

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
February 8, 2017
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
 - A. January 11, 2017 Minutes**
3. NEW BUSINESS
 - A. Discuss keep east Goshen beautiful day advertising and planning**
 - B. Spring Planting Locations**
4. SUB DIVISION REVIEW
 - A. 1420 E. Strasburg Rd**
5. OLD BUSINESS
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE
12. PUBLIC COMMENT
13. ADJOURNMENT

Draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
JANUARY 11, 2017

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, January 11, 2017 at 7:00 p.m. at the Township Building. In attendance were: Vice Chairman Erich Meyer, Andy Tyler, Walter Wujcik, and John Scheidt. Also in attendance was Supervisor Janet Emanuel.

Call to Order

Erich called the meeting to order at 7:00 p.m.

Pledge of Allegiance & Moment of Silence

Erich led those present in the Pledge of Allegiance and then asked for a moment of silence to remember those who serve in our military and our first responders.

Minutes

The minutes of the December 14, 2016 meeting were approved as corrected.

New Business

Keep East Goshen Beautiful Day

1. Put notice in Spring newsletter
2. Andy will contact Jason to have him promote KEGB Day in the Park and Recreation News.
3. Have Sandy start emailing past participating groups about this year's event and add the Milltown Dam Committee to the list.

Spring Planting – Location/Date

1. Marydell Pond – willow trees, etc.
2. Reservoir Road area – select plants during February meeting
3. Date – Saturday, May 6, 2017.

Old Business

Reorganization - Walter nominated Sandy as Chairman and Erich as Vice Chairman. This would be the second year for each in these positions. The Conservancy Board keeps to a 2-year rotation. John seconded the nomination. The vote was unanimous.

Liason Report

Municipal Authority – Walter presented the highlights of the meeting. Most of the time was spent discussing West Goshen issues.

1 Board of Supervisors – Janet reported that the Home Occupation request was
2 resolved with 11 conditions.
3 Also, there is an open position on the Board of Supervisors due to the resignation of
4 Senya Isayeff. Anyone who is interested must submit their resume by this Friday,
5 January 13th.


6
7 **Adjournment**
8 There being no further business, Walter moved to adjourn the meeting. John
9 seconded the motion. The meeting was adjourned at 8:00 p.m. The next meeting
10 will be February 8, 2017 at 7:00 pm.

11
12 Respectfully submitted,

13
14
15
16 Walter Wujcik
17 Conservancy Board Member

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: 2/3/2017
To: Sandy Snyder, Conservancy Board Chairman
From: Mark Gordon, Township Zoning Officer 
Re: 1420 E. Strasburg Rd.

Board Members,

As you know the parcel at 1420 E. Strasburg Rd. is currently going through the subdivision process. Staff, the Township Engineer and the applicant have been working through a number of challenges over the last several months. The plan is nearing completion and we anticipate having all the engineering comments addressed and ready to present to the Planning Commission at their meeting in March.

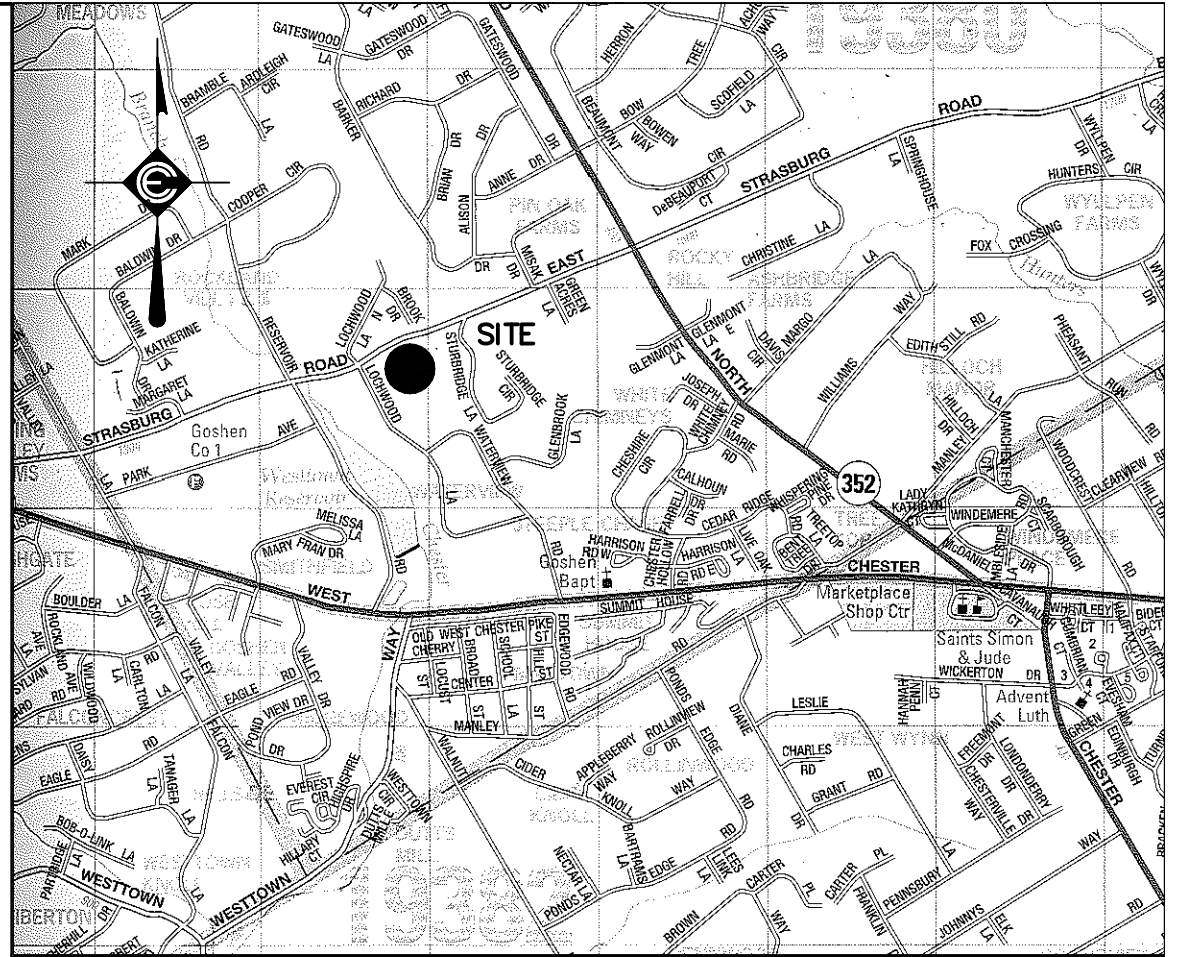
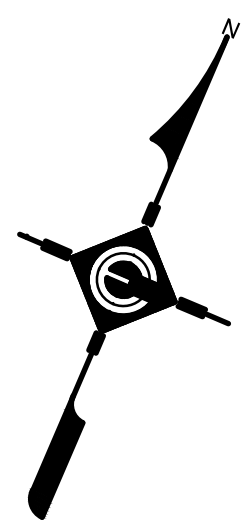
One of the outstanding comments is that a landscape plan has not been submitted and the applicant has not asked for a waiver.

It is the opinion of the Staff and the Planning Commission 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:

Madam Chairman, I move that we recommend that the Planning Commission recommend approval of the SD and LD Plan for 1420 E. Strasburg Rd. with the following condition:

1. The applicant shall add a note to the plan listing the proposed varieties and number of plants proposed for landscaping for each lot on the preliminary / final plan and a LS plan shall be provided to the Township along with the building permit applications for the two new homes. The Township staff will confirm that the proposed plantings are not invasive species, the trees proposed are listed on the Township Recommended Tree Species List (Resolution 2015-20) and that the landscaping is installed prior to issuance of a use and occupancy certificate.



LOCATION MAP
SCALE 1" = 2000'

EXISTING IMPERVIOUS COVERAGE:

LOT AREA = 221,252.80 SF / 5.079 AC (EXCLUSIVE OF ROW)	
EXISTING BUILDING COVERAGE	= 3,132 SF
EXISTING BUILDINGS	= 3,132 SF
TOTAL BUILDING COVERAGE	= 3,132 SF
PERCENT EXISTING BUILDING COVERAGE	= 1.42%
TOTAL EXISTING IMPERVIOUS COVERAGE:	
EXISTING BUILDING COVERAGE	= 3,132 SF
EXISTING DRIVEWAY	= 8,673 SF
TOTAL IMPERVIOUS COVERAGE	= 11,805 SF
PERCENT IMPERVIOUS COVERAGE	= 5.33%

PROPOSED IMPERVIOUS COVERAGE (LOT 1):

LOT AREA = 59,060.162 SF / 1.356 AC (EXCLUSIVE OF ROW)	
PROPOSED BUILDING COVERAGE	= 2,657 SF
PROPOSED BUILDING	= 2,657 SF
TOTAL BUILDING COVERAGE	= 2,657 SF
PERCENT PROPOSED BUILDING COVERAGE	= 4.50%
TOTAL IMPERVIOUS COVERAGE:	
PROPOSED BUILDING COVERAGE	= 2,657 SF
PROPOSED DRIVEWAY	= 8,758 SF
TOTAL IMPERVIOUS COVERAGE	= 11,415 SF
PERCENT IMPERVIOUS COVERAGE	= 19.33%

PROPOSED IMPERVIOUS COVERAGE (LOT 2):

LOT AREA = 54,162.765 SF / 1.243 AC (EXCLUSIVE OF ROW)	
PROPOSED BUILDING COVERAGE	= 2,341 SF
PROPOSED BUILDING	= 2,341 SF
TOTAL BUILDING COVERAGE	= 2,341 SF
PERCENT PROPOSED BUILDING COVERAGE	= 4.32%
TOTAL IMPERVIOUS COVERAGE:	
PROPOSED BUILDING COVERAGE	= 2,341 SF
PROPOSED DRIVEWAY	= 5,944 SF
FUTURE IMPERVIOUS	= 500 SF
TOTAL IMPERVIOUS COVERAGE	= 8,785 SF
PERCENT IMPERVIOUS COVERAGE	= 16.22%

PROPOSED IMPERVIOUS COVERAGE (LOT 3):

LOT AREA = 90,877.001 SF / 2.086 AC (EXCLUSIVE OF ROW)	
PROPOSED BUILDING COVERAGE	= 2,734 SF
PROPOSED BUILDING	= 2,734 SF
TOTAL BUILDING COVERAGE	= 2,734 SF
PERCENT PROPOSED BUILDING COVERAGE	= 3.01%
TOTAL IMPERVIOUS COVERAGE:	
PROPOSED BUILDING COVERAGE	= 2,734 SF
PROPOSED DRIVEWAY	= 2,082 SF
FUTURE IMPERVIOUS	= 500 SF
TOTAL IMPERVIOUS COVERAGE	= 5,316 SF
PERCENT IMPERVIOUS COVERAGE	= 5.85%

LEGEND:

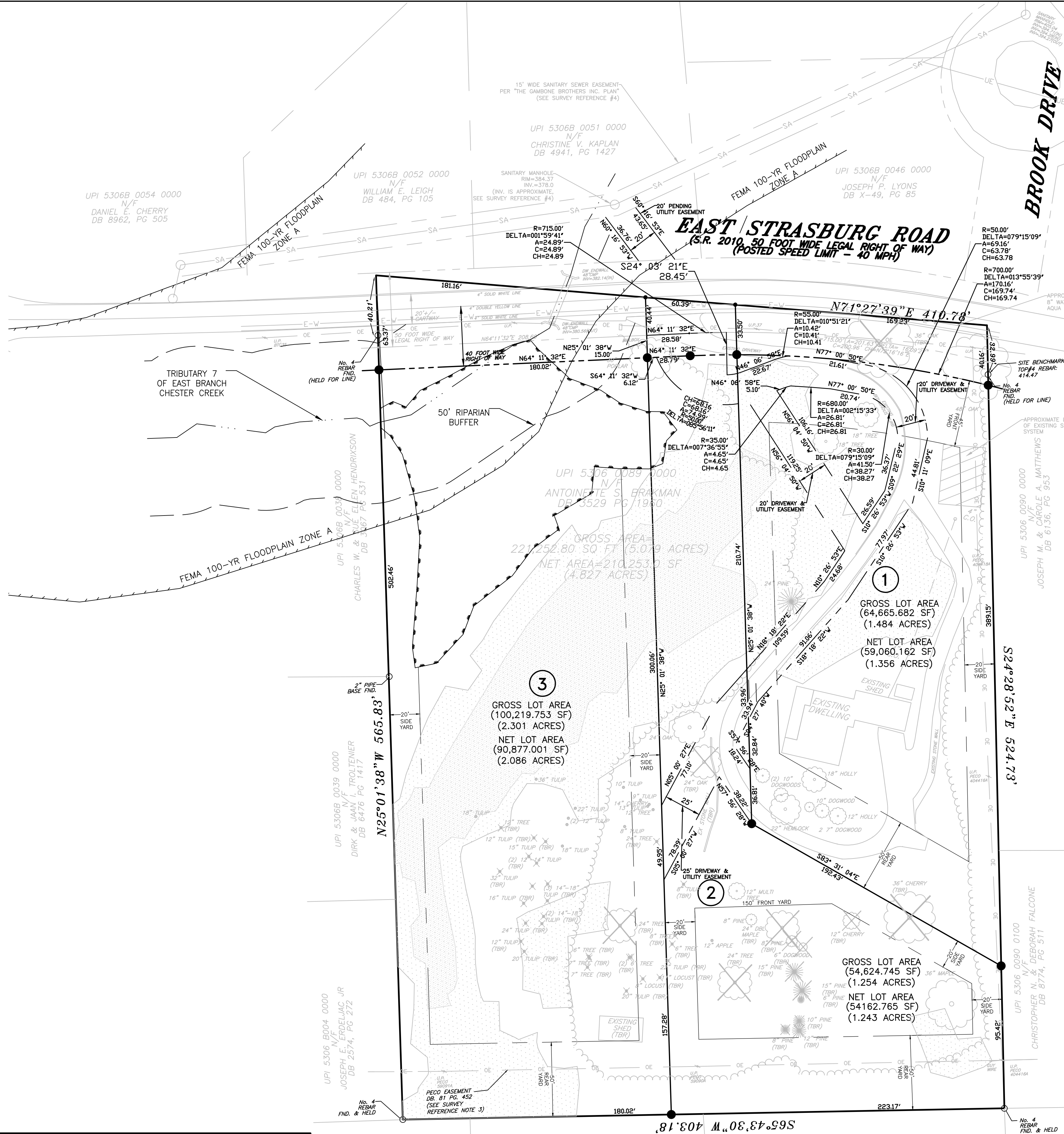
STEEP SLOPES (15% TO 25%)	[Symbol]
STEEP SLOPES (OVER 25%)	[Symbol]
CONCRETE SURFACE	[Symbol]
EXISTING WETLANDS LINE	[Symbol]
STREAM LINE	[Symbol]
FLOOD HAZARD DISTRICT LINE	[Symbol]
EXISTING INTERMEDIATE CONTOUR	[Symbol]
EXISTING INDEX CONTOUR	[Symbol]
EXISTING WOODS / TREE LINE	[Symbol]
ADJACENT LINE	[Symbol]
EXISTING STORM SEWER LINE	[Symbol]
EXISTING RIGHT-OF-WAY LINE	[Symbol]
EXISTING PAVING	[Symbol]
EXISTING SOILS LINE	[Symbol]
PROPOSED INTERMEDIATE CONTOUR	[Symbol]
PROPOSED INDEX CONTOUR	[Symbol]
PROPOSED SPOT ELEVATION	[Symbol]
PROPOSED STORM SEWER LINE	[Symbol]
PROPOSED SANITARY SEWER LINE	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED WOODS / TREE LINE	[Symbol]
SUPER SILT FENCE	[Symbol]
LIMIT OF DISTURBANCE	[Symbol]
NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)	[Symbol]
NORTH AMERICAN GREEN S2250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)	[Symbol]
STABILIZED RIP-RAP CONSTRUCTION ENTRANCE	[Symbol]

SHEET INDEX:

TITLE PLAN.....	SHEET 1 OF 11
CONSTRUCTION IMPROVEMENTS PLAN.....	SHEET 2 OF 11
EXISTING CONDITIONS PLAN.....	SHEET 3 OF 11
PCSM & GRADING PLAN.....	SHEET 4 OF 11
PCSM NON-STRUCTURAL BMP PLAN.....	SHEET 5 OF 11
PCSM NOTES & DETAILS SHEET.....	SHEET 6 OF 11
EROSION & SEDIMENT CONTROL PLAN.....	SHEET 7 OF 11
E&S NOTES & DETAILS SHEET.....	SHEET 8 OF 11
ENTRANCE ROAD PLAN AND PROFILE.....	SHEET 9 OF 11
SANITARY SEWER PROFILE AND DETAILS.....	SHEET 10 OF 11
LANDSCAPE PLAN.....	SHEET 11 OF 11

PENNSYLVANIA ONE CALL
PURSUANT TO 25 PA CS AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. TELEPHONE: (800) 242-1776

UPI No. 5306-0089-0000



GENERAL NOTES:

- RECORD OWNER: ANTONIETTE BRAKMAN, 1420 E. STRASBURG ROAD, WEST CHESTER, PA 19380. EQUITABLE OWNER: JIM BRANDOLINI, GUNSWON DEVELOPMENT CO., LLC, 1200 BURNING BUSH LANE, WEST CHESTER, PA 19380.
- SITE ADDRESS: 1420 E. STRASBURG ROAD, WEST CHESTER, PA 19380.
- TRACT AREA: 221,252.80 SQ. FT. / 5.079 ACRES (GROSS). LESS 40' ROAD RIGHT-OF-WAY: 17,152,849 SQ. FT. / 0.394 ACRES. NET TRACT AREA: 4,485 ACRES (NET).
- BOUNDARY AND PARTIAL TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., APRIL 2016.
- BENCHMARK: NO. 4 REBAR FOUND, NORTHEAST CORNER OF SITE. DATUM: ASSUMED USGS.
- WETLANDS DELINEATION BY VORTEX ENVIRONMENTAL, INC. AND SURVEYED BY COMMONWEALTH ENGINEERS, INC. IN MAY 2016.
- SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, IN AUGUST, 2014.
- UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).
- EXISTING SANITARY SYSTEM PRESENT ON SITE BUT NOT LOCATED.
- EXISTING IRON PINS ARE SHOWN AS THIS "O".
- THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
- THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAO ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
- FEMA FLOODPLAIN BOUNDARY TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 215F, MAP NUMBER 42029C0219F, DATED SEPTEMBER 29, 2006.
- THIS PROJECT IS LOCATED IN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CHESTER CREEK WHICH HAS THE DESIGNATION OF TROUT STOCK FISHERY (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
- THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC SEWER TO BE THROUGH LOW PRESSURE FORCE MAIN TIED INTO AN EXISTING MANHOLE AS SHOWN.

SURVEY REFERENCE NOTES

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- PLAN ENTITLED "REVERSE SUBDIVISION/SUBDIVISION PLAN FOR MICHAEL RIZZO", PREPARED BY BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP, CONSULTING ENGINEERS AND LAND SURVEYORS, DATED NOVEMBER 30, 2001.
- PECO BLANKET RIGHT-OF-WAY CONTAINED IN MISCELLANEOUS DB. 81, PG 452.
- PLAN ENTITLED "THE GAMBERN BROTHERS INC.", PREPARED BY HENRY S. CONREY INC., DIVISION OF CHESTER VALLEY ENGINEERS, DATED JUNE 6, 1973 (LAST REVISED SEPTEMBER 9, 1973).

ZONING: R-2

LOW DENSITY RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED
MINIMUM LOT AREA (NET)	1 ACRE	4,685 AC	1.356 AC	1.243 AC	2.086 AC
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	150'	409'	170'	150'	180'
MINIMUM LOT WIDTH AT STREET LINE	60'	409'	170'	60'	180'
MAXIMUM BUILDING COVERAGE	25%	1.42%	4.50%	4.32%	3.01%
MAXIMUM TOTAL IMPERVIOUS COVERAGE	35%	5.33%	19.33%	16.22%	5.85%
MAXIMUM BUILDING HEIGHT (STORIES)	3	2	2	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30'	30'	30'	30'	30'
MINIMUM FRONT YARD	45'	45'	45' MIN.	45' MIN.	45' MIN.
AVERAGE FRONT YARD	60'	60'	60'	60'	60'
MINIMUM SIDE YARD	20'	20'	20' MIN.	20' MIN.	20' MIN.
MINIMUM REAR YARD	50'	50'	50' MIN.	50' MIN.	50' MIN.

WAIVER REQUESTS:

- S.A.L.D.O. SECTION 205-31 FINAL PLAN TO BE SUBMITTED AFTER APPROVAL OF A PRELIMINARY PLAN.

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JIM BRANDOLINI (GUNSWON DEVELOPMENT CO., LLC), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") WILL BE OFFERED FOR DEDICATION.

(JIM BRANDOLINI)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____ (NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ 20____
APPROVED BY THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____ 20____ (CHAIRMAN)

(VICE CHAIRMAN)

(MEMBER)

APPROVED BY PLANNING COMMISSION OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____ 20____ (CHAIRMAN)

(TOWNSHIP ENGINEER)

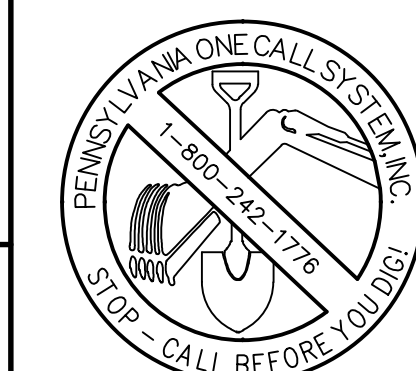
THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____ 20____
CCPC FILE NUMBER: _____ (PLANNING COMMISSION SECRETARY)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN OF BOOK _____ PAGE _____ ON THIS _____ DAY OF _____ 20____ (DEPUTY RECORDER OF DEEDS)

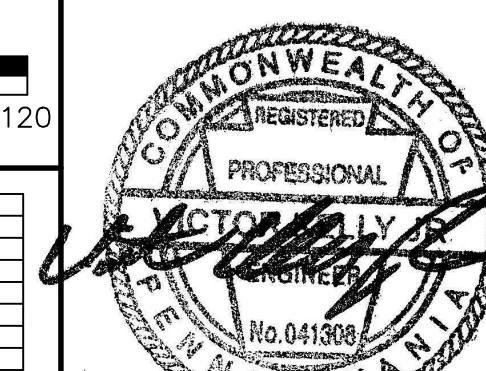
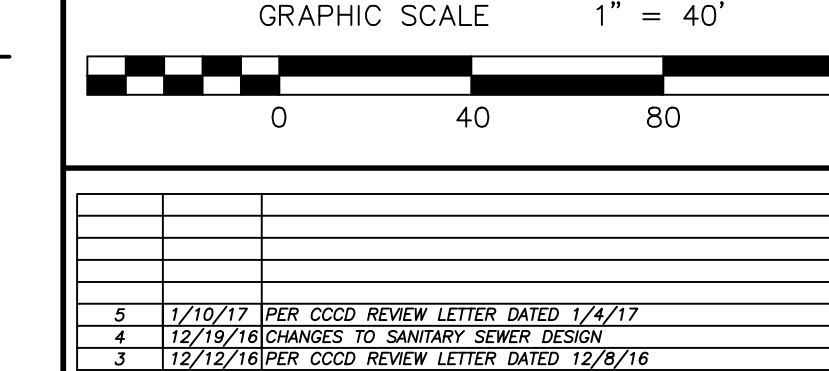
STATEMENT OF COMPLIANCE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY EAST GOSHEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

(VICTOR KELLY, JR., PE) (DATE)



UNDERGROUND UTILITY USERS
PHILADELPHIA ELECTRIC COMPANY
1500 SHIPLEY ROAD
BETHUN, PA 19312
(610) 648-7702
AQUA PA
762 W. LANCASTER AVE.
BRYN MAWR, PA 19010
(877) 967-2182
EAST GOSHEN TOWNSHIP
3000 FIRST OAK BOULEVARD
WEST CHESTER, PA 19380
(610) 692-7171
VERIZON PENNSYLVANIA INC.
400 WEST STREET, 8TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151
COMCAST
601 S. MONACY RD.
P.O. BOX 35
CONEWING, PA 19320
(800) 934-6489
WILLIAMS (TRANSO OAS)
2001 FIRST OAK BOULEVARD
HOUSTON, TX 77056
(800) 440-8475



TITLE PLAN
SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 1

SCALE: 1" = 40'

SURVEY: MBS

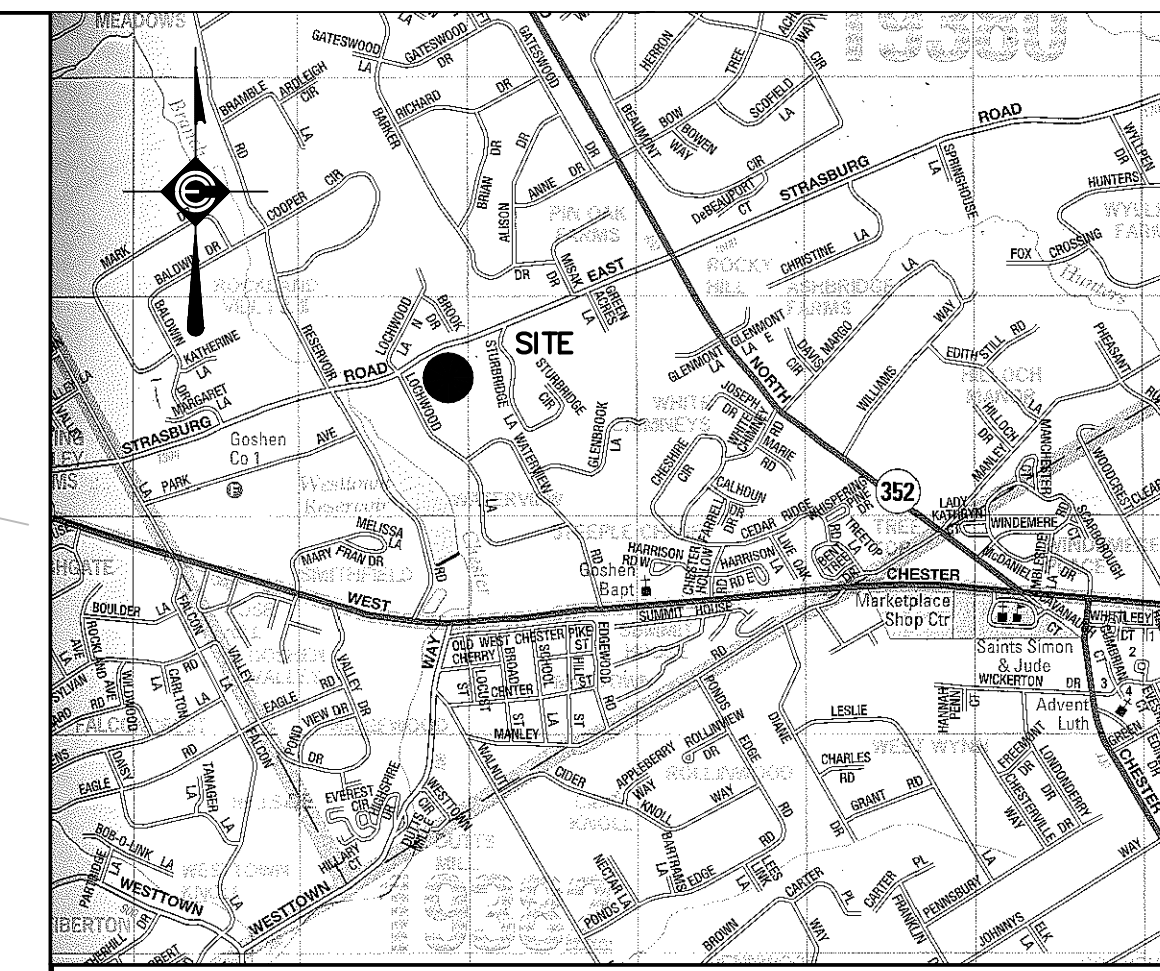
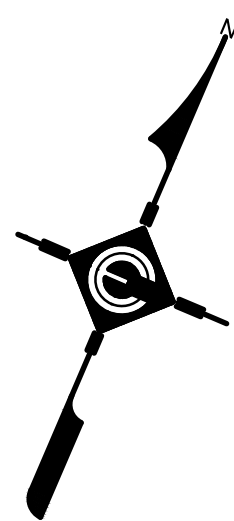
DRAWN: TT

CHECKED: VK

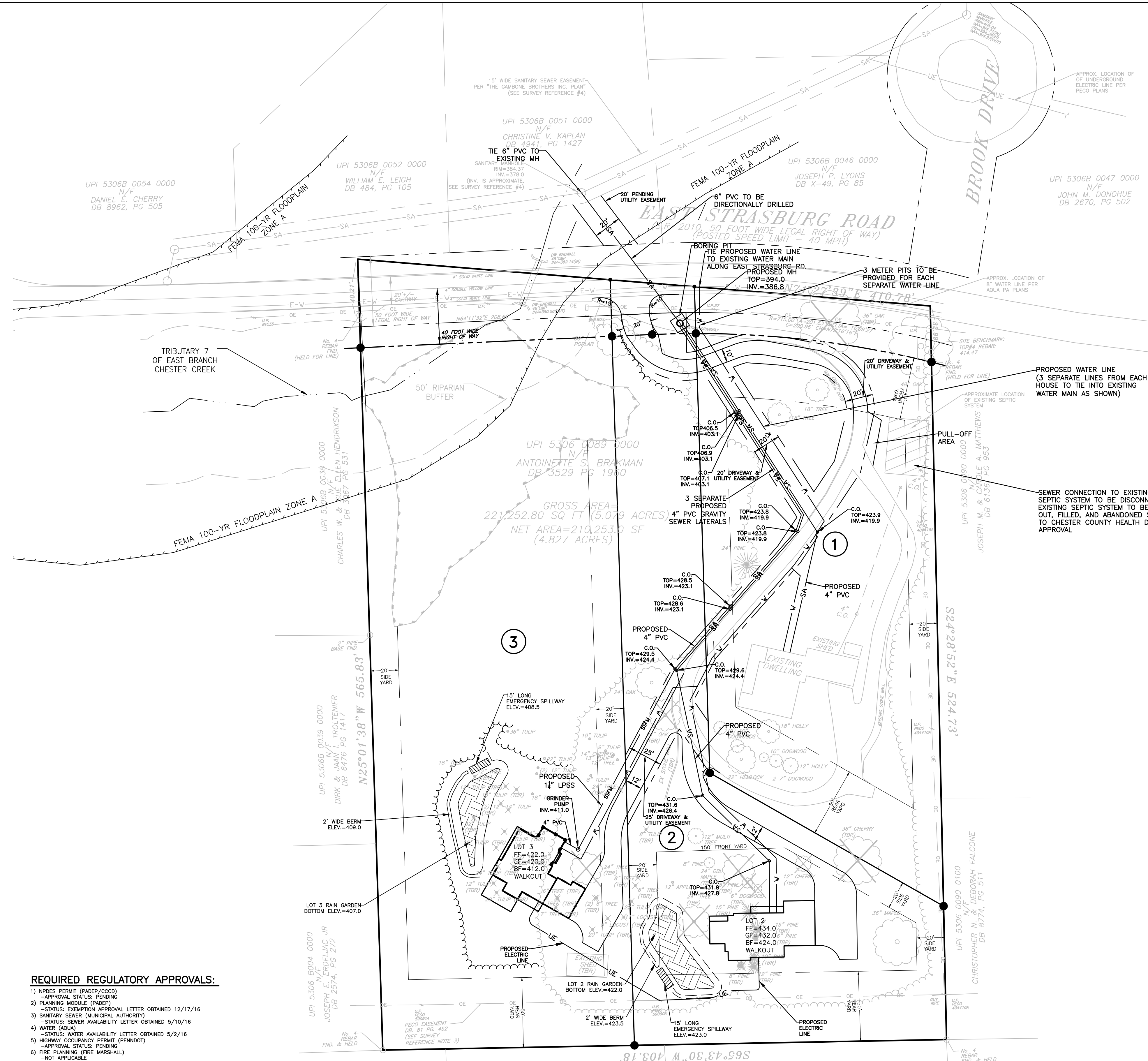
DRAWING NO. 201541-(C) OF: 11

Commonwealth Engineers, Inc.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
ENGINEERING@CEI-1.COM

UPI No. 5306-0089-0000



LOCATION MAP
SCALE 1" = 2000'



