# EAST GOSHEN TOWNSHIP PLANNING COMMISSION

# Agenda

Wednesday, August 7, 2013 7:00 PM

Workshop Session: 7:00 PM to 7:30PM (Conference Room – Open to the Public)

		rd Room if needed – Open to the Publi	ic)		
A. B.	Call to Order / Pledge of Allegiance and Moment of Silence				
C.	Chairman will ask if anyone is going to record the meeting				
D.	Review of Tracking Log / Determine need for Workshop Meeting				
D. E.	Public Comment on Non-Agenda Items				
⊏.	Approval of Minutes  1. July 3, 2013				
_	1. July 3, 2013 Acknowledge Receipt o	f Now Applications			
F.		. – Variance Application			
		Drive – QVC Inc.			
G.	Subdivision Plans	Drive – Qvo ilic.			
G. H.	Land Development Plan	00			
п. I.	Conditional Uses and V				
I.		Drive – QVC Inc.			
		. – Variance Application			
i	Ordinance Amendments				
J. K.	Comprehensive Plan Up				
L.	Old Business	Duale			
∟.		e Review – Solar energy sample ordinan	ices		
M.	New Business	e Neview - Solai energy sample ordinal	003		
N.	Any Other Matter				
O.	Liaison Reports				
P.	Dates of Importance				
	Aug 06, 2013	Board of Supervisors	7:00 PM		
	Aug 07, 2013	Planning Commission	7:00 PM		
	Aug 08, 2013	Historical Commission	7:00 PM		
	Aug 08, 2013	Park Commission	7:00 PM		
	Aug 08, 2013	Farmers Market	3-7:00 PM		
	Aug 13, 2013	Police Commission	5:30 PM		
	7 (ag 10, 2010	WEGO Police Dept	0.001		
	Aug 12, 2013	Municipal Authority	7:00 PM		
	Aug 14, 2013	Conservancy Board	7:00 PM		
	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, 1013	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		
	0 0 0040	Labor Day (Office Closed)			

Fall 2013 Newsletter Articles: September 1

Posted to the Website on or about: October 1, 2013

Labor Day (Office Closed)

Bold Items indicate new information to review.

Sep 2, 2013

Drop Dead date	10/1/2013	9/23/2013	9/27/2013
Hearing Date	NA 1	9/18/2013 9	9/17/2013 9
BOS NLT Action Date	10/1/2013	9/3/2013	9/17/2013
PC NLT Action Date	9/4/2013	8/7/2013	9/4/2013
Extension	NA		
Date to Abutting Prop. / ABC's	6/26/2013	7/31/2013	8/1/2013
Date to CCPC	6/26/2013	NA	NA
Date to Yerkes/Consultant	6/26/2013	NA	NA
Start Date	7/3/2013	7/25/2013	7/30/2013
Date Filed	6/25/2013	7/25/2013	7/30/2013
Туре (Sk, P, F)	Д.		
Application (CU,LD,O, SD,V, SE, CA)	SD	>	CO
Application Name	1551 Colonial Ln. / Sunny Ridge Farms	1410 Linden Ln / Ruddy	1365 Enterprise Drive / QVC

### 1 Draft EAST GOSHEN TOWNSHIP 2 3 PLANNING COMMISSION MEETING 4 July 3, 2013 5 6 The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, 7 July 3, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman 8 Susan Carty, Adam Knox, George Martynick, and Jim McRee. Also present was Mark Gordon, 9 Township Zoning Officer. 10 11 **COMMON ACRONYMS:** 12 BOS – Board of Supervisors 13 BC – Brandywine Conservancy 14 CPTF - Comprehensive Plan Task Force 15 CVS - Community Visioning Session 16 A. CALL TO ORDER 17 18 Sue called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. 19 There was a moment of silence. 20 Sue asked if anyone would be recording the meeting. There was no response. 21 22 B. CHAIRMAN'S REPORT 23 None 24 25 C. NEW BUSINESS 26 None 27 28 D. APPROVAL OF MINUTES 29 1. Sue noted that the minutes for the June 5, 2013 meeting were approved as corrected. 30 31 E. SUBDIVISION PLANS 32 33 1. 1551 Colonial Lane – John Mullin of Mullin Engineering represented the applicant Sunny Ridge Farms, LLC. This is a 5.5 acre parcel zoned R2, which allows 1 acre lots. They are 34 35 proposing to remove the vacant house, barn, patio, driveway, and pool and replace them with 4 single family homes. Three will be on 1 acre lots and the 4<sup>th</sup> will be 1+ acre. 36 37 Because of the steep slope on the property, Adam asked about storm water management. 38 John replied that each lot will have an underground seepage bed. Increased water to the road 39 will be caught in a dry well on each lot. 40 George asked about the condition of the road. John replied that they will widen Colonial to match Cornwallis. Jim voiced a concern about the width of the road and parking. Perhaps it 41 42 should be parking on one side of the road. Mark commented that this could be listed as a 43 condition. 44 They will have public sewer but on-site water. Richard Bunn, owner of Sunny Ridge Farms, 45 mentioned that they are having discussions with AQUA but the cost is very high. Mark commented that the Township could support him and give a letter to AQUA encouraging 46 47 them to bring a water line into this street. George commented that there are a lot of trees on this property that need to be removed. 48 Mark explained to John that they should indicate on the demolition plan which trees will be 49

removed. Also, they should show how the remaining trees will be protected during

50

construction. Adam also wants to know how they will control erosion during construction especially for the residents on the south side of the street.

Jim pointed out that the house on lot 1 appears to be close to the property line. They need to leave more space for any future expansion.

5 6

# **PUBLIC COMMENTS:**

7 8

9

10 11

12

13 14

15 16

17

18 19

20 21

22

23

24

25

Ronald Woodworth, 1550 Colonial Lane – Mr. Woodworth pointed out that when the last developer came in about this property, it was the general consensus of the neighbors that there should only be 3 houses on the property. To the east of his property, there is another subdivision being done. He is concerned about density and the traffic at the intersection with N. Chester Road. Also, he has a well for water that is 40 feet deep. Now there will be 5 houses drawing water. He commented that the Commission shouldn't think that the interest isn't as great as it was for the last plan. This is the evening before a holiday and he changed his plans to be here. He is a businessman and understands the desire for the maximum return. He knows this is a preliminary plan. He is concerned about the runoff from the steep slope and feels the Township should look at public water. If his well goes dry after development, he feels this extenuating circumstance will be the impact that caused it.

Mark recommended that the developer hire an aquifier to look at the well situation and provide a statement providing data on what to do. He mentioned that the County requires a well to be at least 200 feet deep now and the Fire Marshall will also look at public water. He mentioned that there will be at least 2 more meetings with the Planning Commission about this project before it goes to the Board of Supervisors.

George assured Mr. Woodworth that the members of the Commission understand his concerns, however, the four 1 acre lots are within the Township code. The meeting with the last developer in December 2012 was only a sketch plan. This plan is more formal than that.

26 27 28

29

Carmen Dannunzio, 1548 Colonial Lane - Mr. Dannunzio asked how close these houses will be to his. Mark reviewed the plan with him.

30 31 32

George asked both residents, compared to the way the property is now, would they welcome development. Mr. Dannunzio responded yes, it is awful and unsafe right now. Mr.

Woodworth responded yes but with only 3 houses.

35 36

33 34 Mark mentioned that the next Commission meeting is Wednesday, August 7, 2013. In the next 2 weeks, the Township should receive the review by the Township engineering firm, so Mr. Mullin can respond to that at the next meeting.

37 38

# F. LAND DEVELOPMENT PLANS

None

39 40 41

### G. **ORDINANCE AMENDMENTS**

None

42 43 44

### H. ANY OTHER MATTER

45 46 47 1. Sue reported that, at their meeting this week, the Board of Supervisors reviewed the Community Sustainability Assessment results with John Theilacker of the Brandywine Conservancy in reference to the Comprehensive Plan update.

48

49 50 2. The review of solar energy systems was tabled.

I.	ADJOURNMENT
	The next meeting will be held on Wednesday, August 7, 2013 at 7:00 pm. There being no further
	business, a motion to adjourn the meeting was made by George and seconded by Adam.
	The meeting adjourned at 9:00 pm.
	Respectfully submitted,
	Ruth Kiefer, Recording Secretary
	I.

# 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: 7/31/2013

To: Planning Commission

From: Mark Gordon, Township Zoning Officer  $\mathcal{U}(b)$ 

Re: QVC Satellite Dishes, 1365 Enterprise Drive

### **Commission Members:**

QVC currently has conditional use approval for the satellite dishes and they are before the Township requesting to increase the number of satellite dishes from 6 to 12. This upgrade to the downlink systems is an important technology upgrade for the company. The existing dishes located on the south side of the building range in size from 9 m to 4 m radius. QVC proposes to screen the entire fenced in satellite area with evergreen shrubs and trees.

# Draft motion:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the Conditional Use application of QVC Inc. to increase the number of satellite dishes on their property from 6 to 12 with the following conditions:

- 1. The entire fence line along the southern edge of the satellite area shall be screened as depicted on the Landscape Plan dated 7/2/2013.
- 2. The vegetative screening shall be maintained so long as the satellite use exists on the property.
- 3. Any changes to the satellite dishes within the satellite yard moving forward may occur so long as the size of the dishes doesn't increase and the dishes are installed within the existing fenced in satellite yard depicted on the proposed satellite yard plan dated 7/18/2013.

# BOARD OF SUPERVISORS

# EAST GOSHEN TOWNSHIP

CHESTER COUNTY 1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 31, 2013

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a Conditional Use Application from QVC, Inc. requesting to amend an existing conditional use approval for the use of satellite dishes on their property at 1365 Enterprise Drive.

QVC proposes to increase the number of satellite dishes on the property from 6 (six) to 12 (twelve). The existing satellite dishes are located within the fenced in area along the southern side of the building. The new satellite dishes will be located in the same area as the existing dishes and will be enclosed by a fence and the area will be landscaped.

Pursuant to Township ordinance all property owners within 1000 feet of the property seeking Conditional Use approval, are notified of the meeting dates when the application will be discussed. The scheduled dates of the public meetings for review and potential approval of this application are as follows:

August 7, 2013 - Planning Commission meeting (workshop 7:00 pm, formal meeting at 7:30 pm) (Presentation of Application)

**September 17, 2013** - Board of Supervisors meeting (7:00 pm) **(Conditional Use Hearing)** 

All meetings and workshops are held at the Township Building and are open to the public and subject to change. The application materials are available for review during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate in the hearing, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Please call me if you have any questions or need additional information.

Sincerely,

Mark A. Gordon

**Township Zoning Officer** 

# BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP

HAST GOLDEN A

CHESTER COUNTY 1580 PAOLI PIKE, WEST CHESTER, PA. 19980

January 17, 1990

Mr. Michael Boyd, Director of Facilities QVC Network, Inc. 1365 Enterprise Dr. West Chester, PA 19380

RE: Additional Satellite Dish Conditional Use Approval

Dear Mr. Boyd:

This is to formally advise you that at their meeting on January 16, 1990, the East Goshen Township Board of Supervisors approved the QVC Network, Inc. Application for the Conditional Use under Section 403.3(g) of the East Goshen Township Zoning Ordinance, to install one (1) additional nine meter satellite dish on their property located at 1365 Enterprise Drive.

The Board's approval, however, is conditioned upon the following.

