

AGENDA  
 EAST GOSHEN TOWNSHIP  
 CONSERVANCY BOARD MEETING  
 November 11, 2015  
 7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES  
 October 14, 2015
3. NEW BUSINESS  
 Spring Planting  
 ABC Goals  
 2016 Keep East Goshen Beautiful Day
4. SUB DIVISION REVIEW  
 930 North Chester Road
5. OLD BUSINESS  
 Fall Planting  
 Winter Newsletter Article
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE
 

Nov 4, 2015	Planning Commission	7:00pm
Nov 5, 2015	Park and Rec Commission	7:00pm
Nov 9, 2015	Municipal Authority	7:00pm
Nov 11, 2015	Veterans Day – Office Closed	
Nov 11, 2015	Conservancy Board	7:00pm
Nov 12, 2015	Historical Commission	7:00pm
Nov 14, 2015	Neighbor to Neighbor Day	8:00am
Nov 17, 2015	Board of Supervisors	7:00pm
Nov 17, 2015	Deer Management Committee	7:00pm
Nov 18, 2015	Futurist Committee	7:00pm
Nov 19, 2015	Commerce Commission	7:00pm
Nov 26, 2015	Thanksgiving – Office Closed	
Nov 27, 2015	Thanksgiving – Office Closed	

Newsletter Deadlines for Spring of 2016: January 31, 2016

12. Public Comment
13. Adjournment

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**draft**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
**October 14, 2015**  
**7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, October 14, 2015 at the East Goshen Township Building. Board members present were: Chairman Walter Wujcik, Erich Meyer, Sandra Snyder, and Patti Brown. Others present were: Dolores Higgins & Ellen Carmody, both members of the Historical Commission.

**CALL TO ORDER**

Walter called the meeting to order at 7:00pm.

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

Walter noted that the minutes of the September 9, 2015 meeting were approved.

**CHAIRMAN'S REPORT**

Walter reported that he contacted Katharine Okie about options for her to attend meetings in the winter. Unfortunately, she has decided to resign and will be sending a letter to Rick Smith.

**NEW BUSINESS**

1. Invasives – Dolores Higgins and Ellen Carmody, members of the Historical Commission, came to the meeting to work jointly with the Conservancy Board regarding invasives in Applebrook Park. Dolores explained that there are 3 historic structures in the park, i.e. a spring house near Clymers Woods, a stone bridge and a second spring house near the Chamber building. Both spring houses had new roofs put on this summer and the Historical Commission would like to open them to the public during events such as the Pumpkin Festival. The spring house near the Chamber has a stone domed ceiling. Ellen said they are doing research to see what it was used for. However, poison ivy and other invasives are growing around them. Walter explained that they are spraying for invasives at the historic area so they have a company that can be used. Both the Conservancy Board and Historic Commission will put the additional spraying on their goals for 2016. Dolores will check with Jon Altshul to see if there are funds in the township budget for spraying. Erich located the NLT Stewardship Report from March 2010 and will email it to everyone.
2. Trees – Dolores would like to have some trees planted by the spring house at the Chamber building. Ellen explained that they had a post & rail fence installed around the Plank House so the rails can be removed to make more space for events so no trees should be planted in the back of the Plank House.

**OLD BUSINESS**

1. Newsletter – Walter will check with Scott to see if he did an article for the winter newsletter. Sandy suggested 2 topics – the different salts used during the winter and winterizing rain barrels.
2. Mullray Trees – As a result of the Township negotiation with the builder, only 10 trees will be given and they will be 2 inches in diameter. The Board members will meet Saturday Oct. 17<sup>th</sup> at the parking lot on E. Boot Rd at 9:00 am to place 10 flags.
3. Goshen Village Shopping Center – Mark Gordon asked if the Board would approve dogwood trees for the proposed garden beds along Boot Rd. and Paoli Pk. The Board said ok.