GENERAL NOTES:

- RECORD OWNER: ANTONETTE BRAKMAN, 1420 E. STRASBURG ROAD, WEST CHESTER, PA 19380. UPI 5306-0089-0000 (TAX #53-6-89). PHONE: (610) 438-0152. DEED REFERENCES: DB 3529, PG. 1960.
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LOW DENSITY RESIDENTIAL DISTRICT ZONING: R-2

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MINIMUM LOT WIDTH (FLAG LOT)					
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LEGEND:

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- EXISTING WETLANDS LINE
- STREAM LINE
- FLOOD HAZARD DISTRICT LINE
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- ADJOINER LINE
- EXISTING STORM SEWER LINE
- EXISTING RIGHT-OF-WAY LINE
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- EXISTING SOILS LINE
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- LIMIT OF DISTURBANCE
- NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- NORTH AMERICAN GREEN SC250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

REQUIRED REGULATORY APPROVALS:

- WIDES PERMIT (PADEP/CCCD) - APPROVAL STATUS: PENDING
- PLANNING MODULE (PADEP) - STATUS: EXEMPTION APPROVAL LETTER OBTAINED 12/17/16
- SANITARY SEWER (MUNICIPAL AUTHORITY) - STATUS: SEWER AVAILABILITY LETTER OBTAINED 5/10/16
- WATER (AQUA) - STATUS: WATER AVAILABILITY LETTER OBTAINED 5/2/16
- HIGHWAY OCCUPANCY PERMIT (PENNDOT) - APPROVAL STATUS: PENDING
- FIRE PLANNING (FIRE MARSHAL) - NOT APPLICABLE
- HISTORIC RESOURCE (HISTORIC COMMITTEE) - NOT APPLICABLE
- LANDSCAPING (CONSERVANCY BOARD) - PENDING

PENNSYLVANIA ONE CALL
PROSANT TO 411, 711 OR 811 AND ALL OTHER APPLICABLE AGENCIES. COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ON THE PLAN. THE USER COMMONWEALTH ENGINEERS, INC. GUARANTEES THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK. TELEPHONE: (800) 242-1776

UPI No.5306-0089-0000



UNDERGROUND UTILITY USERS

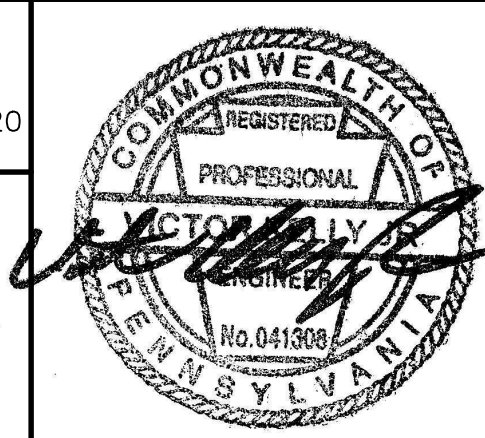
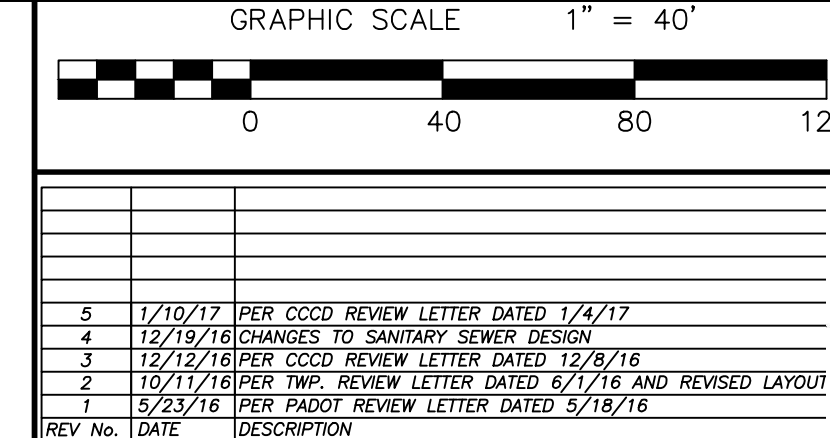
PHILADELPHIA ELECTRIC COMPANY
1000 SHIPLEY ROAD
BERWYN, PA 19312
(215) 592-4151

VERIZON PENNSYLVANIA INC.
1000 MARKET STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151

COMCAST
P.O. BOX 351
GATTSVILLE, PA 19330
(800) 934-6489

AQUA PA
702 W. LANCASTER AVE.
BRYN MAWR, PA 19010
(877) 967-2762

WILLIAMS (TRANSO) GAS
2800 POST OAK BOULEVARD
HOUSTON, TX 77056
(800) 440-8475



CONSTRUCTION IMPROVEMENTS PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 2

SCALE: 1" = 40'

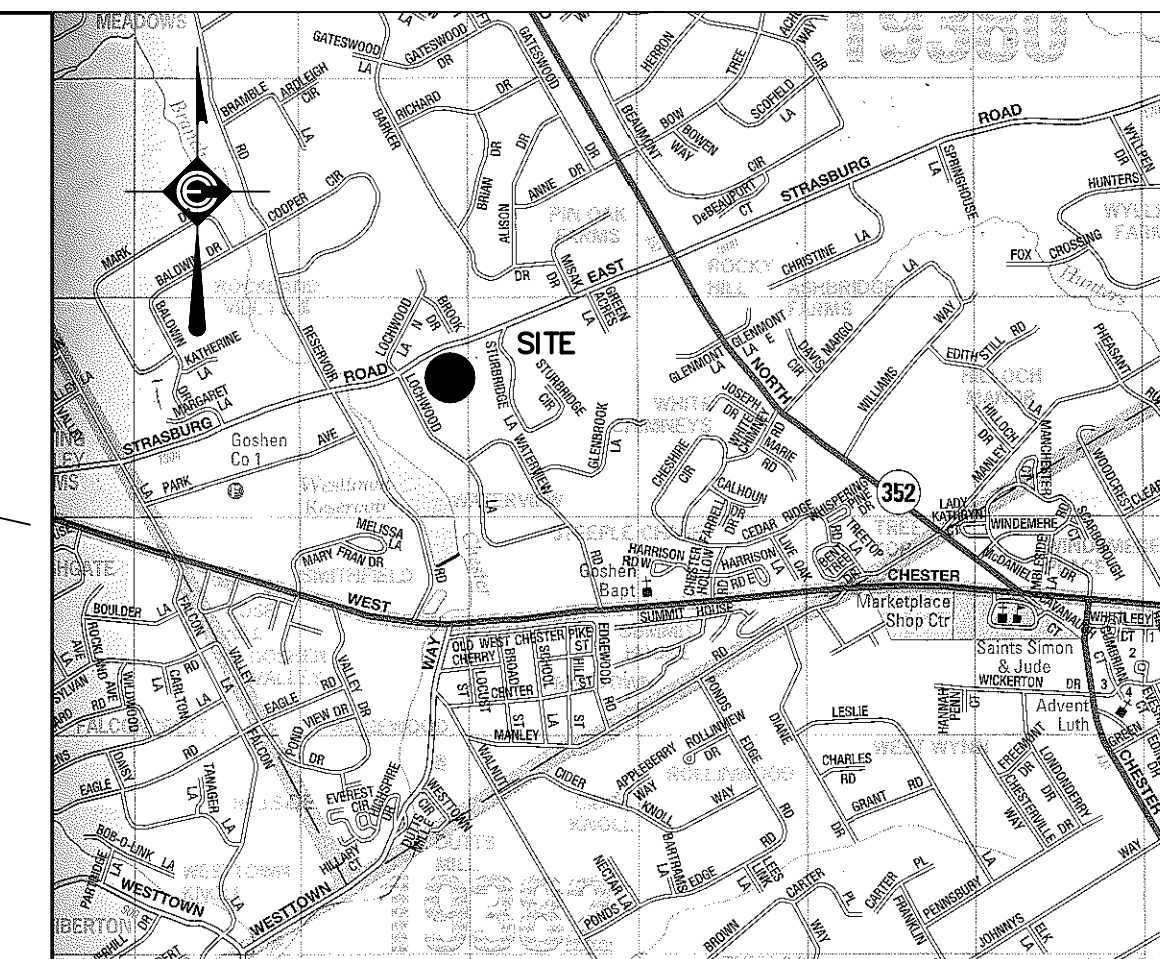
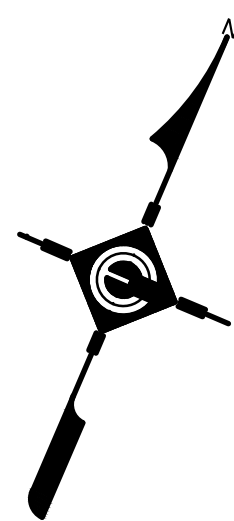
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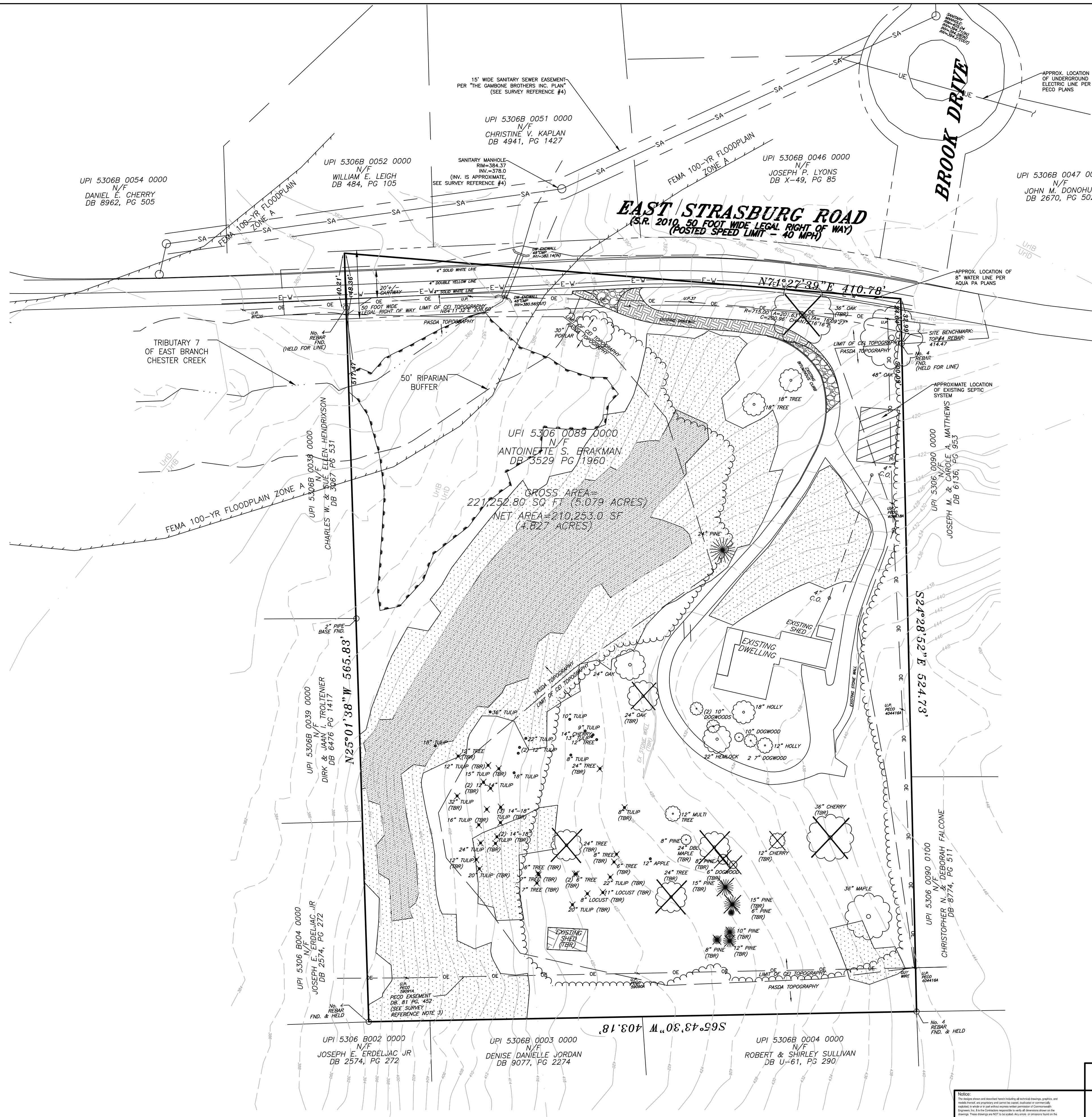
CHECKED: VK

DRAWING NO. 201541-(C) OF: 11

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM



LOCATION MAP
SCALE 1" = 2000'



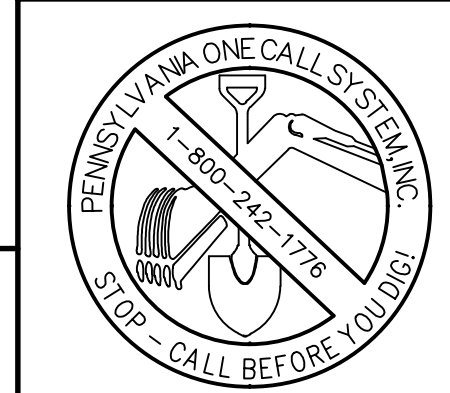
- = IMPERVIOUS AREA TO BE PERMANENTLY REMOVED AND REPLACED WITH NEW IMPERVIOUS AREA (TOTAL AREA=726 SQ. FT.)
- = IMPERVIOUS AREA TO BE PERMANENTLY REMOVED AND REPLACED WITH LAWN COVER (TOTAL AREA=2050 SQ. FT.)

LEGEND:

- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (OVER 25%)
- CONCRETE SURFACE
- EXISTING WETLANDS LINE
- STREAM LINE
- FLOOD HAZARD DISTRICT LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WOODS / TREE LINE
- ADVANGER LINE
- EXISTING STORM SEWER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PAVING
- EXISTING SOILS LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WOODS / TREE LINE
- SUPER SLY FENCE
- LIMIT OF DISTURBANCE
- NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- NORTH AMERICAN GREEN SC250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

PENNSYLVANIA ONE CALL
PURSUANT TO ACT 31, 32, 33 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

UPI No.5306-0089-0000



UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY
1500 SHEPHERD ROAD
BERWYN, PA 19312
(610) 648-7702

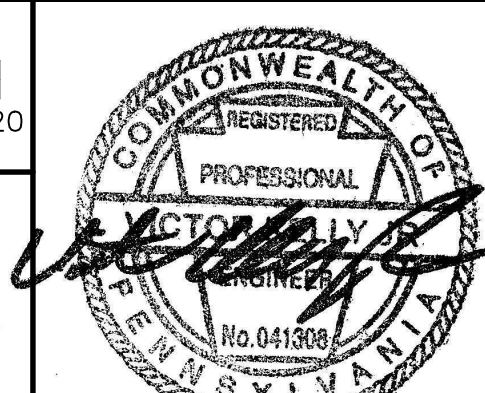
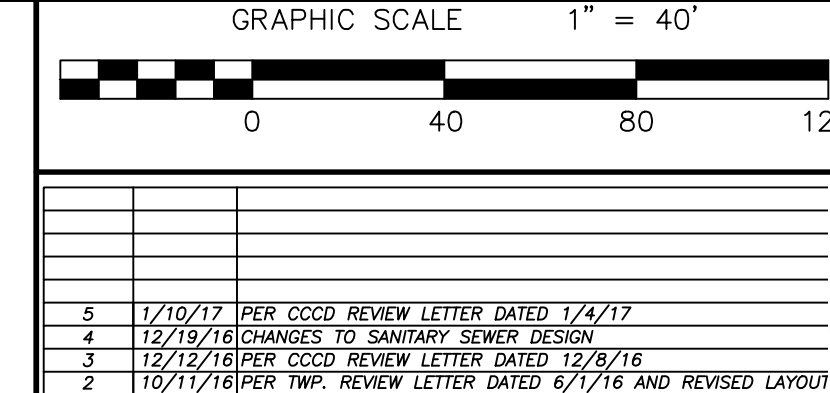
VERIZON PENNSYLVANIA INC.
300 N. 3RD STREET, 8TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151

COMCAST
612 W. LANCASTER RD.
P.O. BOX 35
CONEWING, PA 19320
(800) 934-6489

WILLIAMS (TRANSOCO GAS)
3000 FIRST OAK BOULEVARD
HOUSTON, TX 77056
(800) 440-8475

AQUA PA
762 W. LANCASTER AVE.
BRYN MAWR, PA 19010
(877) 967-2192

EAST GOSHEN TOWNSHIP
5301 CHESTER, PA 19380
(610) 692-7171



EXISTING CONDITIONS PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN
(PRELIMINARY/FINAL) FOR
BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 3

SCALE: 1" = 40'

SURVEY: MBS

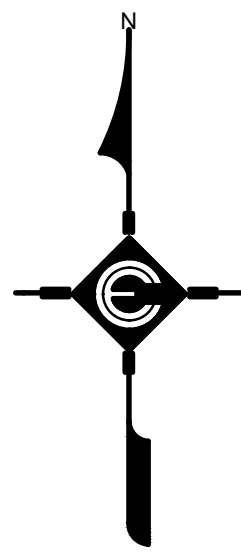
DRAWN: TT

CHECKED: VK

DRAWING NO. 201541-(C) OF: 11

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20160320567



SOIL IDENTIFICATION:

SYMBOL	DESCRIPTION	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
U/B	URBAN LAND-GLAUSTONE COMPLEX, 0 TO 8 PERCENT SLOPES	A	>80"	60"-100"
U/D	URBAN LAND-GLAUSTONE COMPLEX, 0 TO 8 PERCENT SLOPES	A	>80"	60"-100"

SOIL USE LIMITATIONS & RESOLUTIONS:

ONLY THOSE LIMITATIONS TO ON-SITE SOILS AS DESCRIBED BY APPENDIX E OF THE 2012 EROSION CONTROL MANUAL ARE ADDRESSED BELOW.