- 1) The satellite dish shall be painted/tinted in a neutral non-glare color.
- 2) If in the future, additional satellite dishes are required, they shall be reviewed and approved by the Township via the conditional use process.
- The landscape plans shall be reviewed and approved by W.D. Wells, as outlined in the Planning Commission's letter of November 15, 1989.
- 4) The Board of Supervisors reserve the right to review and require embellishment of the landscaping and screening for an 18 month period, following its installation. If any additional landscaping is required, it shall be at QVC's expense.
- 5) A fence shall be constructed around the satellite dish.
- 6) There shall be no lighting of the satellite dish at night.

# BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP

- 7) QVC Network, Inc. shall provide a parking space for each employee on the shift that has the greatest number of employees. Application for the construction, of a sufficient number of parking spaces to accommodate the anticipated number of employees on the shift with the greatest number of employees in December of 1990, shall be made within ninety days of the conditional use approval, and construction shall be completed within one year of the conditional use approval.
- 8) QVC Network, Inc. shall provide the Township, within 120 days of this approval, a 5-year plan for their operations in East Goshen. The plan shall specifically address the number of employees (both full-time and part-time) and the traffic impact these employees will generate.
- 9) The use and construction shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board at the hearing.
- 10) The grant of this conditional use shall not be construed to be a waiver of any provision of the Zoning Ordinance or any other township ordinance or requirements, it being the intention of the Board that the proposed use shall comply with all applicable township ordinances and requirements.

Very truly yours,

Rick

Louis F. Smith, Jr. Township Manager

LFS/dlc

cc: Jack Loew, Hough/Loew Associates

EAST GOSHEN TWO

# BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP

CHESTER COUNTY 1580 PAOLI PIKE, WEST CHESTER; PA. 19380

September 24, 1986

William H. Lamb, Esquire Lamb, Windle & McErlane, P.C. P.O. Box 565 West Chester, PA 19381

RE: Application of QVC Network, Inc.

Dear Mr. Lamb;

This letter is to advise you that on September 16, 1986 the East Goshen Township Board of Supervisors approved the application of QVC Network, Inc. for conditional use approval under Section 403,3,a, of the East Goshen Township Zoning Ordinance for the use of lots 15, 16 and 21 in the Goshen Corporate Park for the following multiple principal uses:

- 1. Business Office (Section 403.2.d.);
- 2. Testing for research or product development (Section 403.2,g.);
- 3. Television transmitter (Section 403.3.g.);
- 4. Warehousing and distribution (Section 403.3.b.).

The above ordinance references are, of course, to the East Goshen Township Zoning Ordinance. The Board of Supervisors have concluded that QVC's application is in compliance with the general and specific standards relating to conditional use contained in Section 510.3 of the Zoning Ordinance.

The Board's approval is, however, conditioned upon the following:

- 1. The use and development, hours of operation and employment characteristics of the business and premises shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board at the hearing.
- 2. Lots 15 and 16 shall be deemed merged into one lot for all purposes and shall not be capable of being separately conveyed hereafter unless subdivision approval is obtained from East Goshen Township.
- 3. The site development plan and architectural drawings for the premises shall be submitted to the Township for review prior to the issuance of a building permit.

# BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP

William H. Lamb, Esquire

September 24, 1986 Page 2

4. The grant of this conditional use shall not be construed to be a waiver of any provision of the Zoning Ordinance of East Goshen Township or any other Township ordinance or requirement, it being the intention of the Board that the proposed use shall comply with all applicable Township ordinances and requirements.

EAST GOSHEN TOWNSHIP

Thomas J. Smith, Jr.

Township Manager

TJS:jpm

cc: Robert F. Adams, Esquire

# 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: 7/31/2013

To: Planning Commission

From: Mark Gordon, Township Zoning Officer All

Re: 1410 Linden Lane, LOMR-F

### **Commission Members:**

Just to summarize for everyone, over the past year or so Mr. Ruddy, owner of 1410 Linden Lane, has submitted information and plans proposing to place fill within the floodplain boundary in order to construct a single family home on the lot he owns. This engineering is required for him to submit a C-LOMA F (Based on Fill) to FEMA and the DEP. As a result he also needs the Township to acknowledge that all municipal requirements have been met before he can submit his application to FEMA. At this point the Township requirements have not been satisfied because he needs variances for 1. the residential use in the floodplain, 2. the placement of fill within the floodplain as well as, 3. a dimensional variance for the side yard setback for the proposed structure. These variances will need to be granted prior to the Township taking action on the FEMA Community Acknowledgement form.

All engineering for the placement of the fill in the flood plain has been completed to the satisfaction of the Township engineer.

Mr. Ruddy has submitted his variance application and you will hear his variance request on August 7th.

The use variances are pretty straight forward; however the dimensional relief for the side yard may not be necessary due to the size of the proposed structure. If the house is reduced in width by 10 feet no variance is needed for the side yard setback.

### **Draft Motion:**

Madame Chairman I move that the we recommend that the Board of Supervisors approve the use variances and oppose the dimensional variance due to the fact that the hardship is self created; the width of the structure can be decreased therefore eliminating the need for a variance from the side yard setback requirement.

610-692-7171 www.eastgoshen.org

# **BOARD OF SUPERVISORS**

EAST GOSHEN TOWNSHIP

CHESTER COUNTY 1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

July 29, 2013

**Dear Property Owner:** 

The purpose of this letter is to inform you that Mr. Donald C. Ruddy has submitted a Zoning Hearing Board application requesting zoning variances for his property at 1410 Linden Ln., West Chester, PA, 19380. Mr. Ruddy is seeking dimensional and use variances from the Township Zoning Ordinance. The applicant is requesting a dimensional variance of 10 feet from the 20 foot side yard setback requirement listed in §240-9.G. The applicant is also seeking a use variances from sections §240-26.B(6)(a), (c), and (g) in order to construct a single family home in the floodplain.

Mr. Ruddy proposes to build a single family dwelling on the lot at 1410 Linden Lane however the lot is encumbered by floodplain. Mr. Ruddy proposes to place fill in the flood plain area in order to raise the elevation of the house thus removing it from the flood plain. In order to place fill in the floodplain Mr. Ruddy needs to be granted the requested variances in order to move forward with the permitting process with the Federal Emergency Management Agency.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning Variance applications.

The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.

August 7, 2013 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

September 3, 2013 - Board of Supervisors meeting (7:00 pm)

September 18, 2013 - Zoning Hearing Board (7:30 pm) (Zoning Hearing)

All meetings and hearings are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call or email me at <a href="mgordon@eastgoshen.org">mgordon@eastgoshen.org</a> if you have any questions or need additional information.

Sincerely,

Mark A. Gordon

**Township Zoning Officer** 

Cc: All Township Authorities, Boards and Commissions

2545 Martin Road Willow Grove, PA 19090 July 24, 2013

Mr. Mark A. Gordon Township Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA 19380-6199

REGEIVED

JUL 2 5 2013

Re: Zoning Hearing Board Application for 1410 Linden Lane

Dear Mr. Gordon:

I am applying for a Zoning Hearing Board review of my application to place a house on my lot at 1410 Linden Lane. I have herein provided 11 sets of both the site plan for the proposed improvements and the completed Zoning Application. Also included is a check for \$450 for the review.

The site plan has been revised as specified in Yerges' letter of June 4, 2013. Yerges considered all the zoning issues addressed and added two comments. Its Comment No. 10 is directed to the Zoning Hearing Board as a recommendation that as a condition that there would be no further filling of the lot. And Comment No. 18—that a Note be added to the plan stating that there are no steep slopes on the parcel—if such is the case. This note has been added to the above submitted plans.

I believe everything has been fulfilled so that this matter may proceed forward. Thank you for your assistance.

Very truly yours,

Donald C. Ruddy

**Enclosures** 



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

December 18, 2012

Mark Gordon, Township Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA 19380

BACTON D

DEC 20 2013

RE:

Lot 99 Linden Lane

Proposed Floodplain Fill (LOMR-F) Review

Mark:

The following plans and documents have been submitted for review:

- Site Plan, prepared by RKW Engineering Services, dated February 21, 2011:
- Transmittal memorandum, prepared by Mark Gordon, dated November 21, 2012;
- Community acknowledgement requirements Letter, prepared for FEMA, undated;
- Flood Insurance Rate Map, dated September 29, 2006;
- Lot No. 99 Recorded Deed copy;
- A PNDI Project Environmental Review Receipt, dated October 9, 2012;
- HEC-RAS calculations, prepared by RKW Engineering Services, undated;
- A legal description of the area to be removed from the flood hazard zone as required by FEMA.

Lot No. 99 (1410 Linden Lane) is 25,000 square feet in gross area and is located in the R-2 Zoning District. An area for fill 5,194 square feet in size (53'  $\times$  98') is proposed in the floodplain at the northwest corner of the lot per the provided legal description.

The proposed house is partially located in the existing 100-year floodplain of Clarks Creek, a tributary to the East Branch of Chester Creek, but is not contained in the floodway. Proposed improvements include a 35' x 45' house, a driveway, and a concrete pad. All of the proposed 6,700 sq. ft. of disturbed area is not located in the floodway.

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane

Proposed Floodplain Fill (LOMR-F) Review

Page 2 of 5

The East Goshen Township Zoning Ordinance was reviewed and the following comments are offered for consideration:

# **ZONING ORDINANCE COMMENTS**

- 1. <u>Section 240-9.G</u> The Applicant is requesting a Variance to have a side yard setback of 10 feet instead of 20 feet on the west side of the lot.
- 2. <u>Section 240-26</u> The Applicant is requesting a Special Exception to fill along the edge of the floodplain and to construct a new house at such location. Note no. 4.A of the Site Plan should be revised to request a variance from Zoning Ordinance Section 240-26.B.6.(a), (c) and (g). The variance request will need to address the following requirements to the Zoning Hearing Board's satisfaction:
  - A. That there are unique physical circumstances or conditions (including irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical conditions peculiar to the particular property) and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.
  - B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and a variance is therefore necessary to enable the reasonable use of the property.
  - C. That such unnecessary hardship has not been created by the appellant.
  - D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially nor permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.
  - E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane

Proposed Floodplain Fill (LOMR-F) Review

Page 3 of 5

3. <u>Section 240-25.E.3</u> – Wetlands Setbacks. No structure or part thereof shall be constructed within 20 feet of areas identified as a wetland under federal or state regulations. The Site Plan should be revised to add the 20-foot wetlands setback line. A portion of the proposed fill and disturbed area is less than 20 feet from the wetlands boundary and a variance request for this Zoning Ordinance Section should be added to the Site Plan.

Ordinance 129-M-03, Section 404.A.2 – If a perennial or intermittent stream passes through the site, the applicant shall create a riparian buffer extending a minimum of fifty (50) feet to either side of the top of the bank of the channel. The buffer area shall be maintained with appropriate native vegetation (see list of technical references in Appendix C of this Ordinance). If the applicable rear or side yard setback is less than fifty (50) feet, the buffer width may be reduced to twenty-five (25) percent of the setback to a minimum of ten (10) feet. If an existing buffer is legally prescribed (e.g., deed covenant, easement, etc.) and it exceeds the requirement of this Ordinance, the existing buffer shall be maintained. The Site Plan should be revised to add the riparian buffer line.

