

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
August 14, 2013

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE

2. OLD BUSINESS

Jon Altshul – Conservancy Board 2013 Y/E Projection & 2014 Preliminary Budget

3. APPROVAL OF MINUTES

May 8, 2013

June 12, 2013

4. CHAIRMAN’S REPORT

5. NEW BUSINESS

To be determined

6. SUB DIVISION / LAND DEVELOPMENT REVIEW

Sunny Ridge Farms - Colonial Lane - Preliminary Land Dev Plans

7. BOARD MEMBER CONCERNS

8. LIAISON REPORTS

9. CORRESPONDENCE

10. DATES OF IMPORTANCE

Aug 15, 2013	Farmers Market	3-7:00 PM
Aug 19, 2013	Commerce Commission	7:00 PM
Aug 19, 2013	Deer Committee	7:00 PM
Aug 20, 2013	Board of Supervisors	7:00 PM
Aug 21, 2013	Police Commission CANCELLED	5:30 PM
	WEGO Police Dept	
Aug 22, 2013	Farmers Market	3-7:00 PM
Aug 26, 2013	Comp Plan Task Force	7:00 PM
Aug 29, 2013	Farmers Market	3-7:00 PM
Sept 02, 2013	Labor Day	
	Office Closed	

Fall 2013 Newsletter Articles Due: September 1
Posted to Website: October 1

11. PUBLIC COMMENTS
12. ADJOURNMENT

CONSERVANCY BOARD 2013 Y/E PROJECTION & 2014 PRELIMINARY PROPOSED BUDGET

		2013 Budget	Year to Date Actual	2013 Year-End Projection	2014 Proposed
CONSERVANCY BOARD					
WAGES - CONSERVANCY	01461 1400	500	386		
MATERIALS & SUPPLIES	01461 2480	1,000	-		
GENERAL EXPENSE	01461 2482	-	-		
PROFESSIONAL SERVICES	01461 3100	500	-		
LANDSCAPING	01461 3720	5,300	2,300		
TOTAL		7,300	2,686	-	-

draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
May 8, 2013
7:00 P.M.

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, May 8, 2013 at the East Goshen Township Building. Board members present were: Chairman Sandra Snyder, Bryan Del Monte, Rachael Burgos, Scott Sanders, Virginia Newlin, & Walter Wujcik. Others present: Erich Meyer, Park & Recreation Commission.

CALL TO ORDER

Chairman Sandy Snyder called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

The Chairman led the Pledge of Allegiance and a moment of silence to remember our troops and first responders.

APPROVAL OF MINUTES

The Chairman noted that the minutes of the April 10, 2013 meeting were approved as corrected.

CHAIRMAN'S REPORT

1. Budget – There is no change. The total remaining is \$4,500.
2. Sandy reported that they planted the Osier dogwood cuttings that Bryan received along the banks in Supplee Valley. They walked the area and pulled grass away from the trees that were planted last year. She is going to ask Public Works to make cages for the trees.

OLD BUSINESS

1. Bryan attended the Annual CRC Stream Cleanup in the Ashbridge Preserve on May 4th. About 10 people participated. Willistown added wood duck boxes. They received a grant to make a shrub demonstration area. They fenced the area, cleaned it out and planted native plants.
2. E. Boot Road – Bryan commented that the white crab apple trees are in bloom and look good. Ginnie walked the area to check on the new dogwoods. She feels they need some pruning which she will do. She saw two beech trees that have been topped and doesn't know who did it.
3. Clymer's Woods – Ginnie reported that the under plantings are doing well except where the soil wasn't good. Sandy and Walter think there are 3-4 dead trees there. Sandy asked everyone to take a walk through this area before the next meeting.
4. Weeds Inc – Sandy is waiting for the quote from Brian. It should be higher since he was asked to spray in Supplee Valley if needed.
6. Rain Barrel – No report.
7. Newsletter – The next article is due on May 15th. Ginnie suggested using the article on lawns again. Bryan will write about the Ashbridge Preserve. Scott offered to write an article too.
8. Blue Bird Boxes - Bryan received a response from Betsy Williams. The Girl Scout troops that she contacted to help clean the boxes declined. She will contact some troops with older girls.
9. Goshen Meadows – Sandy signed the letter Mark Gordon wrote to the Planning Commission.

1 10. Comp Plan Update – Sandy explained that there will be a Visioning Session on Monday June 3 at
2 7:00 pm at the Township Building. This meeting is for the public to voice their ideas and concerns.
3 Sandy asked everyone to review the current Comprehensive Plan for discussion at the June 13th meeting.
4 They should think about redevelopment, and definitions of wooded lots, meadows and legacy trees.
5

6 **NEW BUSINESS**

7 1. This Saturday May 11, 2013 is the electronics recycling event at East Goshen Park.
8

9 **LIASONS REPORTS**

10 1. Park & Recreation Commission - Erich reported that the Summer Farmers Market will start
11 tomorrow Thursday May 9, 2013 in the East Goshen Park. Also, Community Day will be held on
12 Saturday June 22. They will need lots of volunteers. They will probably have the 2 hour time slots like
13 last year.

14 2. Municipal Authority – No report. This month their meeting is after CB meeting.

15 3. Historical Commission – Sandy mentioned that Living History Day is June 1, 2013. Contact
16 Kathryn Yahraes if you can volunteer. Bryan reported that there are several historic homes for sale
17 including the Clymer house in Bow Tree, Clocktower Farm and Sorrell Hill farmhouse. Bryan feels
18 some of these properties have trees that would fall under the Legacy category. He will ask Chris
19 Reardon to include the CB when they do any site walks.

20 4. Board of Supervisors – Erich reported that they selected a new auditor.

21 5. Planning Commission – Ginnie reported that she told the PC about a newspaper article by Thomas
22 Hilton, in which he relates that there are different ways to put wires on poles so trees don't have to be
23 chopped the way they are. There is a way to bundle the wires so the tree can grow around the wires.

24 **BOARD MEMBER CONCERNS**

25 1. Scott mentioned that one of the oak trees on the east side of the Township Building is showing signs
26 of stress, which is expected due to construction. Sandy will request that Public Works water the tree
27 regularly as needed.
28

29 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Walter
30 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was
31 adjourned at 8:00 p.m.
32
33
34

35 Respectfully submitted,
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38

39 Ruth Kiefer
40 Recording Secretary

draft
**EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
June 12, 2013
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, June 12, 2013 at the East Goshen Township Building. Board members present were: Chairman Sandra Snyder, Bryan Del Monte, Rachael Burgos, Scott Sanders, Virginia Newlin, & Walter Wujcik. Others present: Erich Meyer, Park & Recreation Commission and Arthur Jones, resident.

CALL TO ORDER

Chairman Sandy Snyder called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

The Chairman led the Pledge of Allegiance and a moment of silence to remember our troops and first responders.

APPROVAL OF MINUTES

The minutes of the May 8, 2013 meeting will be reviewed at the next meeting.

PUBLIC COMMENTS

1. Mr. Jones commented that he noticed that the Clymer Woods area has been mowed already for the second time. His proposal is to let the grass grow in the middle where the trees are and only mow along the edge of the pathway. He gave out copies of information sheets about Native Warm Season Grass Meadows – Converting an abandoned field. They are from the Natural Lands Trust and copies of the sheets for Willistown and Bradford Township were also included. Sandy mentioned that the Board of Supervisors has instructed Mark Miller to keep this area mowed. Walter mentioned that the reasons are 1. They consider this an entrance into East Goshen and want it to look nice and 2. They are concerned about the safety of walkers because you can't see the back side of the walkway. Mr. Jones is willing to go before the BOS. Sandy asked him to notify her so the Conservancy Board members can be there to support him.

Ginnie mentioned that a million dollar home was built in Wayne and instead of lawns they grew meadows.

Bryan commented that he counted 12 ground hogs in Applebrook Park in the areas that are mowed. Ground hogs don't like tall grasses.

Erich mentioned that, if you are going to let grass grow and only mow it 1 or 2 times a season, the grass will be too high for the Township mowers to cut around the trees.

Scott commented that there are people who have to do community service and they could be brought in to cut in a more manual way. There would be no labor cost.

OLD BUSINESS

1. Sandy received an update from Bill that the rain barrel and platform are complete. He will contact Rick Smith about installing it at the Township Building.

2. Bryan reported that Betty Lewis, who lives on Hershey Mill Rd, contacted him about erosion from the stream and about vines growing on the trees and phone poles. However, the area where the vines are is in East Whiteland Township. Sandy will refer to Bryan's notes and write a letter to her giving the names and phone numbers of people to contact.

3. Community Day is Sat June 22. Erich asked if anyone can volunteer to help, get in touch with him. There are 2 shifts – 5 to 7 and 7 to 9 pm.

NEW BUSINESS

1. 2005 Comprehensive Plan update. Sandy put the agenda she received from the Brandywine Conservancy on the white board as follows:

1. What are the Conservancy Board's visions for Natural Resources?
 - a. Vision includes people
 - b. How do residents interact with local environment?
 - c. How do natural resources fit with other important areas of the Comp Plan?
2. Does the existing Comp Plan support the CB's vision?
 - a. Policy, goals and objectives
 - b. Are the current goals supporting the CB's vision?
3. Review action steps in Chapter 10
 - a. What has been accomplished, what has not and why not?
4. CP-2005 Appendix D – Inventories
 - a. Still accurate?
 - b. Any changes/updates?
5. The Open Space, Recreation and Environmental Resource Plan (1993) is mentioned in the 2005 Comp Plan but Sandy couldn't locate a digital copy. Later during the discussion, Walter found a copy on the bookshelf.
6. Review 1st section of the SCA
7. SCA – Inadequate definition of “forest”
 - a. map of woodlands
8. Major topic areas that the CP2015 has to address

Discussion:

Walter - The vision could be to keep East Goshen beautiful.

Sandy – Residents use the parks, walk on the boardwalk and in preserves like Supple Valley.

Bryan – East Goshen is at the headwaters of Ridley and Chester Creeks. There should be no negative impact on the good quality of the water in East Goshen.

Sandy – The Brandywine Conservancy was very impressed with the high quality of the water.

Ginnie –The 150 foot setback from streams (buffer) should be implemented. The current buffer is only 50 Feet.

Bryan – Has seen some areas where the buffer is only 10 – 20 feet.

Sandy – There is no space left for development so redevelopment needs to be addressed.

Some Natural Resources in East Goshen:

- Ridley and Chester Creeks
- Open Spaces
- Riparian Buffer Zones
- Serpentine rock
- All wildlife and fauna supported by these resources

Walkways:

Scott – Start the discussion again on the walkway proposed by a resident along Reservoir Road in Supplee Valley.

Ginnie – For years there has been discussion about ways for people to walk to the “town center” and bike.

Bryan – There is a “path” from East Goshen Elementary School to the Wawa/Peppermill area that is awful. In the Comp Plan there is reference to “linking landscapes”.

Bryan feels that the “benefits” of the plan should be for Present and Future Generations.

Comp Plan Review

Chapter 1, sec 4 – was reviewed. It should prohibit redevelopment in highly sensitive areas.

Need a definition for legacy or heritage trees and woodland. These should be protected resources.

Ginnie – If a legacy tree is on private property and they want to cut it down, this situation has to be covered. Some municipalities don't let you do this – it is written into the community rules.

Driplines – In high density forest situations, the dripline should be extended.

1 Scenic Vistas – is there a definition? Scenic roads are listed in Appendix G pg 11.
2 4b3 – recommend green and sustainable development
3 4c1 (also in Chap 1, 4b) – Stormwater management –
4 Bryan would like to include something more specific about stormwater. What is the total % of
5 impervious coverage for the township?
6 The Conservancy Board should be included in the review of stormwater management plans and provide
7 recommendations during land development.
8 4d3 invasives – Since this is a goal the BOS gave the CB, there should be a new item to promote
9 invasives control.
10 Chapter 10 – Actions review
11 Page 10-4, 2a 2-6 implemented
12 Page 10-9, 3b 1-2 – natural corridors – uncertain who is the lead, Planning Commission or CB
13 Page 10-10, 4a 2-1 – serpentine inventory – need assistance from a professional to locate these areas
14 4a 3-1 – native plants list – done
15 Definitions – done
16 Tree protection zone – done
17 4a 4-1 – Revise subdivision and land development ordinance re headwaters and riparian
18 forest buffers – not completed
19 Note: Joint responsibilities on actions create confusion.
20 Page 10-11, 4b 1-1 – Review impervious coverage regulations – will review ordinance
21 4c 1-1 – educate citizens – done and on-going
22 Note: Paper newsletter was discussed. It was decided by the Board members that a letter will be written
23 to the BOS asking them to reconsider their decision to stop the paper newsletter. Sandy will do this.
24 Page 10-34, 9e3 1 & 2 are done
25 Appendix D – Inventory
26 D6 – riparian forest needs to be updated to 150 feet for the buffer
27 D13 – Woodlands
28 Other comments;
29 Bryan – would like to see birding as a natural resource
30 Would like to see electric car charger stations – start with the Township building.
31 Rachael – mow walkways
32 Ginnie – new term – ecological interdependence
33 Support preservation of historical open space around historic buildings.
34
35 Sandy will make an outline of the discussion.
36

37 Comp Plan Task Force – Sandy will not be able to attend the next meeting on Monday June 24. Walter is the
38 alternate. Sandy encouraged all Board members to attend since this is the meeting that will cover
39 natural resources.
40

41 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Walter
42 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was
43 adjourned at 9:30 p.m.
44
45

46 Respectfully submitted,
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50 Ruth Kiefer
51 Recording Secretary



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

July 18, 2013

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Sunny Ridge Farms Subdivision – Colonial Lane
Subdivision Plan Review

Dear Mark:

The following plans and report prepared by Mullin Engineering have been submitted to this office for review:

Title Plan – sheet 1 of 8
Subdivision and Layout Plan – sheet 2 of 8
Existing Conditions Plan – sheet 3 of 8
Demolition Plan – sheet 4 of 8
Grading and Utilities Plan – sheet 5 of 8
Erosion and Sediment Control Plan – sheet 6 of 8
Erosion and Sediment Control Details – sheet 7 of 8
Construction Details – sheet 8 of 8
Stormwater Management Report, dated June 25, 2013

All plans are dated June 25, 2013. The plans depict the subdivision of tax map parcel 53-04-041 into four lots for the construction of a single-family dwelling on each lot. The parcel consists of 5.50 acres located on the northwest corner of the Colonial Lane intersection with Cornwallis Drive. The parcel contains an existing dwelling, in-ground pool, barn, and accessory building noted as an 'office'. The driveway and all existing structures are to be removed. The west side of the parcel contains steep slopes with grades between 15 to 25 percent. Overland runoff from the parcel drains to the north, the west, and toward the Colonial Lane intersection with Cornwallis Drive. Stormwater management is to be addressed by individual on-lot drywell systems. The proposed lots range in area from 1.001 acres to 1.950 acres. Note 15 on sheet 1 indicates that each lot is to be served by on-lot water supply and public sewer.

The parcel is situated within the R-2 Low Density Residential District and the following comments are offered for consideration:

Zoning Ordinance

1. Section 240-9.G – The minimum lot width at the building setback line is 150 feet. The lot 4 width at the building setback line measures 145 feet and will need to be adjusted for compliance with this section.

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2. Section 240-24.F – Sewage facility planning modules will need to be submitted for review and approval by the Township and PADEP.
3. Section 240-25.C.2.a – Each proposed lot intended for a single-family detached dwelling shall contain a buildable area containing not less than 5,000 contiguous square feet with an average slope of 15 percent or less. The plans need to demonstrate that lot 4 contains the required buildable area.
4. Section 240-25.C.2.d – All natural vegetation shall be maintained on all slopes of 15 percent or greater, unless a landscape plan prepared by a landscape architect provides for replacement of existing vegetation. The plans will need to be amended to avoid vegetation removal on steep slopes or include a landscape plan to address tree replacement and steep slope area stabilization.
5. Section 240-27.A.5 – The subdivision plan should note that the additional right-of-way area associated with the widening of the Colonial Lane turnaround circle is to be offered for dedication to the Township.
6. Section 240-27.D.1 – Any residential subdivision or land development shall give careful attention to providing attractive landscaping. A landscaping plan needs to be included as part of the plan submission.

Subdivision and Land Development Ordinance

7. Section 205-30.B.7 – The subdivision plan should note the parcel boundary error of closure. The parcel boundary shall be balanced and closed with an error closure not to exceed one foot in 10,000 feet.
8. Section 205-30.B.10 – The existing conditions plan indicates the location of a sanitary sewer manhole located approximately 200 feet east of the Colonial Lane and Cornwallis Drive intersection. The manhole rim and invert elevations should be noted on the plan.
9. Section 205-30.B.10 – The existing conditions plan should indicate the location of the existing water supply well, septic system or sanitary sewer lateral, and all utility service lines for the parcel.
10. Sections 205-30.C.1.d, 205-44.E, and 205-51.A – As part of the proposed subdivision construction improvements, the Colonial Lane cartway width is to be increased from 14 feet to 20 feet, the cul-de-sac turnaround circle paving is to be increased from a 40 foot diameter to an approximately 74 foot diameter, and the cul-de-sac right-of-way diameter is to be increased from 100 feet to 110 feet. A cross section detail for the proposed cartway widening and grading within the right-of-way area needs to be added to the detail sheet,

11. Section 205-35.F – Trees to be removed need to be clearly identified on the demolition plan.
12. Section 205-35.G – No natural grade alterations shall be done within a distance of five feet from an adjoining tract. The location of the lot 1 level spreader should be adjusted accordingly.
13. Section 205-39 – The plan submission should include a traffic evaluation of the Colonial Lane intersection with Cornwallis Drive and the Cornwallis Drive intersection with North Chester Road (S.R. 0352) in order to identify any necessary improvements needed to accommodate existing traffic and traffic generated by the proposed development.
14. Sections 205-40.E, 205-66.C, & 205-66.E – As part of the plan submission, verification will need to be provided that potable on-site water supply, in accordance with Chester County Health Department standards, is available for the subdivision.
15. Section 205-49.A – A minimum clear sight triangle of 75 feet (as measured from the centerline intersection of two streets) shall be provided at all intersections. No physical obstruction, planting, berm, or grade shall obscure vision above a height of two feet in such triangle. A minimum clear sight triangle of 75 feet will need to be established for the Colonial Lane intersection with Cornwallis Drive.
16. Section 205-52.A.1 – Curbs shall be required on all streets with Type A flush vertical curb to be used in single-family detached residential developments where the finished grade of the street is relatively flat and the individual lots are one acre or more. The plans and the Colonial Lane cross section detail should be adjusted accordingly.
17. Section 205-61.A – Neither portions of tree masses or specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize their plans in order to preserve existing trees. The Applicant should further evaluate the proposed grading, dwelling locations, and driveway locations in order to minimize tree removal.
18. Sections 205-62.A and .B – Street trees shall be installed on 40 foot centers and shall consist of the species identified by this section. The plans need to identify proposed street tree locations.
19. Section 205-65.A – Existing streets to be increased in width shall include monuments to be set along one side of the right-of-way at points of curvature and points of tangency. The locations of survey monuments to be set along the Colonial Lane right-of-way line need to be indicated on sheet 2.
20. Section 205-65.B – All lot corners shall be clearly identified by either a monument or an iron pin. Placement locations for lot corner monuments or iron pins need to be identified on sheet 2.