1 **LIAISON REPORTS**

- 2 1. Paoli Pike Trail – Erich reviewed the plan and costs. The trail will go from Airport Rd. to Line Rd.  
3 They are looking for grants. There is concern about street crossings.  
4 2. Municipal Authority – Walter reported that they are close to getting plans done for the Reservoir  
5 Road pump station.  
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7 **ADJOURNMENT** - There being no further business, Patti made a motion to adjourn the meeting. Sandy  
8 seconded the motion. The meeting was adjourned at 8:30 pm.  
9

10  
11 Respectfully submitted,  
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14  
15 Ruth Kiefer, Recording Secretary

# Memo

## East Goshen Township

E-mail [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org)

Date: October 28, 2015

To: Commerce Commission, **Conservancy Board**, Futurist Committee, Historical Commission  
Municipal Authority, Park and Rec Commission and Planning Commission

From: Rick Smith, Township Manager

Re: ABC Goals

At their meeting on Tuesday, October 27, 2015 the Board approved the following tentative ABC Goals for 2016. The Board intends to finalize the list of goals at the Annual Planning Session which will be held on Saturday January 9, 2016.

In addition the new Comprehensive Plan and the Parks, Recreation and Open Space Plan (Plans), both of which are posted on the Township web site, each have a number of action items with an "On-Going" priority. The Board's expectation is that each ABC will continue to implement these action items going forward.

If you have any comments, questions or concerns about your respective ABC's Goal(s) please provide them to me by December 30, 2015. Additional information about these goals and their method of implementation can be found in the Plans which are posted on the Township web site.

### **Comprehensive Plan**

#### Board of Supervisors

- Goal 7.3 Allowing for new uses and smaller incubator businesses in the corporate parks and industrial park
- Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery.

#### Commerce Commission

- Goal 7.3 Allowing for new uses and smaller incubator businesses in the corporate parks and industrial park.
- Goal 6.1 Transforming the Town Center into a viable, walkable, visitable Place. Senya agreed to act as the liaison from the BOS.

#### Conservancy Board

- Goal 11.5 Continuing riparian buffer plantings throughout the Township.
- Goal 11.8 Reviewing and updating tree replacement standards as needed.

#### Futurist Commission

- Goal 6.1 Transforming the Town Center into a viable, walkable, visitable Place. Senya agreed to act as the liaison from the BOS.

### Historic Commission

- Goal 13.6 Considering simplified Historic Preservation standards
- Goal 13.5 Considering simplified Historic Preservation requirements

### Park and Recreation Commission

- Goal 9.2 Developing the Paoli Pike Trail to create the linkage between West Chester and Malvern, through East Goshen from West Goshen to Willistown. In addition the Board suggested the Commission also consider the potential for “feeder” trails from the various developments to the Paoli Pike trail.
  
- Goal 8.6 Increasing pedestrian circulation along Paoli Pike, especially in the form of a “Paoli Pike Promenade” with Sidewalks and Crosswalks, as well as increasing pedestrian circulation and pedestrian safety along Greenway, with Trails, Walkways and Crosswalks.

### Planning Commission

- Goal 6.2 Transforming the Paoli Pike Corridor into a walkable, connected artery.

### **Parks, Recreation and Open Space Plan**

#### Board of Supervisors

- Goal 1.1A Adopt the parkland standard of 28.20 acres per 1,000 residents
- Goal 1.1B Adopt a Mandatory Dedication of Parkland Ordinance

#### Conservancy Board

- Goal 1.5 Develop a public education program to increase public awareness, appreciation and engagement in managing natural resources and park features.

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org)

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Date: 11/4/2015

To: Conservancy Board

From: Mark Gordon, Township Zoning Officer 

Re: 930 N. Chester Rd.