# **General Comments**

- 4. The HEC-RAS calculations 1+37 cross-section stations should be revised for both the existing and proposed conditions in accordance with the attached Exhibits.
- 5. The HEC-RAS calculations Manning's "n" values assigned for both cross-section's channel and overbanks in the existing and proposed conditions fall outside of the Manning's "n" range for Clarks Creek contained in the September 29, 2006 FEMA Flood Insurance Study and should be revised accordingly.
- 6. The provided HEC-RAS calculations used the HEC-RAS program, version 3.1.3. The latest HEC-RAS program, version 4.1, should be utilized.
- 7. The vertical datum used should be noted on the Site Plan. (The September 29, 2006 FEMA Flood Insurance Study for Clarks Creek utilizes the North American Vertical Datum of 1988.)

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane

Proposed Floodplain Fill (LOMR-F) Review

Page 4 of 5

- 8. Soil types, soil **boundary lines**, and soils information should be added to the Site Plan.
- 9. A note should be added to the Site Plan stating that Notification from the Township shall be provided confirming that a highway occupancy permit will be issued prior to preliminary approval.
- 10. The Site Plan depicts an approximate 7.5-foot wide yard next to the eastern side of the proposed house and a 10-foot wide yard next to the southern side of the proposed house that would be above the 100-year floodplain of 385.5. We are recommending that if the requested fill of floodplain variance is granted, that a condition be attached that there be no further increase of fill in the floodplain for the subject lot.
- 11. The Site Plan should be revised to add the "LIMIT OF NEW CALCULATED 100-YR FLOOD" boundary line for the eastern side of Clarks Creek.
- 12. The legal description for the portion of the lot that is proposed to be removed from the flood hazard area should be revised to include the total area in square footage.
- 13. The Site Plan indicates the location of a sanitary sewer easement and trunk line along the western property boundary line This sanitary sewer line is approximately 11 feet from the western edge of the proposed house and information should be presented by the Applicant that indicates whether the sewer line is beyond the zone of influence of the proposed house foundation and, if not, the proposed house location will need to be adjusted accordingly.
- 14. Note no. 1 of the Site Plan should be revised to indicate the source of the topography and the bench mark.
- 15. Note no. 3 of the Site Plan should be revised to include the date of the Wetland Delineation.
- 16. The Site Plan should be revised to include the names of all abutting or adjacent property owners, if any, with the deed book and page numbers.

Mark Gordon, Township Zoning Officer

RE:

Lot 99 Linden Lane

Proposed Floodplain Fill (LOMR-F) Review

Page 5 of 5

- .17. The Site Plan should be revised to include a key map, for the purpose of locating the property being subdivided, showing the relation of the property. differentiated by tone or pattern to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 1,000 feet of any part of the property. In addition, the approximate distance to the nearest existing street shall be shown and a title, scale and North point shall be indicated.
- 18. The Site Plan should be revised to include steep slope and very steep slope areas as noted and regulated by Chapter 240, Zoning. If there are no steep slopes, a note stating same should be added to the Site Plan.

Please call if you have any questions,

Very truly yours,

YERKES ASSOCIATES, INC.

Miller Michael J. Mayhew, P.E.

Municipal Review Engineer

Attachments: 1+37 Cross-Section Existing Conditions Exhibit and 1+37

**Cross-Section Proposed Conditions Exhibit** 

Cc: Rick Smith, East Goshen Township Manager

Robert K. Wager, P.E., 1610 Pelham Avenue, Havertown, PA 29083



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

June 4, 2013

Mark Gordon, Township Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA 19380

RE:

Lot 99 Linden Lane

Revised Proposed Floodplain Fill (LOMR-F) Review

en e	RECEIVED
	JUN 1 4 2013
BY	

### Mark:

The following plans and documents have been submitted for review:

- Revised Site Plan, prepared by RKW Engineering Services, dated May 8, 2013:
- Revised HEC-RAS calculations, version 4.1.0, prepared by RKW Engineering Services, dated April 1, 2013;
- Comment response letter, prepared by Donald C. Ruddy, dated May 11, 2013;
- Transmittal memorandum, prepared by Mark Gordon, dated May 14, 2013;
- Community acknowledgement requirements Letter, prepared for FEMA, undated;
- Flood Insurance Rate Map, dated September 29, 2006;
- Lot No. 99 Recorded Deed copy;
- A PNDI Project Environmental Review Receipt, dated October 9, 2012; and
- A legal description of the area to be removed from the flood hazard zone as required by FEMA.

Lot No. 99 (1410 Linden Lane) is 25,000 square feet in gross area and is located in the R-2 Zoning District. An area for fill 5,194 square feet in size (53' x 98') is proposed in the floodplain at the northwest corner of the lot per the provided legal description.

The proposed house is partially located in the existing 100-year floodplain of Clarks Creek, a tributary to the East Branch of Chester Creek, but is not contained in the floodway. Proposed improvements include a 35' x 45' house, a driveway, and a concrete pad. All of the proposed 6,700 sq. ft. of disturbed area is not located in the floodway.

June 4, 2013

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane

Revised Proposed Floodplain Fill (LOMR-F) Review

Page 2 of 3

The East Goshen Township Zoning Ordinance was reviewed and the following comments are offered for consideration, numbered as they were in our December 18, 2012 review letter:

# **ZONING ORDINANCE COMMENTS**

- 1. <u>Section 240-9.G</u> The Applicant is requesting a Variance to have a side yard setback of 10 feet instead of 20 feet on the west side of the lot.
- 2. <u>Section 240-26</u> The Applicant is requesting a Special Exception to fill along the edge of the floodplain and to construct a new house at such location. All needed variances are listed in the attached letter from the East Goshen Board of Supervisors, dated May 24, 2013.
- 3. Comment satisfied.

# **General Comments**

- 4. Comment satisfied.
- 5. Comment satisfied.
- 6. Comment satisfied.
- 7. Comment satisfied.
- 8. Comment satisfied.
- 9. Comment satisfied.
- 10. We are recommending that if the requested fill of floodplain variance is granted, that a condition be attached that there be no further increase of fill in the floodplain for the subject lot.
- 11. Comment satisfied.

June 4, 2013

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane

Revised Proposed Floodplain Fill (LOMR-F) Review

Page 3 of 3

- 12. Comment satisfied.
- 13. Comment satisfied.
- 14. Comment satisfied.
- 15. Comment satisfied.
- 16. Comment satisfied.
- 17. Comment satisfied.
- 18. The Site Plan should be revised to include steep slope and very steep slope areas as noted and regulated by Chapter <u>240</u>, Zoning. If there are no steep slopes, a note stating same should be added to the Site Plan.

Please call if you have any questions,

Very truly yours,

YERKES ASSOCIATES, INC.

Michael J. Mayhew, P.E. Municipal Review Engineer

Attachment: Letter from the East Goshen Board of Supervisors, dated

May 24, 2013.

Cc: Rick Smith, East Goshen Township Manager Robert K. Wager, P.E., 1610 Pelham Avenue, Havertown, PA 29083



# EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

# SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

	Date Filed: 06-25-2013				
	Application for (Circle one):				
	Subdivision Land Development Subdivision & Land Development				
Α.	Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.				
	1. Applicant's name: Sunny Ridge Farms, LLC				
	Address: 1505 Generals Way, West Chester, Pa. 19380 Phone: 484-244-4848				
	Fax: 484-244-4211 Email: rbunn@qoacesinc.com				
	2. Name and address of present owner (if other than 1. above)				
	Name: The Estate of Moine Rowland, Deceased and Mardell J. Monhan, Co-Trustees. Kelly Nagle Trustee				
	Address: 1551 Colonial Lane, West Chester, Pa 19380 Phone: 610-989-9993				
	Fax: Email:				
	3. Location of plan: 1551 Colonial Lane				
	4. Proposed name of plan: Residential Land Development for Sunny Ridge Farms, LLC				
	5. County Tax Parcel No.: 53-004-0041 Zoning District: R-2 Low Density Residential				
	6. Area of proposed plan (ac.): 5.5 Acres Number of lots: 4				
	7. Area of open space (ac.): N/A				
	8. Type of structures to be constructed: Residential Dwellings				
	9. What provisions are to be made for water supply and sanitary sewer?				
	Private Water (Onlot Wells) and Public Sewer				
	10. Linear feet of road to be constructed: 400 LF of Road Widening				
	11. Name of Engineer: John Mullin of Mullin Engineering				
	Phone Number: 610-420-5309 Fax:				
	Email address: John@mullinengineering.com				

# EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

	12. Name of Land Planner: N/A
	Phone Number: Fax:
	Email address:
C. D.	We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.  We agree to post financial security for the improvements depicted on the Subdivision and o and Development Plan pursuant to the Subdivision and Land Development Ordinance.  We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost of Township.
	NOTICE
Per Ins	Township requires an Occupancy Permit before any building can be occupied; no Occupancy nit will be issued until final inspection and approved by the Zoning Officer and Building ector.  Applicant Signature  Applicant Signature
	Administrative Use
	s received from applicant \$basic fee, plus \$per lot
For	lots = \$
Apı	lication and plan received by: Date: (Signature)
Apı	olication accepted as complete on:(Date)

# EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

# SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

\* Poviou the formal Planning Commission review precedure on page five

Neview the formal Flamming Commission	III TEVIEW PIOCE	uule on page live.
Application for (Circle all appropriate):	Subdivision	Land Development
Applicant Information:		
Name of Applicant: Sunny Ridge Farms, LLC		
Address: 1505 Generals Way, West Chester, Pa. 1938	30	
Telephone Number: 484-244-4211	Fax: <u>484-</u>	244-4848
Email Address: rbunn@qoacesinc.com		
Property Address: 1551 Colonial Way, West Chester	er, Pa 19380	
Property Information:		
Owner's Name: The Estate of Moine Rowland, Dece	ased and Mardeli J. M	Ionhan, Co-Trustees. Kelly Nagle Trustee
Address: 1551 Colonial Lane, West Chester, Pa 19380	<u> </u>	
Tax Parcel Number: 53-004-0041	Zoning District:	R-2 Acreage: 5.5 Acres
Description of proposed subdivision and or	land Developme	nt:
4 Lot Residential Subdivision and Land Development of a	n Existing Residential	5.5 Acre Parcel.

# EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

# Application Process Checklist (Administrative use only):

<u>Item</u>	Date Complete
Completed Township Application Form: Township application and review fees paid: County Act 247 Form complete: Appropriate County Fees included: 11 Copies of sealed Sub / LD plans: 11 copies of other required plans: a. Landscape: (sealed). b. Conservancy: (sealed). c. Stormwater Management: (sealed). Three copies of the stormwater report and calculati Copies of supplementary studies, if required: a. Traffic Impact Study:	ons:
fficial Signature Title	
ew Process Checklist (Administrative use only)	
<u>ltem</u>	Date Complete
•	Township application and review fees paid:

### EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

East Goshen Township Planning Commission
Procedure for processing Subdivision, Land Development, Conditional Use,
Variance, and Special Exception Applications
August 19, 2002

1<sup>st</sup> Revision: September 22, 2003 2<sup>nd</sup> Revision: March 2, 2006

- In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
- 2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
- 3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
- 4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
- 5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
- 6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
- 7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
- 8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
- 9. Applications will be voted on only during the regular Planning Commission meetings.
- 10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

# **GENERAL NOTES:**

1. LANDOWNER: ROWLAND MOINE TRUST & MONAGHAN MARDELL J TRUST

1078 KING OF PRUSSIA ROAD

RADNOR, PA 19087 SUNNY RIDGE FARMS, LLC 2. APPLICANT: 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
- 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 WEB 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
- 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
- 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 AND 4 RESIDENTIAL
- 14. THE ADDITIONAL LOTS WILL NOT GENERATE A SIGNIFICANT INCREASE IN TRAFFIC. TO ADDRESS TRAFFIC CONCERNS, AS STOP SIGN HAS BEEN PROPOSED AT THE INTERSTION 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:

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, restore and replace, as necessary, the said stormwater management facilities on the lot in

and function in the same manner and capacity s they were designed. No on-lot storm

Supervisors. In the event of the failure of the Owner to comply with these 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

of record until paid in full. East Goshen Township, before it may exercise this right, shall notify the Owner by certified mail or overnight delivery service with positive tracking, of its intention to take the aforenoted 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 in such event, East Goshen Township shall exercise this right. 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.

water facilities approved as part of the Final Plan shall e removed or altered in any manner by the Owner without the express prior written approval of the Board of

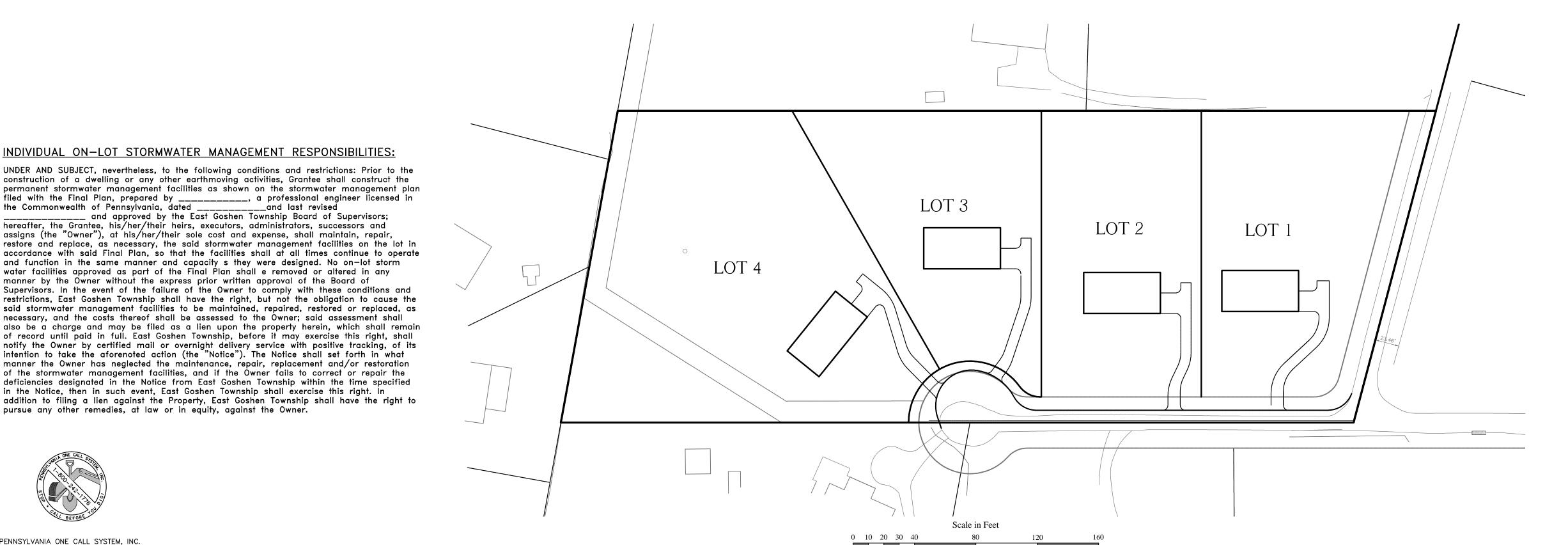
UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions: Prior to the construction of a dwelling or any other earthmoving activities, Grantee shall construct the

filed with the Final Plan, prepared by \_\_\_\_\_, a professional engineer licensed in

# PRELIMINARY RESIDENTIAL LAND DEVELOPMENT PLANS

FOR

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



STORE CALL STORE
BEFORE

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

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

EXCAVATIONS, TRENCHING, AND SHORING

Zoning R-2 Low Density Residential District Required Existing 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 150 feet 266.83 feet 150.40 feet 156.38 feet 150.02 150.05 feet At Building Setback Line 60 feet 129.63 feet 156.38 feet 112.20 feet 63.10 feet At Street Line Maximum Coverage By Buildings 25% 1.93% 6.45% 6.86% 6.87% 3.53% 35% By Total Impervious Coverag 4.90% 10.90% 11.42% 5.69% 10.84% Maximum Building height 3 Stories 2 Stories < 3 Stories < 3 Stories < 3 Stories < 3 Stories Stories < 30 feet Feet 30 feet < 30 feet < 30 feet < 30 feet < 30 feet 81.62 feet 89.74 feet 82.94 feet Minimum Front Yard 45 feet 31.67 feet 79.50 feet 83.45 feet 60 feet N/A Average Front Yard Minimum Side Yard 20 feet each 31.21 feet 39.94 feet 36.05 feet 21.12 feet Minimum Rear Yard 50 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.

1'' = 40'

Sheet Index

Title Plan Sheet 1

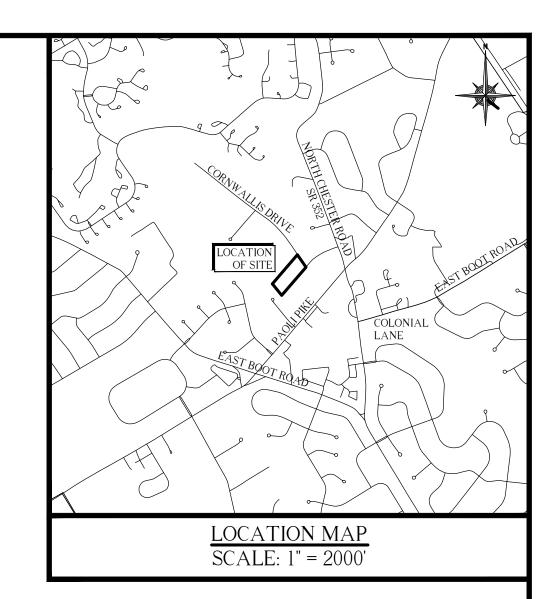
Subdivision and Layout Plan **Existing Conditions Plan** Sheet 3

Sheet 4 Demolition Plan

Grading and Utilities Plan **Erosion and Sediment Control Plan** 

**Erosion and Sediment Control Details** 

Sheet 8 Construction Details



CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER

ON THIS, THE \_\_\_\_\_ DAY OF UNDERSIGNED OFFICER, PERSONALLY APPEARED 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 THEREOI 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:

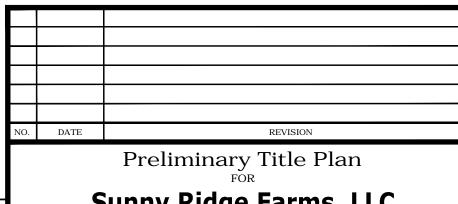
EAST GOSHEN TOWNSHIP BOARD OF SUPERVISORS:

EAST GOSHEN TOWNSHIP ENGINEER:

CHESTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATES

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

SECRETARY

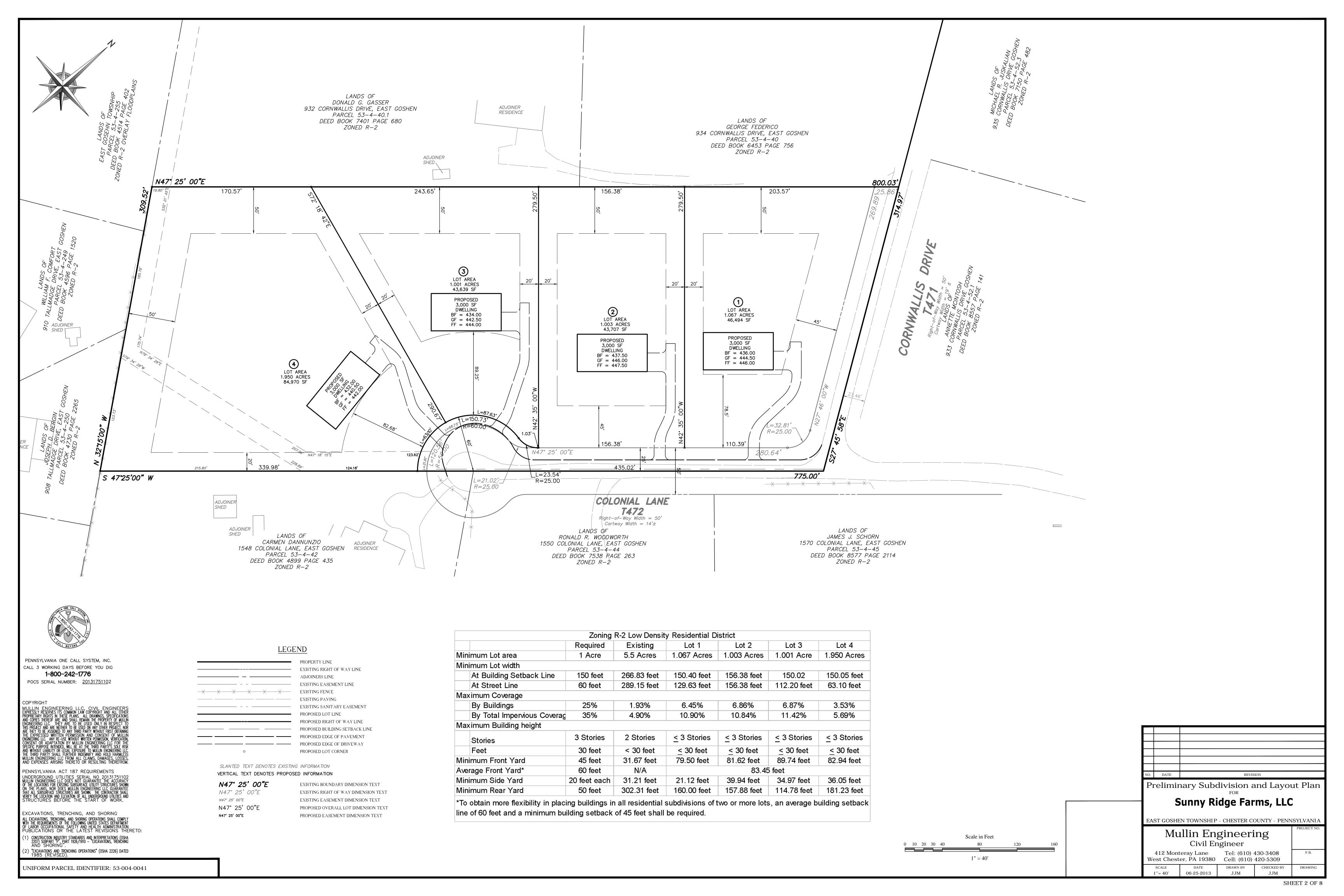


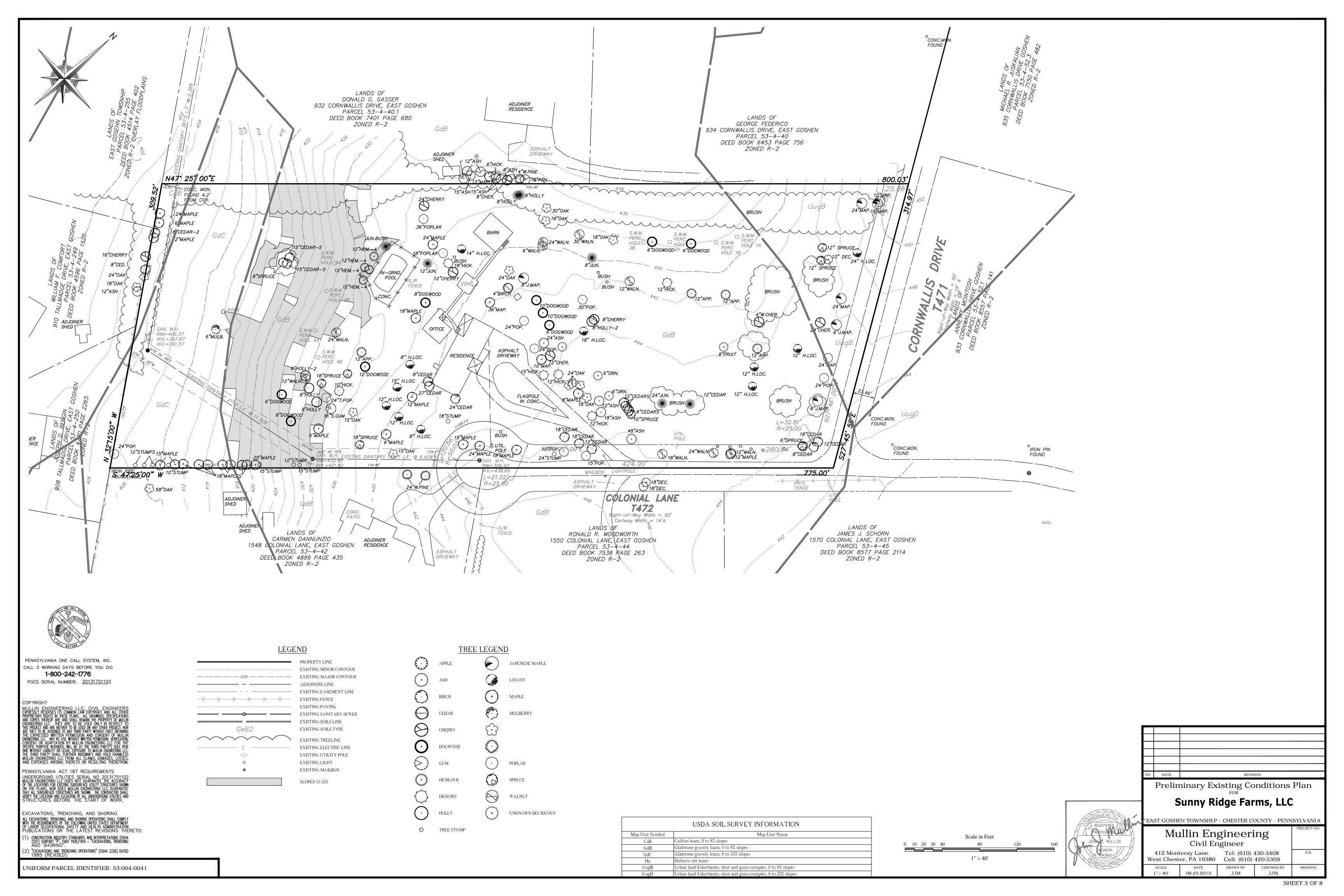
**Sunny Ridge Farms, LLC** 

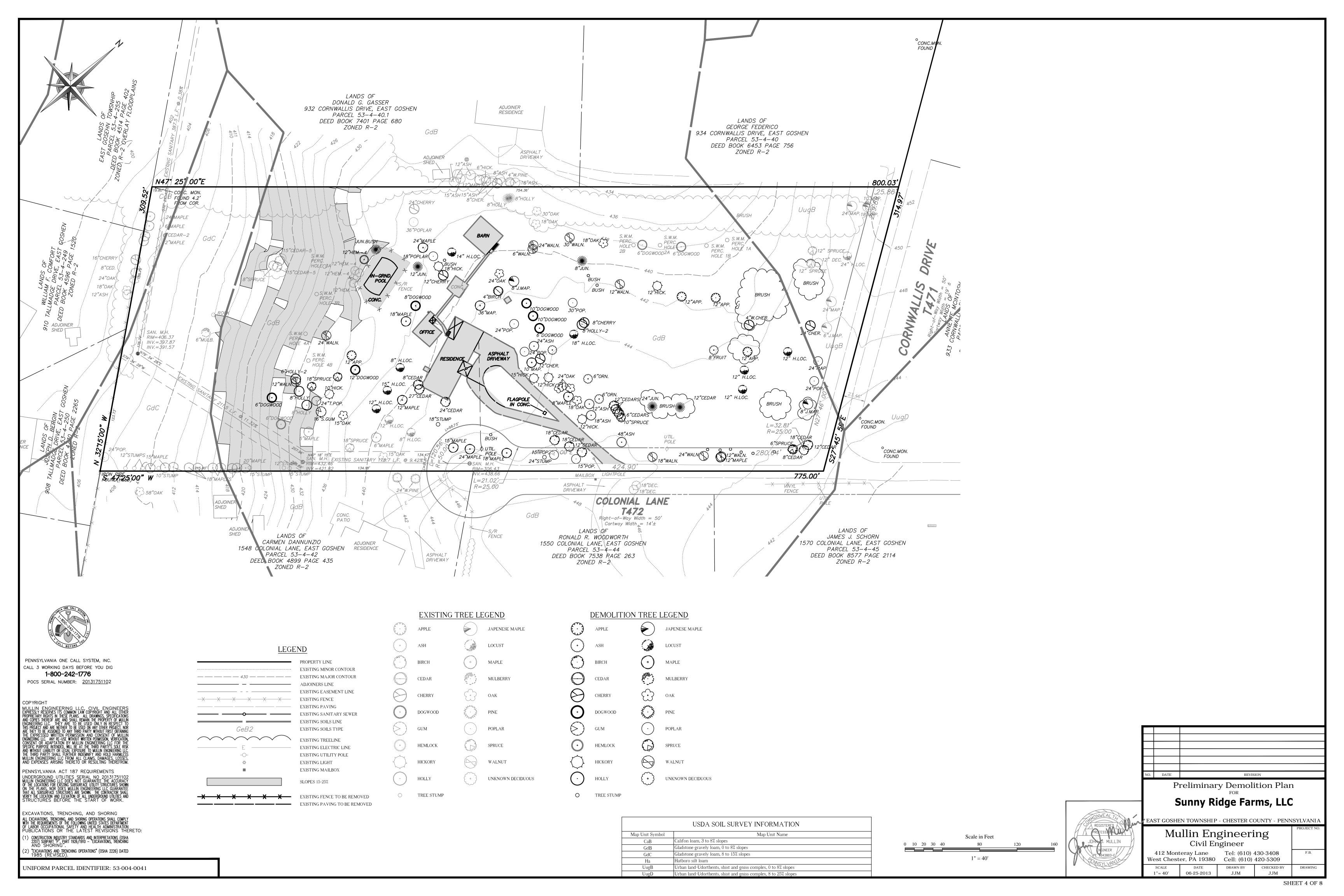
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

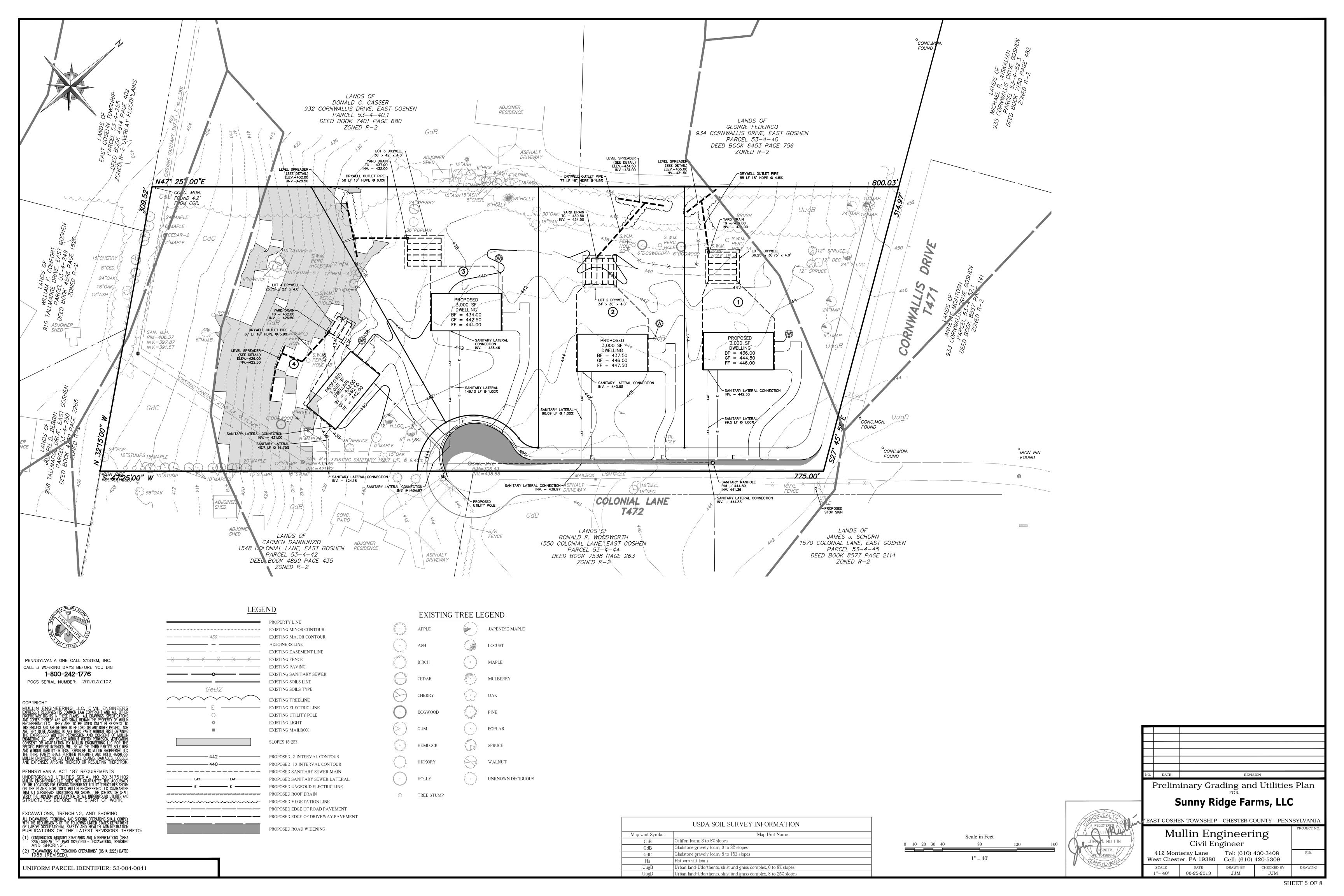
Mullin Engineering Civil Engineer 412 Monteray Lane Tel: (610) 430-3408 West Chester, PA 19380 Cell: (610) 420-5309 DRAWN BY CHECKED BY