21. Section 205-71.C – The plans should note that the sanitary sewer system is to be constructed in accordance with East Goshen Municipal Authority standards.

Stormwater Management Ordinance 129-M-03

22. Section 304.B.18 – The plans should include a list and schedule of maintenance tasks to be performed for the proposed drainage and stormwater management facilities.
23. Sections 402.B and 404.A.1 – The stormwater management design will need to address how increased runoff directed toward the Colonial Lane intersection with Cornwallis Drive is to be controlled.
24. Section 404.A.1 – Infiltration facilities shall be provided in areas that are suitable for infiltration and runoff from impervious surfaces shall be directed into those infiltration facilities. The volume of storage to be provided shall be no less than the net increase in runoff from the 2-year storm event or one inch of runoff from the total area draining to the infiltration facility, whichever is greater. The stormwater management report will need to demonstrate that the proposed drywells provide sufficient storage for one inch of runoff from the drywell drainage area.

General Comments

25. The stormwater management report should include pipe capacity calculations to demonstrate that the roof downspout discharge pipe system has adequate capacity to convey runoff from the 100 year storm to the drywells. Pipe lengths, slopes, and cleanout invert elevations should be noted on the plans.
26. The stormwater management report should include inlet capacity calculations to demonstrate that the proposed yard drains have adequate capacity to capture runoff from the 100 year storm. The yard drains and proposed grading should be adjusted as necessary to ensure capture of the intended runoff.
27. Measures to prevent silt, leaves, and yard debris from being conveyed to the dry wells, such as roof gutter leaf guards, sumped inlets, and debris screens within the yard drains, should be incorporated into the design of the drywells.
28. The outlet structure details on sheet 8 need to address how the control structures are to be installed within the yard drains.
29. The drywell outlet controls for lots 2 and 3 should be checked for consistency with the controls noted in the stormwater management report.
30. The detail sheet should include a pipe bedding detail for the sanitary sewer pipe. The bedding shall consist of a minimum of six inches of 2B stone above, below, and on each side of the pipe. Above the pipe bedding, the trench shall be backfilled with compacted 2A stone when the pipe is located within a road right-of-way area.

Sunny Ridge Farms Subdivision – Colonial Lane

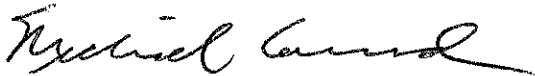
July 18, 2013

Page 5 of 5

31. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and an NPDES Permit are required for final plan approval.

The plan submission should be revised in accordance with the above comments. Please contact me if you have any questions concerning this review letter.

Sincerely,
YERKES ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michael Conrad". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Conrad, P.E.

Cc: Mullin Engineering



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

July 18, 2013

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The parcel is situated within the R-2 Low Density Residential District and the following comments are offered for consideration:

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4. Section 240-25.C.2.d – All natural vegetation shall be maintained on all slopes of 15 percent or greater, unless a landscape plan prepared by a landscape architect provides for replacement of existing vegetation. The plans will need to be amended to avoid vegetation removal on steep slopes or include a landscape plan to address tree replacement and steep slope area stabilization.
5. Section 240-27.A.5 – The subdivision plan should note that the additional right-of-way area associated with the widening of the Colonial Lane turnaround circle is to be offered for dedication to the Township.
6. Section 240-27.D.1 – Any residential subdivision or land development shall give careful attention to providing attractive landscaping. A landscaping plan needs to be included as part of the plan submission.

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8. Section 205-30.B.10 – The existing conditions plan indicates the location of a sanitary sewer manhole located approximately 200 feet east of the Colonial Lane and Cornwallis Drive intersection. The manhole rim and invert elevations should be noted on the plan.
9. Section 205-30.B.10 – The existing conditions plan should indicate the location of the existing water supply well, septic system or sanitary sewer lateral, and all utility service lines for the parcel.
10. Sections 205-30.C.1.d, 205-44.E, and 205-51.A – As part of the proposed subdivision construction improvements, the Colonial Lane cartway width is to be increased from 14 feet to 20 feet, the cul-de-sac turnaround circle paving is to be increased from a 40 foot diameter to an approximately 74 foot diameter, and the cul-de-sac right-of-way diameter is to be increased from 100 feet to 110 feet. A cross section detail for the proposed cartway widening and grading within the right-of-way area needs to be added to the detail sheet,

11. Section 205-35.F – Trees to be removed need to be clearly identified on the demolition plan.
12. Section 205-35.G – No natural grade alterations shall be done within a distance of five feet from an adjoining tract. The location of the lot 1 level spreader should be adjusted accordingly.
13. Section 205-39 – The plan submission should include a traffic evaluation of the Colonial Lane intersection with Cornwallis Drive and the Cornwallis Drive intersection with North Chester Road (S.R. 0352) in order to identify any necessary improvements needed to accommodate existing traffic and traffic generated by the proposed development.
14. Sections 205-40.E, 205-66.C, & 205-66.E – As part of the plan submission, verification will need to be provided that potable on-site water supply, in accordance with Chester County Health Department standards, is available for the subdivision.
15. Section 205-49.A – A minimum clear sight triangle of 75 feet (as measured from the centerline intersection of two streets) shall be provided at all intersections. No physical obstruction, planting, berm, or grade shall obscure vision above a height of two feet in such triangle. A minimum clear sight triangle of 75 feet will need to be established for the Colonial Lane intersection with Cornwallis Drive.
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18. Sections 205-62.A and .B – Street trees shall be installed on 40 foot centers and shall consist of the species identified by this section. The plans need to identify proposed street tree locations.
19. Section 205-65.A – Existing streets to be increased in width shall include monuments to be set along one side of the right-of-way at points of curvature and points of tangency. The locations of survey monuments to be set along the Colonial Lane right-of-way line need to be indicated on sheet 2.
20. Section 205-65.B – All lot corners shall be clearly identified by either a monument or an iron pin. Placement locations for lot corner monuments or iron pins need to be identified on sheet 2.

21. Section 205-71.C – The plans should note that the sanitary sewer system is to be constructed in accordance with East Goshen Municipal Authority standards.

Stormwater Management Ordinance 129-M-03

22. Section 304.B.18 – The plans should include a list and schedule of maintenance tasks to be performed for the proposed drainage and stormwater management facilities.
23. Sections 402.B and 404.A.1 – The stormwater management design will need to address how increased runoff directed toward the Colonial Lane intersection with Cornwallis Drive is to be controlled.
24. Section 404.A.1 – Infiltration facilities shall be provided in areas that are suitable for infiltration and runoff from impervious surfaces shall be directed into those infiltration facilities. The volume of storage to be provided shall be no less than the net increase in runoff from the 2-year storm event or one inch of runoff from the total area draining to the infiltration facility, whichever is greater. The stormwater management report will need to demonstrate that the proposed drywells provide sufficient storage for one inch of runoff from the drywell drainage area.


General Comments

25. The stormwater management report should include pipe capacity calculations to demonstrate that the roof downspout discharge pipe system has adequate capacity to convey runoff from the 100 year storm to the drywells. Pipe lengths, slopes, and cleanout invert elevations should be noted on the plans.
26. The stormwater management report should include inlet capacity calculations to demonstrate that the proposed yard drains have adequate capacity to capture runoff from the 100 year storm. The yard drains and proposed grading should be adjusted as necessary to ensure capture of the intended runoff.
27. Measures to prevent silt, leaves, and yard debris from being conveyed to the dry wells, such as roof gutter leaf guards, sumped inlets, and debris screens within the yard drains, should be incorporated into the design of the drywells.
28. The outlet structure details on sheet 8 need to address how the control structures are to be installed within the yard drains.
29. The drywell outlet controls for lots 2 and 3 should be checked for consistency with the controls noted in the stormwater management report.
30. The detail sheet should include a pipe bedding detail for the sanitary sewer pipe. The bedding shall consist of a minimum of six inches of 2B stone above, below, and on each side of the pipe. Above the pipe bedding, the trench shall be backfilled with compacted 2A stone when the pipe is located within a road right-of-way area.

31. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and an NPDES Permit are required for final plan approval.

The plan submission should be revised in accordance with the above comments. Please contact me if you have any questions concerning this review letter.

Sincerely,
YERKES ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "Michael Conrad", with a stylized, flowing script.

Michael Conrad, P.E.

Cc: Mullin Engineering

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 8/8/2013

To: Conservancy Board

From: Mark Gordon, Zoning Officer

slab

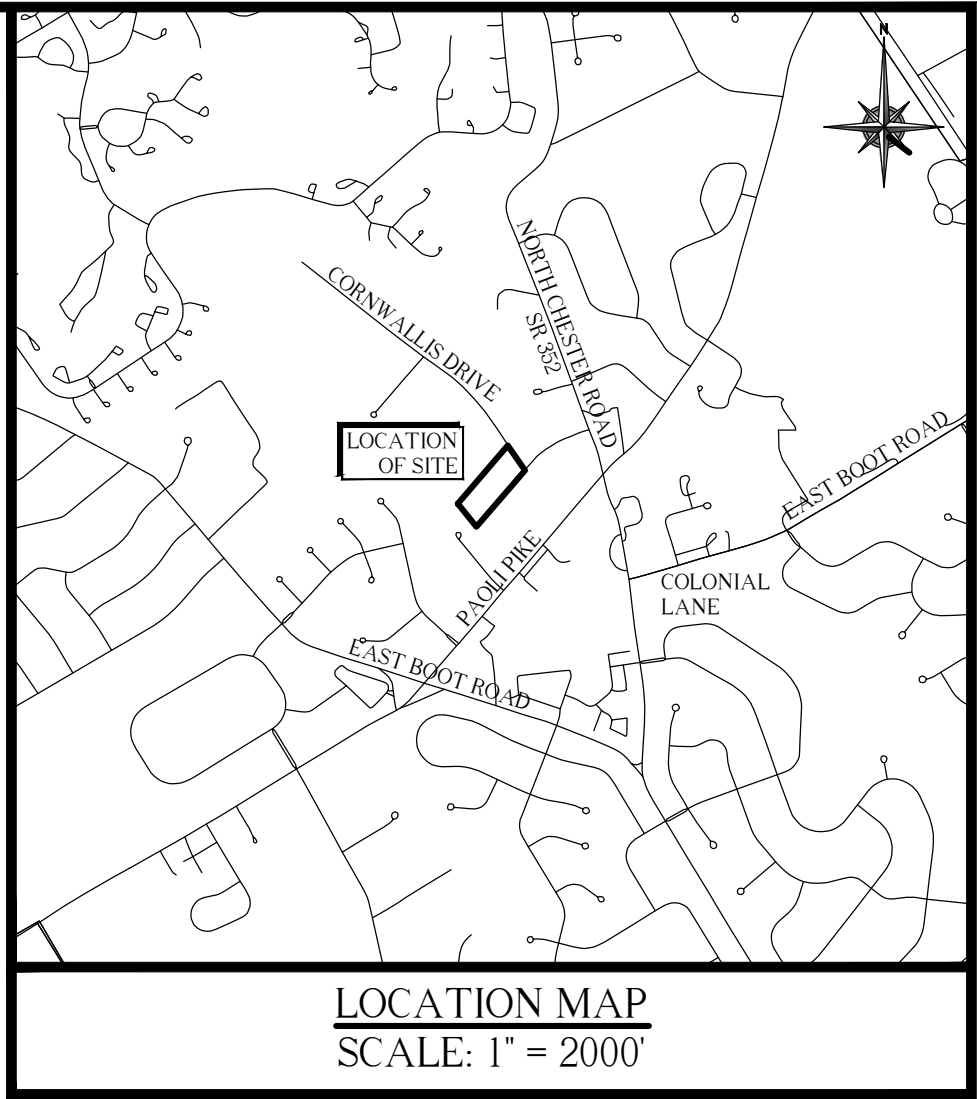
Re: Sunny Ridge Farms, Land development Plan (1551 colonial Ln.)

Board Members,

The equitable owner of 1551 Colonial Ln. has submitted subdivision plans for the property. I will not be able to attend your meeting however I have forwarded the Twp. Engineers' review letter for your use; a set of the plans will be available at your meeting. I have also included a set of plans in the electronic packet for your review prior to your meeting.

Please review and comment to the Planning commission on this application.

FOR
Sunny Ridge Farms, LLC
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA
JUNE 25, 2013



CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, _____, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO
BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER/
EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF
WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND
PLAN, AND THAT HE DESIRES THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW.

OWNER'S SIGNATURE _____

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

TOWNSHIP APPROVAL AND REVIEW CERTIFICATES

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

EAST GOSHEN TOWNSHIP BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP ENGINEER:

CHESTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE:

THE CHESTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN FILE NUMBER _____.

SECRETARY

NO.	DATE	REVISION			
<div>Preliminary Title Plan</div> <div>FOR</div> <div>Sunny Ridge Farms, LLC</div>					
T EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
<div>Mullin Engineering</div> <div>Civil Engineer</div>					PROJECT NO.
412 Monterey Lane West Chester, PA 19380		Tel: (610) 430-3408 Cell: (610) 420-5309			F.B.
SCALE 1" = 40'	DATE 06-25-2013	DRAWN BY JJM	CHECKED BY JJM	DRAWING	

GENERAL NOTES:

1. LANDOWNER: ROWLAND MOINE TRUST & MONAGHAN MARDELL J TRUST
1078 KING OF PRUSSIA ROAD
RADNOR, PA 19087
2. APPLICANT: SUNNY RIDGE FARMS, LLC
1505 GENERALS WAY
WEST CHESTER, PA 19380
PHONE: 484-244-4848
3. TAX PARCEL NUMBER: 53-004-0041
4. SOURCE OF TITLE: DEED BOOK 3867, PAGE 565 AND RECORDED MARCH 1, 1995.
5. TOTAL CONTENTS: 239,795 SQUARE FEET 5.5 ACRES
6. TOPOGRAPHY SHOWN PER FIELD SURVEY PERFORMED BY MULLIN ENGINEERING LLC.
MARCH/APRIL 2013. DATUM = EAST GOSHEN SANITARY SEWER. CONTOUR INTERVAL = 2
FOOT. SITE BENCHMARK IS SANITARY MANHOLE RIM, ELEV = 455.07'. LOCATED 715' ALONG
CORNWALLIS DRIVE FROM CORNWALLIS DRIVE/COLONIAL LANE INTERSECTION
7. SOILS SHOWN PER THE USDA SOIL SURVEY WE MAPPING SERVICE.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER
42029C0215F, EFFECTIVE SEPTEMBER 29, 2006, THERE ARE NO FLOODPLAIN AREAS
LOCATED ON THIS SITE.
9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLAND AREAS
LOCATED ON THIS SITE.
10. THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS FELSIC GNEISS FORMATION (FGP)
11. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND
FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND
DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY
EARTH-MOVING ACTIVITIES.
12. THE SITE DRAINS TO WEST BRANCH RIDLEY CREEK AND HAS A STREAM DESIGNATION OF
HQ-TSF (HIGH QUALITY - TROUT STOCKING)
13. THIS PROJECT PROPOSES THE SUBDIVISION OF A 5.5 ACRE PARCEL, ZONED R-2 LOW
DENSITY RESIDENTIAL, INTO 4 SINGLE FAMILY RESIDENTIAL LOTS. THE EXISTING DWELLING
AND ACCESSORY USES ARE PROPOSED TO BE DEMOLISHED AND 4 RESIDENTIAL
DWELLINGS CONSTRUCTED.
14. THE ADDITIONAL LOTS WILL NOT GENERATE A SIGNIFICANT INCREASE IN TRAFFIC. TO
ADDRESS TRAFFIC CONCERNS, AS STOP SIGN HAS BEEN PROPOSED AT THE INTERSECTION OF
CORNWALLIS DRIVE AND COLONIAL LANE FOR THE EAST BOUND COLONIAL LANE TRAFFIC.
15. THIS SITE PROPOSES THE USE OF PUBLIC SEWER AND PRIVATE WATER.