Board Members,

The Township has received a SD Plan for 930 N. Chester Rd. This 4 acre parcel is proposed to be subdivided into two lots. The applicant is seeking your recommendation for approval for the plan. The applicant is seeking a waiver from the requirement to submit a Landscape Plan. The concern is that while the location of the house is depicted on the plan, the actual footprint may change based on the desires of the builder or new owner. In the past applicant who have been granted a waiver from the LS Plan have listed the species to be planted on the final plan and submitted a LS plan at a later date

It is the opinion of the Staff that the configuration of the landscape plantings around the home is not as critical as the varieties and number of plants proposed.

I recommend that the Board consider the following motion:

Mr. Chairman, I move that we recommend that the Planning Commission recommend approval of the SD Plan for 930 N. Chester Rd. with the following condition:

1. The applicant shall list the proposed varieties and number of plants proposed for landscaping on the final plan and a LS plan shall be provided to the Township along with the building permit application. The Township staff will confirm that the proposed plants are not invasive species and that they are installed prior to issuance of a use and occupancy certificate.

**FYI**

**BOARD OF SUPERVISORS**  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

October 27, 2015

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a Subdivision application for 930 N. Chester Rd., West Chester, PA 19380. The applicants, Gary and Paula Moore, are proposing to subdivide the existing 4 acre parcel into two lots.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when subdivision applications are received.

**The meeting dates and times scheduled for the review, discussion and possible approval of this application are outlined below. These meeting dates and times are subject to change without further written notice.**

**November 4, 2015:** Planning Commission meeting (7:00 PM)

**December 2, 2015:** Planning Commission meeting (7:00 PM)

**December 15, 2015:** Board of Supervisors meeting (7:00 PM)

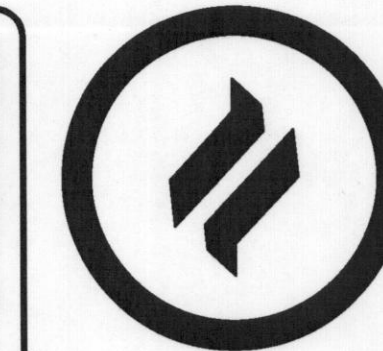
All meetings are held at the Township Building and are open to the public. The subdivision application and plan are available for review during normal business hours. Please give me a call at or email me at [mgordon@eastgoshen.org](mailto:mgordon@eastgoshen.org) if you have any questions or need additional information.