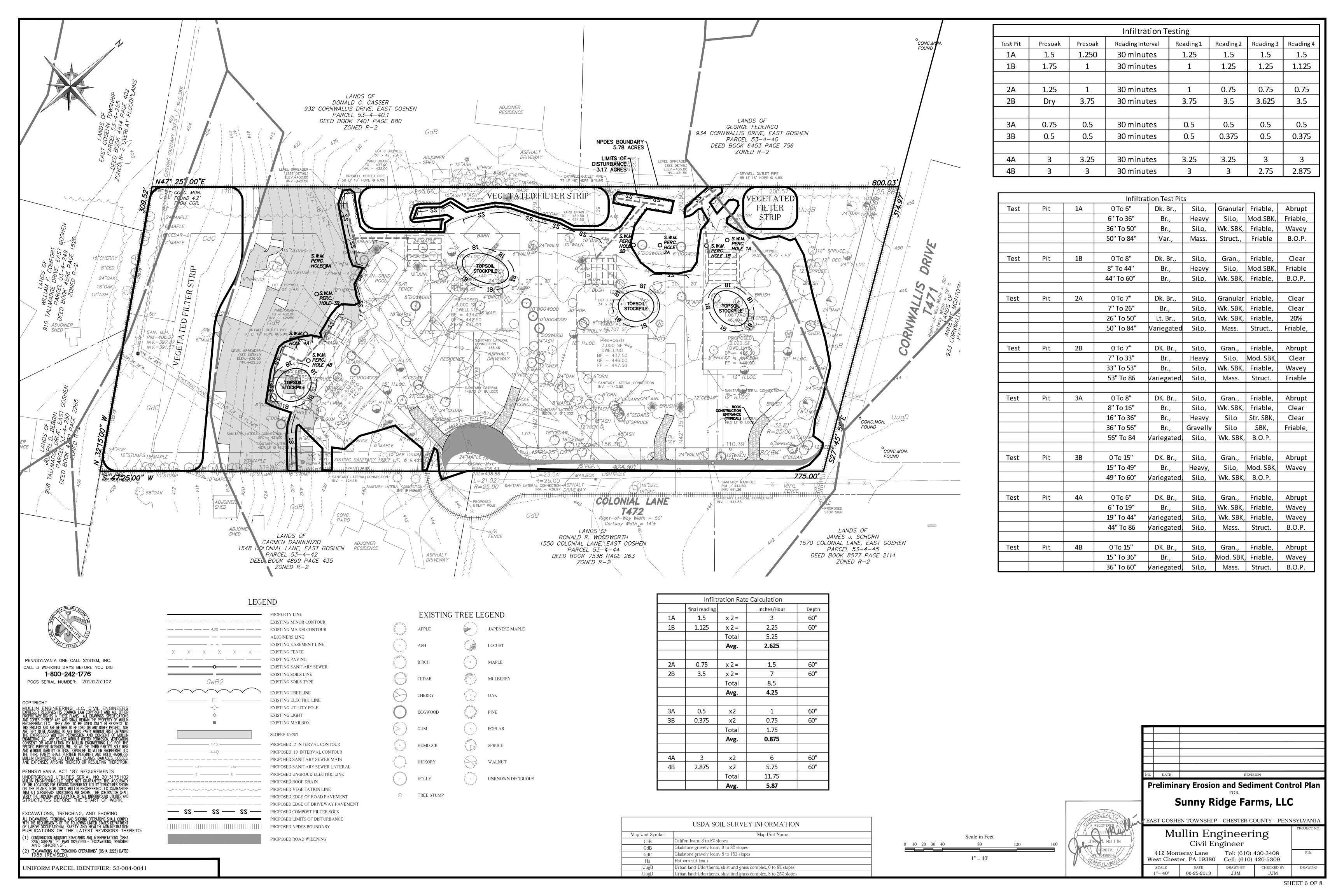
06-25-2013











CONDITIONS OF APPROVAL, THE PLAN, AND WITH MANUFACTURERS' 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:

) INLET DRAINS, GUTTERS 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.

) 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 HREE 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 INITIAL 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

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 REPORT SHALL BE SUBMITTED TO THE TOWNSHIP NOT LATER THAN FEBRUARY ST OF THE FOLLOWING YEAR.

CORRESPONDING TOTAL RAINFALL AMOUNT SHALL BE DOCUMENTED USING THE

DRAINING DOWN IN LESS THAN THREE DAYS. THE RECORDED TIME AN

APPROPRIATE TOWNSHIP REPORT FORM.

THREAT TO THE PUBLIC HEALTH OR SAFETY

EROSION IN PERPETUITY BY THE LANDOWNER.

ALL MATERIALS COLLECTED BY THE STORM WATER MANAGEMENT FACILITIES, NCLUDING BUT NOT LIMITED TO OIL AND SEDIMENT, SHALL BE DISPOSED OF IN ACCORDANCE WITH PADEP, EPA AND ANY OTHER APPLICABLE REGULATIONS. HE 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 THE MANUFACTURER OR DESIGNER, AND A COPY OF THE APPROVAL SHALL F 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 /

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

HE 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, NON EXCEEDING 12 INCHES IN THICKNESS, AND ALL AREAS SHALL BE PROMPTLY SEEDED AND MULCHED AND/OR SODDED OR OTHERWISE PROTECTED FROM EROSION IMMEDIATELY UPON COMPLETION OF THE GRADING OPERATION AND SHALL BE WATERED, TENDED AND MAINTAINED UNTIL GROWTH IS 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 DBSTRUCT FREE FLOW. IN ADDITION, THE EMBANKMENTS OF ALL WATERCOURSES MUST BE STABILIZED AND PROTECTED AGAINST FURTHER

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 GRADED 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, COMMERCIALLY PRODUCED EROSION CONTROL MULCH BLANKETS, SILT BARRIERS AND/OR THE CONSTRUCTION AND MAINTENANCE OF TEMPORARY SEDIMENTATION BÁSINS UNTIL PERMANENT

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

N THE EVENT THAT THE CODES ENFORCEMENT OFFICER, UPON ANY SUCH INSPECTION, DETERMINES THAT THE LOT IS NOT STABILIZED, HE SHALL S ADVISE THE GRADING PERMIT PERMITTEE AND (IF DIFFERENT) THE BUILDING PERMIT PERMITTEE AND SHALL POSTPONE 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 L EROSION AND SEDIMEN' POLLUTION CONTROLS AND SITE STABILIZATION. THE CONTRACTOR SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES. ALL AREAS LEFT EXPOSED SHALL BE TEMPORARILY SEEDED AND MULCHE MMEDIATELY. ALL STOCKPILES ARE TO BE TEMPORARILY SEEDED IMMEDIATELY OCCUR AT THE END OF EACH STOCKPILING PHASE.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED, REPAIRED AND REPLACED AS NECESSARY ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF THESE MEASURES.

HE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO PROTECT TREES

HOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INADEQUATE FOR CONTROLLING EROSION AND SEDIMENT POLLUTION, ADDITIONAL MEASURES MUST
BE IMPLEMENTED BY THE CONTRACTOR IMMEDIATELY TO ELIMINATE ALL PROBLEMS PER TOWNSHIP DIRECTIVES. DIRECTIVES MAY INVOLVE ADDITIONAL DESIGNS AND SUBMISSIONS FOR APPROVAL BY THE DESIGN ENGINEER.



PENNSYLVANIA ONE CALL SYSTEM, INC. CALL 3 WORKING DAYS BEFORE YOU DIG 1-800-242-1776 POCS SERIAL NUMBER: <u>2013175110</u>2

MULLIN ENGINEERING LLC, CIVIL ENGINEERS EXPRESSLY RESERVES ITS COMMON LAW COPYRICHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF 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 ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WENTERN EPPRISSION AND CONSENT OF WILLIAM D WRITTEN PERMISSION AND CONSENT OF MULLI ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION VONCERING LLC. ANY RE-USE WINDUT WATTEN PERMISSION, VERTICATION ONSENT OR ADAPTATION BY MULLIN ENGINEERING LLC FOR THE PECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISM ND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MULLIN ENGINEERING LLC HE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS ULLIN ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES ND EXPENSES ARISING THERETO OR RESULTING THEREFROM

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

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

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

Seeding shall be common rye grass applied at 45 lbs. per acre. Liming 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,

SEEDING AND MULCHING SPECIFICATIONS

25% Chewings Fescue, 15% Perennial Rye Grass and 10% Recleaned Redtop at a rate of 5 lbs. per 1000 square feet. Liming 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-germinating periods are between June 15 thru August 15, and September 30 thru April 15. Areas disturbed during these periods must be limed, 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, FROSION CONTROL SYSTEMS AND REST 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 FIFTEEN (15) CALENDAR DAYS FROM THE DATE OF SAID NOTICE TO CORRECT THE CONDITIONS IN ACCORDANCE WITH THE TOWNSHIP'S DIRECTION, WHICH MAY INCLUDE SUBMITTAL OF CORRECTIVE DESIGNS BY A PROFESSIONAL ENGINEER, THE INSTALLATION OF ADDITIONAL , EROSION CONTROL BLANKETING, EARTHEN BERMS, SWALES, ROCK LININGS OR OTHER CORRECTIVE MEASURES AS ARE NECESSARY TO REDIRECT DRAINAGE FLOWS AND TO RESTORE THE SURFACE OF THE GROUND AND/OR TO PREVENT FURTHER EROSION. ALL CORRECTIVE CONSTRUCTION MEASURES AND/OR ENGINEERING DESIGNS SHALL COMPLY WITH THE TOWNSHIP CODES IN ACCORDANCE WITH THE TIME CONSTRAINTS PROVIDED IN SECTION 508(4) OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED.

VEGETATION PROTECTION NOTES ALL TREES, TREE MASSES AND THEIR ASSOCIATED VEGETATION LAYERS, MATURE TREES AND OTHER VEGETATION WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, STORMWATER MANAGEMENT SYSTEM OR OTHER PROPOSED IMPROVEMENT SHALL BE CONSIDERED WITHIN A TREE PROTECTION ZONE AND PROTECTED FROM DAMAGE DURING CONSTRUCTION ACTIVITIES WITH APPROVED FENCING, OR OTHER

THE LIMITS OF TREE PROTECTION FENCING SHALL BE CLEARLY DELINEATED ON THE SOIL EROSION AND SEDIMENTATION CONTROL PLANS. ITS INSTALLATION, PRIOR TO EARTH MOVEMENT, AND REMOVAL, FOLLOWING CONSTRUCTION ACTIVITIES, SHALL BE LISTED IN THE SEQUENCE OF CONSTRUCTION. DETAILS NOTING PLACEMENT AND MATERIALS SHALL BE PROVIDED ON THE PLANS.

BARRIER, TO THE LIMITS OF A TREE PROTECTION ZONE.

