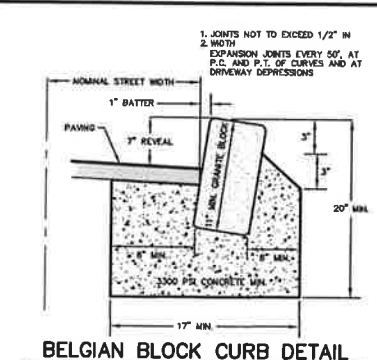
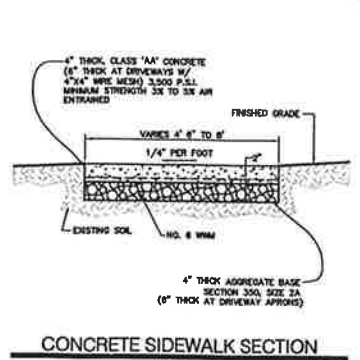
DATE: 08/04/06  
 SHEET: 28 OF 32

Plotted: 8-15-05, 8:11:26am By: sccvnet



**NOTES:**

- MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408 INFORMATIONAL SECTION 901.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL WHERE CURB CUT RAMP ADJACENT ANY FROM EXISTING SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
- WHEN PEDESTRIAN CROSSWALKS ARE NOT CONSTRUCTED BASE ENOUGH TO PROVIDE MINIMUM 4'-0" WIDE OPENING SPACE AT THE BOTTOM OF THE RAMP, CONSTRUCT SIDEWALKS AS INDICATED IN DETAIL A, PAVEMENT STATIONING 10-47.
- PROVIDE TYPE 1 SINGLE AND TYPE 1 DOUBLE CURB CUT RAMPS FOR SIDEWALKS BETWEEN 12'-0" MIN. OR LESS. TYPE 2 SINGLE AND TYPE 2 DOUBLE CURB CUT RAMPS FOR SIDEWALK SECTIONS NEAR 12'-0" AND TYPE 3 CURB CUT RAMPS FOR MEDIAN AREAS.
- STRENGTHS AND SLOPES SHOULD BE ADJUSTED TO UNLESS OTHER CONDITIONS REQUIRE SPECIAL DESIGN BASED ON HORIZONTAL GRADES.
- PROVIDE SLOPE INDICATING SYSTEM ON CURB CUT RAMP BY GRADE BECOMING TRANSVERSE TO THE SLOPE OF THE RAMP, EXTEND BEYOND THE FULL WIDTH AND LENGTH OF THE CURB CUT RAMP INCLUDING FLARED SIDE RAMPS.



NO.	DATE	REVISION	BY

**CONSTRUCTION DETAILS**  
FOR  
**BRANDYWINE VIEW**

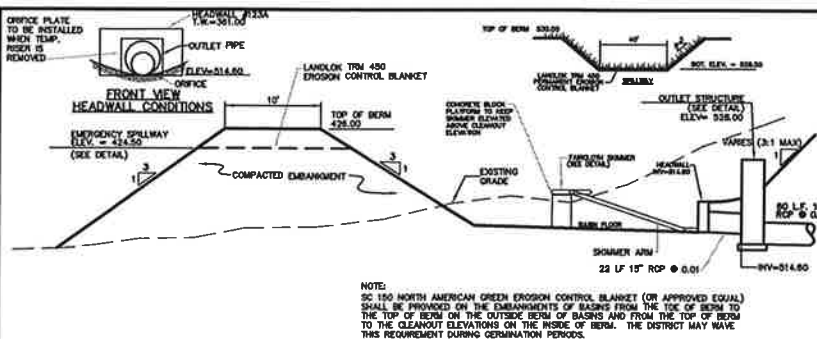
CITY OF COATESVILLE      CHESTER COUNTY, PA.