Sincerely,

Mark A. Gordon  
Township Zoning Officer

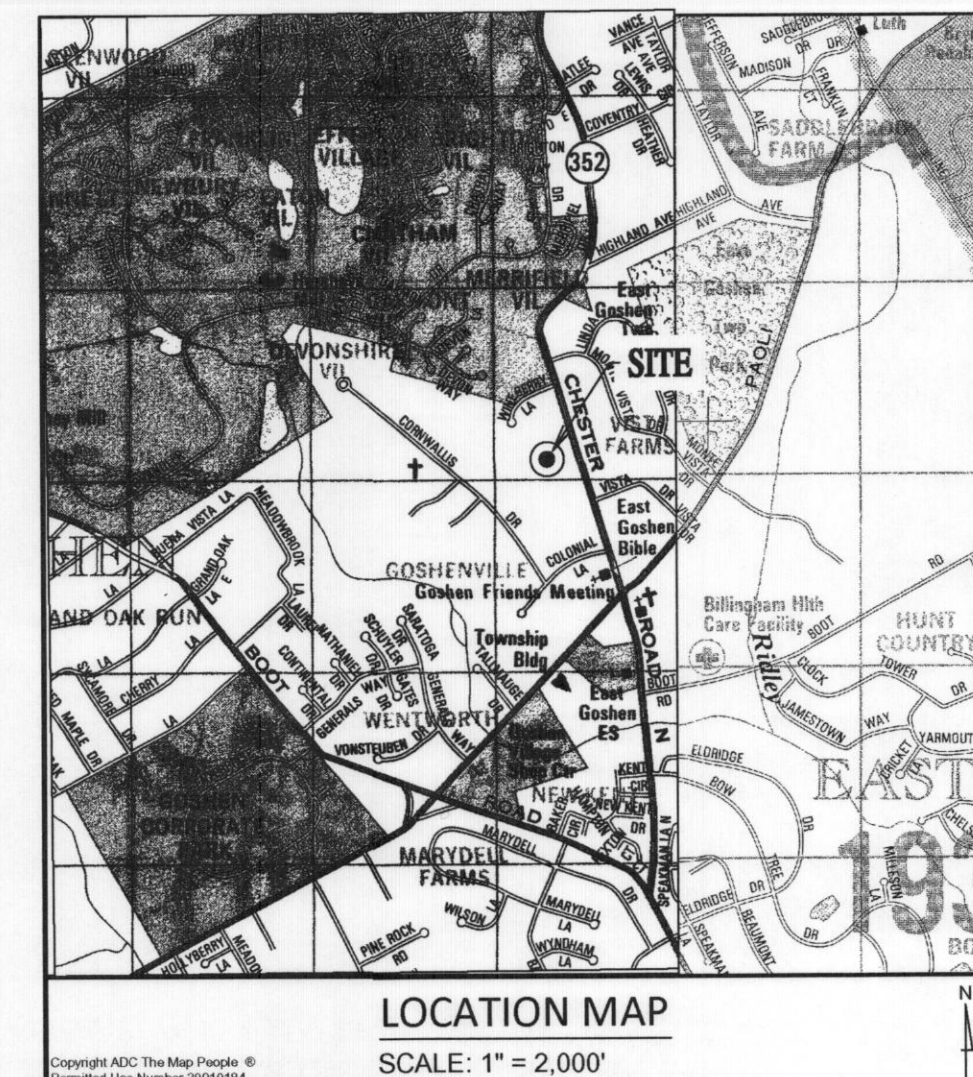
Cc: All Township Authorities, Boards and Commissions