INDIVIDUAL ON-LOT STORMWATER MANAGEMENT RESPONSIBILITIES:

UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions: Prior to the construction of a dwelling or any other earthmoving activities, Grantee shall construct the permanent stormwater management facilities as shown on the stormwater management plan filed with the Final Plan, prepared by _____, a professional engineer licensed in the Commonwealth of Pennsylvania, dated _____ and last revised _____.

and approved by the East Goshen Township Board of Supervisors; hereafter, the Grantee, his/her/their heirs, executors, administrators, successors and assigns (the "Owner"), at his/her/their sole cost and expense, shall maintain, repair, replace, improve, and/or replace the facilities of the stormwater management lot in accordance with said Final Plan, so that the facilities shall at all times continue to operate and function in the same manner and capacity as they were designed. No on-lot storm water facilities approved as part of the Final Plan shall be removed or altered in any manner by the Owner without the express prior written approval of the Board of Supervisors. In the event of the failure of the Owner to comply with the conditions and restrictions, East Goshen Township shall have the right, but not the obligation, to cause the said stormwater management facilities to be maintained, repaired, restored or replaced, as necessary, and the costs thereof shall be assessed to the Owner; said assessment shall also be a charge and may be filed as a lien upon the property herein, which shall remain of record until paid in full. East Goshen Township, before it may exercise this right, shall first give the Owner written notice of its intent to take the corrective action. In its intention to take the aforementioned action (the "Notice"). The Notice shall set forth in what manner the Owner has neglected the maintenance, repair, replacement and/or restoration of the stormwater management facilities, and if the Owner fails to correct or repair the deficiencies designated in the Notice from East Goshen Township within the time specified in the Notice, then East Goshen Township shall have the right to take the corrective action in addition to filing a lien against the Property. East Goshen Township shall have the right to pursue any other remedies, at law or in equity, against the Owner.



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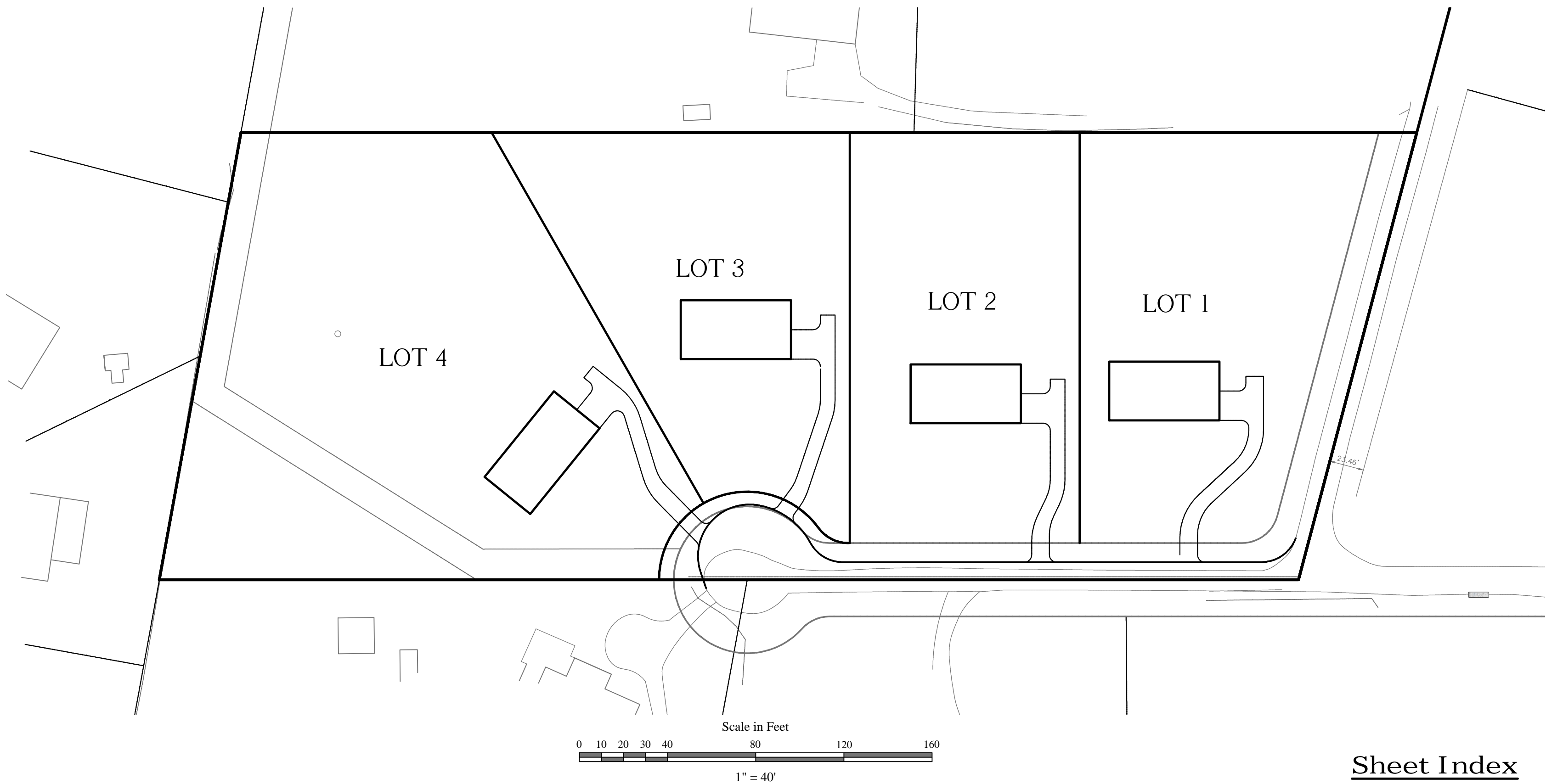
MULLIN ENGINEERING LLC, CIVIL ENGINEERS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS, ALL DRAWINGS, SPECIFICATIONS, CALCULATIONS, AND ANY OTHER INFORMATION CONTAINED HEREIN. MULLIN ENGINEERING LLC, THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF MULLIN ENGINEERING LLC. ANY UNAUTHORIZED REPRODUCTION, REUSE, REVISION, RE-EXPRESSION, VERIFICATION, OR ADAPTATION BY MULLIN ENGINEERING LLC FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MULLIN ENGINEERING LLC FROM ANY CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERE TO OR RESULTING THEREFROM.

PENNSYLVANIA ACT 187 REQUIREMENTS
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MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY
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OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PUBLICATIONS OR THE LATEST REVISIONS THERETO

- (1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".
- (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIER: 53-004-0041

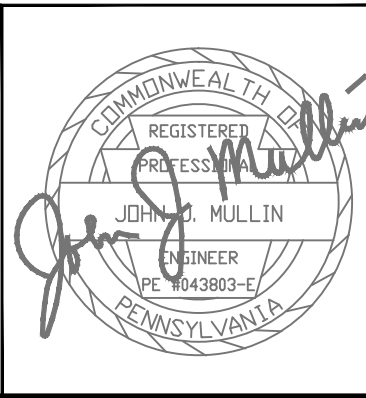


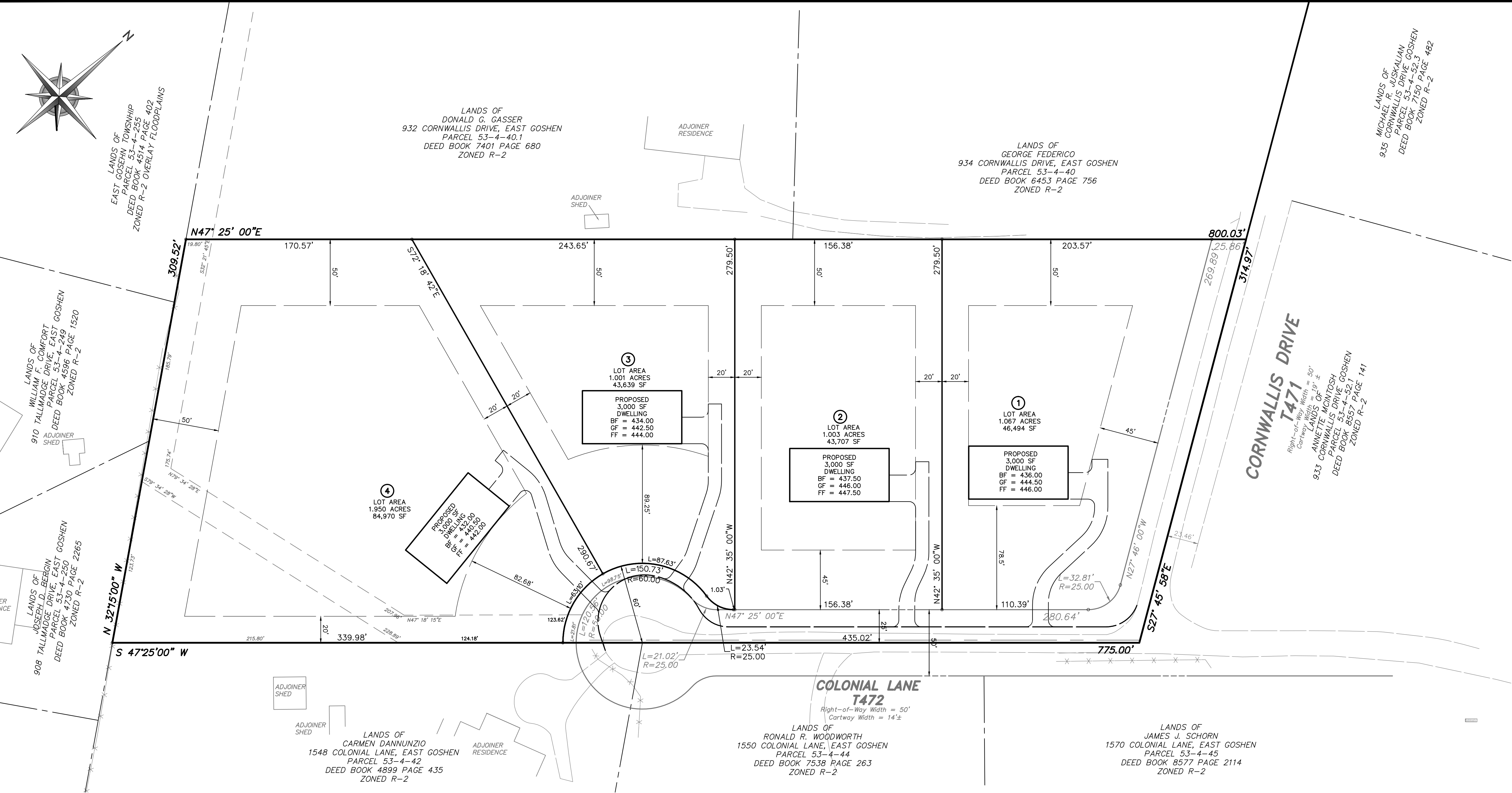
Zoning R-2 Low Density Residential District						
	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot area	1 Acre	5.5 Acres	1.067 Acres	1.003 Acres	1.001 Acre	1.950 Acres
Minimum Lot width						
At Building Setback Line	150 feet	266.83 feet	150.40 feet	156.38 feet	150.02	150.05 feet
At Street Line	60 feet	289.15 feet	129.63 feet	156.38 feet	112.20 feet	63.10 feet
Maximum Coverage						
By Buildings	25%	1.93%	6.45%	6.86%	6.87%	3.53%
By Total Impervious Coverage	35%	4.90%	10.90%	10.84%	11.42%	5.69%
Maximum Building height						
Stories	3 Stories	2 Stories	≤ 3 Stories	≤ 3 Stories	≤ 3 Stories	≤ 3 Stories
Feet	30 feet	< 30 feet	≤ 30 feet	≤ 30 feet	≤ 30 feet	≤ 30 feet
Minimum Front Yard	45 feet	31.67 feet	79.50 feet	81.62 feet	89.74 feet	82.94 feet
Average Front Yard*	60 feet	N/A		83.45 feet		
Minimum Side Yard	20 feet each	31.21 feet	21.12 feet	39.94 feet	34.97 feet	36.05 feet
Minimum Rear Yard	50 feet	302.31 feet	160.00 feet	157.88 feet	114.78 feet	181.23 feet

*To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 60 feet and a minimum building setback of 45 feet shall be required.

Sheet Index

- | | |
|---------|--------------------------------------|
| Sheet 1 | Title Plan |
| Sheet 2 | Subdivision and Layout Plan |
| Sheet 3 | Existing Conditions Plan |
| Sheet 4 | Demolition Plan |
| Sheet 5 | Grading and Utilities Plan |
| Sheet 6 | Erosion and Sediment Control Plan |
| Sheet 7 | Erosion and Sediment Control Details |
| Sheet 8 | Construction Details |





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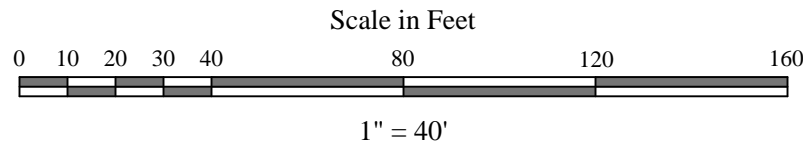
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2207) SUBPART C - PART 1926/1910 - "EXCAVATIONS, TRENCHING
AND SHORING"
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED
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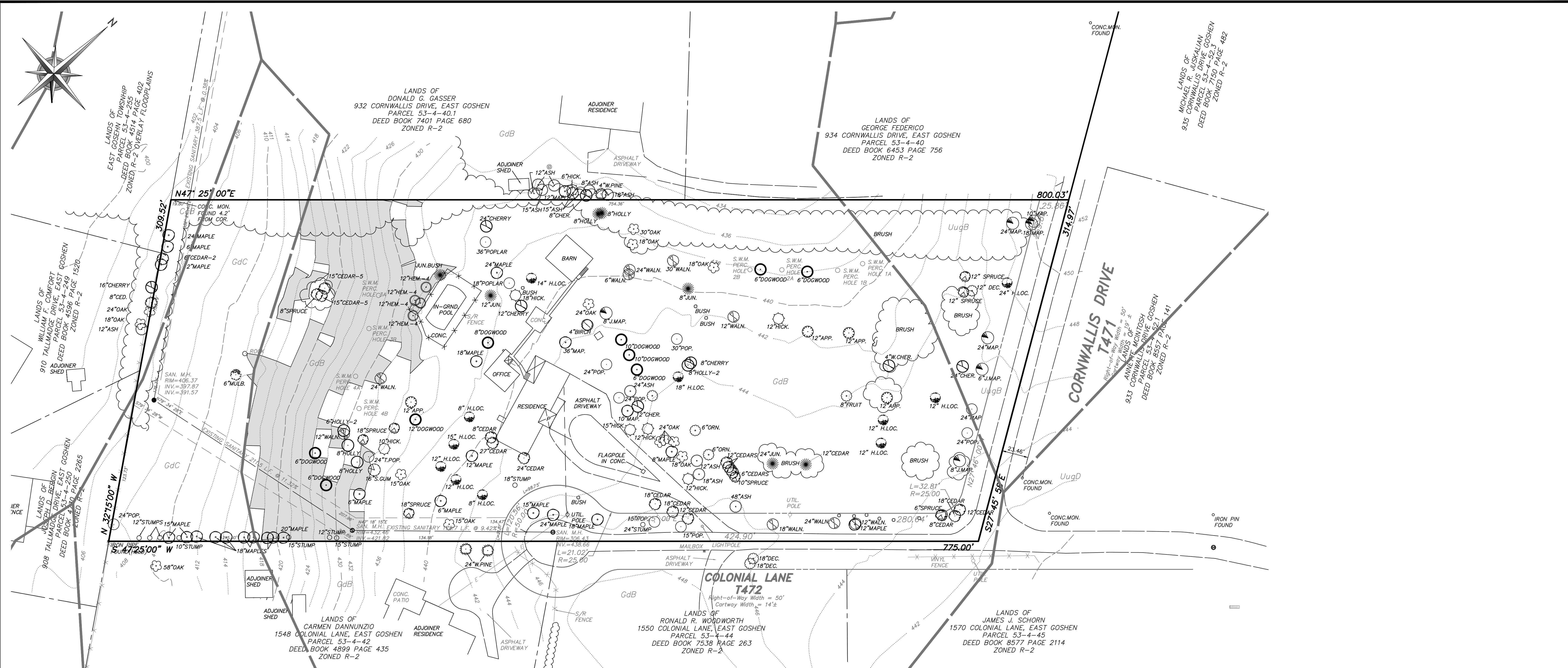
UNIFORM PARCEL IDENTIFIER: 53-004-0041

LEGEND	
	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	ADJOINERS LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING PAVING
	EXISTING SANITARY EASEMENT
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF DRIVEWAY
	PROPOSED LOT CORNER
SLANTED TEXT DENOTES EXISTING INFORMATION	
VERTICAL TEXT DENOTES PROPOSED INFORMATION	
N47° 25' 00"E	EXISTING BOUNDARY DIMENSION TEXT
N47° 25' 00"E	EXISTING RIGHT OF WAY DIMENSION TEXT
N47° 25' 00"E	EXISTING EASEMENT DIMENSION TEXT
N47° 25' 00"E	PROPOSED OVERALL LOT DIMENSION TEXT
N47° 25' 00"E	PROPOSED EASEMENT DIMENSION TEXT

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NO.	DATE			REVISION	
Preliminary Subdivision and Layout Plan					
FOR					
Sunny Ridge Farms, LLC					
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
Mullin Engineering					PROJECT NO.
Civil Engineer					
412 Monteray Lane West Chester, PA 19380					F.B.
Tel: (610) 430-3408 Cell: (610) 420-5309					
SCALE	DATE	DRAWN BY	CHECKED BY		DRAWING
1" = 40'	06-25-2013	JJM	JJM		



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UNIFORM PARCEL IDENTIFIER: 53-004-0041