USE LIMITATION:	PROPOSED RESOLUTION(S):
1. CUTBANKS CAVE (U/B,U/D)	ALL APPLICABLE OSHA STANDARDS AND REGULATIONS WILL BE IMPLEMENTED.
2. CORROSION TO CONCRETE AND/OR STEEL (U/B,U/D)	CHEMICAL PRE-TREATMENT OF ANY CONCRETE ENDWALLS TO PROVIDE ANTI-CORROSION PROPERTIES.
3. EASILY ERODIBLE (U/B,U/D)	EROSION CONTROL MATING IS PROPOSED AS APPROPRIATE.
4. HYDRIC SOILS/INCLUSIONS (U/B,U/D)	LIMITED DISTURBANCE IN ANY POTENTIAL HYDRIC AREAS.
5. SLOW PERCOLATION (U/B,U/D)	ON-SITE TESTING WAS PERFORMED TO ENSURE ADEQUATE PERCOLATION FOR BMP FACILITIES.
6. FROST ACTION (U/B,U/D)	FROST ACTION IS NOT EXPECTED TO AFFECT PROPOSED FACILITIES.
7. SHRINK/SWELL (U/B,U/D)	SHRINK/SWELL IS NOT EXPECTED TO AFFECT PROPOSED FACILITIES.

FINAL CERTIFICATION REQUIREMENTS:

THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION RECORD DRAWINGS A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL WHICH READS AS FOLLOWS:

I, (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C.S.A. SECTION 4904, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

(1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
(2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION & MAINTENANCE OF THE PCSM PLAN.

NOTICE OF TERMINATION REQUIREMENTS:

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITIES UNDER 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION) AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS) AND PCSM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE CONSERVATION DISTRICT.

SITE GEOLOGY:

THE ENTIRE SITE IS UNDERLAIN BY FELSIC GNEISS PER THE PADEP EMAPPA WEBSITE.

CONSTRUCTION WASTE DISPOSAL NOTE:

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE PRODUCTS IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTE PRODUCTS AT THE SITE.

LEGEND:

- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (OVER 25%)
- CONCRETE SURFACE
- EXISTING WETLANDS LINE
- STREAM LINE
- FLOOD HAZARD DISTRICT LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WOODS / TREE LINE
- ADJONNER LINE
- EXISTING STORM SEWER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PAVING
- EXISTING SOILS LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WOODS / TREE LINE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- NORTH AMERICAN GREEN S2250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

OFFER OF BLANKET EASEMENT:

A BLANKET STORMWATER MANAGEMENT EASEMENT IS PROVIDED OVER AND ACROSS THE PROPERTY IN FAVOR OF EAST GOSHEN TOWNSHIP TO ALLOW THE TOWNSHIP AND ITS AGENT AND DESIGNER ACCESS TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE TOWNSHIP IS GRANTED THE RIGHT BUT NOT THE DUTY, TO ACCESS AND CONDUCT PERIODIC INSPECTIONS AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE OR OF ANY APPLICABLE OAH PLAN OR OAH AGREEMENT.

PCSM PLAN REVISIONS:

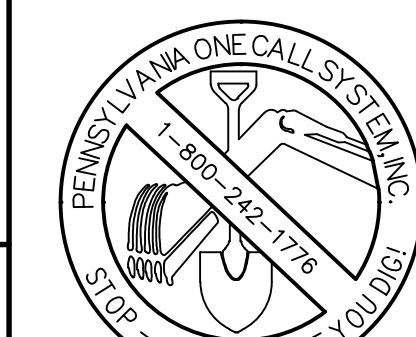
I HEREBY ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP AND ANY REVISIONS TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CONSERVATION DISTRICT OR TOWNSHIP (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO THE CONSTRUCTION OF THE REVISED FEATURES.

(JIM BRANDOLINI) (DATE)

PCSM PLAN CERTIFICATION:

I, VICTOR KELLY, JR., PE, ON THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST GOSHEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE (CHAPTER 110).

(VICTOR KELLY, JR., PE) (DATE)



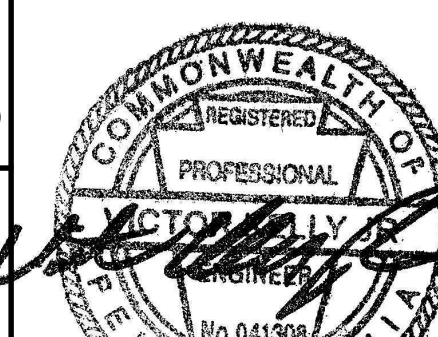
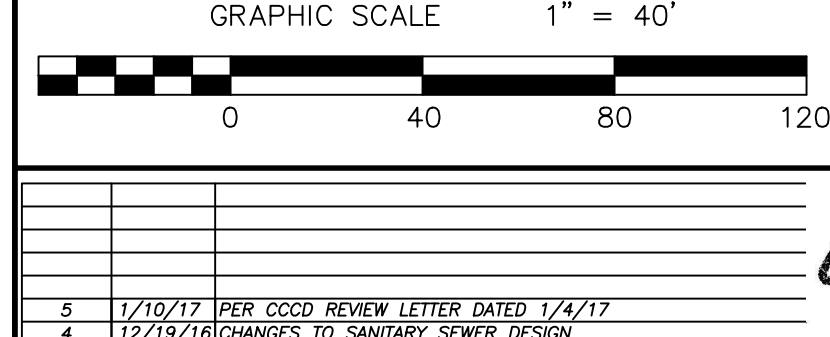
UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY
1000 MARKET STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151

VERIZON PENNSYLVANIA INC.
1000 MARKET STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151

COMCAST
P.O. BOX 351
CONTOLETTA, PA 19330
(800) 934-6489

WILLIAMS (TRANSOCO GAS)
1800 POST OAK SQUARE
HOUSTON, TX 77056
(800) 440-8475



PCSM & GRADING PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 4

SCALE: 1"=40'

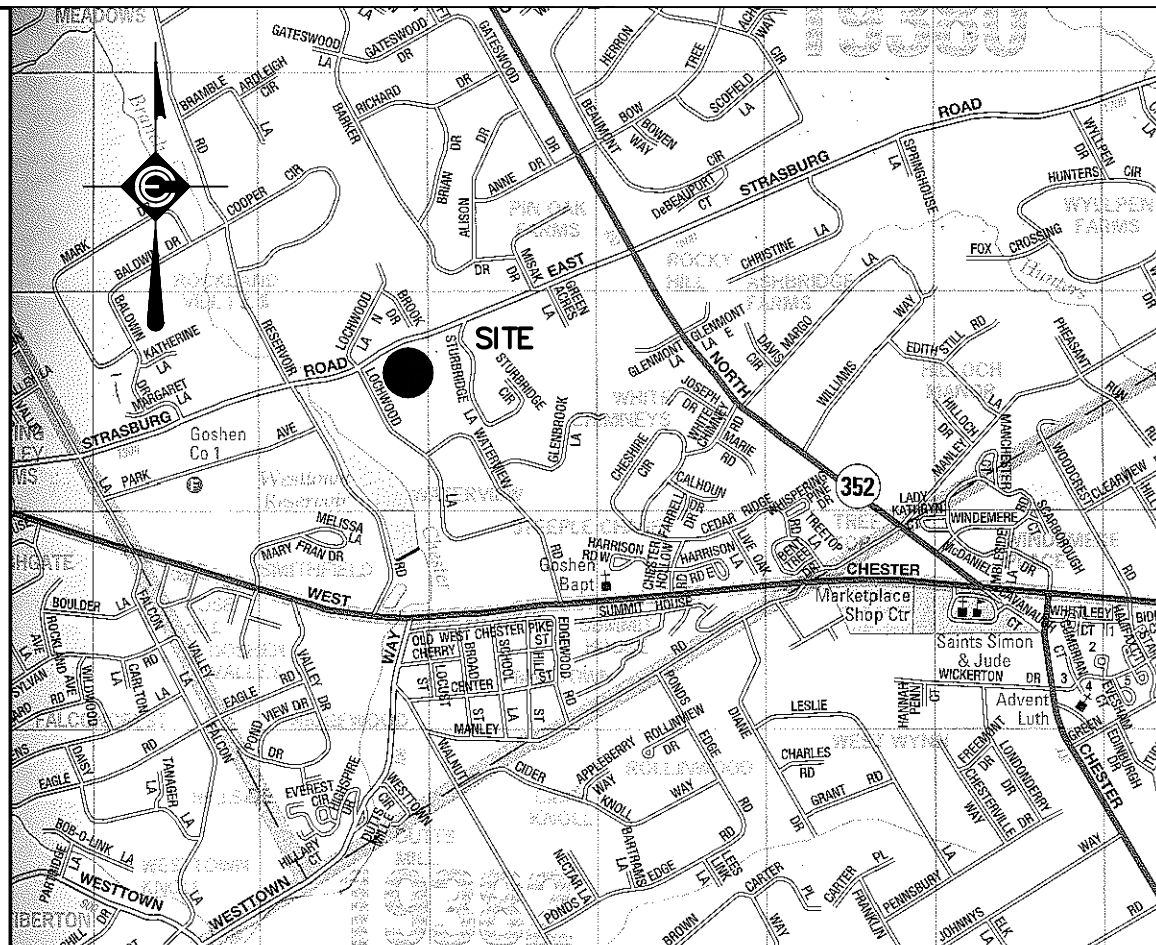
SURVEY: MBS

DRAWN: TT

CHECKED: VK

DRAWING NO. 201541-(C) OF: 11

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM



LOCATION MAP SCALE 1" = 2000'

GENERAL NOTES:

- RECORD OWNER: ANTONIETTE BRAKMAN 1420 E. STRASBURG ROAD WEST CHESTER, PA 19380 UPI 5306B-0089-0000 (TAX #53-6-89) PHONE: (610) 436-0152
- EQUITABLE OWNER: JIM BRANDOLINI GUNSON DEVELOPMENT CO., LLC 1200 BURNING BUSH LANE WEST CHESTER, PA 19380 PHONE: (610) 640-9174
- DEED REFERENCES: DB. 3529, PG. 1960
2. SITE ADDRESS: 1420 E. STRASBURG ROAD WEST CHESTER, PA 19380
3. TRACT AREA: 221,252.8 SQ. FT. / 5.079 ACRES (GROSS) LESS 40' ROAD RIGHT-OF-WAY: 17,152.849 SQ. FT. / 0.394 ACRES NET TRACT AREA: 4.685 ACRES (NET)
4. BOUNDARY AND PARTIAL TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., APRIL 2016.
- BENCHMARK NO. 4 REBAR FOUND, NORTHEAST CORNER OF SITE DATUM: ASSUMED US
5. WETLANDS DELINEATION BY VORTEX ENVIRONMENTAL, INC. AND SURVEYED BY COMMONWEALTH ENGINEERS, INC. IN MAY 2016.
6. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, IN AUGUST, 2014.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).
9. EXISTING SANITARY SYSTEM PRESENT ON SITE BUT NOT LOCATED.
10. EXISTING IRON PINS ARE SHOWN AS THUS "O".
11. THE DEVELOPER SHALL CONFORM TO OR EXCEED CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE AND SUBORDINANCE AND LOCAL ORDINANCES AS WELL AS ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
12. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE COMPANIES FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
13. FEMA FLOODPLAIN BOUNDARY TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 215F, MAP NUMBER 420902012F, DATED SEPTEMBER 29, 2008
14. THIS PROJECT IS LOCATED IN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CHESTER CREEK WHICH HAS THE DESIGNATION OF TROUT STOCK FISHES (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
15. THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC SEWER TO BE THROUGH LOW PRESSURE FORCE MAIN TIED INTO AN EXISTING MANHOLE AS SHOWN.

SURVEY REFERENCE NOTES

- PLAN ENTITLED "BOUNDARY SURVEY PLAN FOR M.S. ANTONIETTE BRAKMAN", PREPARED BY R.H. SMITH SURVEYORS, DATED MARCH 27, 2007.
- PLAN ENTITLED "REVERSE SUBDIVISION/SUBDIVISION PLAN FOR MICHAEL RIZZO", PREPARED BY BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMEYER ASSOCIATES, L.P., CONSULTING ENGINEERS AND LAND SURVEYORS, DATED NOVEMBER 30, 2001.
- REC'D BLANKET RIGHT-OF-WAY CONTAINED IN MISCELLANEOUS DB. 81, PG. 452.
- PLAN ENTITLED "THE GAMMONS BROTHERS, INC.", PREPARED BY HENRY S. CONREY, INC., DIVISION OF CHESTER VALLEY ENGINEERS, DATED JUNE 6, 1973 (LAST REVISED SEPTEMBER 9, 1973).