**VOLLMER ASSOCIATES LLP**  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

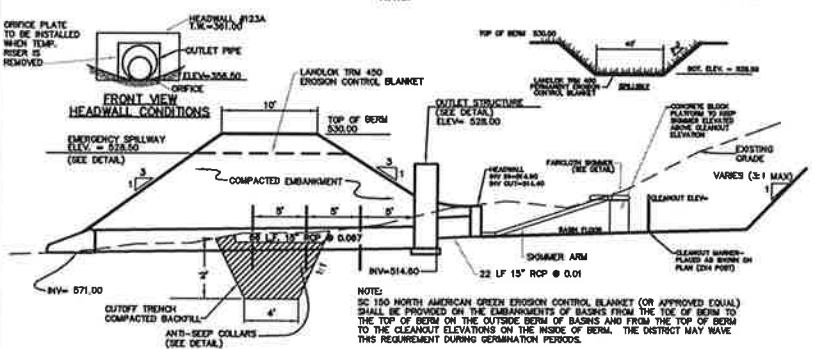
PROJECT NO. 200486008  
SCALE AS NOTED  
DATE 08/04/05  
DRAWN BY SPS  
CHECKED BY  
DATE  
DATE

30 of 32

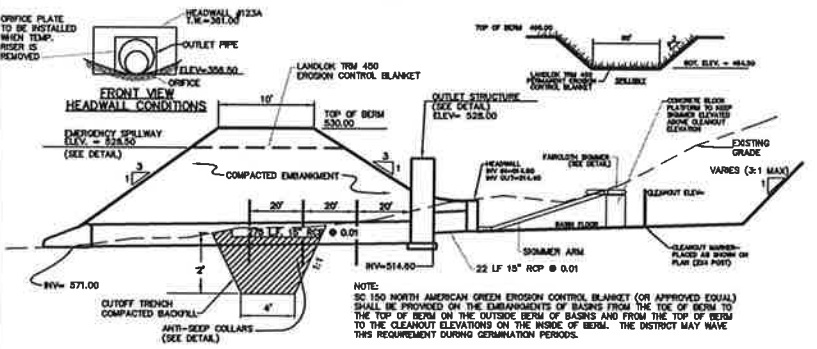
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**DETENTION BASIN 1A- SECTION THROUGH OUTLET**  
N.T.S.