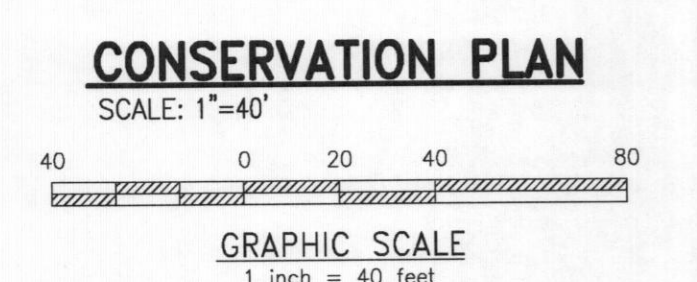
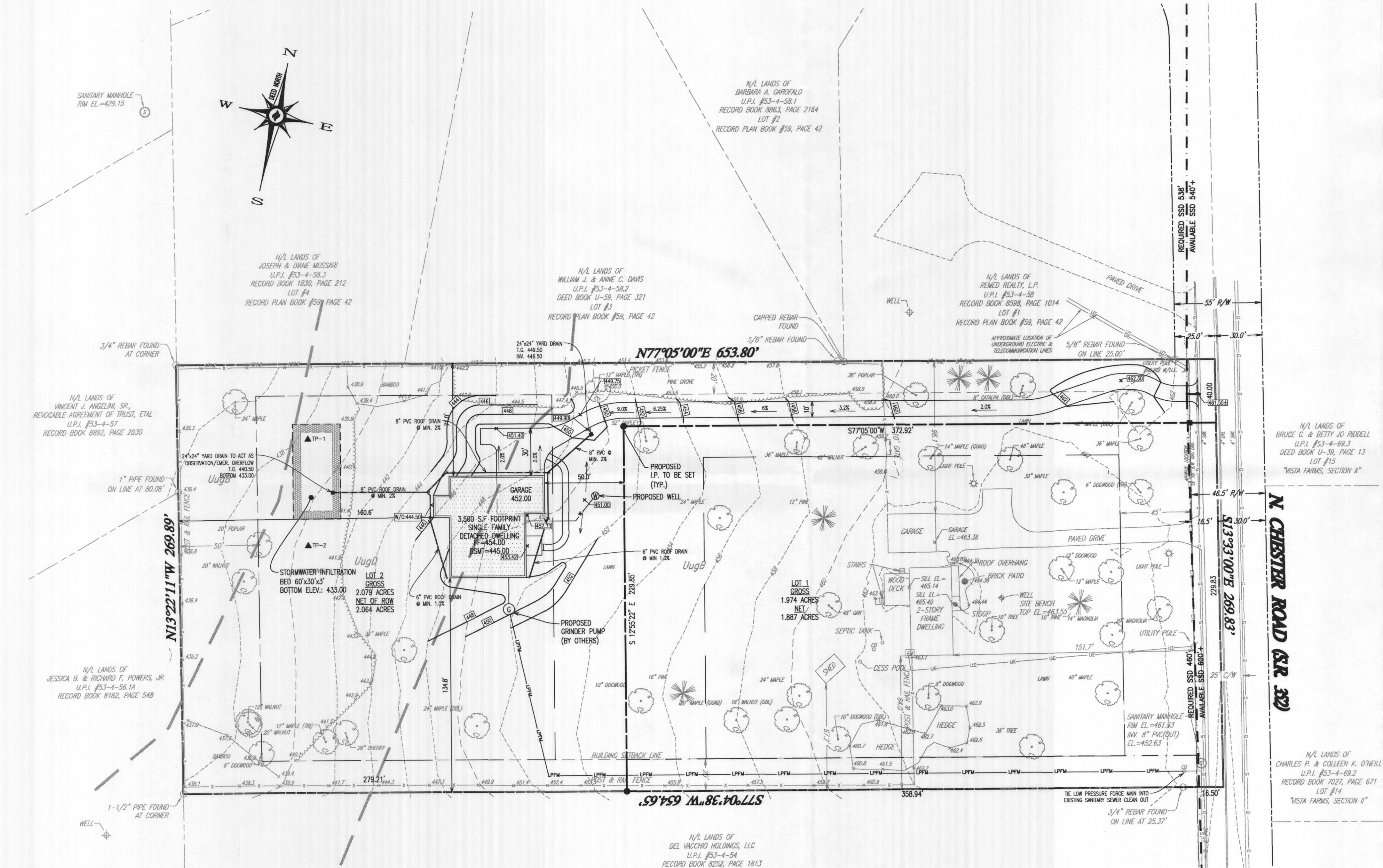
**DLHowell**  
Civil Engineering &  
Land Planning  
www.DLHowell.com

D.L. Howell & Assoc., Inc.  
1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