STORMWATER TEST PIT INFORMATION:

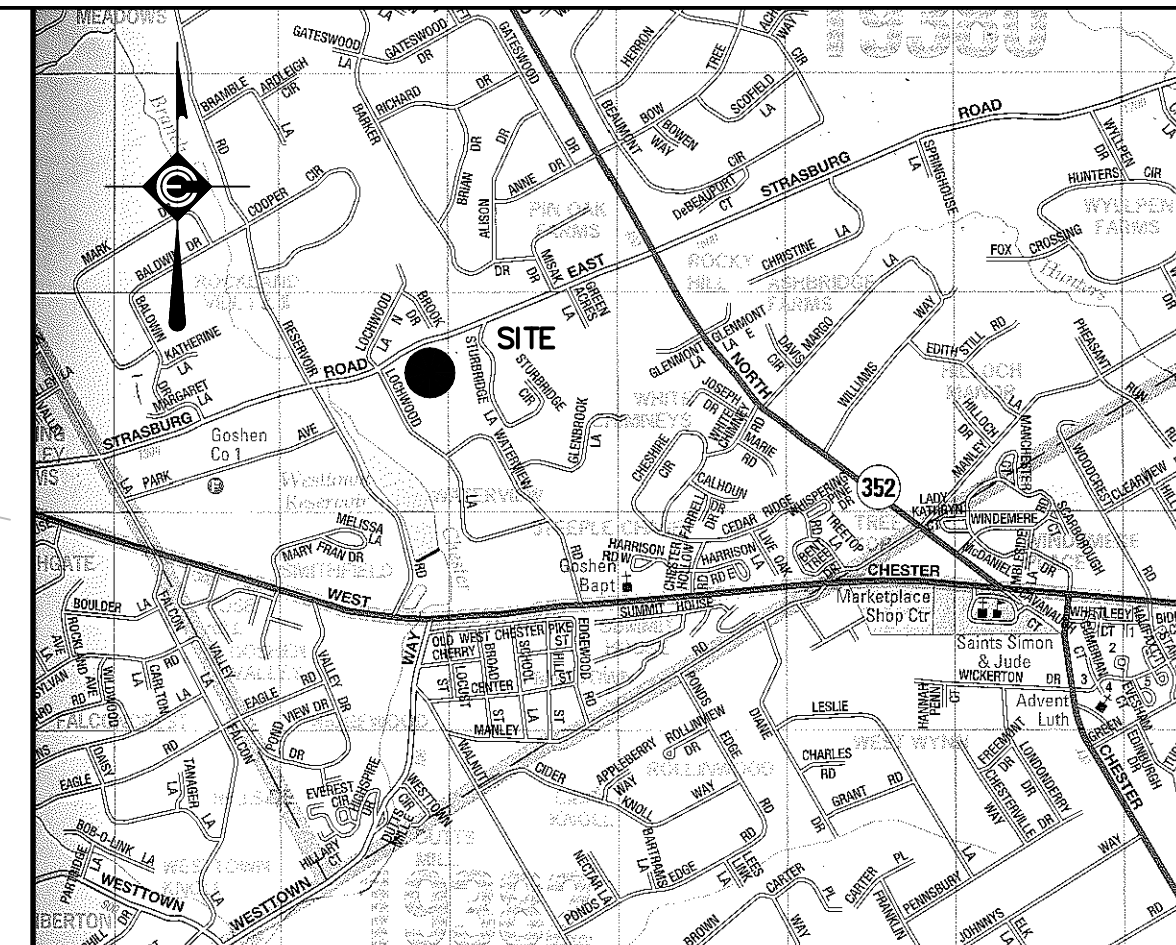
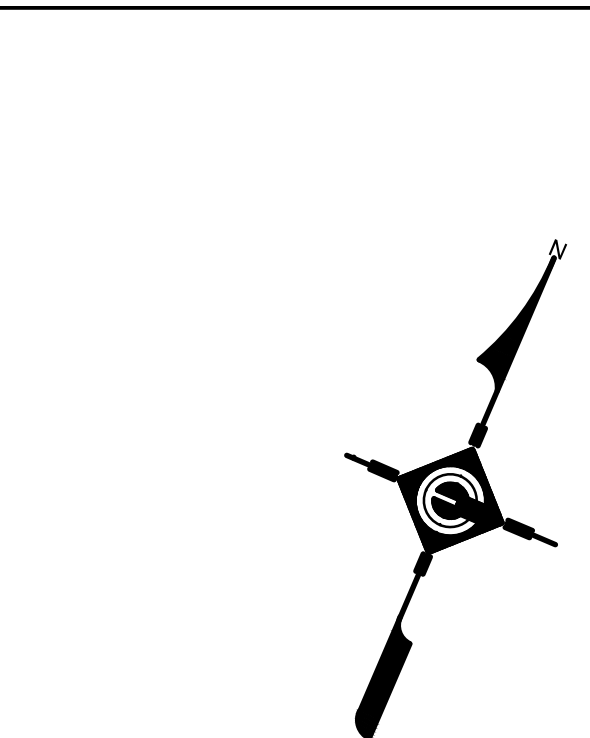
INFILTRATION TESTING PERFORMED WITH A DOUBLE-RING INFILTROMETER

TEST PIT ID	INFILTRATION RATE	TESTING DEPTH	TESTING ELEVATION	TESTING ZONE DEPTH	LIMITING ZONE DESCRIPTION
LOT 2	2.50 IN/HR	36"	420.3	61"	ROCK ENCOUNTERED
LOT 3	2.25 IN/HR	24"	406.6	48"	ROCK ENCOUNTERED

RECEIVING WATERSHED NOTICE:

THIS PROJECT IS WHOLLY LOCATED WITHIN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CHESTER CREEK, A WATERSHED DESIGNATED TROUT STOCK FISHERY/MIGRATORY FISHERY (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.

PENNSYLVANIA ONE CALL
(FOR ALL UTILITIES AND OTHER APPLICABLE AGENCIES) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY CONDUITS, STRUCTURES, ETC. AS SHOWN.
THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK. TELEPHONE: (800) 242-1776



LOCATION MAP
SCALE 1" = 200'

SITE STABILIZATION STANDARDS:

UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

DURING NON-GERMINATING PERIODS HAY OR STRAW MULCH MUST BE APPLIED AT THE RATE OF THREE (3) TONS PER ACRE. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.

FINAL SITE STABILIZATION REQUIREMENTS:

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

GEOLOGIC OR SOIL CONDITIONS POLLUTION:

THERE ARE NO KNOWN NATURALLY OCCURRING GEOLOGIC OR SOIL CONDITIONS ON THIS SITE THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION OR AFTER EARTH DISTURBANCE ACTIVITIES ARE COMPLETED AND PCSM BMPs ARE OPERATIONAL. SHOULD SUCH CONDITIONS BE DETECTED, THE OWNER SHALL CONTACT THE PLAN ENGINEER AND THE CHESTER COUNTY CONSERVATION DISTRICT TO DISCUSS REMEDIAL ACTIONS.

GEOTEXTILE STABILIZATION REQUIREMENTS:

ALL DISTURBED SLOPES STEEPER THAN 3:1 (33%) SHALL BE IMMEDIATELY STABILIZED WITH AN APPROPRIATE EROSION CONTROL, GEOTEXTILE FABRIC (NORTH AMERICAN GREEN C125 OR AN APPROVED EQUIVALENT), PERMANENT SEEDING, AND LIME AS PRESCRIBED.

TEMPORARY SITE STABILIZATION REQUIREMENTS:

UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. PLAN NOTES AND THE CONSTRUCTION SEQUENCE SHOULD REFLECT THIS REQUIREMENT. THE CONSTRUCTION SEQUENCE SHOULD INCORPORATE THE IMMEDIATE STABILIZATION REQUIREMENT INTO ANY APPLICABLE AREAS. (PLEASE NOTE THAT HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES). HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

UNFORESEEN EROSION CONDITIONS:

1. SHOULD ANY UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE THE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD LIMES, HAY BALES, CRUSHED STONE, AND OTHER ACCEPTABLE MULCHES SHALL BE HELD IN READINESS TO IMMEDIATELY ADDRESS EMERGENCY EROSION AND SEDIMENTATION PROBLEMS.
 2. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH ALL OF THE PROVISIONS OF APPROPRIATE EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE 10, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
 3. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT ALL EROSION & AIR POLLUTION IS MINIMIZED. STATE AND LOCAL LAW CONCERNING POLLUTION ABATEMENT SHALL BE OBSERVED.
 4. MEASURES FOR THE PROTECTION OF EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
- * A COPY OF THESE EROSION AND SEDIMENTATION POLLUTION CONTROL PLANS MUST BE POSTED AND AVAILABLE AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE AND FEDERAL LAW.

POST CONSTRUCTION STORMWATER BMPs:

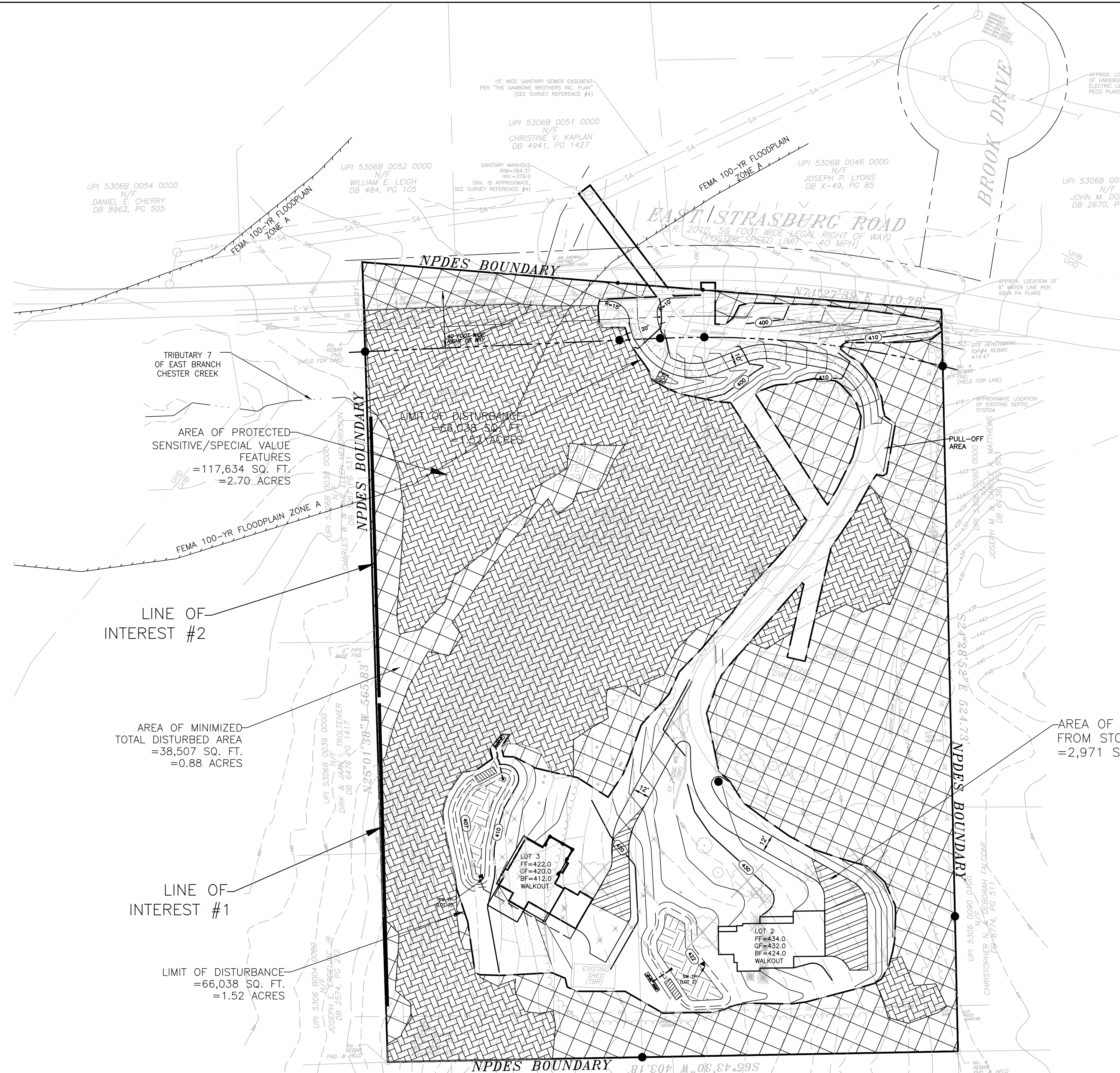
POST CONSTRUCTION STORMWATER BMPs ARE PERMANENT FACILITIES THAT CANNOT BE REMOVED OR ALTERED WITHOUT APPROVAL OF THE TOWNSHIP.

LEGEND:

- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (OVER 25%)
- CONCRETE SURFACE
- EXISTING WETLANDS LINE
- STREAM LINE
- FLOOD HAZARD DISTRICT LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WOODS / TREE LINE
- ADVANCED LINE
- EXISTING STORM SEWER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PAVING
- EXISTING SOILS LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WOODS / TREE LINE
- SUPER SLY FENCE
- LIMIT OF DISTURBANCE
- NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- NORTH AMERICAN GREEN SC250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

PENNSYLVANIA ONE CALL
 (PROVIDING THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, ETC., BEFORE THE START OF WORK. TELEPHONE: (800) 242-1776)

UPI No. 5306-0089-0000



POST-CONSTRUCTION STORMWATER MANAGEMENT DESIGN:

THIS SITE WILL UTILIZE TWO (2) PRIMARY STORMWATER MANAGEMENT FACILITIES TO CONTROL THE POST-DEVELOPMENT PEAK RATES OF STORMWATER RUNOFF AND STORMWATER VOLUME FOR THE SITE IN ACCORDANCE WITH PADEP BMP GUIDELINES. THE STORMWATER MANAGEMENT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED TO THE SPECIFICATIONS DESCRIBED IN THESE PLANS AND WILL ACCOMPLISH THE FOLLOWING:

- 1. PRESERVE THE INTEGRITY OF STREAM CHANNELS AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM THROUGH REDUCTION OF POST-DEVELOPMENT PEAK RATES AND VOLUMES OF STORMWATER RUNOFF AND THE MITIGATION OF THERMAL IMPACTS.
- 2. PREVENT THE INCREASE IN STORMWATER RUNOFF THROUGH RETENTION OF INTERCEPTED OVERLAND RUNOFF.
- 3. CAPTURE AND REMOVE THE INCREASE IN STORMWATER RUNOFF VOLUME THROUGH THE PROPOSED RAIN GARDEN FACILITIES THAT WILL PROVIDE INFILTRATION AND EVAPOTRANSPIRATION OF THE INCREASE IN STORMWATER RUNOFF VOLUME FROM PRE-DEVELOPMENT TO POST-DEVELOPMENT CONDITIONS FOR THE 2-YEAR STORM EVENT.

IN ADDITION, THE FOLLOWING NON-STRUCTURAL PRACTICES ARE PROMOTED TO REDUCE THE STRUCTURAL POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

- 1. MINIMIZE IMPERVIOUS AREAS BY PROPOSING ONLY THE MINIMUM IMPERVIOUS COVER NECESSARY FOR THE VIABILITY OF THE PROPOSED USE.
- 2. MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION BY DISCHARGING EACH RAIN GARDEN THROUGH AN ENERGY DISSIPATING DEVICE.
- 3. MINIMIZE LAND CLEARING AND GRADING BY STRICTLY DELINEATING LIMITS OF PROPOSED EARTH DISTURBANCE AND BY PROVIDING A SEQUENCE OF CONSTRUCTION THAT REQUIRES SENSIBLE AND EFFICIENT PROJECT STAGING AND IMMEDIATE STABILIZATION OF DISTURBANCE.
- 4. MINIMIZE SOIL COMPACTION BY STRICTLY DELINEATING LIMITS OF PROPOSED EARTH DISTURBANCE AND BY PROVIDING A SEQUENCE OF CONSTRUCTION THAT REQUIRES SENSIBLE AND EFFICIENT PROJECT STAGING AND IMMEDIATE STABILIZATION OF DISTURBANCE.
- 5. UTILIZE OTHER STRUCTURAL AND NON-STRUCTURAL BMP'S THAT WILL PREVENT AND/OR MINIMIZE CHANGES IN STORMWATER RUNOFF VIA INFILTRATION, VEGETATIVE FILTRATION, DETENTION AND RESTRICTED RELEASE OF OVERLAND RUNOFF, AND PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION.

RECEIVING WATERSHED NOTICE:

THIS PROJECT IS WHOLLY LOCATED WITHIN THE WATERSHED OF TRIBUTARY 7 OF EAST CHESTER CREEK, A WATERSHED DESIGNATED TROUT STOCK FISHERY, MIGRATORY FISHERY (TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.

INFILTRATION FACILITY PROTECTION NOTICE:

ALL PROPOSED UNDERGROUND STORMWATER INFILTRATION FACILITIES PROPOSED WITH THESE PLANS MUST BE PROTECTED DURING CONSTRUCTION FROM SOIL COMPACTION AND SEDIMENT CONTAMINATION AT ALL TIMES. CONSTRUCTION OF ALL INFILTRATION FACILITIES SHALL BE STAGED IN SUCH A MANNER AS TO AFFORD THE FACILITY MAXIMUM PROTECTION FROM CONTAMINATION AND SOIL COMPACTION DURING CONSTRUCTION.

INFILTRATION FACILITY FAILURE NOTICE:

STORMWATER INFILTRATION BMP FAILURE IS DEFINED AS THE BMP BEING LONGER PROVIDING THE BENEFIT OR PERFORMANCE THE BMP WAS INTENDED TO PROVIDE. STORMWATER INFILTRATION BMP FAILURE MAY BE IDENTIFIED BY VISUAL EVIDENCE OF SOIL COMPACTION, SEDIMENTATION, OR OTHER EVIDENCE OF LOSS OF STRUCTURAL INTEGRITY OF THE WEARING COURSE FOR POROUS PAVING. FAILURE MAY BE THE RESULT OF EXCESSIVE REDUCTION IN RAIN INFILTRATION RATES THAT EXCEEDS THE DESIGN LIFE OF LONGER THAN 3 DAYS WITHIN AN INFILTRATION BASIN OR INFILTRATION BED. THE PROPERTY OWNER OR RESPONSIBLE PARTY SHOULD CONTACT THE TOWNSHIP TO DETERMINE THE CORRECTIVE MEASURE(S) TO BE TAKEN SHOULD FAILURE OF A STORMWATER INFILTRATION BMP OCCUR.