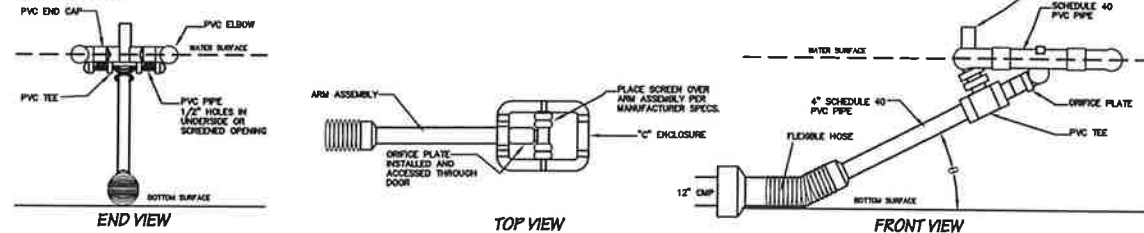


**DETENTION BASIN 1B- SECTION THROUGH OUTLET**  
N.T.S.

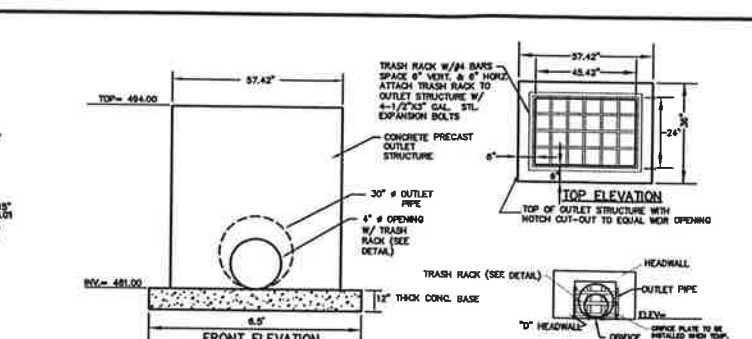


**DETENTION BASIN 1C- SECTION THROUGH OUTLET**  
N.T.S.

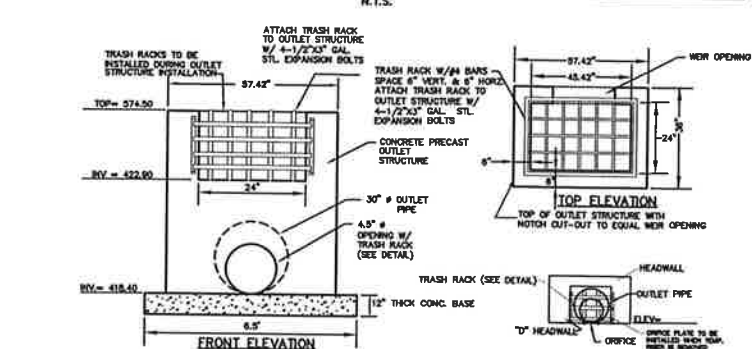
SKIMMER TO BE MANUFACTURED BY:  
J. W. FAIRCLOTH & SON  
P.O. BOX 757  
HILLSBOROUGH, NC 27278  
(919) 732-1244  
WWW.FAIRCLOTHSKIMMER.COM



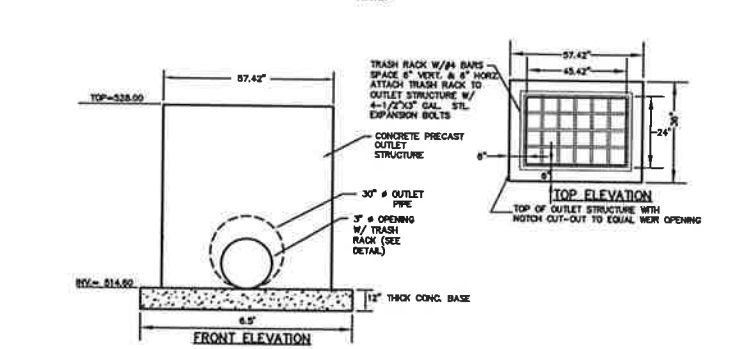
**FAIRCLOTH SKIMMER --- DETAILS AND SPECIFICATIONS**  
N.T.S.



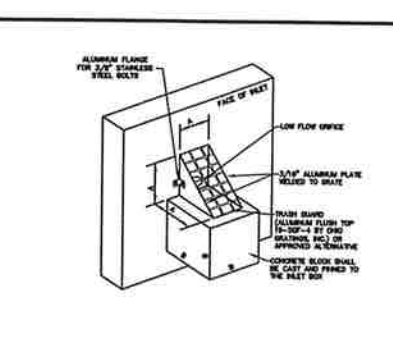
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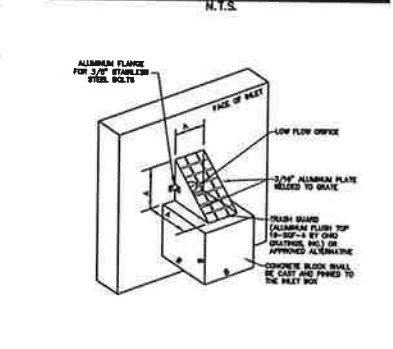
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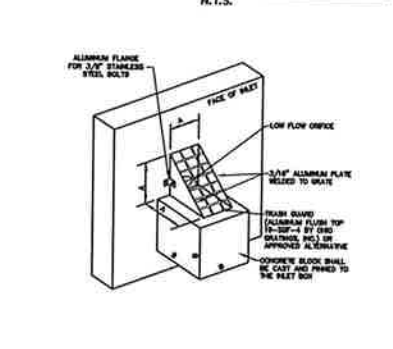
**TYPICAL OUTLET STRUCTURE BASIN 1C**  
N.T.S.



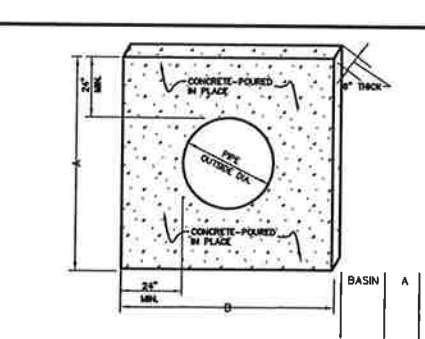
**TRASH RACK DETAIL FOR LOW FLOW ORIFICES**  
N.T.S.