THERE SHALL BE NO ENCROACHMENT AND/OR COMPACTION OF SOIL AND ROOTS WITHIN THE TREE PROTECTION ZONE BY EXCAVATION OR TRENCHING, CHANGE OF GRADE, STORAGE OF MATERIALS, SOIL, DEBRIS OR VEHICLES, IN ADDITION, THERE SHALL BE NO STORAGE OF TOXIC MATERIALS, INCLUDING PETROLEUM-BASED PRODUCTS. WITHIN 75 FEET OF A TREE PROTECTION ZON. OR WITHIN 75 FEET OF THE TOP OF SLOPE IN STEEP SLOPE AREAS AS DEFINED

TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS TREE PROTECTION ZONE FENCING IS SUBJECT TO PERIODIC MONITORING BY THE TOWNSHIP. ANY DOWNED FENCING SHALL BE REPLACED IMMEDIATELY. WOODLAND DISTURBANCE, INCLUDING ALTERATION OR REMOVAL OF ANY

UNLESS SHOWN ON THIS PLAN, CLEARING OF TREES FOR ANY PURPOSE SHALL NOT RESULT IN THE REMOVAL OF MORE THAN 20% OF ANY EXISTING TREE MASS, TREE LINE, HEDGEROW OR INDIVIDUAL FREESTANDING TREES OVER SIX INCHES IN DBH, AS INVENTORIED BEFORE DISTURBANCE IN ACCORDANCE WITH PERMIT PLAN REQUIREMENTS. REGULATIONS REGARDING TREE END OTHER VEGETATION REMOVAL SHALL NOT EXTEND TO DEADWOOD OR DISEASED PLANTS WHERE POSSIBLE, UNDISTURBED WOODLANDS TO REMAIN SHALL INTERCONNEC WITH EXISTING WOODLANDS OR WOODED AREAS OF ADJACENT PROPERTIES TO PRESERVE CONTINUOUS WOODLAND CORRIDORS AND ALLOW FOR THE NATURAL MOVEMENT AND MIGRATION OF WILDLIFE AND THE DISPERSION OF NATIVE

GRADE CHANGES TO OCCUR AT ANY LOCATION ON THE PROPERTY SHALL NOT RESULT IN AN ALTERATION TO SOIL OR DRAINAGE CONDITIONS WHICH WOULD ADVERSELY AFFECT EXISTING VEGETATION TO BE RETAINED FOLLOWING SITE DISTURBANCE UNLESS ADEQUATE PROVISIONS ARE MADE TO PROTECT SUCH

TREE REMOVAL PROCEDURES ADJACENT TO TREE PROTECTION ZONES. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED TO ENSURE THAT TREES WITHIN TREE PROTECTION ZONES ARE NOT DAMAGED BY TREE REMOVAL ACTIVITIES OUTSIDE OF THE TREE PROTECTION ZONE: ROOTS FROM TREES WITHIN THE TREE PROTECTION ZONE, WHICH MUST BE

TRIMMED AS A RESULT OF FARTH DISTURBANCE OUTSIDE OF THE TREE PROTECTION ZONE, SHALL BE CUT BY A BACKHOE OR SIMILAR EQUIPMENT ALIGNED RADIAL TO THE TREE. THIS METHOD REDUCES THE LATERAL MOVEMENT OF THE REMAINING ROOTS, REDUCING THE POSSIBILITY OF DAMAGE TO THE INTERTWINED ROOTS OF SURROUNDING TREES AND OTHER VEGETATION. WITHIN FOUR HOURS OF ANY SEVERANCE OF ROOTS, ALL ROOTS THAT HAVE BEEN EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY AND COVERED EMPORARILY WITH PEAT MOSS. MOIST BURLAP OR BIODEGRADABLE MATERIAL KEEP THEM MOIST AND PROTECTED FROM DISEASE UNTIL PERMANENT COVER

TREE STUMPS, WHICH ARE LOCATED WITHIN 10 FEET OF A TREE PROTECTION ZONE, SHALL BE REMOVED BY MEANS OF A STUMP GRINDER OR SIMILAR DEVICE WHICH WILL MINIMIZE THE EFFECT OF EXISTING, INTERTWINED ROOTS WITHIN A POINT AT LEAST SIX INCHES BELOW GROUND LEVEL.

IS INSTALLED. PERMANENT COVER SHALL BE INSTALLED WITHIN 72 HOURS OF

TREES THAT ARE TO BE REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED

UPON COMPLETION. IN THE EVENT THAT STOCKPILING OF SOIL MATERIALS IS TO BE PHASED OVER AND EXTENDED PERIOD OF TIME, TEMPORARY SEEDING IS TO SUPPLY AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY

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 PADEP. PLACING EROSION

CONTROL BLANKETS ON ALL EXPOSED AREAS, PLACING PLASTIC ON STOCKPILE BURYING OF ORGANIC MATERIAL GENERATED BY TREE REMOVAL OR OTHER LAND CLEARING ACTIVITIES IS

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 TO 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

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, ETC. THIS OBLIGATION SHALL APPLY NOT ONLY THE PERMIT HOLDER BUT ALSO TO HIS OR HER SUCCESSORS IN TITLE TO THE

OPERATION AND MAINTENANCE PROCEDURE

TOPSOIL TO OTHER MUNICIPALITIES.

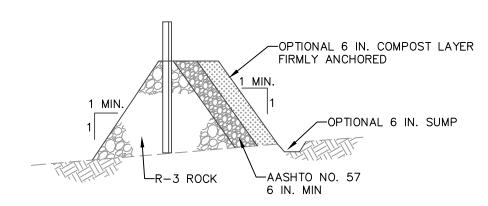
THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES. THE PERMITTEE SHALL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND OPERATION AND THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL POST CONSTRUCTION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

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

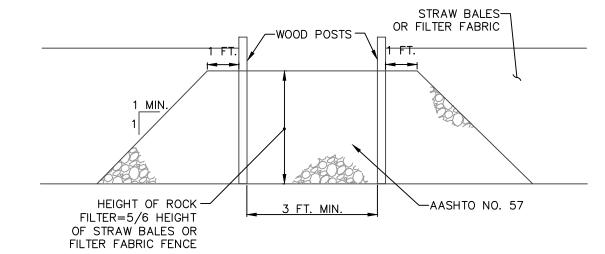
1. DETENTION SYSTEMS - DETENTION BASINS SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR RAINFALL EVENTS. THE PURPOSE OF THE INSPECTION IS TO ASCERTAIN THE OPERATIONAL CONDITION AND SAFETY OF THE FACILITY, PARTICULARLY THE CONDITION OF THE EMBANKMENT, OUTLET STRUCTURE, EMERGENCY SPILLWAY, GRASS GROUND COVER 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. 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** 

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

NOT TO SCALE

**ROCK FILTER OUTLET** 

LINTIL THE SITE IS STABILIZED ALL FROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND 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.

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 260.1 et seq., 271.1 et seq and 287.1 et seq. The contractor shall not illegally bury, dump or discharge any building materials or wastes at the site.

UNTIL THE SITE IS STABILIZED. ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION OG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED IMMEDIATELY IF FROSION AND SEDIMENTATION RMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF HOSE INSTALLED WILL BE NEEDED. WHEN BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION, THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING

# DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE. ROAD CONSTRUCTION SEQUENCE

DISTURBANCE

LOT CONSTRUCTION.

STABILIZE THESE AREAS.

1. CONSTRUCT ROCK CONSTRUCTION ENTRANCE AND COMPOST FILTER SOCK AS SHOWN ON PLANS. CONTACT THE TOWNSHIP ENGINEER, PRIOR TO EARTH

. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION

ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENCE

THE TIME FRAME TO CORRECT THE NON-COMPLIANC, INCLUDING THE EXACT

- 3. STRIP TOPSOIL AND PLACE IN DESIGNATED LOCATION. SILT FENCE SHALL SURROUND TOPSOIL STOCKPILE COMPLETELY. 4. EXCAVATE AND INSTALL SANITARY SEWER MAIN, OTHER
- UTILITIES AS REQUIRED AND TRENCH. AT A MINIMUM STUB EACH LOTS SANITARY SEWER LATERAL 5 FEET PAST THE RIGHT OF WAY LINE. BACK FILL SANITARY SEWER TRENCH AND OTHER UTILITIES.

7. STABILIZE DISTURBED AREAS AS NECESSARY AND BEGIN

# LOT CONSTRUCTION SEQUENCE

- 1. CONSTRUCT ROCK CONSTRUCTION ENTRANCE AND COMPOST FILTER SOCK AS SHOWN ON PLANS. CONTACT THE TOWNSHIP ENGINEER, PRIOR TO EARTH
- DISTURBANCE STRIP TOPSOIL AND PLACE IN DESIGNATED LOCATION. SILT FENCE SHALL SURROUND TOPSOIL STOCKPILE COMPLETELY.
- 4. EXCAVATE BUILDING FOUNDATION AND INSTALL ROOF DRAIN COLLECTION SYSTEM 5. CONSTRUCT DRYWELL PER DRYWELL CONSTRUCTION

SEQUENCE AND COVER YARD DRAIN WITH PLYWOOD TO

- KEEP SEDIMENT LADEN STORM WATER FROM ENTERING THE DRYWFII. 6. INSTALL AND CONNECT SANITARY SEWER LATERAL AT
- INSTALL WELL AND OTHER UTILITIES AS NECESSARY.
- . ROUGH GRADE LOT AS PERMITTED AND SHOWN ON GRADING
- INSTALL DRIVEWAY SUBGRADE. 10. BEGIN HOUSE CONSTRUCTION. BACKFILL FOUNDATION AS 11. UPON COMPLETION OF THE HOUSE, FINE GRADE, PAVE
- DRIVEWAY AND STABILIZE 12. AFTER ALL DISTURBED AREAS ON THE LOT HAVE BEEN STABILIZED WITH A MINIMUM OF 70% VEGETATIVE COVER, REMOVE PLYWOOD FROM YARD DRAIN. REMOVE EROSION CONTROL MEASURES, FINE GRADE AND PERMANENTLY

# INFILTRATION BED CONSTRUCTION SEQUENCE:

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" SILT FENCE ALONG THE JPSLOPE PERIMETER OF THE EXCAVATED AREA TO PREVENT RUNOFF FROM JNSTABILIZED AREAS FROM ENTERING THE INFILTRATION AREA.

3. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE BED.

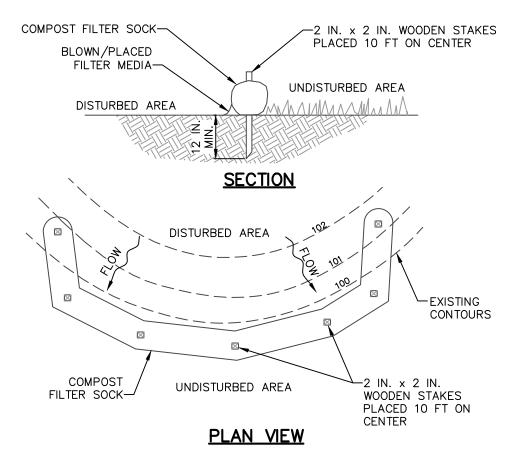
NOTE: INFILTRATION BED FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/ SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE) PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON

4. PLACE AASHTO #1 STONE IN THE BOTTOM OF THE BED AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE

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. 5. 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 N THE FILTER FABRIC FOR THE INFLOW PIPE. PLACE ADDITIONAL STONE UP TO THE ELEVATION OF THE OUTFLOW PIPE.

- 6. 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.
- 7. UPON COMPLETION OF ADDITION RAIN GUTTERS, CONNECT ALL DOWNSPOUTS INTO
- 8. 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).



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

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.