GEOLOGIC OR SOIL CONDITIONS POLLUTION:

THERE ARE NO KNOWN NATURALLY OCCURRING GEOLOGIC OR SOILS CONDITIONS ON THIS SITE THAT MAY HAVE THE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION OR AFTER EARTH DISTURBANCE ACTIVITIES ARE COMPLETED AND PCSM BMPs ARE OPERATIONAL. SHOULD SUCH CONDITIONS BE DETECTED, THE OWNER SHALL CONTACT THE PLAN ENGINEER AND THE CHESTER COUNTY CONSERVATION DISTRICT TO DISCUSS REMEDIAL ACTIONS.

PCSM NON-STRUCTURAL BMP PLAN
 SUBDIVISION AND LAND DEVELOPMENT PLAN
 (PRELIMINARY/FINAL) FOR
BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 5

SCALE: 1" = 60'

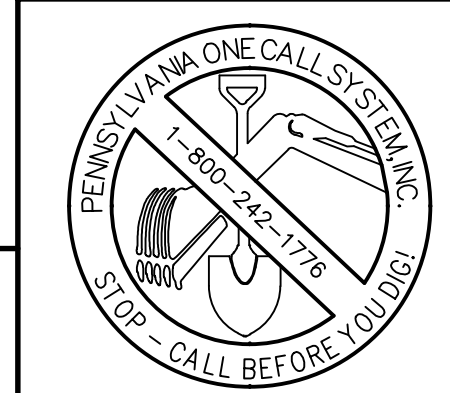
SURVEY: MBS

DRAWN: TT

CHECKED: WK

DRAWING NO. 201541-(C) OF: 11

COMMONWEALTH ENGINEERS, INC.
 114 EAST LANCASTER AVENUE ~ SECOND FLOOR
 DOWNTOWN, PA 19335
 TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
 COMENG@CEI-1.COM



UNDERGROUND UTILITY USERS

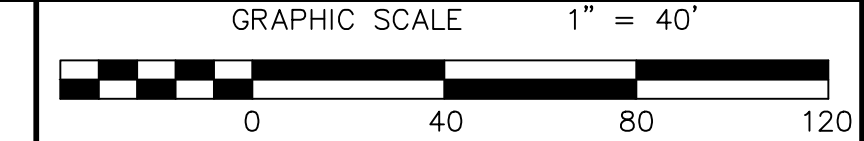
PHILADELPHIA ELECTRIC COMPANY
 1050 SHIPLEY ROAD
 BETHUN, PA 19312
 (610) 648-7702

AQUA PA
 762 W. LANCASTER AVE.
 BETHUN, PA 19010
 (877) 967-2782

VERIZON PENNSYLVANIA INC.
 300 BOX STREET, 6TH FLOOR
 PHILADELPHIA, PA 19107
 (215) 592-4151

COMCAST
 RT. 62 & MONACY RD.
 P.O. BOX 351
 CONEWISSE, PA 19320
 (800) 934-6489

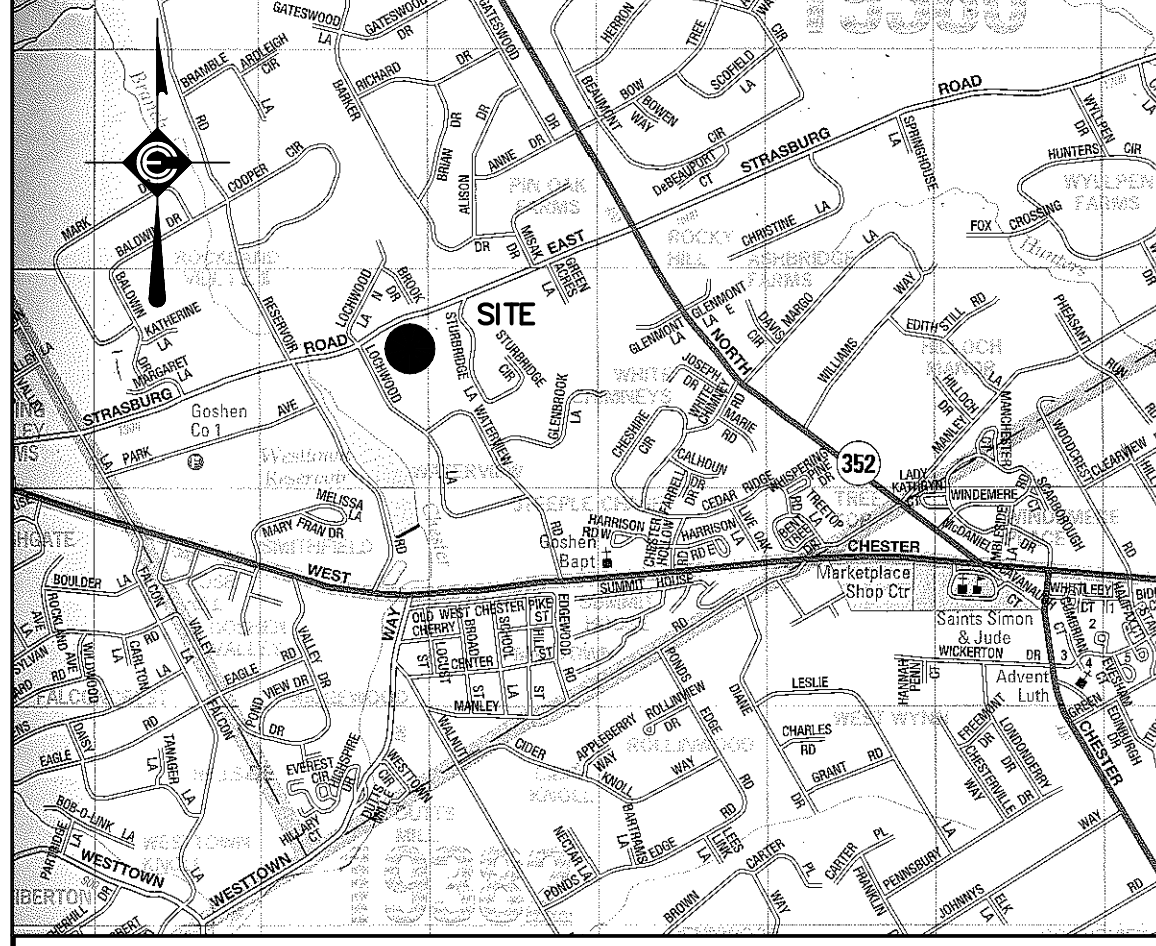
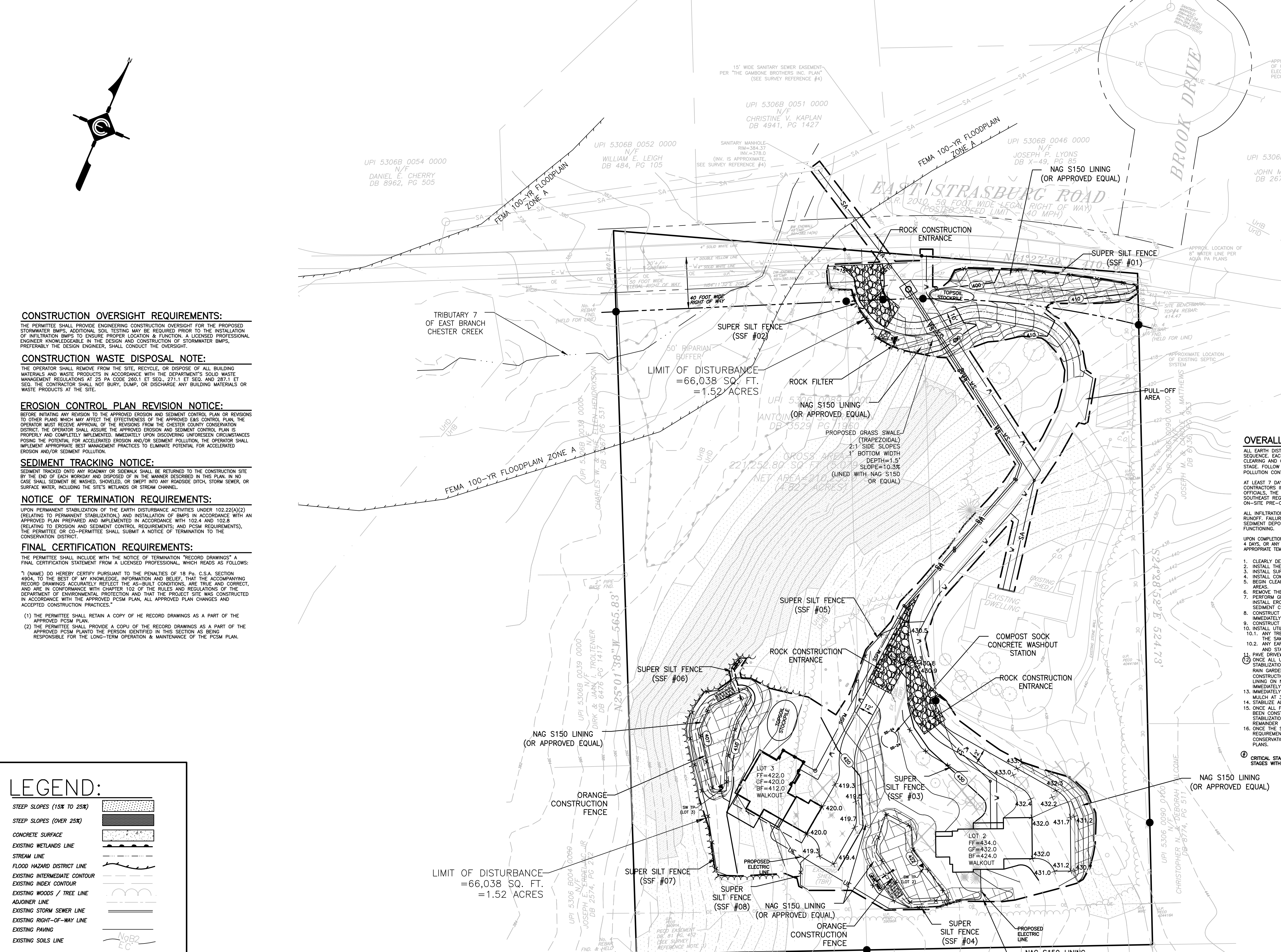
WILLIAMS (TRANSOCO GAS)
 2800 POST OAK BOULEVARD
 HOUSTON, TX 77056
 (800) 440-8475



REV. NO.	DATE	DESCRIPTION
1	1/10/17	PER COCD REVIEW LETTER DATED 1/4/17
2	12/15/16	CHANGES TO SANITARY SEWER DESIGN
3	12/12/16	PER COCD REVIEW LETTER DATED 12/8/16
4	10/17/16	PER TWP. REVIEW LETTER DATED 8/17/16 AND REVISED LAYOUT
5	12/23/16	PER TWP. REVIEW LETTER DATED 5/18/16



PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20160320567



CONSTRUCTION OVERSIGHT REQUIREMENTS:

THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BMPs. ADDITIONAL SOIL TESTING MAY BE REQUIRED PRIOR TO THE INSTALLATION OF INFILTRATION BMPs TO ENSURE PROPER LOCATION & FUNCTION. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BMPs, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

CONSTRUCTION WASTE DISPOSAL NOTE:

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE PRODUCTS IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTE PRODUCTS AT THE SITE.

EROSION CONTROL PLAN REVISION NOTICE:

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

SEDIMENT TRACKING NOTICE:

SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DEPOSITED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL SEDIMENT BE WASHED, SHOVELLED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER, INCLUDING THE SITE'S WETLANDS OR STREAM CHANNEL.

NOTICE OF TERMINATION REQUIREMENTS:

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITIES UNDER 102.22(a)(2) (RELATING TO PERMANENT STABILIZATION) AND INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL REQUIREMENTS AND PCQM REQUIREMENTS), THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE CONSERVATION DISTRICT.

FINAL CERTIFICATION REQUIREMENTS:

THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL WHICH READS AS FOLLOWS: "I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 P.S. C.S.A. SECTION 4884, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING 4884, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCQM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

- (1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PLAN.
- (2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PLAN FILED BY THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION & MAINTENANCE OF THE PCQM PLAN.

LEGEND:

STEPPED SLOPES (15% TO 25%)

STEPPED SLOPES (OVER 25%)

CONCRETE SURFACE

EXISTING WETLANDS LINE

STREAM LINE

FLOOD HAZARD DISTRICT LINE

EXISTING INTERMEDIATE CONTOUR

EXISTING INDEX CONTOUR

EXISTING WOODS / TREE LINE

ADVISORY LINE

EXISTING STORM SEWER LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING PAVING

EXISTING SOILS LINE

PROPOSED INTERMEDIATE CONTOUR

PROPOSED INDEX CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED STORM SEWER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED WATER LINE

PROPOSED WOODS / TREE LINE

SUPER SILT FENCE

LIMIT OF DISTURBANCE

NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)

NORTH AMERICAN GREEN S250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)

STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

STANDARD E&S CONTROL PLAN NOTES:

- ALL EARTH DISTURBANCE ACTIVITIES INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (OWNED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL WRITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCQM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR CONSTRUCTION OF CRITICAL STAGES OF IMPLEMENTATION OF THE E&S PLAN & A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, PREVIOUSLY UNBARRED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1176 FOR THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THE SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE GRADED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBSTRUCTIBLE MATERIALS.
- CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED TO THE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE E&S PLAN FOR THAT STAGE OF PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONAL AS DESCRIBED IN THE E&S PLAN.
- ALONG THE CHANGING CONSTRUCTION PHASES IS ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE TO PERFORM NECESSARY TASKS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATIONS SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. SUCH STOCKPILES SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE SLOPES SHALL NOT EXCEED 3:1 FEET. STOCKPILE SLOPES SHALL BE 25% OF FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTE SHALL BE REMOVED FROM THE SITE & RECYCLED OR DEPOSITED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTE OR UNSOLID BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCARDED AT THE SITE.
- ALL OFF-SITE WASTE AND/OR MATERIALS MUST BE IN ACCORDANCE WITH THE E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- CONSTRUCTION IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN. ALL FILL FORM FR-301 MUST BE RETURNED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE. A QUALIFIED SUBSTANCE INSPECTOR OR QUALITY CONTROL FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN. OVERLYNCHING VEGETATED AREAS.
- VEHICLES AND EQUIPMENT MAY NEVER EXCEED FROM PROPOSED LOTS UNLESS NECESSARY. ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. WHEN NECESSARY, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. WHEN NECESSARY, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. WHEN NECESSARY, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. WHEN NECESSARY, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY.
- MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAINFALL EVENT. REPAIRS TO EROSION AND SEDIMENT BMPs SHALL BE PERFORMED IMMEDIATELY. IF THE E&S PLAN SPECIFICS ARE EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- IF ANY EROSION AND SEDIMENT BMPs ARE FOUND TO BE DEFECTIVE OR NON-FUNCTIONAL, THEY MUST BE CORRECTED IMMEDIATELY. THE E&S PLAN SHALL BE MAINTAINED ON THE PLAN AND MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS.
- SEMENT TRACKING ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DEPOSITED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELLED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DEPOSITED OF IN THE MANNER DESCRIBED ON THE PLAN.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON GRASSLANDS). PRIOR TO RAKEING OF TOPSOIL AREAS TO BE VEGATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSIDES SHALL HAVE A MINIMUM OF 3 INCHES.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SURFACE SETTLEMENT, SUBSISTENCE OR OTHER RELATED ISSUES. FILL WILL BE PLACED IN 6" TO 8" LIFTS.
- ONCE ALL UPSTREAM AREAS ARE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE GRASS CONSTRUCTION ENTRANCES AND INSTALL THE MAIN GARDENS FOR LOT 2 AND LOT 3 (SEE SEPARATE "MAIN GARDEN SEQUENCE OF CONSTRUCTION" ON SHEET 6, PCQM NOTES AND DETAILS). INSTALL EROSION AND SEDIMENT CONTROL LINING ON NEWLY GRADED AREAS AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN IMMEDIATELY AFTER GRADING FOR EACH MAIN GARDEN IS COMPLETED.
- IMMEDIATELY STABILIZE ANY DORMANT DISTURBANCE WITH PERMANENT SEED MIXTURE, MULCH AT 3 TONS/AC, AND LINE AND FERTILIZER AS DESCRIBED.
- STABILIZE ALL DISTURBANCE AREAS.
- ONCE ALL FEATURES (INCLUDING THE PROPOSED BUILDINGS AND DRIVEWAY AREAS) HAVE BEEN CONSTRUCTED AND ALL DISTURBANCE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE THE SUPER SILT FENCES, ROCK FILTER, AND THE REMAINDER OF THE ROCK CONSTRUCTION ENTRANCE.
- ONCE THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, FILE AN IMPDET PERMIT NOTICE OF TERMINATION FORM WITH THE CONSERVATION DISTRICT PER THE "NOTICE OF TERMINATION REQUIREMENTS" NOTE IN THESE PLANS.