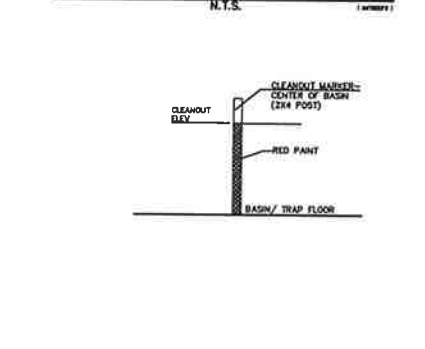
**TRASH RACK DETAIL FOR LOW FLOW ORIFICES-BASIN 4**  
N.T.S.



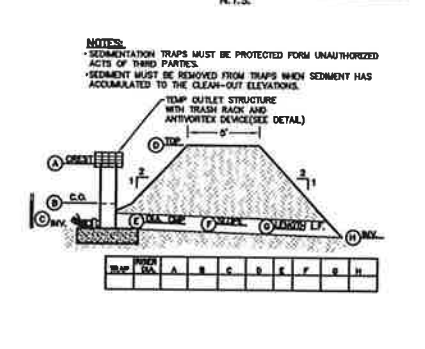
**TRASH RACK DETAIL FOR LOW FLOW ORIFICES**  
N.T.S.



**CONCRETE ANTI-SEEP COLLAR**  
N.T.S.



**CLEANOUT STAKE DETAIL**  
N.T.S.



**SEDIMENT TRAP DETAIL**  
N.T.S.

Ø SHALL BE LESS THAN 45° WHEN THE WATER SURFACE IS AT THE MAXIMUM POOL ELEVATION - THE ELEVATION OF THE 2 CFS/ACRE DISCHARGE.

NO.	DATE	REVISION	BY

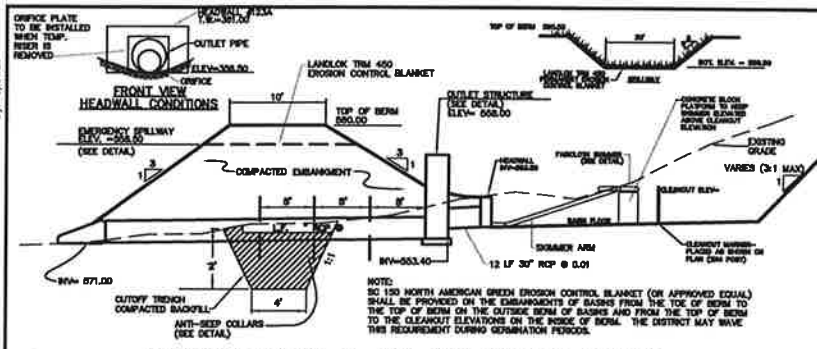
**BASIN DETAILS FOR BRANDYWINE VIEW**

CITY OF COATESVILLE CHESTER COUNTY, PA.

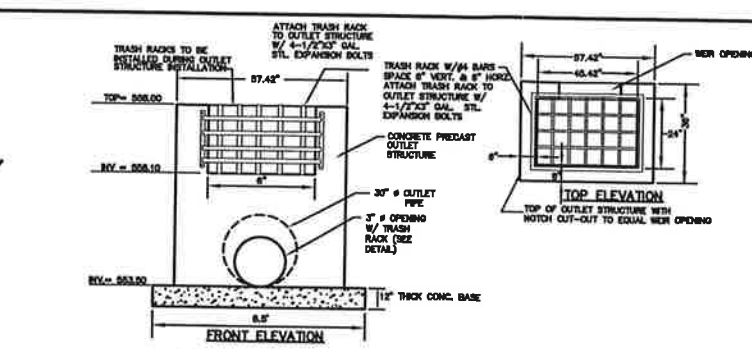
**VOLLMER ASSOCIATES LLP**  
Longwood Corporate Center South  
425 McFarlan Road, Suite 205  
Kennett Square, PA 19348-2412  
Tel: 610.444.6522 Fax: 610.444.1698