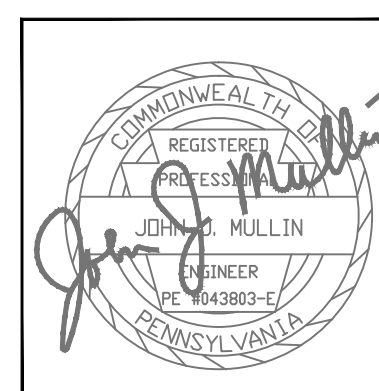
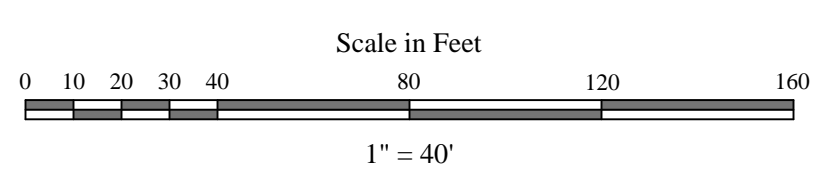
LEGEND

	PROPERTY LINE
	EXISTING MINOR CONTOUR
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	ADJOINERS LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING PAVING
	EXISTING SANITARY SEWER
	EXISTING SOILS LINE
	EXISTING SOILS TYPE
	EXISTING TREELINE
	EXISTING ELECTRIC LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING MAILBOX
	SLOPES 15-25%

TREE LEGEND

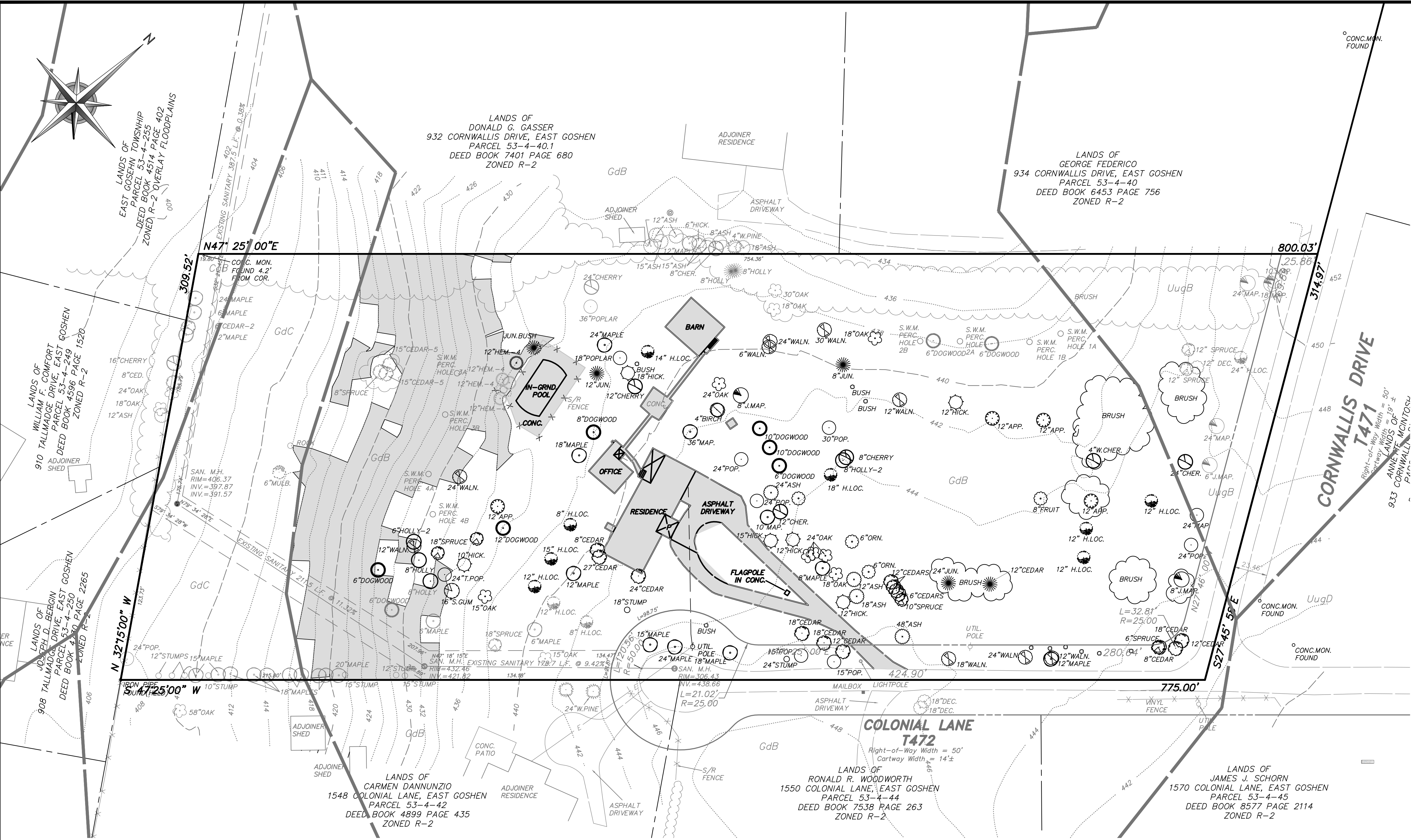
	APPLE		JAPANESE MAPLE
	ASH		LOCUST
	BIRCH		MAPLE
	CEDAR		MULBERRY
	CHERRY		POPLAR
	DOGWOOD		SPRUCE
	GUM		WALNUT
	HEMLOCK		UNKNOWN DECIDUOUS
	HICKORY		
	HOLLY		
	TREE STUMP		

USDA SOIL SURVEY INFORMATION	
Map Unit Symbol	Map Unit Name
CaB	Californ loam, 3 to 8% slopes
GdB	Gladstone gravelly loam, 0 to 8% slopes
GdC	Gladstone gravelly loam, 8 to 15% slopes
Ha	Hathboro silt loam
UugB	Urban land-Udorthents, shist and gnss complex, 0 to 8% slopes
UugD	Urban land-Udorthents, shist and gnss complex, 8 to 25% slopes



NO.		DATE		REVISION	
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Mullin Engineering Civil Engineer 412 Monteray Lane West Chester, PA 19380				Tel: (610) 430-3408 Cell: (610) 420-5309	
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PROJECT NO.	
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VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY
WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT
OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PUBLICATIONS OR THE LATEST REVISIONS THEREOF:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA
2207) SUBPART PART 1926/1910 - EXCAVATIONS, TRENCHING
AND SHORING

(2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 2226) DATED
1985 (REVISED).

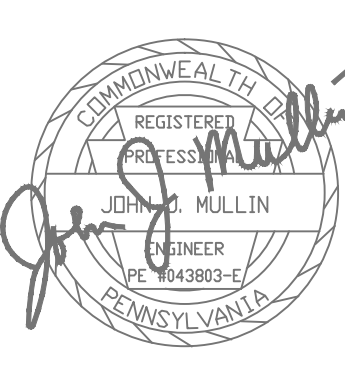
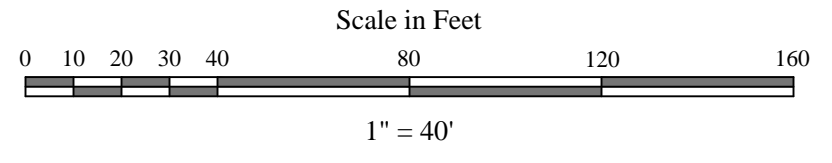
UNIFORM PARCEL IDENTIFIER: 53-004-0041

LEGEND	
	PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	ADJOINERS LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING PAVING
	EXISTING SANITARY SEWER
	EXISTING SOILS LINE
	EXISTING SOILS TYPE
	EXISTING TREELINE
	EXISTING ELECTRIC LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING MAILBOX
	SLOPES 15-25%
	EXISTING FENCE TO BE REMOVED
	EXISTING PAVING TO BE REMOVED

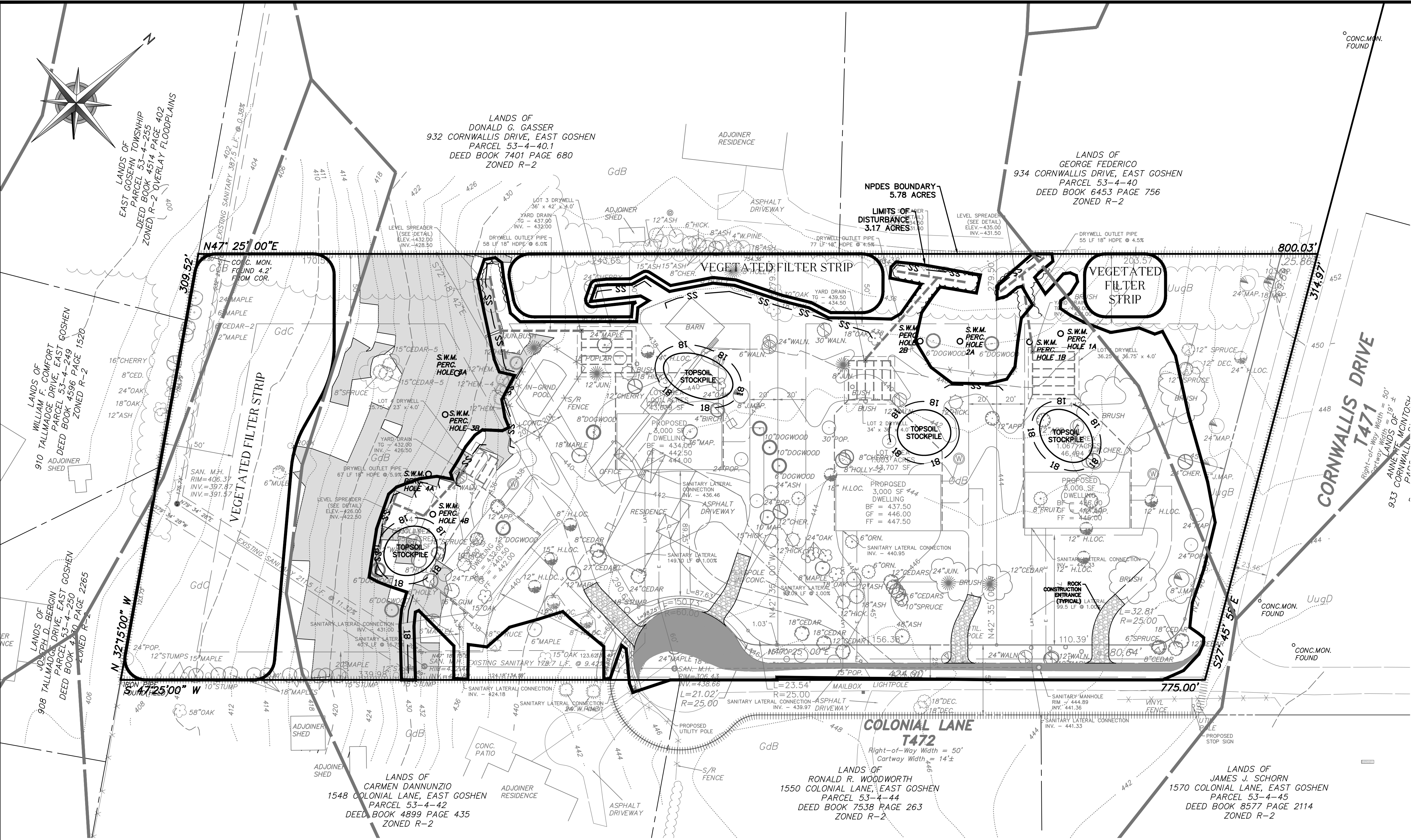
EXISTING TREE LEGEND	
	APPLE
	ASH
	BIRCH
	CEDAR
	CHERRY
	DOGWOOD
	GUM
	HEMLOCK
	HICKORY
	HOLLY
	JAPANESE MAPLE
	LOCUST
	MAPLE
	MULBERRY
	OAK
	PINE
	POPLAR
	SPRUCE
	WALNUT
	UNKNOWN DECIDUOUS
	TREE STUMP

DEMOLITION TREE LEGEND	
	APPLE
	ASH
	BIRCH
	CEDAR
	CHERRY
	DOGWOOD
	GUM
	HEMLOCK
	HICKORY
	HOLLY
	JAPANESE MAPLE
	LOCUST
	MAPLE
	MULBERRY
	OAK
	PINE
	POPLAR
	SPRUCE
	WALNUT
	UNKNOWN DECIDUOUS
	TREE STUMP

USDA SOIL SURVEY INFORMATION	
Map Unit Symbol	Map Unit Name
CaB	Califon loam, 3 to 8% slopes
GdB	Gladstone gravelly loam, 0 to 8% slopes
GdC	Gladstone gravelly loam, 8 to 15% slopes
Ha	Hathboro silt loam
UgB	Urban land-Udorthents, shist and gnss complex, 0 to 8% slopes
UgD	Urban land-Udorthents, shist and gnss complex, 8 to 25% slopes



Preliminary Demolition Plan FOR Sunny Ridge Farms, LLC		PROJECT NO.
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA		F.B.
Mullin Engineering Civil Engineer		DRAWING
412 Monterey Lane West Chester, PA 19380		SCALE 1" = 40'
Tel: (610) 430-3408 Cell: (610) 420-5309		DATE 06-25-2013
DRAWN BY JJM		CHECKED BY JJM



PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20131751102

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EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER
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THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT NOR
ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF MULLIN
ENGINEERING LLC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VIOLATION
CONSENT OR ADAPTATION BY MULLIN ENGINEERING LLC FOR THE
SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK
AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MULLIN ENGINEERING LLC.
THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS
MULLIN ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES,
AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES: SERIAL NO. 20131751102
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY
OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES SHOWN
ON THE PLANS. NOR DOES MULLIN ENGINEERING LLC GUARANTEE
THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL
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EXCAVATIONS, TRENCHING, AND SHORING
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UNIFORM PARCEL IDENTIFIER: 53-004-0041

LEGEND

PROPERTY LINE
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
ADJOINERS LINE
EXISTING EASEMENT LINE
EXISTING FENCE
EXISTING PAVING
EXISTING SANITARY SEWER
EXISTING SOILS LINE
EXISTING SOILS TYPE
EXISTING TREELINE
EXISTING ELECTRIC LINE
EXISTING UTILITY POLE
EXISTING LIGHT
EXISTING MAILBOX
SLOPES 15-25%
PROPOSED 2' INTERVAL CONTOUR
PROPOSED 10' INTERVAL CONTOUR
PROPOSED SANITARY SEWER MAIN
PROPOSED SANITARY SEWER LATERAL
PROPOSED UNGROUND ELECTRIC LINE
PROPOSED ROOF DRAIN
PROPOSED VEGETATION LINE
PROPOSED EDGE OF ROAD PAVEMENT
PROPOSED EDGE OF DRIVEWAY PAVEMENT
PROPOSED COMPOST FILTER SOCK
PROPOSED LIMITS OF DISTURBANCE
PROPOSED NPDES BOUNDARY
PROPOSED ROAD WIDENING

EXISTING TREE LEGEND

APPLE
ASH
BIRCH
CEDAR
CHERRY
DOGWOOD
GUM
HEMLOCK
HICKORY
HOLLY
JAPANESE MAPLE
LOCUST
MAPLE
MULBERRY
OAK
PINE
POPLAR
SPRUCE
WALNUT
UNKNOWN DECIDUOUS
TREE STUMP

Infiltration Rate Calculation				
	final reading		inches/hour	Depth
1A	1.5	x 2 =	3	60"
1B	1.125	x 2 =	2.25	60"
		Total	5.25	
		Avg.	2.625	
2A	0.75	x 2 =	1.5	60"
2B	3.5	x 2 =	7	60"
		Total	8.5	
		Avg.	4.25	
3A	0.5	x 2 =	1	60"
3B	0.375	x 2 =	0.75	60"
		Total	1.75	
		Avg.	0.875	
4A	3	x 2 =	6	60"
4B	2.875	x 2 =	5.75	60"
		Total	11.75	
		Avg.	5.87	

USDA SOIL SURVEY INFORMATION	
Map Unit Symbol	Map Unit Name
CaB	Califon loam, 3 to 8% slopes
GdB	Gladstone gravelly loam, 0 to 8% slopes
GdC	Gladstone gravelly loam, 8 to 15% slopes
Hs	Hathboro silt loam
UgB	Urban land-Udorthents, shist and gneiss complex, 0 to 8% slopes
UgD	Urban land-Udorthents, shist and gneiss complex, 8 to 25% slopes

Infiltration Testing							
Test Pit	Presoak	Presoak	Reading Interval	Reading 1	Reading 2	Reading 3	Reading 4
1A	1.5	1.250	30 minutes	1.25	1.5	1.5	1.5
1B	1.75	1	30 minutes	1	1.25	1.25	1.125
2A	1.25	1	30 minutes	1	0.75	0.75	0.75
2B	Dry	3.75	30 minutes	3.75	3.5	3.625	3.5
3A	0.75	0.5	30 minutes	0.5	0.5	0.5	0.5
3B	0.5	0.5	30 minutes	0.5	0.375	0.5	0.375
4A	3	3.25	30 minutes	3.25	3.25	3	3
4B	3	3	30 minutes	3	3	2.75	2.875

Infiltration Test Pits							
Test	Pit	1A	0 To 6"	Dk. Br.,	SiLo,	Granular	Friable,
			6" To 36"	Br.,	Heavy	SiLo, <td>Mod.SBK,</td>	Mod.SBK,
			36" To 50"	Br.,	SiLo, <td>Wk. SBK,<td>Friable,</td></td>	Wk. SBK, <td>Friable,</td>	Friable,
			50" To 84"	Var.,	Mass.	Struct.,	Friable
							B.O.P.
Test	Pit	1B	0 To 8"	Dk. Br.,	SiLo,	Gran.,	Friable,
			8" To 44"	Br.,	Heavy	SiLo,	Mod.SBK,
			44" To 60"	Br.,	SiLo,	Wk. SBK,	Friable,
							B.O.P.
Test	Pit	2A	0 To 7"	Dk. Br.,	SiLo,	Granular	Friable,
			7" To 26"	Br.,	SiLo,	Wk. SBK,	Friable,
			26" To 50"	Lt. Br.,	SiLo,	Wk. SBK,	Friable,
			50" To 84"	Variegated	SiLo,	Mass.	Struct.,
							Friable,
Test	Pit	2B	0 To 7"	DK. Br.,	SiLo,	Gran.,	Friable,
			7" To 33"	Br.,	Heavy	SiLo,	Mod. SBK,
			33" To 53"	Br.,	SiLo,	Wk. SBK,	Friable,
			53" To 86	Variegated	SiLo,	Mass.	Struct.
							Friable
Test	Pit	3A	0 To 8"	DK. Br.,	SiLo,	Gran.,	Friable,
			8" To 16"	Br.,	SiLo,	Wk. SBK,	Friable,
			16" To 36"	Br.,	Heavy	SiLo	Str. SBK,
			36" To 56"	Br.,	Gravelly	SiLo	SBK,
			56" To 84	Variegated	SiLo,	Wk. SBK,	B.O.P.
Test	Pit	3B	0 To 15"	DK. Br.,	SiLo,	Gran.,	Friable,
			15" To 49"	Br.,	Heavy,	SiLo,	Mod. SBK,
			49" To 60"	Variegated	SiLo,	Wk. SBK,	B.O.P.
Test	Pit	4A	0 To 6"	DK. Br.,	SiLo,	Gran.,	Friable,
			6" To 19"	Br.,	SiLo,	Wk. SBK,	Friable,
			19" To 44"	Variegated	SiLo,	Wk. SBK,	Friable,
			44" To 86	Variegated	SiLo,	Mass.	Struct.
							B.O.P.
Test	Pit	4B	0 To 15"	DK. Br.,	SiLo,	Gran.,	Friable,
			15" To 36"	Br.,	SiLo,	Mod. SBK,	Friable,
			36" To 60"	Variegated	SiLo,	Mass.	Struct.
							B.O.P.