**GENERAL NOTES:**

- RECORD OWNER: GARY B. & PAULA M. MOORE, 930 NORTH CHESTER ROAD, WEST CHESTER, PA 19380
- SOURCE OF TITLE: DEED BOOK C-65, PAGE 196
- TAX PARCEL #53-4-55
- LOT AREA: 4.053 ACRES (GROSS)
- 3.951 ACRES (NET OF R/W)
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN IS FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, L.L.C., PERFORMED ON AUGUST 18, 2015.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, L.L.C., DATUM: APPROXIMATE NAVD 88, SITE BENCH = TOP OF WELL CASING LOCATED 31 FEET EAST FROM FRONT DOOR OF 2-STORY FRAME DWELLING, ELEVATION = 463.55', CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- THE EXISTING VARIABLE RIGHT-OF-WAY OF NORTH CHESTER ROAD (S.R. 6352) WAS TAKEN FROM DEEDS OF RECORD AND REFERENCE PLAN #1. THE EXISTING LEGAL RIGHT-OF-WAY AS SHOWN ON PENNDOT RIGHT OF WAY RECORD FORM #989 (R-9-9-57), DATED 5/21/1959 IS 33 FEET.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD PLAN AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 420290215F, PANEL 215 OF 380, DATED SEPTEMBER 29, 2006.
- SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NRCS SOIL DATA MART.
- ALL OBSERVABLE EVIDENCE OF WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY ARE SHOWN HEREON.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE 3.951 ACRE PROPERTY INTO TWO RESIDENTIAL BUILDING LOTS. PROPOSED CONSTRUCTION WILL INCLUDE THE CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL DWELLING AND THE ASSOCIATED FEATURES ON THE PROPOSED LOT. THE EXISTING RESIDENTIAL DWELLING ON THE EXISTING LOT WILL REMAIN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
- DIMENSIONS ARE TO EDGE OF PAVING OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING D.L. HOWELL & ASSOCIATES.
- THIS PLAN PROPOSES PRIVATE WATER SUPPLY AND PUBLIC SEWER.
- LOTS CONTAINING ON-LOT STORMWATER STRUCTURES SHALL BE DEED RESTRICTED FROM CLEARING, REMOVING OR ALTERING ANY OF THESE STRUCTURES. THE PROPERTY OWNER SHALL PROVIDE FOR THE MAINTENANCE AND PROTECTION OF THESE STRUCTURES.
- INDIVIDUAL ON-LOT STORMWATER DEVICES SHALL NOT BE REMOVED, ALTERED OR RELOCATED BY THE LANDOWNER. IN THE EVENT OF THE FAILURE OF THE LANDOWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, THE TOWNSHIP SHALL HAVE THE AUTHORITY TO RESTORE SAID STORMWATER MANAGEMENT FACILITIES TO THEIR ORIGINAL STATE AND THE COSTS THEREOF SHALL BE ASSESSED TO THE LANDOWNER. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE LANDOWNER BY CERTIFIED MAIL OF ITS INTENTION TO DO SO. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS ALTERED THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT THE ALTERATION LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN THE TOWNSHIP MAY EXERCISE THIS RIGHT.
- AN INDIVIDUAL GRADING AND EROSION AND SEDIMENT CONTROL PLAN FOR EACH LOT SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL.
- PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
- D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
- THE FINAL ARCHITECTURE AND LOT PLACEMENT FOR EACH HOME IS YET TO BE DETERMINED. FOOTPRINTS ARE FOR CONCEPTUAL PURPOSES ONLY.
- REPRESENTATIVES OF EAST GOSHEN TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT OVER EACH PROPERTY TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE BASIN, AS NECESSARY.
- AN AS-BUILT PLAN, SIGNED AND SEALED BY A PENNSYLVANIA LICENSED PROFESSIONAL LAND SURVEYOR, SHOWING ALL PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED AT THE SITE SHALL BE SUBMITTED TO THE TOWNSHIP FOLLOWING COMPLETION OF THE CONSTRUCTION IMPROVEMENTS.
- PRIOR TO FINAL APPROVAL OF THE PCSM PLAN, THE PROPERTY OWNER SHALL SIGN AND RECORD A MAINTENANCE AGREEMENT COVERING ALL STORMWATER CONTROL FACILITIES THAT ARE TO BE PRIVATELY OWNED. THE MAINTENANCE AGREEMENT SHALL BE TRANSFERRED WITH TRANSFER OF OWNERSHIP.
- THE HOME BUILDER AND FUTURE OWNER OF LOT 2 IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL SOIL AND EROSION CONTROL MEASURES UNTIL CLOSEOUT OF THE ESCROW ACCOUNT.
- A WARNER IS REQUESTED TO DEFER THE SUBMISSION OF A LANDSCAPE PLAN UNTIL BUILDING PERMIT SUBMISSION AS THE PROPOSED LOT WILL BE SOLD AND BUILT BY OTHERS.
- A WELL PERMIT FROM THE CHESTER COUNTY HEALTH DEPARTMENT IS REQUIRED BEFORE AN OCCUPANCY PERMIT WILL BE ISSUED.