PHOTODEGRADABLE 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

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS;

SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE

# **MOUNTABLE** BERM (6 IN. MIN.)\* EXISTING ROADWAY GEOTEXTILE-`EXISTING PIPE AS NECESSARY GROUND **PROFILE** PLAN VIEW \* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK

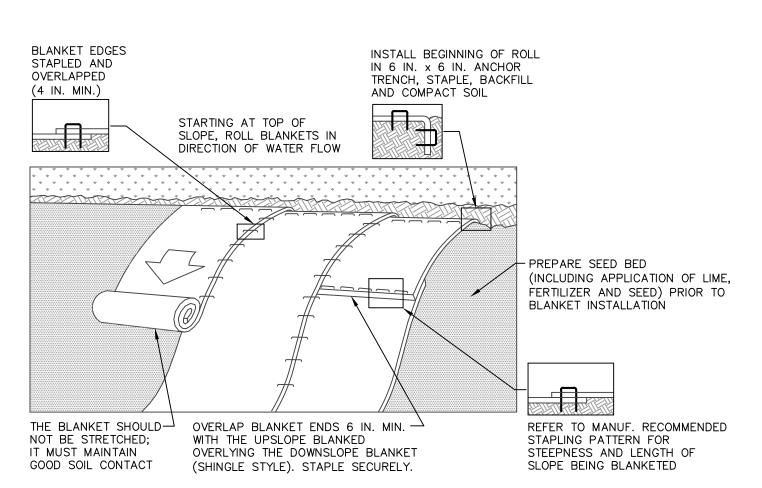
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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

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, IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

> STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

> > NOT TO SCALE



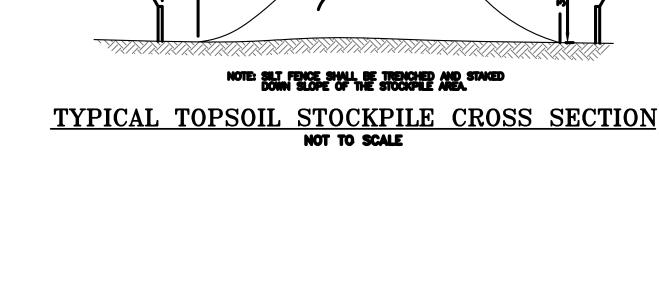
SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

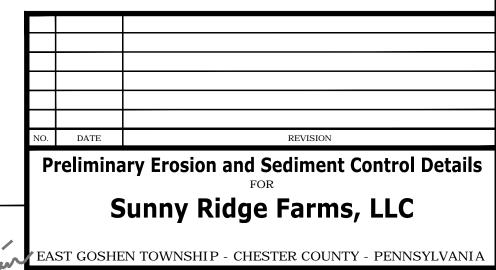
PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

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

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



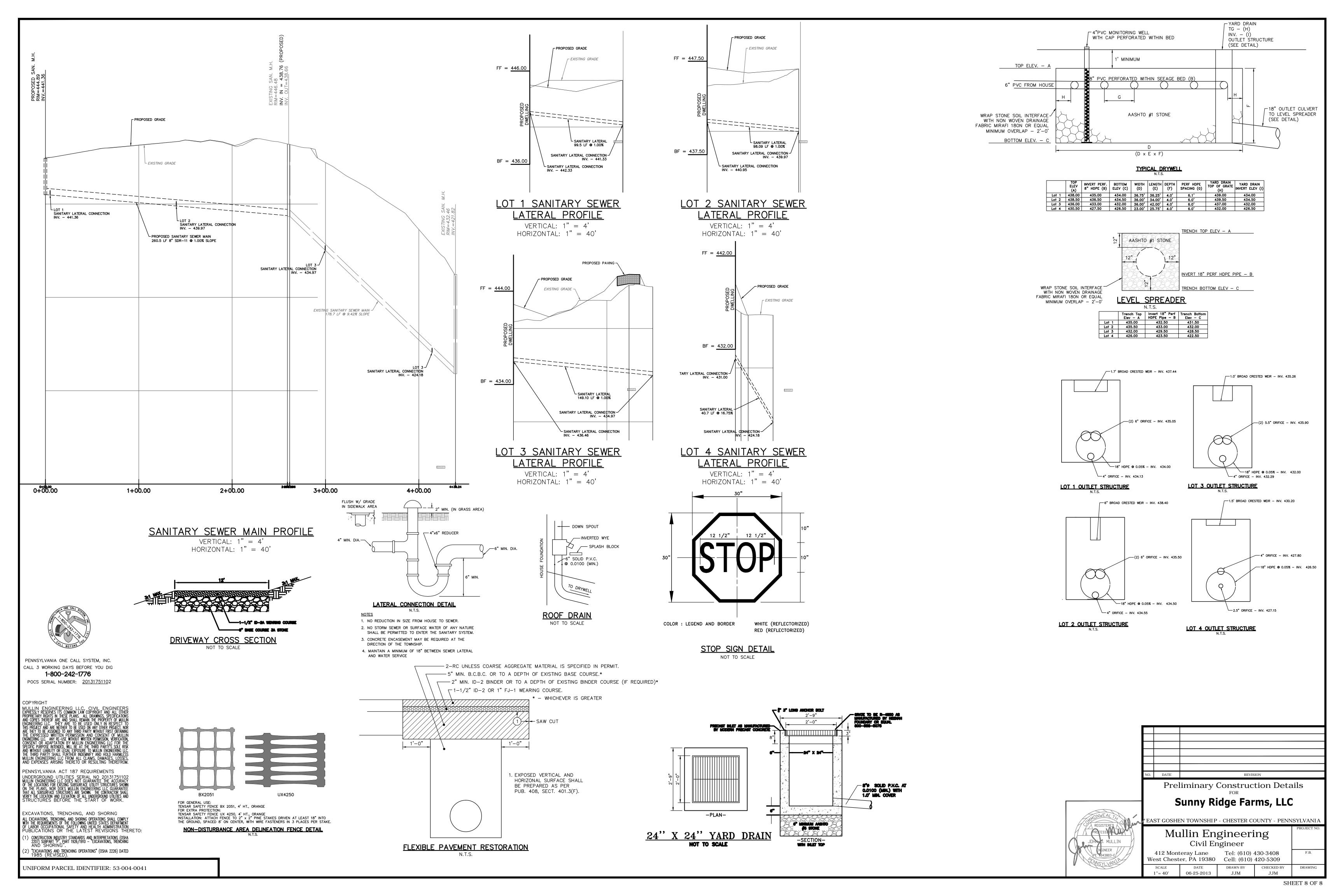


Mullin Engineering

Civil Engineer 412 Monteray Lane Tel: (610) 430-3408 West Chester, PA 19380 Cell: (610) 420-5309 DRAWN BY CHECKED BY 06-25-2013 JJM JJM

JNIFORM PARCEL IDENTIFIER: 53-004-0041

SHEET 7 OF 8





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. <u>Section 240-9.G</u> – 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.

Professional services since 1874

Sunny Ridge Farms Subdivision – Colonial Lane July 18, 2013 Page 2 of 5

- 2. Section 240-24.F Sewage facility planning modules will need to be submitted for review and approval by the Township and PADEP.
- 3. <u>Section 240-25.C.2.a</u> 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. <u>Section 240-25.C.2.d</u> 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. <u>Section 240-27.A.5</u> 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. <u>Section 240-27.D.1</u> 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. <u>Section 205-30.B.7</u> 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. <u>Section 205-30.B.10</u> 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. <u>Section 205-30.B.10</u> 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. <u>Section 205-35.F</u> Trees to be removed need to be clearly identified on the demolition plan.
- 12. <u>Section 205-35.G</u> 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. <u>Sections 205-40.E, 205-66.C, & 205-66.E</u> 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. <u>Section 205-49.A</u> 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. <u>Section 205-52.A.1</u> 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. <u>Section 205-61.A</u> 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. <u>Sections 205-62.A and .B</u> 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. <u>Section 205-65.A</u> 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. <u>Section 205-65.B</u> 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.

Sunny Ridge Farms Subdivision – Colonial Lane July 18, 2013 Page 4 of 5

21. <u>Section 205-71.C</u> – 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. <u>Section 304.B.18</u> The plans should include a list and schedule of maintenance tasks to be performed for the proposed drainage and stormwater management facilities.
- 23. <u>Sections 402.B and 404.A.1</u> 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. <u>Section 404.A.1</u> 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.

Tychiel Courd

Michael Conrad, P.E.

Cc: Mullin Engineering

# EAST GOSHEN TOWNSHIP ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199 PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant:	DONALD C. RUI	DDY			
Applicant Address:	2545 MARTIN RO	OAD, WILLOW GRO	VE, PA 19	0090	
Telephone Number:	215-659-3157	Fax Number:	215-657	7-6344	
Email Address:	dcruddy@verizon	.net			
Property Address:	1410 LINDEN LA	ANE, WEST CHESTE	R, PA 1938	30	
Tax Parcel Number:	53-3M-20	Zoning District:	R-2	Acreage:	0.57
Purpose of Applicat	tion (check one)	7			
a a pose of Applica	[X] Variance (	Type: [X] Use Varia	nce [X]	Dimensional Va	riance)
	[ ] Special Exc				
	[ ] Appeal dete	ermination of the Zoni	ng Officer		
	[ ] Onler			_	
Sections of Zoning	Ordinance in which	relief is sought:			
§240-26B(6)(		ential dwelling in a flo			
§240-26B(6)(		and in the floodplain)			
§240-26B(6)( §240-9.G		n water flow in the flo setback for a dwelling			
3210 7.0	(Side yard	sociouok for a awening	,		
그러나 이번 경기를 가게 되었다. 그렇게 그렇게 되었다. 그리고 있었다. 그리고 있다. 그리고 있다.		sted and the future u	and the first party of the second of the second		
The state of the s		house on a parcel zone			
		a floodplain. About uested to place a mode			
	기하기 있다가 하게 하다가 되었다. 하는 사람들이 가입니다. 하다는 하다가 되었다.	thorough hydraulic st		2-2-1-2-1-14 Marin Profession 1-12	
engineering informat	ion, and reviewed b	y the Township's Eng	ineer, has s	hown that the fi	ll will
have a negligible or r	o effect upon adjac	ent or downstream pro	perties. To	keep the house	from
affecting the water's	flow, relief for one	side yard of 10' is requ	uested, inst	ead of 20°.	
그리고 있는 그리고 얼마나 되었다면 두 그 가게 되었다. 그리고 있다고 있다.		ad this application and			
agree to comply with to this project and pro		e East Goshen Townsh	nip Zoning	Ordinance appl	icable
Dozel	C. Rush		John:	24,2013	
Signature of A	C. Rushy Applicant		Date		

\*Please review the formal application and review procedures on page three.

2545 Martin Road Willow Grove, PA 19090 July 24, 2013

Mr. Mark A. Gordon Township Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA 19380-6199

RECEIVED
JUL 25 2013

Re: Zoning Hearing Board Application for 1410 Linden Lane

Dear Mr. Gordon:

I am applying for a Zoning Hearing Board review of my application to place a house on my lot at 1410 Linden Lane. I have herein provided 11 sets of both the site plan for the proposed improvements and the completed Zoning Application. Also included is a check for \$450 for the review.

The site plan has been revised as specified in Yerges' letter of June 4, 2013. Yerges considered all the zoning issues addressed and added two comments. Its Comment No. 10 is directed to the Zoning Hearing Board as a recommendation that as a condition that there would be no further filling of the lot. And Comment No. 18—that a Note be added to the plan stating that there are no steep slopes on the parcel—if such is the case. This note has been added to the above submitted plans.

I believe everything has been fulfilled so that this matter may proceed forward. Thank you for your assistance.

Very truly yours,

Donald C. Ruddy

**Enclosures**