OVERALL SEQUENCE OF CONSTRUCTION:

- AT LEAST 7 DAYS BEFORE ANY EARTHMOVING BEGINS, THE OPERATOR SHALL WRITE ALL CONTRACTORS INVOLVED IN THIS PROJECT, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCQM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR CONSTRUCTION OF CRITICAL STAGES OF IMPLEMENTATION OF THE E&S PLAN & A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT, AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL INFILTRATION FACILITIES AND RAIN GARDENS SHALL BE PROTECTED FROM SEDIMENT-LADEN RUNOFF. FAILURE TO ADEQUATELY PROTECT INFILTRATION FACILITIES AND RAIN GARDENS FROM SEDIMENT DEPOSITION WILL REQUIRE REHABILITATION TO RESTORE THEM TO PROPER FUNCTIONING.
- UPON COMPLETION OF TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STATE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
- IF ANY TRACERS ARE USED FOR UTILITY INSTALLATIONS TO BE BACKFILLED AND STABILIZED IMMEDIATELY WITH EROSION CONTROL LINING (OR OTHER MEANS).
- ANY TRENCHES THAT ARE EXCAVATED FOR UTILITY INSTALLATIONS TO BE BACKFILLED AND STABILIZED IMMEDIATELY WITH EROSION CONTROL LINING (OR OTHER MEANS).
- PAVE DRIVEWAY AREAS.
- ONCE ALL UPSTREAM AREAS ARE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE GRASS CONSTRUCTION ENTRANCES AND INSTALL THE MAIN GARDENS FOR LOT 2 AND LOT 3 (SEE SEPARATE "MAIN GARDEN SEQUENCE OF CONSTRUCTION" ON SHEET 6, PCQM NOTES AND DETAILS). INSTALL EROSION AND SEDIMENT CONTROL LINING ON NEWLY GRADED AREAS AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN IMMEDIATELY AFTER GRADING FOR EACH MAIN GARDEN IS COMPLETED.
- IMMEDIATELY STABILIZE ANY DORMANT DISTURBANCE WITH PERMANENT SEED MIXTURE, MULCH AT 3 TONS/AC, AND LINE AND FERTILIZER AS DESCRIBED.
- STABILIZE ALL DISTURBANCE AREAS.
- ONCE ALL FEATURES (INCLUDING THE PROPOSED BUILDINGS AND DRIVEWAY AREAS) HAVE BEEN CONSTRUCTED AND ALL DISTURBANCE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE THE SUPER SILT FENCES, ROCK FILTER, AND THE REMAINDER OF THE ROCK CONSTRUCTION ENTRANCE.
- ONCE THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, FILE AN IMPDET PERMIT NOTICE OF TERMINATION FORM WITH THE CONSERVATION DISTRICT PER THE "NOTICE OF TERMINATION REQUIREMENTS" NOTE IN THESE PLANS.

- CRITICAL STAGES OF THE SEQUENCE OF CONSTRUCTION ARE CIRCLED, THESE STAGES WITHIN THE SEQUENCE. REDUCE INSPECTION BY THE SITE ENGINEER.
- ONCE ALL UPSTREAM AREAS ARE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE GRASS CONSTRUCTION ENTRANCES AND INSTALL THE MAIN GARDENS FOR LOT 2 AND LOT 3 (SEE SEPARATE "MAIN GARDEN SEQUENCE OF CONSTRUCTION" ON SHEET 6, PCQM NOTES AND DETAILS). INSTALL EROSION AND SEDIMENT CONTROL LINING ON NEWLY GRADED AREAS AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN IMMEDIATELY AFTER GRADING FOR EACH MAIN GARDEN IS COMPLETED.
- IMMEDIATELY STABILIZE ANY DORMANT DISTURBANCE WITH PERMANENT SEED MIXTURE, MULCH AT 3 TONS/AC, AND LINE AND FERTILIZER AS DESCRIBED.
- STABILIZE ALL DISTURBANCE AREAS.
- ONCE ALL FEATURES (INCLUDING THE PROPOSED BUILDINGS AND DRIVEWAY AREAS) HAVE BEEN CONSTRUCTED AND ALL DISTURBANCE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE THE SUPER SILT FENCES, ROCK FILTER, AND THE REMAINDER OF THE ROCK CONSTRUCTION ENTRANCE.
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PENNSYLVANIA ONE CALL

FOR ALL OTHER APPROPRIATE (MEMBERS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES OR STRUCTURES. THE LOCATION AND DEPTH OF EXISTING UTILITIES OR STRUCTURES, ETC., BEFORE THE START OF WORK. TELEPHONE: (800) 242-1176

UPI No. 5306-0089-0000

UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY
1000 PENNAC 1000 ROAD
BERWYN, PA 19112
(610) 648-7702

VERIZON PENNSYLVANIA INC.
600 BIRCH STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151

COMCAST
P.O. BOX 35
CONELLSVILLE, PA 19330
(800) 934-6489

WILLIAMS (TRANSO OAS)
3800 FIRST OAK SQUARE/VALE
HOUSTON, TX 77036
(800) 440-8476

GRAPHIC SCALE 1" = 40'

REV	NO.	DATE	DESCRIPTION
1	1/10/17	PER COCD REVIEW LETTER DATED 1/4/17	
2	1/12/16	CHANGES TO SANITARY SEWER DESIGN	
3	1/12/16	PER COCD REVIEW LETTER DATED 12/8/16	
2	10/17/16	PER TWP REVIEW LETTER DATED 8/17/16 AND REVISED LAYOUT	
1	12/31/16	PER PAOCCI REVIEW LETTER DATED 5/18/16	

EROSION & SEDIMENT CONTROL PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 7

SCALE: 1"=40'

SURVEY: MBS

DRAWN: TT

CHECKED: WK

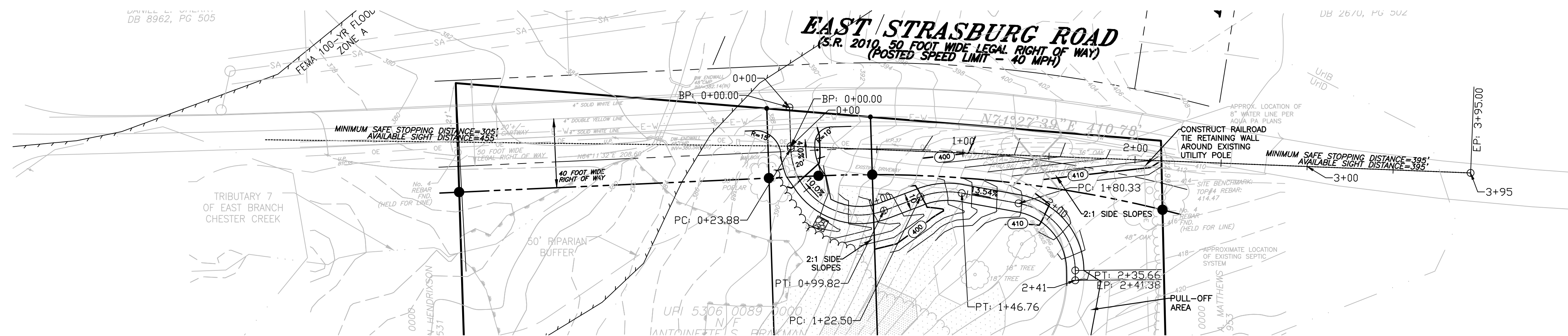
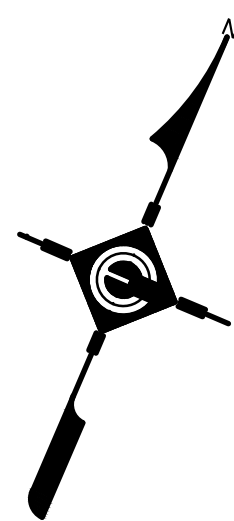
DRAWING NO. 201541-(C) OF: 11

COMMONWEALTH ENGINEERS, INC.

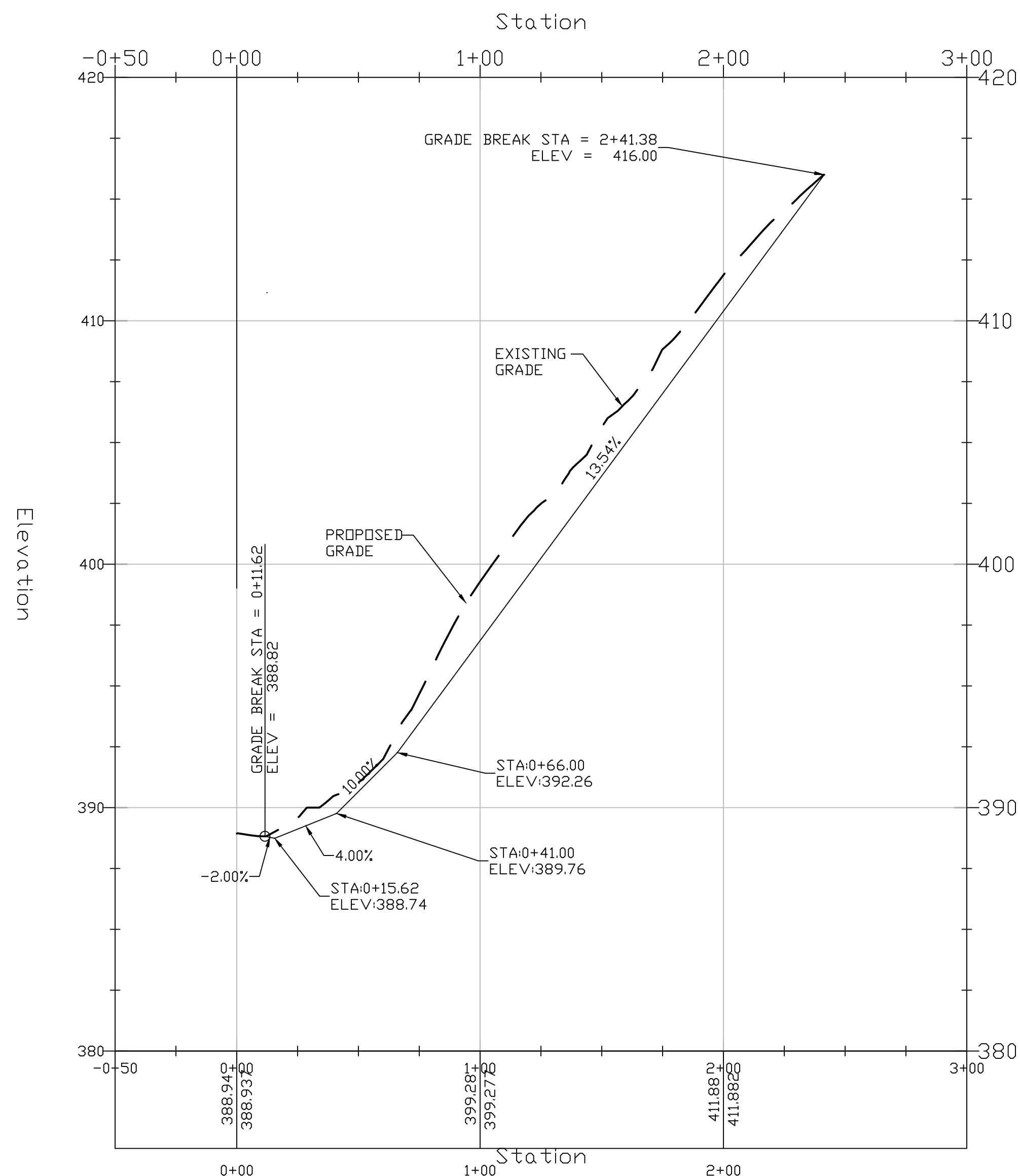
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM

UPI No. 5306-0089-0000

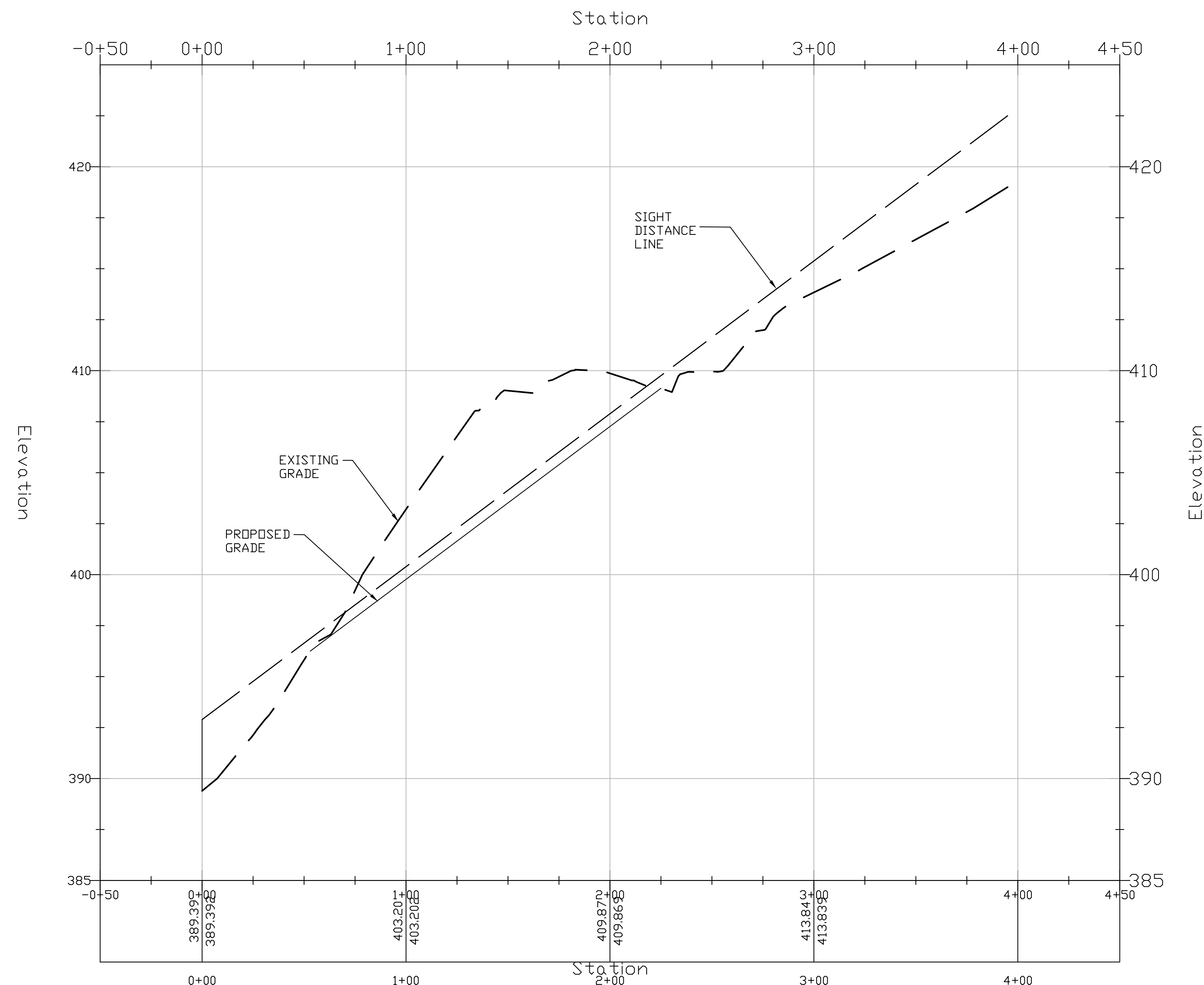
PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20160320567



PLAN VIEW
(SCALE: 1"=40')



PROFILE VIEW (DRIVEWAY ENTRANCE)
(SCALE: 1"=4' VERTICAL; 1"=40' HORIZONTAL)



PROFILE VIEW (RIGHT SIGHT DISTANCE LINE)
(SCALE: 1"=4' VERTICAL; 1"=40' HORIZONTAL)

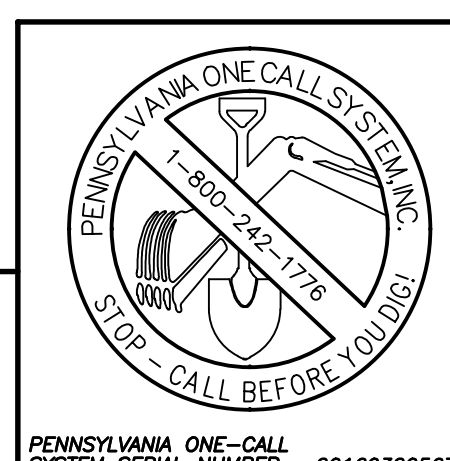
SIGHT DISTANCE NOTE:
SIGHT DISTANCES TO BE FIELD VERIFIED POST-CONSTRUCTION TO CONFIRM PROPER SIGHT DISTANCES ARE MET.