Project No. 000466009  
AS NOTED  
08/04/05  
S.P.S.  
Sheet No. 31 of 32

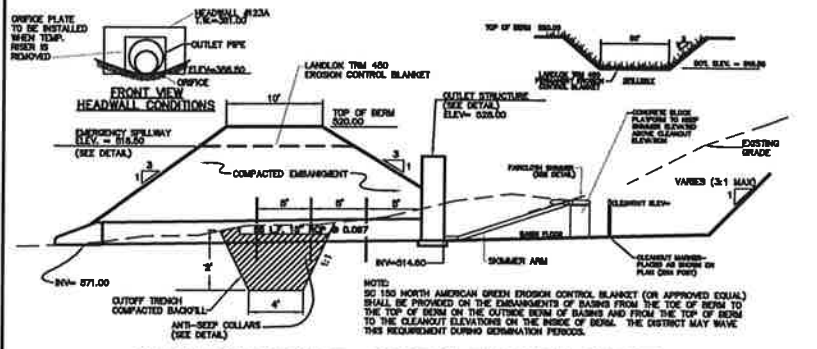
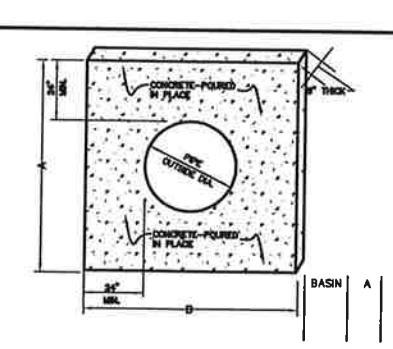
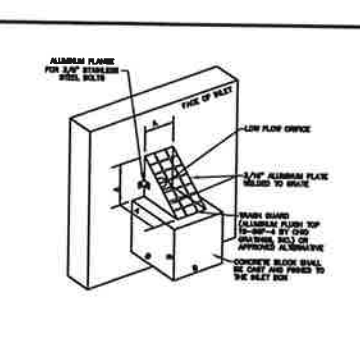
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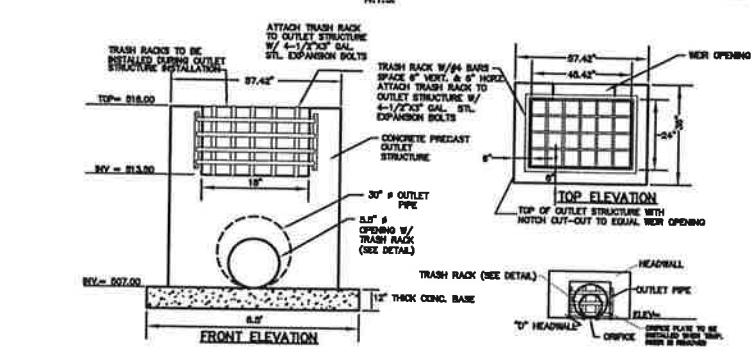
**DETENTION BASIN 2- SECTION THROUGH OUTLET**  
N.T.S.



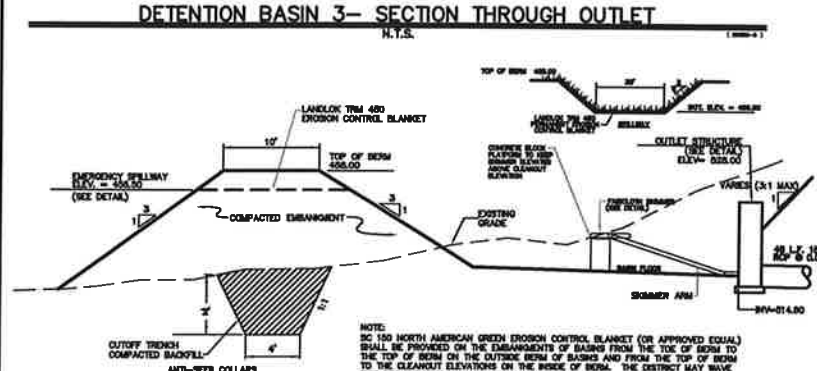
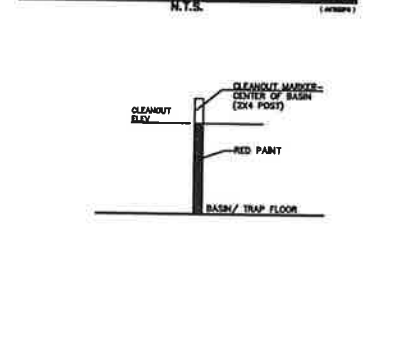
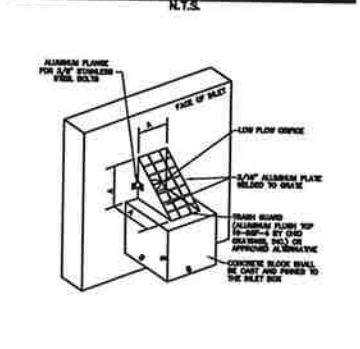
**TYPICAL OUTLET STRUCTURE BASIN 2**  
N.T.S.