Scale in Feet

0 10 20 30 40 80 120 160

1" = 40'

Preliminary Erosion and Sediment Control Plan
FOR
Sunny Ridge Farms, LLC
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Mullin Engineering
Civil Engineer
412 Monteray Lane
West Chester, PA 19380
Tel: (610) 430-3408
Cell: (610) 420-5309

SCALE: 1" = 40' DATE: 06-25-2013 DRAWN BY: JJM CHECKED BY: JJM

PROJECT NO. F.B.

SHEET 6 OF 8

CONDITIONS OF APPROVAL, THE PLAN, AND WITH MANUFACTURER'S SPECIFICATIONS. ROUTINE MAINTENANCE SHALL BE PERFORMED AFTER A MAJOR RAINFALL EVENT OF 4 INCHES OF RAINFALL OR MORE IN A 24 HOUR PERIOD (AS REPORTED BY THE LOCAL WEATHER REPORTS FOR THE SOUTHEASTERN PENNSYLVANIA REGION) AS FOLLOWS:

- (1) INLET DRAINS, OUTLETS AND DOWNSPOUTS SHALL BE KEPT CLEAR OF ACCUMULATED DEBRIS SUCH AS LEAVES, GRASS CLIPPINGS, STICKS AND TRASH. ROOF RUNOFF EXITING THE DOWNSPOUT EMERGENCY TEE IS A POTENTIAL INDICATOR THAT THERE IS A CLOG IN THE SYSTEM.
- (2) INSPECT ALL INLETS THAT ARE LOCATED WITHIN THE SEEPAGE BED. THESE INLETS SERVE AS OBSERVATION UNITS. LOOK FOR STANDING WATER AT THE BOTTOM OF THE INLETS. CHECK THE INLETS DAILY UNTIL STANDING WATER IS NOT OBSERVED. THE STANDING WATER SHOULD DRAIN DOWN IN LESS THAN THREE DAYS. IF DRAIN DOWN DOES NOT OCCUR THE BED MAY BE CLOGGED AND REQUIRE EXCAVATION AND CLEANING. THE HOMEOWNER SHALL CONTACT THE TOWNSHIP IMMEDIATELY TO REPORT THE PROBLEM. RECEIVE INSTRUCTIONS ON THE TYPE OF PERSONNEL TO CONTACT TO CORRECT THE PROBLEM AND SCHEDULE AN INSPECTION FOR THE NECESSARY REPAIR WORK.

AT LEAST ONCE ANNUALLY, OWNER SHALL PERFORM A COMPLETE INSPECTION THAT SHALL BE REPORTED TO THE TOWNSHIP. ANNUAL INSPECTION SHALL BE PERFORMED AFTER A MAJOR RAINFALL EVENT OF 4 INCHES OR MORE IN A 24 HOUR PERIOD (AS DESCRIBED ABOVE) AND SHALL INCLUDE AT A MINIMUM, MONITORING OF THE OBSERVATION WELL TO CONFIRM THAT THE SYSTEM IS DRAINING DOWN IN LESS THAN THREE DAYS. THE RECORDED TIME AND CORRESPONDING TOTAL RAINFALL AMOUNT SHALL BE DOCUMENTED USING THE APPROPRIATE TOWNSHIP REPORT FORM.

OWNER SHALL SUBMIT THE ANNUAL REPORT FORM TO THE TOWNSHIP CONTAINING A DESCRIPTION OF THE INSPECTIONS AND MAINTENANCE ACTIVITIES PERFORMED DURING THE PREVIOUS CALENDAR YEAR. IF THE SYSTEM MALFUNCTIONED DURING THE PREVIOUS YEAR, THE REPORT SHALL INCLUDE PHOTOGRAPHIC EVIDENCE OF THE MALFUNCTION AND SUBSEQUENT REPAIR. THE REPORT SHALL BE SUBMITTED TO THE TOWNSHIP NOT LATER THAN FEBRUARY 1ST OF THE FOLLOWING YEAR.

ALL MATERIALS COLLECTED BY THE STORM WATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO OIL AND SEDIMENT, SHALL BE DISPOSED OF IN ACCORDANCE WITH PADEP, EPA AND ANY OTHER APPLICABLE REGULATIONS. THE ANNUAL REPORT SHALL INCLUDE A LIST OF ALL MATERIALS DISPOSED AND CERTIFICATION OF REGULATORY COMPLIANCE WITH DISPOSAL REQUIREMENTS. SHOULD A STORM WATER MANAGEMENT FACILITY NOT FUNCTION PROPERLY, THE TOWNSHIP SHALL BE NOTIFIED IN WRITING WITHIN 10 DAYS OF THE DISCOVERY OF THE MALFUNCTION AND THE PROPOSED MAINTENANCE, REPAIRS OR MODIFICATIONS NECESSARY TO RESOLVE THE MALFUNCTION. ALL MAINTENANCE, REPAIRS OR MODIFICATIONS SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER OR DESIGNER OF THE DEVICE. IF A REPAIR OR MODIFICATION IS MADE NOT WITHIN MANUFACTURER OR DESIGNER'S SPECIFICATIONS, SAID REPAIR OR MODIFICATION SHALL BE APPROVED IN WRITING BY THE MANUFACTURER OR DESIGNER, AND A COPY OF THE APPROVAL SHALL BE FILED WITH THE TOWNSHIP. THE MAINTENANCE, REPAIR, OR MODIFICATION MAINTENANCE MUST BE COMPLETED WITHIN 30 DAYS OF DISCOVERY OF THE MALFUNCTION, OR IMMEDIATELY UPON DISCOVERY IF THE MALFUNCTION POSES A THREAT TO THE PUBLIC HEALTH OR SAFETY.

THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES IF THE FACILITIES AS DESIGNED DO NOT FUNCTION PROPERLY, TO ASSURE THE APPROPRIATE QUANTITY AND QUALITY OF THE STORMWATER LEAVING THE STORMWATER MANAGEMENT FACILITY MEETS THE INTENT OF THE ORIGINAL DESIGN APPROVED BY THE TOWNSHIP.

THE OWNER SHALL NOT ALTER OR REMOVE ANY STORMWATER MANAGEMENT FACILITIES DEPICTED ON THE PLAN UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE TOWNSHIP.

GENERAL EROSION AND SEDIMENT POLLUTION CONTROL NOTES

ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING 12 INCHES IN THICKNESS, AND SHALL BE PROMPTLY SEEDED AND MULCHED AND/OR SOODED OR OTHERWISE PROTECTED FROM EROSION IMMEDIATELY UPON COMPLETION OF THE GRADING OPERATION AND SHALL BE MAINTAINED AND MAINTAINED TO ESTABLISH PERMANENTLY WELL ESTABLISHED. PAVING BASE SHALL BE PLACED IMMEDIATELY TO PREVENT EROSION OF PROPOSED PAVED AREAS.

NO ONE SHALL DEPOSIT OR PLACE ANY DEBRIS OR OTHER MATERIAL IN ANY WATERCOURSE, DRAINAGE DITCH OR STRUCTURE IN SUCH A MANNER AS TO OBSTRUCT FREE FLOW. IN ADDITION, THE EMBANKMENTS OF ALL WATERCOURSES MUST BE STABILIZED AND PROTECTED AGAINST FURTHER EROSION IN PERPETUITY BY THE LANDOWNER.

THE APPLICANT OR OWNER OF ANY PROPERTY ON WHICH ANY WORK HAS BEEN DONE PURSUANT TO A PERMIT GRANTED UNDER CHAPTER 90 SHALL CONTINUOUSLY MAINTAIN AND REPAIR ALL ROADWAY SURFACES AND ANTI-EROSION DEVICES, SUCH AS RETAINING WALLS, DRAINAGE STRUCTURES OR MEANS, PLANTINGS AND GROUND COVER INSTALLED OR COMPLETED. THIS OBLIGATION SHALL APPLY NOT ONLY TO THE PERMIT HOLDER BUT ALSO TO HIS OR HER SUCCESSORS IN TITLE TO THE PROPERTY.

BEFORE GRANTING OCCUPANCY PERMITS FOR BUILDINGS, BUILDING LOTS SHALL BE FINISH GRADED AND DISTURBED AREAS SHALL BE STABILIZED SO THAT DRAINAGE WILL NOT BE CONCENTRATED ONTO ADJACENT LOTS. IF IT IS NOT POSSIBLE DUE TO THE SEASON OF THE YEAR, TO ESTABLISH PERMANENT VEGETATIVE COVER AND IF, BECAUSE OF THE LACK OF GROUND COVER, EXPOSED AREAS RESULT IN EXCESS RUNOFF OR SILT DISCHARGES ONTO ADJOINING PROPERTIES OR THE STREET, THE TOWNSHIP SHALL REQUIRE THE LOT TO BE STABILIZED TEMPORARILY INCLUDING THE IMMEDIATE INSTALLATION AND MAINTENANCE OF EXTRA MULCHING, COMMERCIALY PRODUCED EROSION CONTROL MULCH BLANKETS, SILT BARRIERS AND/OR THE CONSTRUCTION AND MAINTENANCE OF TEMPORARY SEDIMENTATION BASINS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

THE CODES ENFORCEMENT OFFICER OR HIS DESIGNEE SHALL INSPECT ALL ON-LOT EROSION AND SEDIMENTATION CONTROL FACILITIES ON A LOT IMMEDIATELY PRIOR TO HIS INSPECTION OF A BUILDING OR BUILDINGS UNDER CONSTRUCTION ON SUCH LOT. IN HIS CAPACITY AS BUILDING INSPECTOR UNDER CHAPTER 45 OF THE EAST BRADFORD TOWNSHIP CODE, TO ASSURE THAT THE LOT SHALL REMAIN STABILIZED DURING ALL STAGES OF CONSTRUCTION AND AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

IN THE EVENT THAT THE CODES ENFORCEMENT OFFICER, UPON ANY SUCH INSPECTION, DETERMINES THAT THE LOT IS NOT STABILIZED, HE SHALL SO ADVISE THE GRADING PERMITTEE AND (IF DIFFERENT) THE BUILDING PERMITTEE AND SHALL POSTHUME THE SCHEDULED BUILDING INSPECTION OR (IF APPLICABLE) THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY UNTIL THE LOT HAS BEEN STABILIZED.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT POLLUTION CONTROLS AND SITE STABILIZATION. THE CONTRACTOR SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES, BARRIERS AND MULCH. THE INDIVIDUAL SHALL BE RESPONSIBLE FOR THE EFFECT OF EXISTING, INTERFERED ROOTS WITHIN A TREE PROTECTION ZONE. A STUMP SHALL BE GROUND AND REMOVED TO A POINT AT LEAST SIX INCHES BELOW GROUND LEVEL.

TREES THAT ARE TO BE REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION ZONE.

GENERAL NOTES

ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, STREETLIGHT SUPPLY AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED.

DUST SHALL BE KEPT WITHIN TOLERABLE LIMITS (AS DETERMINED BY THE TOWNSHIP ENGINEER) BY USE OF SPRINKLED WATER. IF SPRINKLED WATER PROVES TO BE INEFFECTIVE (AS DETERMINED BY THE TOWNSHIP ENGINEER), ADDITIONAL MEASURES WILL BE NECESSARY, INCLUDING (BUT NOT LIMITED TO) APPLICATION OF CHEMICALS APPROVED BY THE TOWNSHIP, PLACING EROSION CONTROL BLANKETS ON ALL EXPOSED AREAS, PLACING PLASTIC ON STOCKPILE AREAS, OR MULCHING THE ENTIRE SITE.

BURYING OF ORGANIC MATERIAL GENERATED BY TREE REMOVAL OR OTHER LAND CLEARING ACTIVITIES IS PROHIBITED.

UPON COMPLETION OF GRADING, TOPSOIL, STRIPPED AND PRESERVED DURING THE COURSE OF A PROJECT SHALL BE REDISTRIBUTED ON THE SITE TO COVER DISTURBED AREAS OF THE SITE. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE UNLESS APPROVED BY THE TOWNSHIP ENGINEER TO RELOCATE IT TO ANOTHER AREA WITHIN THE TOWNSHIP. IF NO AREAS WITHIN THE TOWNSHIP ARE AVAILABLE, ONLY THE TOWNSHIP ENGINEER MAY AUTHORIZE EXPORTING TOPSOIL TO OTHER MUNICIPALITIES.

THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY EXISTING STREAM BANKS LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY, INCLUDING (BUT NOT LIMITED TO) REPAIRING EROSION OF THE STREAM EMBANKMENTS, REINFORCING THE STREAM EMBANKMENTS TO PREVENT FURTHER EROSION AND DEGRADATION, AND THIS OBLIGATION SHALL APPLY NOT ONLY TO THE PERMIT HOLDER BUT ALSO TO HIS OR HER SUCCESSORS IN TITLE TO THE PROPERTY.

OPERATION AND MAINTENANCE PROCEDURE

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. THE PERMITTEE SHALL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND OPERATION AND THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S IDENTIFIED IN THE APPROVED PCSWM PLAN.

THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S FOR THIS PROJECT INCLUDE THE FOLLOWING:

1. DETENTION SYSTEMS - DETENTION BASINS SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS. THE PURPOSE OF THE INSPECTION IS TO ASCERTAIN THE OPERATIONAL CONDITION AND SAFETY OF THE FACILITY, PARTICULARLY THE CONDITION OF THE EMBANKMENT, OUTLET STRUCTURE, EMERGENCY SPILLWAY, GRASS GROUND COVER AND OTHER SAFETY RELATED ITEMS. OUTLET STRUCTURES SHALL BE CLEARED IMMEDIATELY OF ALL DEBRIS THAT PREVENTS THE PROPER OPERATION OF THE OUTLET CONTROLS.
2. RECHARGE SYSTEMS - UNDERGROUND AND SURFACE RECHARGE SYSTEMS SHALL BE INSPECTED QUARTERLY AND AFTER RAINFALL OF THE PURPOSE OF THE INSPECTION IS TO ENSURE THE SURFACE AREA OF THE STONE IS NOT CLOGGED WITH DEBRIS, PREVENTING RUNOFF INFILTRATION.

ALL INSPECTIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S SHALL BE PERFORMED BY THE OWNER OR THEIR DESIGNATED AGENT.

SEEDING AND MULCHING SPECIFICATIONS

Seeding shall be common rye grass applied at 45 lbs. per acre. Limiting to be applied at 1 ton/acre.
5-5-5 fertilizer to be applied at 1000 lbs./acre.
Hay or straw mulch to be applied at 3 tons/acre.
Seeding shall be 15% Kentucky Bluegrass, 35% Kentucky 31 Fescue, 25% Chewings Fescue, 15% Perennial Rye Grass and 10% Recloned Redtop at a rate of 5 lbs. per 1000 square feet.
Limiting to be applied at 3 tons/acre.
10-20-20 fertilizer to be applied at 1000 lbs./acre.
Hay or straw mulch to be applied at 3 tons/acre.

The non-permitting periods are between June 15 thru August 15, and September 30 thru April 15. Areas disturbed during these periods must be limited, fertilized, seeded and mulched within 72 HOURS of the ending of those periods.