LEGEND	
--- EX. PROPERTY LINE	--- 242 EXISTING CONTOUR
--- PROP. PROPERTY LINE	--- 123.00 PROPOSED CONTOUR
--- EX. RIGHT-OF-WAY	--- X 123.00 EXISTING SPOT ELEV.
--- PROP. RIGHT-OF-WAY	--- X 633.00 NEW SPOT ELEV.
□ EX. MONUMENT	--- GEB2 SOILS TYPE
○ EX. IRON PIPE	--- EX. CONC. CURB
● EX. EASEMENT	--- PROP. CONC. CURB
--- EX. EASEMENT	--- EX. EDGE OF PAVING
--- EX. WETLANDS	--- PROP. EDGE OF PAVING
○ EX. LIGHT POLE	--- EX. LIGHT POLE
○ EX. FENCE	○ PROP. LIGHT POLE
□ EX. MAIL BOX	□ EX. SIGN
▽ PROP. SIGN	□ EXIST. PARKING SPACES
□ EXIST. PARKING SPACES	□ TO BE REMOVED
□ EX. TELE. LINE	□ PROP. TELE. LINE
--- EX. ELEC. LINE	--- EX. ELEC. LINE
--- PROP. ELEC. LINE	--- PROP. ELEC. LINE
--- EX. UTILITY POLE	--- PROP. UTILITY POLE
--- EX. GUY ANCHOR	--- EX. GAS LINE
--- EX. GAS LINE	--- PROP. GAS LINE
--- EX. GAS VALVE	--- EX. STORM SEWER LINE
--- PROP. GAS VALVE	--- PROP. STORM SEWER LINE
--- EX. STORM SEWER LINE	--- EX. STORM INLET
--- PROP. STORM SEWER LINE	--- PROP. STORM INLET
--- EX. WATER LINE	--- PROP. WATER LINE
--- PROP. WATER LINE	--- EX. WATER VALVE
--- EX. WATER VALVE	--- EX. HYDRANT
--- EX. HYDRANT	○ EX. MANHOLE
○ EX. MANHOLE	○ EX. PERC TEST
● EX. PERC TEST	● EX. TEST PIT
● EX. TEST PIT	

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc  
1-800-242-1776

**ONE CALL NOTE**  
SCALE: NO SCALE

**PA ONE CALL**  
ACT 287 SERIAL NUMBER: 2015282631  
D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. NOR DOES D.L. HOWELL GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

**UTILITIES NOTIFIED**

COMPANY: EAST GOSHEN TOWNSHIP  
ADDRESS: 1580 PAOLI PIKE  
WEST CHESTER, PA 19380  
CONTACT: NIKKIA SMITHSON  
EMAIL: nsmithson@eastgoshen.org

COMPANY: COMCAST CABLEVISION  
ADDRESS: APS CENTER  
1701 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19103  
CONTACT: LEE MCGARRITY  
EMAIL: lee\_mcgarrity@comcast.com

COMPANY: AQUA PENNSYLVANIA  
ADDRESS: 762 W LANCASTER AV  
BRYN MAWR, PA 19010  
CONTACT: STEVE PIZZI  
EMAIL: spizzi@aquapenn.com

COMPANY: VERIZON PENNSYLVANIA LLC  
ADDRESS: 180 SHERRILL BLVD STE 2100 ROOM  
N/A  
EXTON, PA 19341  
CONTACT: KELLY BLOUNT  
EMAIL: kblount@verizon.com

PRELIMINARY/FINAL <b>CONSERVATION PLAN</b>	
CLIENT: GARY MOORE	DATE: 10/23/15
PROJECT: 2 LOT SUBDIVISION	SCALE: 1"=40'
LOCATION: 930 NORTH CHESTER ROAD	DRAWN BY: ADM
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA	CHECKED BY: DWG
	PROJECT NO.: 2919
	CAD FILE: CONSERVATION PLAN.dwg
	DATE: 10/23/15
	DRAWING NO.: C02.1
	SHEET 02 of 05