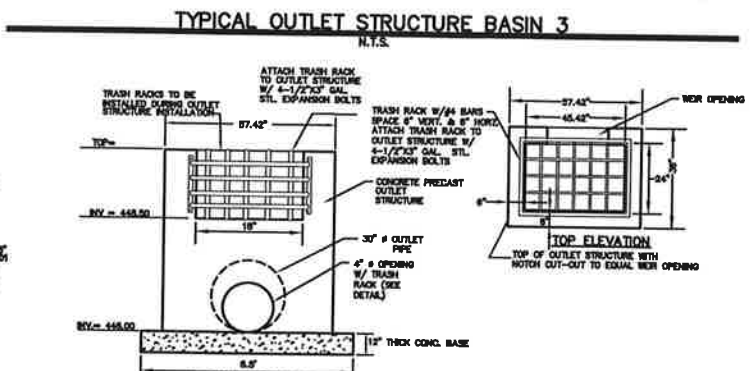
**DETENTION BASIN 3- SECTION THROUGH OUTLET**  
N.T.S.



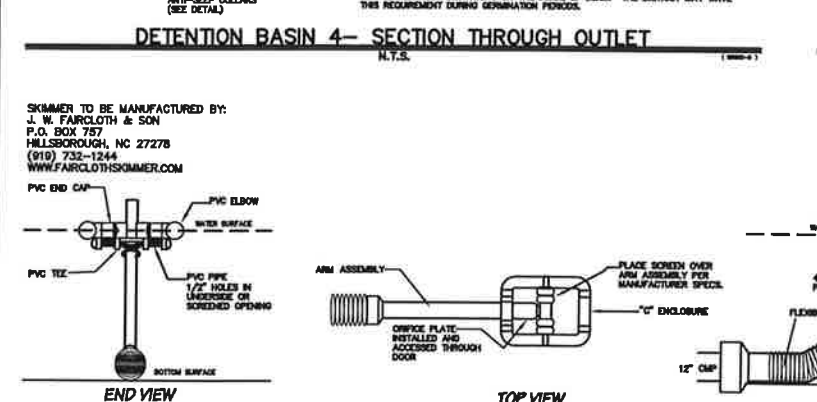
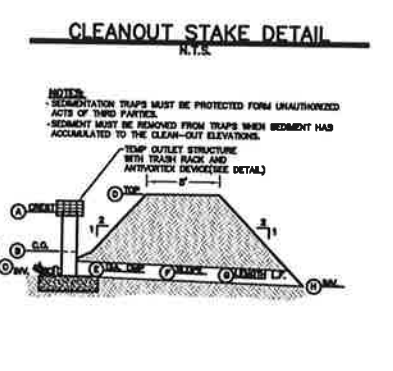
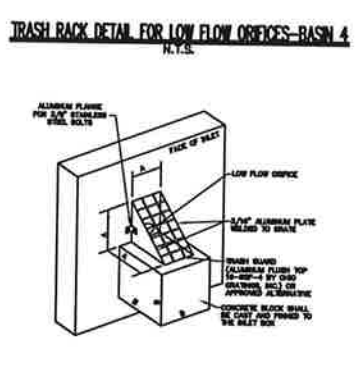
**TYPICAL OUTLET STRUCTURE BASIN 3**  
N.T.S.



**DETENTION BASIN 4- SECTION THROUGH OUTLET**  
N.T.S.



**TYPICAL OUTLET STRUCTURE BASIN 4**  
N.T.S.



NO.	DATE	REVISION	BY

**BASIN DETAILS**  
FOR  
**BRANDYWINE VIEW**

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2004-00008  
AS NOTED  
08/04/05  
3 of 32

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