AND BEST MANAGEMENT PRACTICES, MATTERS WITH REGARD TO FINAL GRADING, DRAINAGE AND THE PERFORMANCE OF STORMWATER MANAGEMENT FACILITIES MAY BE AFFECTED BY GRADES, SOIL CHARACTERISTICS, GROUNDWATER AND FINAL LOCATIONS IN THE FIELD. THEREFORE, THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE SUCH MODIFICATIONS TO THE STORM WATER DRAINAGE, EROSION CONTROL SYSTEMS AND BEST MANAGEMENT PRACTICES AS MAY BE NECESSARY TO PREVENT THE DISCHARGE OF STORM DRAINAGE ACROSS PATHWAYS, TOWARDS OR AGAINST BUILDINGS, TO CURE PROBLEMS OF EROSION OCCURRING BECAUSE OF INADEQUATE CONSTRUCTION METHODS OR DESIGN AND TO PREVENT EXCESSIVE PERIODS OF STANDING WATER (OVER 24 HOURS) IN FACILITIES WHERE EXCESSIVE PERIODS OF STANDING WATER IS NOT INTENDED BY THE BEST MANAGEMENT PRACTICES DESIGN. MORE SPECIFICALLY, UPON VERBAL AND/OR WRITTEN NOTICE FROM THE TOWNSHIP TO THE APPLICANT OF UNSATISFACTORY DRAINAGE, EROSION CONDITIONS OR STANDING WATER, THE APPLICANT SHALL HAVE NO MORE THAN FIFTY (50) CALENDAR DAYS FROM THE DATE OF SAID NOTICE TO CORRECT THE CONDITIONS IN ACCORDANCE WITH THE TOWNSHIP'S DIRECTION, WHICH MAY INCLUDE THE SUBMITTAL OF CORRECTIVE DESIGNS BY A PROFESSIONAL ENGINEER, THE INSTALLATION OF ADDITIONAL PIPING, EROSION CONTROL BLANKETING, EARTHEN BERM, SWALES, ROCK LINGS OR OTHER CORRECTIVE MEASURES AS NECESSARY TO REDIRECT DRAINAGE FLOWS AND TO RESTORE THE SURFACE OF THE GROUND AND/OR TO PREVENT FURTHER EROSION. ALL CORRECTIVE MEASURES MUST BE DESIGNED AND/OR ENGINEERING DESIGNS SHALL COMPLY WITH THE TOWNSHIP CODES IN ACCORDANCE WITH THE TIME CONSTRAINTS PROVIDED IN SECTION 508(4) OF THE PENNSYLVANIA MUNICIPALITY PLANNING CODE, AS AMENDED.

VEGETATION PROTECTION NOTES

ALL TREES, TREE MASSES AND THEIR ASSOCIATED VEGETATION LAYERS, MAJORITY TREES AND OTHER VEGETATION WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, STORMWATER MANAGEMENT SYSTEM OR OTHER PROPOSED IMPROVEMENT ACTIVITIES SHALL BE LISTED IN THE SURVEY AND THE TOWNSHIP SHALL BE NOTIFIED IN WRITING WITHIN 10 DAYS OF THE DISCOVERY OF THE MALFUNCTION AND THE PROPOSED MAINTENANCE, REPAIRS OR MODIFICATIONS NECESSARY TO RESOLVE THE MALFUNCTION. ALL MAINTENANCE, REPAIRS OR MODIFICATIONS SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MANUFACTURER OR DESIGNER OF THE DEVICE. IF A REPAIR OR MODIFICATION IS MADE NOT WITHIN MANUFACTURER OR DESIGNER'S SPECIFICATIONS, SAID REPAIR OR MODIFICATION SHALL BE APPROVED IN WRITING BY THE MANUFACTURER OR DESIGNER, AND A COPY OF THE APPROVAL SHALL BE FILED WITH THE TOWNSHIP. THE MAINTENANCE, REPAIR, OR MODIFICATION MAINTENANCE MUST BE COMPLETED WITHIN 30 DAYS OF DISCOVERY OF THE MALFUNCTION, OR IMMEDIATELY UPON DISCOVERY IF THE MALFUNCTION POSES A THREAT TO THE PUBLIC HEALTH OR SAFETY.

THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE ADDITIONAL DEVICES IF THE FACILITIES AS DESIGNED DO NOT FUNCTION PROPERLY, TO ASSURE THE APPROPRIATE QUANTITY AND QUALITY OF THE STORMWATER LEAVING THE STORMWATER MANAGEMENT FACILITY MEETS THE INTENT OF THE ORIGINAL DESIGN APPROVED BY THE TOWNSHIP.

THE OWNER SHALL NOT ALTER OR REMOVE ANY STORMWATER MANAGEMENT FACILITIES DEPICTED ON THE PLAN UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE TOWNSHIP.

GENERAL EROSION AND SEDIMENT POLLUTION CONTROL NOTES

ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENT. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING 12 INCHES IN THICKNESS, AND SHALL BE PROMPTLY SEEDED AND MULCHED AND/OR SOODED OR OTHERWISE PROTECTED FROM EROSION IMMEDIATELY UPON COMPLETION OF THE GRADING OPERATION AND SHALL BE MAINTAINED AND MAINTAINED TO ESTABLISH PERMANENTLY WELL ESTABLISHED. PAVING BASE SHALL BE PLACED IMMEDIATELY TO PREVENT EROSION OF PROPOSED PAVED AREAS.

NO ONE SHALL DEPOSIT OR PLACE ANY DEBRIS OR OTHER MATERIAL IN ANY WATERCOURSE, DRAINAGE DITCH OR STRUCTURE IN SUCH A MANNER AS TO OBSTRUCT FREE FLOW. IN ADDITION, THE EMBANKMENTS OF ALL WATERCOURSES MUST BE STABILIZED AND PROTECTED AGAINST FURTHER EROSION IN PERPETUITY BY THE LANDOWNER.

THE APPLICANT OR OWNER OF ANY PROPERTY ON WHICH ANY WORK HAS BEEN DONE PURSUANT TO A PERMIT GRANTED UNDER CHAPTER 90 SHALL CONTINUOUSLY MAINTAIN AND REPAIR ALL ROADWAY SURFACES AND ANTI-EROSION DEVICES, SUCH AS RETAINING WALLS, DRAINAGE STRUCTURES OR MEANS, PLANTINGS AND GROUND COVER INSTALLED OR COMPLETED. THIS OBLIGATION SHALL APPLY NOT ONLY TO THE PERMIT HOLDER BUT ALSO TO HIS OR HER SUCCESSORS IN TITLE TO THE PROPERTY.

BEFORE GRANTING OCCUPANCY PERMITS FOR BUILDINGS, BUILDING LOTS SHALL BE FINISH GRADED AND DISTURBED AREAS SHALL BE STABILIZED SO THAT DRAINAGE WILL NOT BE CONCENTRATED ONTO ADJACENT LOTS. IF IT IS NOT POSSIBLE DUE TO THE SEASON OF THE YEAR, TO ESTABLISH PERMANENT VEGETATIVE COVER AND IF, BECAUSE OF THE LACK OF GROUND COVER, EXPOSED AREAS RESULT IN EXCESS RUNOFF OR SILT DISCHARGES ONTO ADJOINING PROPERTIES OR THE STREET, THE TOWNSHIP SHALL REQUIRE THE LOT TO BE STABILIZED TEMPORARILY INCLUDING THE IMMEDIATE INSTALLATION AND MAINTENANCE OF EXTRA MULCHING, COMMERCIALY PRODUCED EROSION CONTROL MULCH BLANKETS, SILT BARRIERS AND/OR THE CONSTRUCTION AND MAINTENANCE OF TEMPORARY SEDIMENTATION BASINS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

THE CODES ENFORCEMENT OFFICER OR HIS DESIGNEE SHALL INSPECT ALL ON-LOT EROSION AND SEDIMENTATION CONTROL FACILITIES ON A LOT IMMEDIATELY PRIOR TO HIS INSPECTION OF A BUILDING OR BUILDINGS UNDER CONSTRUCTION ON SUCH LOT. IN HIS CAPACITY AS BUILDING INSPECTOR UNDER CHAPTER 45 OF THE EAST BRADFORD TOWNSHIP CODE, TO ASSURE THAT THE LOT SHALL REMAIN STABILIZED DURING ALL STAGES OF CONSTRUCTION AND AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

IN THE EVENT THAT THE CODES ENFORCEMENT OFFICER, UPON ANY SUCH INSPECTION, DETERMINES THAT THE LOT IS NOT STABILIZED, HE SHALL SO ADVISE THE GRADING PERMITTEE AND (IF DIFFERENT) THE BUILDING PERMITTEE AND SHALL POSTHUME THE SCHEDULED BUILDING INSPECTION OR (IF APPLICABLE) THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY UNTIL THE LOT HAS BEEN STABILIZED.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT POLLUTION CONTROLS AND SITE STABILIZATION. THE CONTRACTOR SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES, BARRIERS AND MULCH. THE INDIVIDUAL SHALL BE RESPONSIBLE FOR THE EFFECT OF EXISTING, INTERFERED ROOTS WITHIN A TREE PROTECTION ZONE. A STUMP SHALL BE GROUND AND REMOVED TO A POINT AT LEAST SIX INCHES BELOW GROUND LEVEL.

TREES THAT ARE TO BE REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO A TREE PROTECTION ZONE.

GENERAL NOTES

ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, STREETLIGHT SUPPLY AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED.

DUST SHALL BE KEPT WITHIN TOLERABLE LIMITS (AS DETERMINED BY THE TOWNSHIP ENGINEER) BY USE OF SPRINKLED WATER. IF SPRINKLED WATER PROVES TO BE INEFFECTIVE (AS DETERMINED BY THE TOWNSHIP ENGINEER), ADDITIONAL MEASURES WILL BE NECESSARY, INCLUDING (BUT NOT LIMITED TO) APPLICATION OF CHEMICALS APPROVED BY THE TOWNSHIP, PLACING EROSION CONTROL BLANKETS ON ALL EXPOSED AREAS, PLACING PLASTIC ON STOCKPILE AREAS, OR MULCHING THE ENTIRE SITE.

BURYING OF ORGANIC MATERIAL GENERATED BY TREE REMOVAL OR OTHER LAND CLEARING ACTIVITIES IS PROHIBITED.

UPON COMPLETION OF GRADING, TOPSOIL, STRIPPED AND PRESERVED DURING THE COURSE OF A PROJECT SHALL BE REDISTRIBUTED ON THE SITE TO COVER DISTURBED AREAS OF THE SITE. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE UNLESS APPROVED BY THE TOWNSHIP ENGINEER TO RELOCATE IT TO ANOTHER AREA WITHIN THE TOWNSHIP. IF NO AREAS WITHIN THE TOWNSHIP ARE AVAILABLE, ONLY THE TOWNSHIP ENGINEER MAY AUTHORIZE EXPORTING TOPSOIL TO OTHER MUNICIPALITIES.

THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ANY EXISTING STREAM BANKS LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY, INCLUDING (BUT NOT LIMITED TO) REPAIRING EROSION OF THE STREAM EMBANKMENTS, REINFORCING THE STREAM EMBANKMENTS TO PREVENT FURTHER EROSION AND DEGRADATION, AND THIS OBLIGATION SHALL APPLY NOT ONLY TO THE PERMIT HOLDER BUT ALSO TO HIS OR HER SUCCESSORS IN TITLE TO THE PROPERTY.

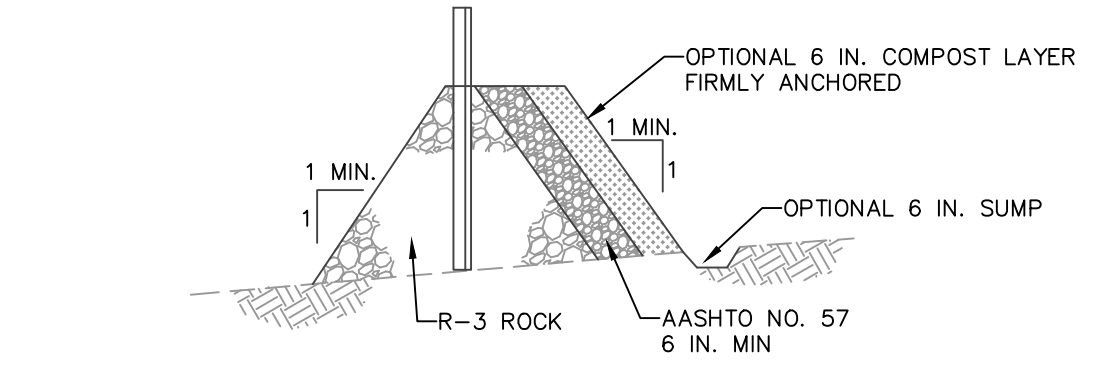
OPERATION AND MAINTENANCE PROCEDURE

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. THE PERMITTEE SHALL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND OPERATION AND THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S IDENTIFIED IN THE APPROVED PCSWM PLAN.

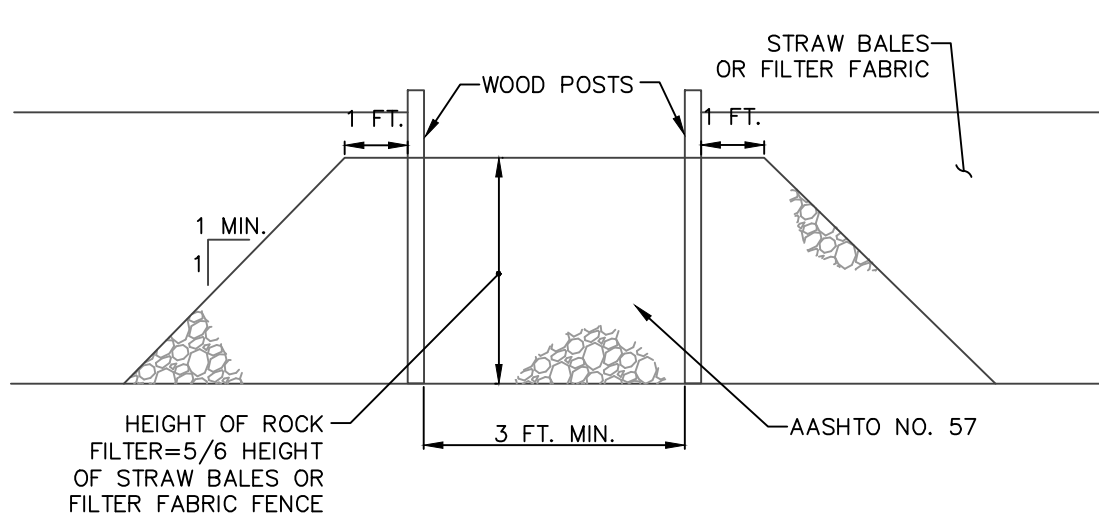
THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S FOR THIS PROJECT INCLUDE THE FOLLOWING:

1. DETENTION SYSTEMS - DETENTION BASINS SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS. THE PURPOSE OF THE INSPECTION IS TO ASCERTAIN THE OPERATIONAL CONDITION AND SAFETY OF THE FACILITY, PARTICULARLY THE CONDITION OF THE EMBANKMENT, OUTLET STRUCTURE, EMERGENCY SPILLWAY, GRASS GROUND COVER AND OTHER SAFETY RELATED ITEMS. OUTLET STRUCTURES SHALL BE CLEARED IMMEDIATELY OF ALL DEBRIS THAT PREVENTS THE PROPER OPERATION OF THE OUTLET CONTROLS.
2. RECHARGE SYSTEMS - UNDERGROUND AND SURFACE RECHARGE SYSTEMS SHALL BE INSPECTED QUARTERLY AND AFTER RAINFALL OF THE PURPOSE OF THE INSPECTION IS TO ENSURE THE SURFACE AREA OF THE STONE IS NOT CLOGGED WITH DEBRIS, PREVENTING RUNOFF INFILTRATION.

ALL INSPECTIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S SHALL BE PERFORMED BY THE OWNER OR THEIR DESIGNATED AGENT.



OUTLET CROSS-SECTION



UP-SLOPE FACE

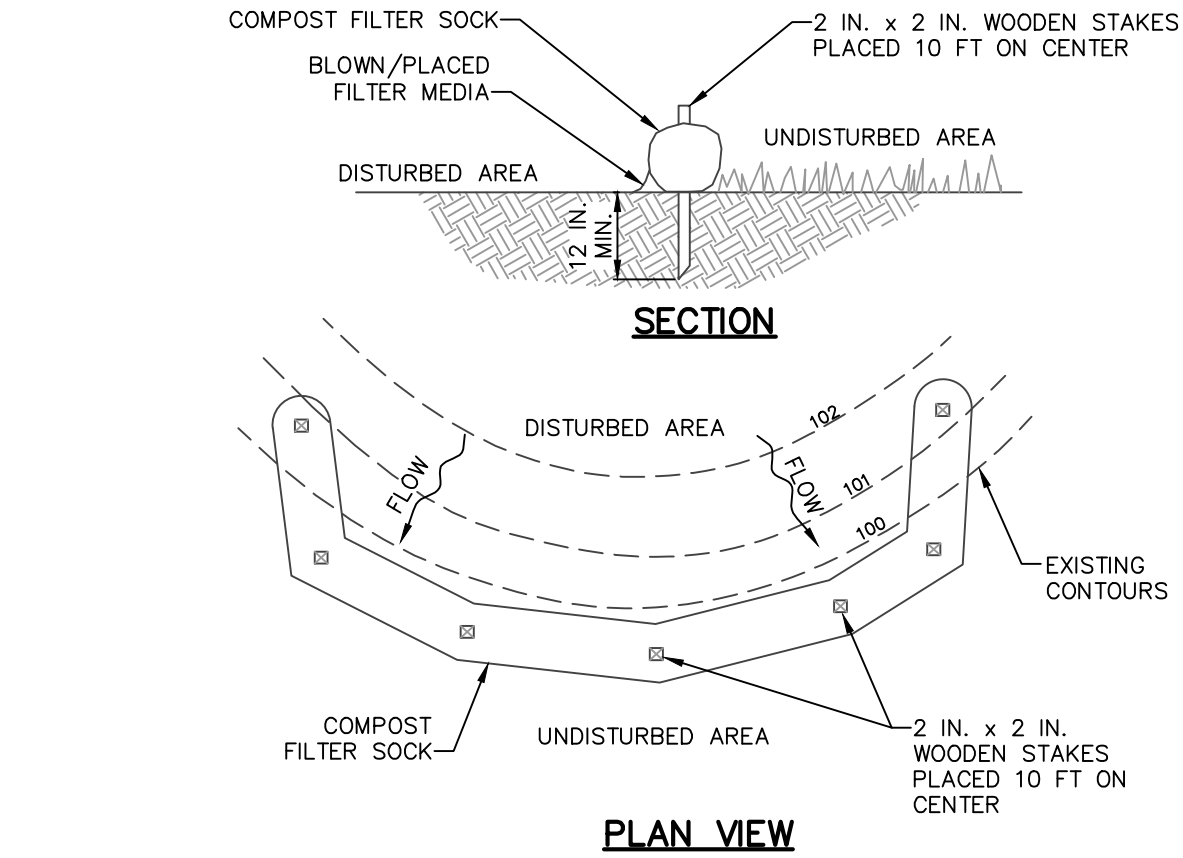
NOTES:

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET

NOT TO SCALE



PLAN VIEW

NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTOGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE

INFILTRATION BED CONSTRUCTION SEQUENCE

1. STAKE OUT THE LIMITS OF THE BED TO BE INSTALLED.
2. EXCAVATE UNDERGROUND INFILTRATION BED TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE. INSTALL 18\"/>
3. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE BED.

NOTE: INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION BEDS, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE) SHALL BE TAKEN IMMEDIATELY.

PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12\"/>- 4. PLACE AASHTO #1 STONE IN THE BOTTOM OF THE BED AND EVENLY DISTRIBUTE TO THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE BED IS NOT TORN DURING INSTALLATION.

ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO SEEPAGE BEDS TO ENSURE THAT IT IS CLEAN WASHED STONE.

INSTALL THE DISTRIBUTION PIPE AS SHOWN ON THE DETAIL. COMPLETE BACKFILLING OF STONE IN THE BEDS TO THE LEVEL OF THE INFLOW PIPE(S). PROVIDE OPENING IN THE FILTER FABRIC FOR THE INFLOW PIPE. PLACE ADDITIONAL STONE UP TO THE ELEVATION OF THE OUTFLOW PIPE.

COMPLETE PLACEMENT OF THE STONE IN THE INFILTRATION BED. OVERLAP FILTER FABRIC ON TOP OF THE INFILTRATION BED. BACKFILL OVER THE INFILTRATION AREA WITH SOIL TO FINISHED GRADE. STABILIZE AREA OVER UNDERGROUND BED WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

UPON COMPLETION OF ADDITION RAIN GUTTERS, CONNECT ALL DOWNSPOUTS INTO THE SEEPAGE BED.

THE INSTALLATION OF THE INFILTRATION BED SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE. IF RAIN BEGINS AFTER THE EXCAVATION THE INFILTRATION BED HAS BEEN COMPLETED, FILTER FABRIC SHALL BE PLACED ON THE BED AREA. THE FILTER FABRIC SHALL BE REMOVED AND REPLACED OF SEDIMENT ACCUMULATES IN THE BED AREA.

INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION BEDS, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE) SHALL BE TAKEN IMMEDIATELY.

PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12\"/>- 4. PLACE AASHTO #1 STONE IN THE BOTTOM OF THE BED AND EVENLY DISTRIBUTE TO THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE BED IS NOT TORN DURING INSTALLATION.

ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE. THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO SEEPAGE BEDS TO ENSURE THAT IT IS CLEAN WASHED STONE.

INSTALL THE DISTRIBUTION PIPE AS SHOWN ON THE DETAIL. COMPLETE BACKFILLING OF STONE IN THE BEDS TO THE LEVEL OF THE INFLOW PIPE(S). PROVIDE OPENING IN THE FILTER FABRIC FOR THE INFLOW PIPE. PLACE ADDITIONAL STONE UP TO THE ELEVATION OF THE OUTFLOW PIPE.

COMPLETE PLACEMENT OF THE STONE IN THE INFILTRATION BED. OVERLAP FILTER FABRIC ON TOP OF THE INFILTRATION BED. BACKFILL OVER THE INFILTRATION AREA WITH SOIL TO FINISHED GRADE. STABILIZE AREA OVER UNDERGROUND BED WITH PERMANENT MEASURES AS STATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

UPON COMPLETION OF ADDITION RAIN GUTTERS, CONNECT ALL DOWNSPOUTS INTO THE SEEPAGE BED.

THE INSTALLATION OF THE INFILTRATION BED SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE. IF RAIN BEGINS AFTER THE EXCAVATION THE INFILTRATION BED HAS BEEN COMPLETED, FILTER FABRIC SHALL BE PLACED ON THE BED AREA. THE FILTER FABRIC SHALL BE REMOVED AND REPLACED OF SEDIMENT ACCUMULATES IN THE BED AREA.

INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE INFILTRATION BEDS, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE) SHALL BE TAKEN IMMEDIATELY.

NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

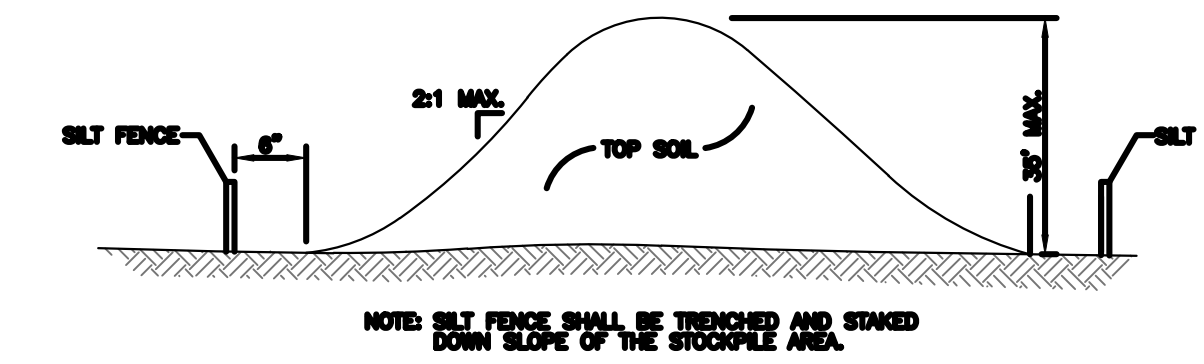
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH WHICH CROSSED.

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

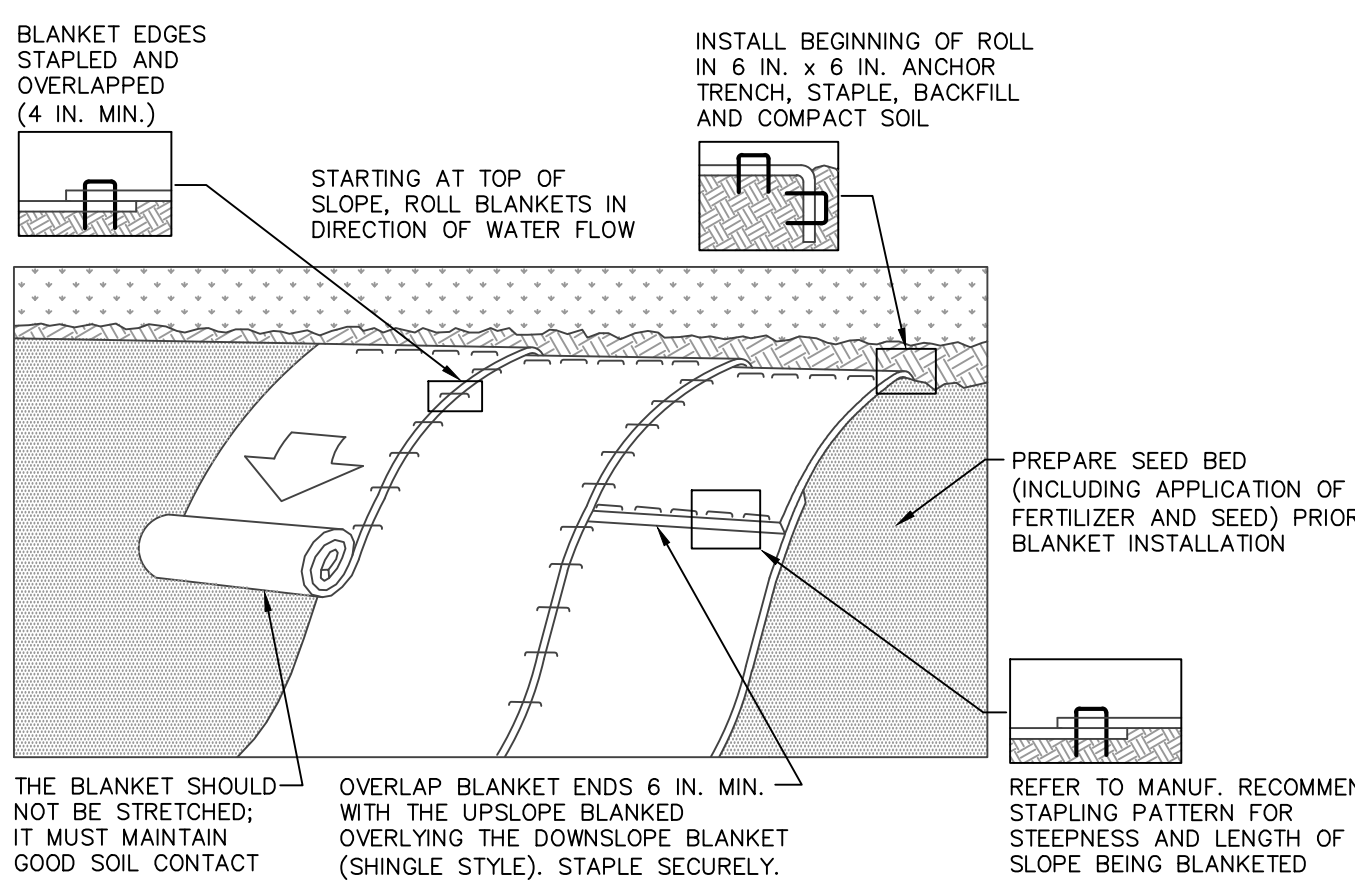
STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



TYPICAL TOPSOIL STOCKPILE CROSS SECTION

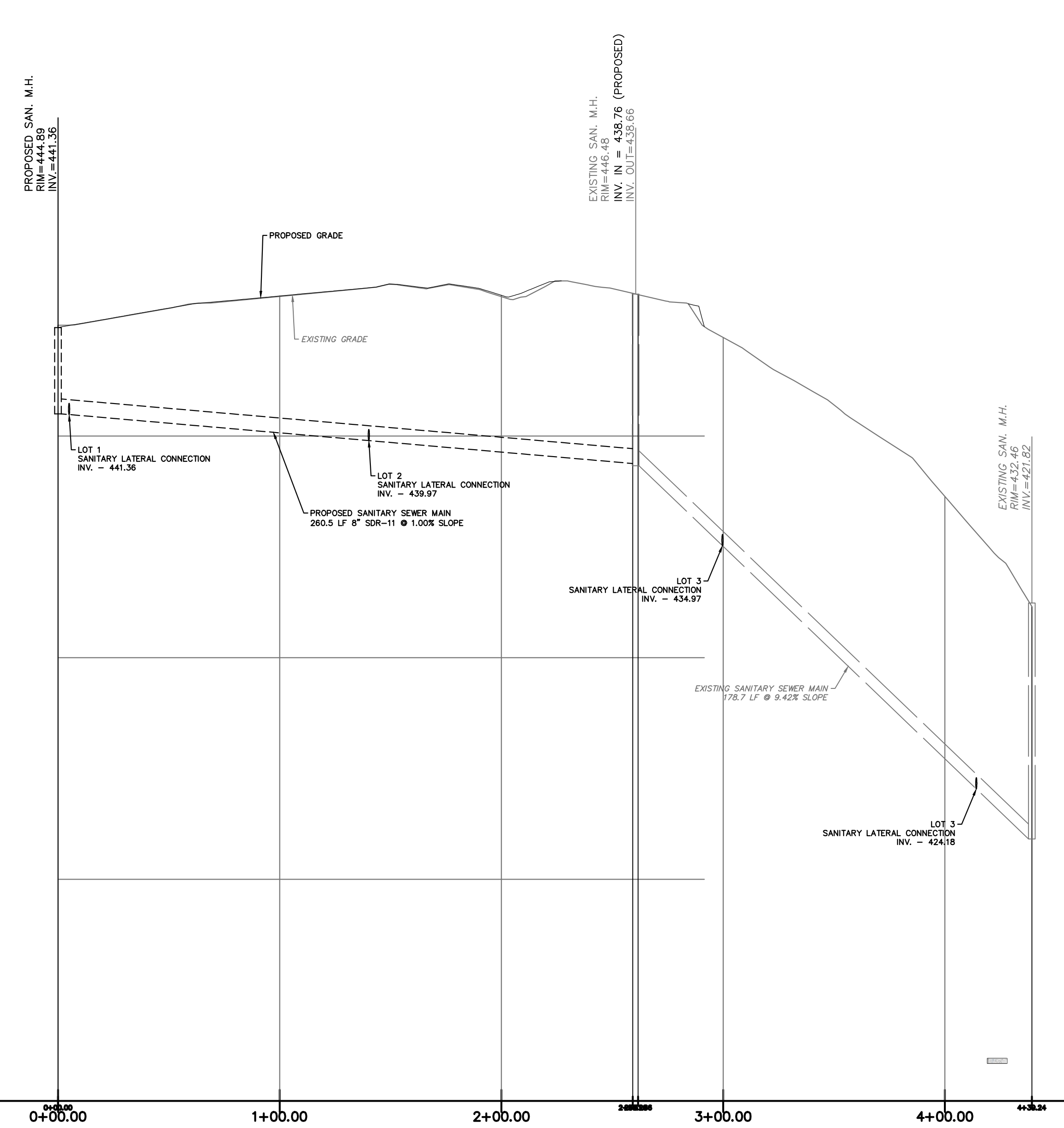
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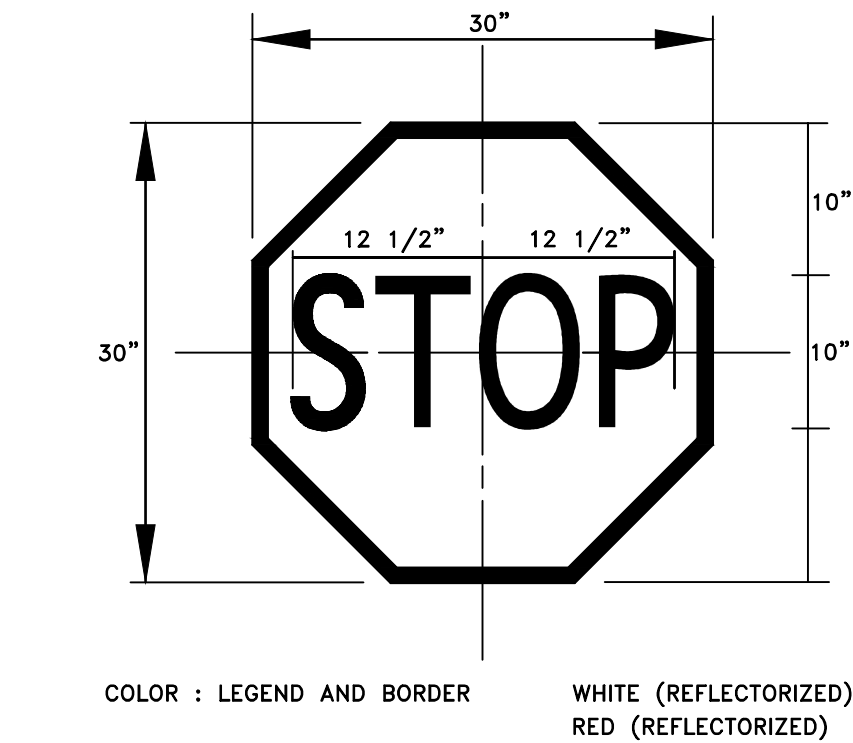
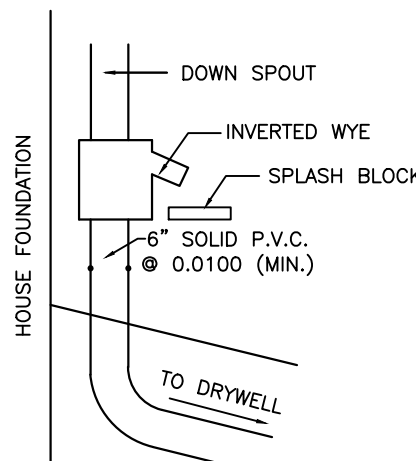
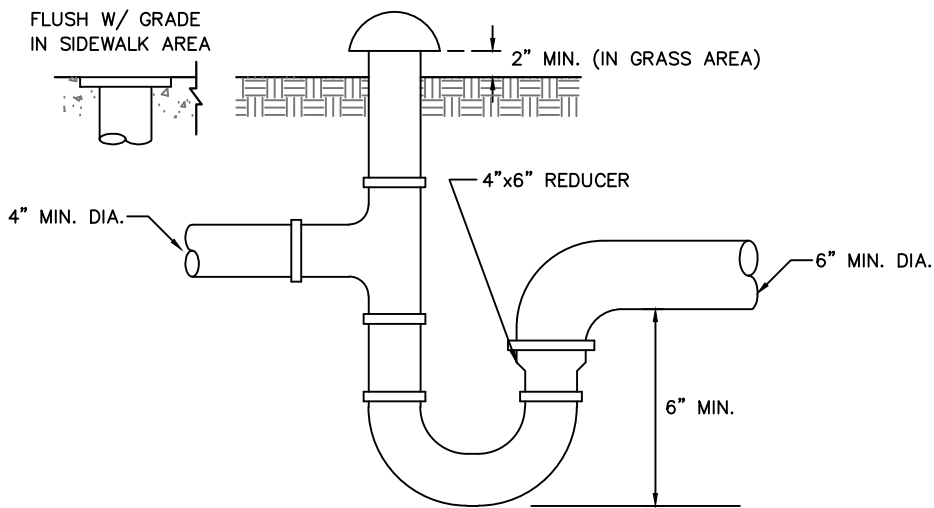
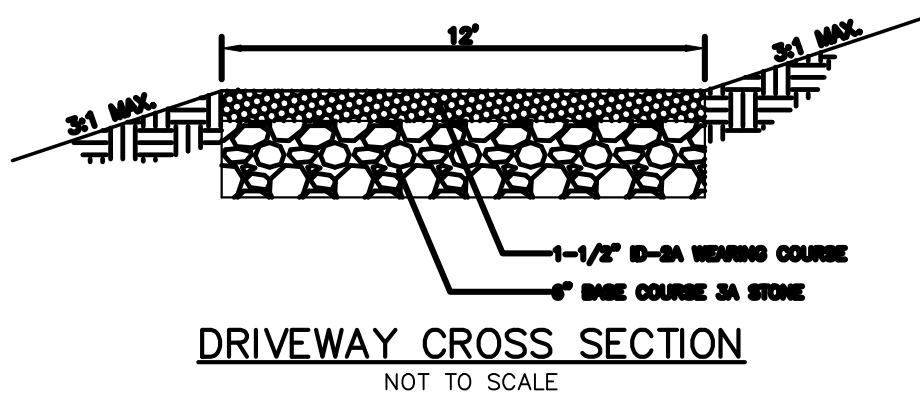
NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

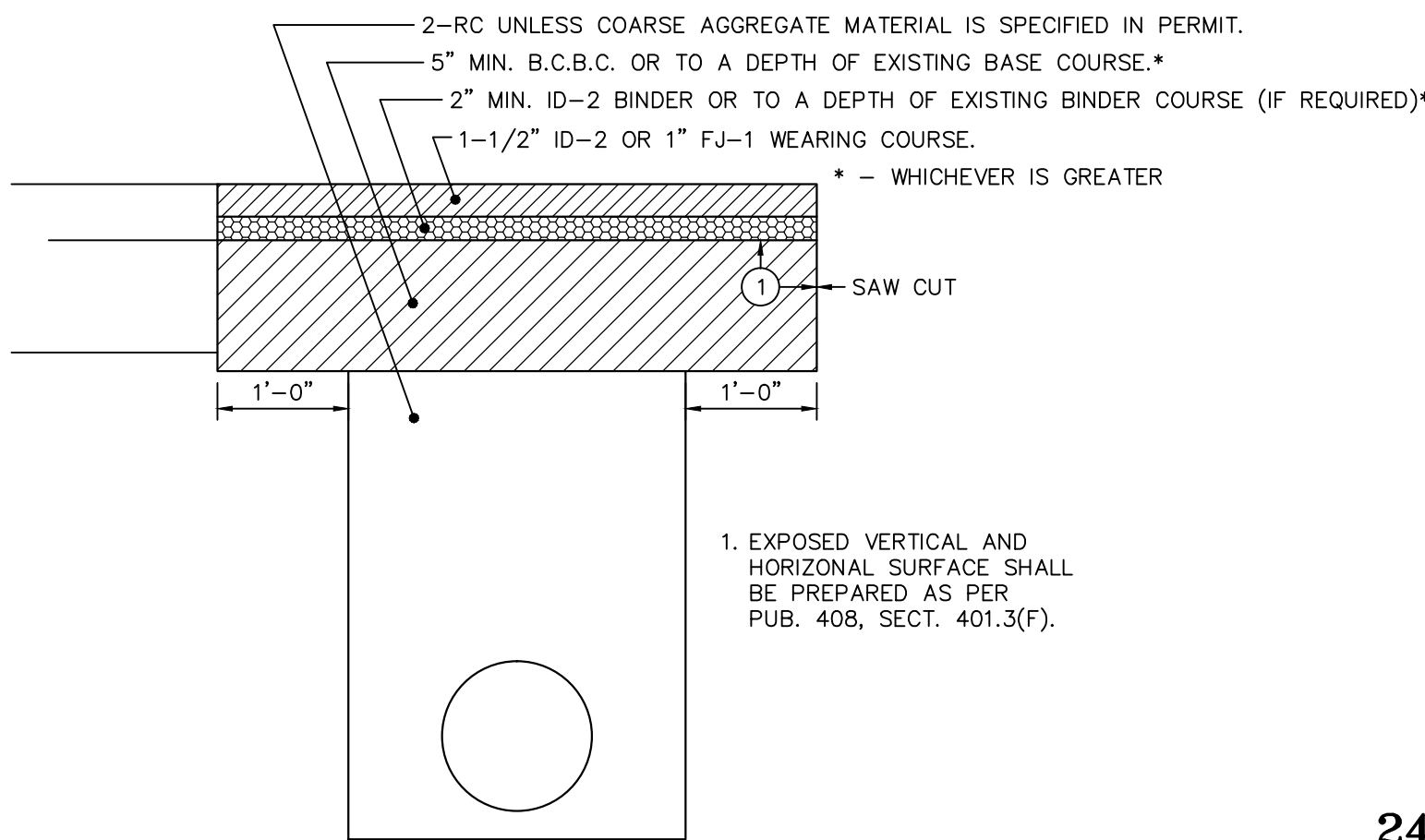
PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.



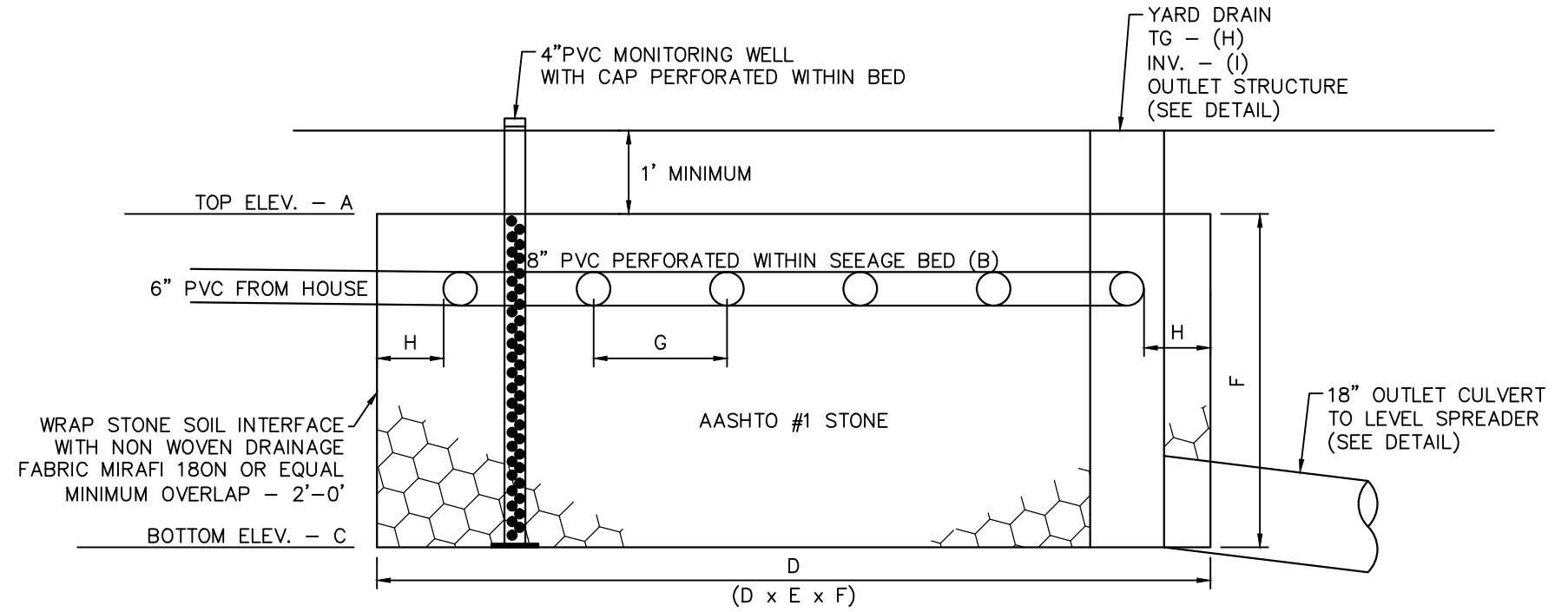
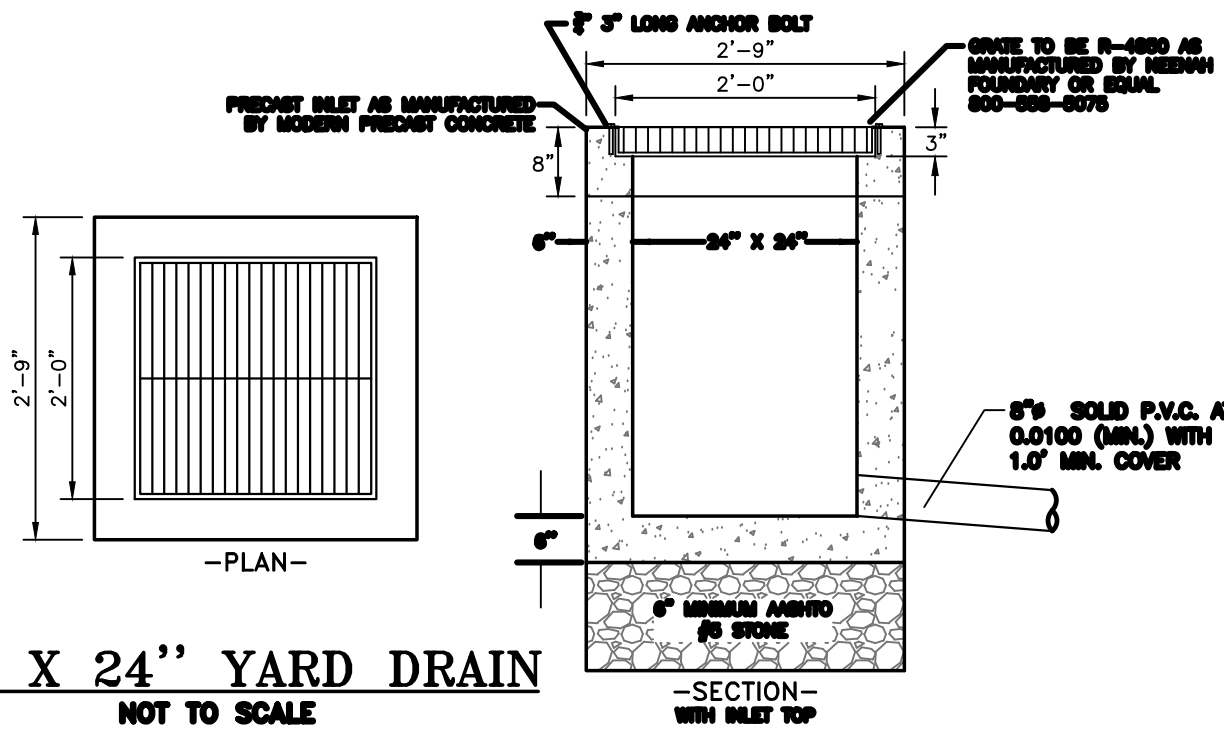
SANITARY SEWER MAIN PROFILE
VERTICAL: 1" = 4'
HORIZONTAL: 1" = 40'



STOP SIGN DETAIL
NOT TO SCALE

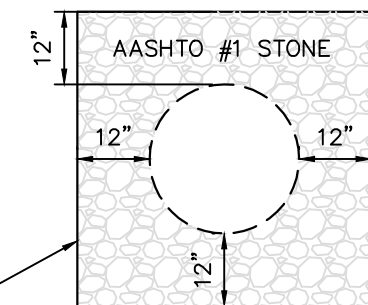


24" X 24" YARD DRAIN
NOT TO SCALE



TYPICAL DRYWELL
N.T.S.

	TOP ELEV (A)	INVERT PERF. 8" HDPE (B)	BOTTOM ELEV (C)	WIDTH (D)	LENGTH (E)	DEPTH (F)	PERF HDPE SPACING (G)	YARD DRAIN TOP OF GRATE (H)	YARD DRAIN INVERT ELEV (I)
Lot 1	438.00	435.00	434.00	36.75'	36.25'	4.0'	6.1"	439.00	434.00
Lot 2	438.50	436.50	434.50	36.00'	34.00'	4.0'	6.0"	439.50	434.50
Lot 3	436.00	433.00	432.00	36.00'	42.00'	4.0'	6.0"	437.00	432.00
Lot 4	430.50	427.50	426.50	33.00'	25.75'	4.0'	6.0"	432.00	426.50



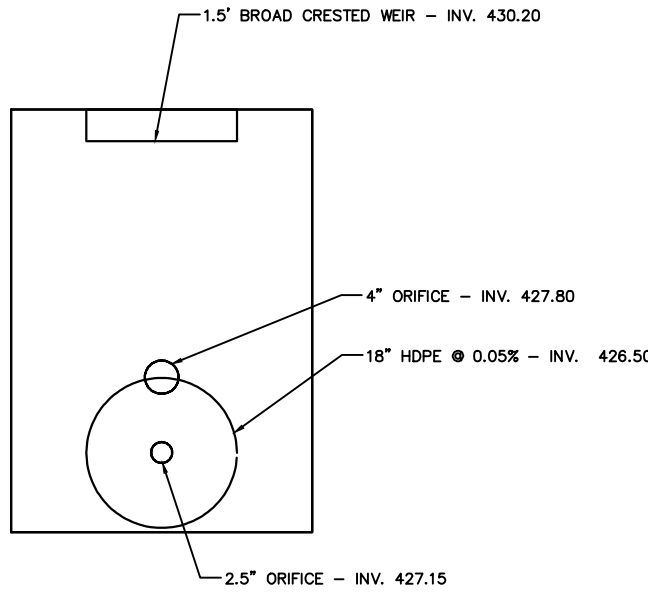
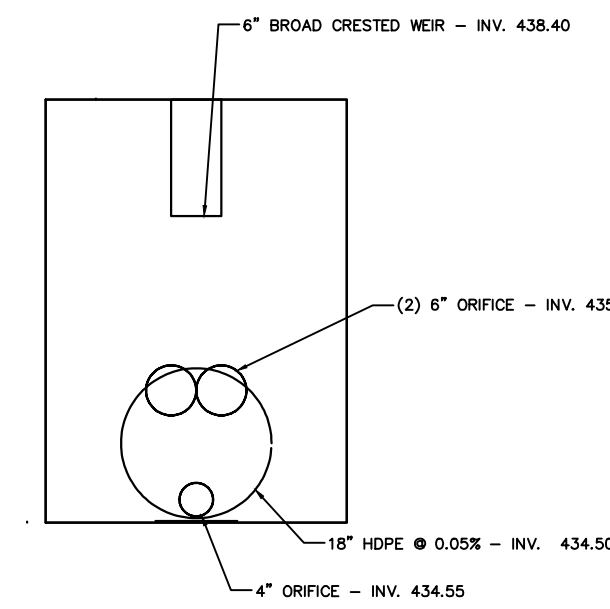
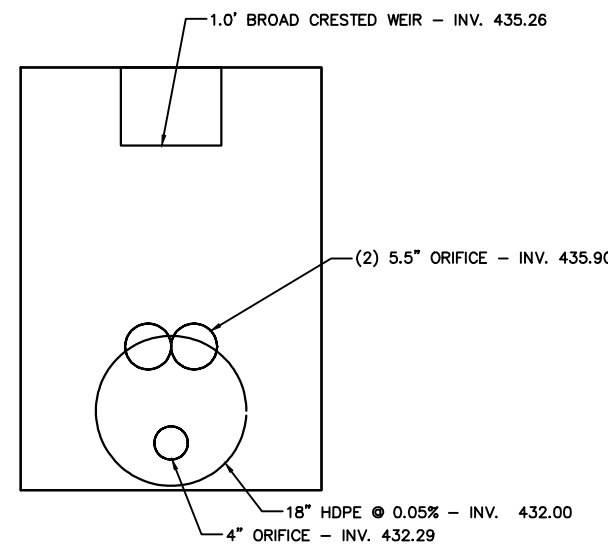
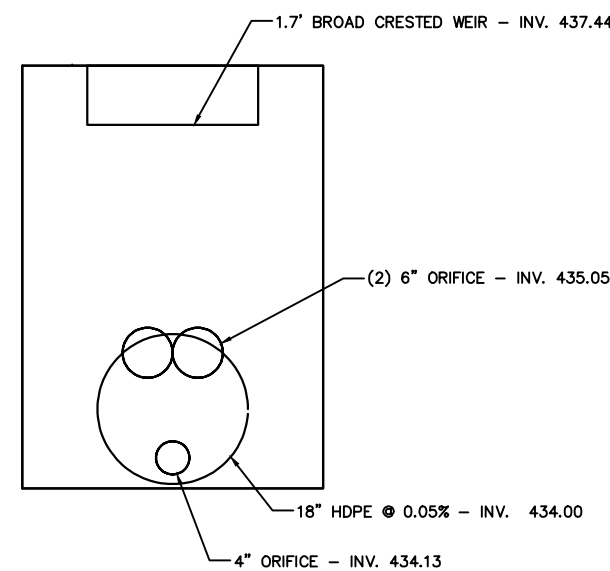
TRENCH TOP ELEV - A

INVERT 18" PERF HDPE PIPE - B

TRENCH BOTTOM ELEV - C

LEVEL SPREADER
N.T.S.

	Trench Top Elev - A	Invert 18" Perf HDPE Pipe - B	Trench Bottom Elev - C
Lot 1	435.00	432.50	431.50
Lot 2	435.90	433.00	432.00
Lot 3	432.00	429.50	428.50
Lot 4	426.00	423.50	422.50



PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20131751102

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES: SERIAL NO. 20131751102
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES SHOWN ON THE PLANS. NOR DOES MULLIN ENGINEERING LLC GUARANTEE THAT ALL SUBSURFACE UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF:

- (1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUPPLEMENT PART 1926/1910 - EXCAVATIONS, TRENCHING AND SHORING
- (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIER: 53-004-0041

NO.		DATE		REVISION	
Preliminary Construction Details FOR Sunny Ridge Farms, LLC EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
Mullin Engineering Civil Engineer				PROJECT NO.	
412 Monterey Lane West Chester, PA 19380				F.B.	
SCALE 1" = 40'		DATE 06-25-2013		DRAWN BY JJM	
				CHECKED BY JJM	
				DRAWING	