LEGEND:

STEEP SLOPES (15% TO 25%)	[Symbol]
STEEP SLOPES (OVER 25%)	[Symbol]
CONCRETE SURFACE	[Symbol]
EXISTING WETLANDS LINE	[Symbol]
STREAM LINE	[Symbol]
FLOOD HAZARD DISTRICT LINE	[Symbol]
EXISTING INTERMEDIATE CONTOUR	[Symbol]
EXISTING INDEX CONTOUR	[Symbol]
EXISTING WOODS / TREE LINE	[Symbol]
ADJACENT LINE	[Symbol]
EXISTING STORM SEWER LINE	[Symbol]
EXISTING RIGHT-OF-WAY LINE	[Symbol]
EXISTING PAVING	[Symbol]
EXISTING SOILS LINE	[Symbol]
PROPOSED INTERMEDIATE CONTOUR	[Symbol]
PROPOSED INDEX CONTOUR	[Symbol]
PROPOSED SPOT ELEVATION	X 513.4
PROPOSED STORM SEWER LINE	[Symbol]
PROPOSED SANITARY SEWER LINE	[Symbol]
PROPOSED WATER LINE	[Symbol]
PROPOSED WOODS / TREE LINE	[Symbol]
SUPER SILT FENCE	[Symbol]
LIMIT OF DISTURBANCE	[Symbol]
NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)	[Symbol]
NORTH AMERICAN GREEN SC250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)	[Symbol]
STABILIZED RIP-RAP CONSTRUCTION ENTRANCE	[Symbol]

PENNSYLVANIA ONE CALL
PURSUANT TO ACT 317, 318 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

UPI No.5306-0089-0000



UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY
1050 SHEPHERD ROAD
BERWYN, PA 19312
(610) 648-7702

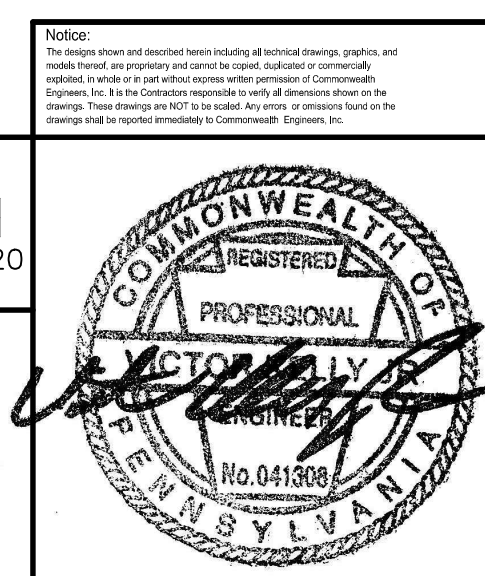
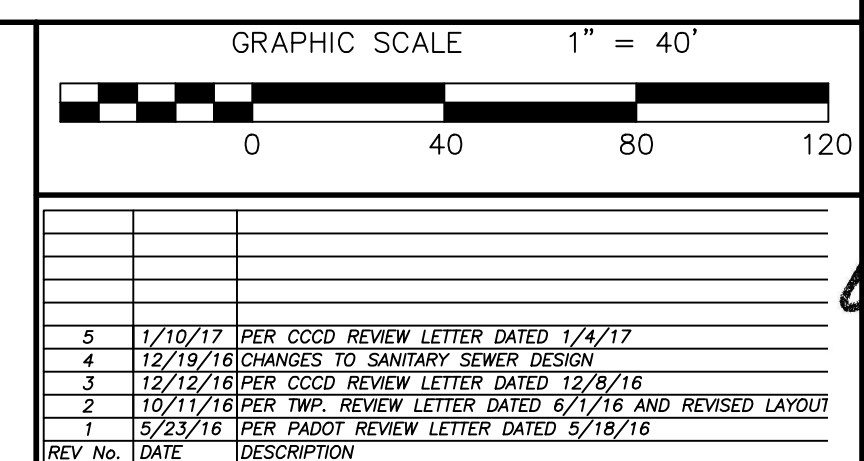
VERIZON PENNSYLVANIA INC.
300 NICK STREEK, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151

COMCAST
RE: 82 & MONACY RD.
P.O. BOX 351
CONEWING, PA 19320
(800) 934-6489

WILLIAMS (TRANSOCO GAS)
2800 POST OAK BOULEVARD
HOUSTON, TX 77056
(800) 440-8475

AQUA PA
762 W. LANCASTER AVE.
BRYN MAWR, PA 19010
(877) 967-2192

EAST GOSHEN TOWNSHIP
1580 PINE RIDGE
WEST CHESTER, PA 19380
(610) 692-7171



ENTRANCE DRIVEWAY PLAN & PROFILE

SUBDIVISION AND LAND DEVELOPMENT PLAN
(PRELIMINARY/FINAL) FOR
BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 9

SCALE: AS SHOWN

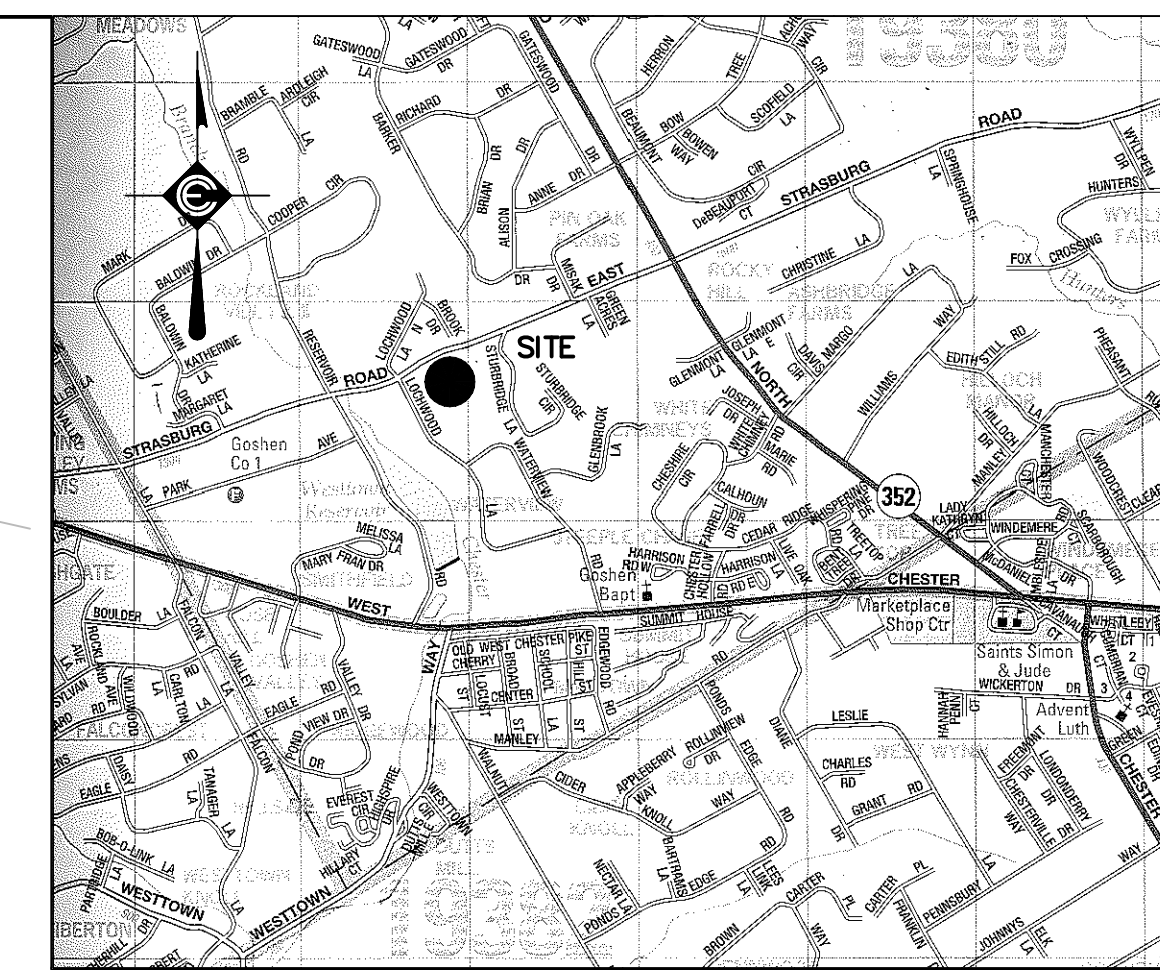
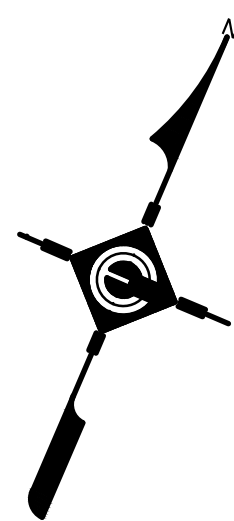
SURVEY: MBS

DRAWN: TT

CHECKED: WK

DRAWING NO. 201541-(C) OF: 11

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENG@CEI-1.COM



LOCATION MAP
SCALE 1" = 2000'

GENERAL NOTES:

- RECORD OWNER: ANTOINETTE BRAKMAN, 1420 E. STRASBURG ROAD, WEST CHESTER, PA 19380, UPI 5306-0089-0000 (TAK #53-6-89), PHONE: (610) 436-0152. DEED REFERENCES: DB 3529, PG. 1960.
- EQUITABLE OWNER: JIM BRANDOLINI, GUNSHON DEVELOPMENT CO., LLC, 1200 BURNING BUSH LANE, WEST CHESTER, PA 19380, PHONE: (610) 640-9174.
- TRACT AREA: 221,252.80 SQ. FT. / 5.079 ACRES (GROSS). LESS 40' ROAD RIGHT-OF-WAY: 17,552.849 SQ. FT. / 0.394 ACRES. NET TRACT AREA: 4.685 ACRES (NET).
- BOUNDARY AND PARTIAL TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., APRIL 2016.
- BENCHMARK: NO. 4 REBAR FOUND, NORTHEAST CORNER OF SITE. DATUM: ASSUMED USDS.
- WETLANDS DELINEATION BY VORTEX ENVIRONMENTAL, INC. AND SURVEYED BY COMMONWEALTH ENGINEERS, INC. IN MAY 2016.
- SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, IN AUGUST, 2014.
- UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).
- EXISTING SANITARY SYSTEM PRESENT ON SITE BUT NOT LOCATED.
- EXISTING IRON PINS ARE SHOWN AS THUS "O".
- THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
- THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
- FEMA FLOODPLAIN BOUNDARY TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 215F, MAP NUMBER 4206020315F, DATED SEPTEMBER 29, 2006.
- THIS PROJECT IS LOCATED IN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CHESTER CREEK WHICH HAS THE DESIGNATION OF TROUT STOCK FISHES (TSF, MFP) BY THE COMMONWEALTH OF PENNSYLVANIA.
- THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC SEWER TO BE THROUGH LOW PRESSURE FORCE MAIN TIED INTO AN EXISTING MANHOLE AS SHOWN.

TREE REMOVAL AND PROTECTION NOTES

- NEITHER PORTIONS OF TREE MASSES NOR SPECIMEN TREES SHALL BE CLEARED UNLESS ABSOLUTELY NECESSARY. ALL REASONABLE EFFORTS SHALL BE MADE TO PRESERVE THE EXISTING TREES.
- TREES TO BE RETAINED AFTER DEVELOPMENT MUST BE PROTECTED FROM DAMAGE DURING CONSTRUCTION ACTIVITIES. THE FOLLOWING PROCEDURES MUST BE OBSERVED IN ORDER TO PROTECT THOSE TREES THAT ARE TO REMAIN.
 - PROTECTION FROM MECHANICAL INJURY AND CONSTRUCTION.
 - ALL TREES TO BE RETAINED SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY ENCLOSING THE TREE(S) AT THE EDGE OF THE TREE PROTECTION ZONE (TPZ) WITH SECTIONS OF SNOW FENCE OR OTHER FENCING ATTACHED TO POSTS WHICH ARE BURIED 1/2 INCHES INTO THE GROUND WITH AT LEAST FOUR FEET ABOVE THE GROUND AND SET NOT MORE THAN 12 FEET APART. THIS FENCING SHALL NOT BE REMOVED WITHOUT TOWNSHIP PERMISSION.
 - CONSTRUCTION EQUIPMENT SHALL NOT OPERATE WITHIN THE TPZ NOR SHALL DIRT, ROCKS, DEBRIS OR OTHER MATERIALS BE PLACED THEREIN. THE AREA WITHIN THE TPZ SHALL NOT BE BUILT UPON, NOR SHALL ANY MATERIALS BE STORED THERE EITHER TEMPORARILY OR PERMANENTLY. VEHICLES AND EQUIPMENT SHALL NOT BE PARKED IN THE TPZ.
 - TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS OR FENCING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.
 - HEAVY EQUIPMENT OPERATORS SHALL NOT OPERATE OR PARK ANY EQUIPMENT WITHIN THE TPZ.
 - EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE AND CLEANLY PRUNED.
 - TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE LATERALLY PRUNED IMMEDIATELY.
 - CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF WITHIN THE DRIPLINE.
 - TRENCHING AND ROOT PRUNING SHALL TAKE PLACE WITHIN THE TPZ.
 - ROOT PRUNING SHOULD NOT BE DONE UNLESS ABSOLUTELY NECESSARY, AND IF NECESSARY, THEN NO MORE THAN ONE SIDE OF THE ROOT SYSTEM SHALL BE PRUNED IN A GIVEN YEAR. OPTIMUM TIMING IS AUTUMN.
 - FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN 25 FEET TO TREE TRUNKS.
 - PROTECTION FROM GRADE CHANGE.
 - RAISING THE GRADE, IF AN INCREASE IN THE GRADE OF THE LAND IS PROPOSED, THE APPLICANT SHALL INSTALL EITHER:
 - A SYSTEM OF GRAVEL AND DRAIN TILES AT THE OLD SOIL LEVEL OPENING INTO A DRY WELL BUILT AROUND THE TRUNK AND DESIGNED FOR EACH TREE, INDIVIDUALLY FITTING THE CONTOUR OF THE LAND SO THAT IT DRAINS WATER AWAY FROM THE TREE TRUNK.
 - A RETAINING WALL BETWEEN THE EXISTING GRADE AND HIGHER GRADE.
 - LOWERING THE GRADE, IF A LOWERING OF THE GRADE IS PROPOSED, THE APPLICANT SHALL USE ONE OF THE FOLLOWING METHODS, INDIVIDUALLY DESIGNED TO EACH TREE:
 - TERRACING THE GRADE.
 - PLACING A RETAINING WALL BETWEEN THE EXISTING GRADE AND THE LOWER GRADE.

SURVEY REFERENCE NOTES

- PLAN ENTITLED "BOUNDARY SURVEY PLAN FOR MS. ANTOINETTE BRAKMAN", PREPARED BY R.H. SMITH SURVEYORS, DATED MARCH 27, 2007.
- PLAN ENTITLED "REVERSE SUBDIVISION/SUBDIVISION PLAN FOR MICHAEL RIZZO", PREPARED BY BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, L.P., CONSULTING ENGINEERS AND LAND SURVEYORS, DATED NOVEMBER 30, 2001.
- RECO BLANKET RIGHT-OF-WAY CONTAINED IN MISCELLANEOUS DB 91, PG. 452.
- PLAN ENTITLED "THE GAMBOINE BROTHERS INC.", PREPARED BY HENRY S. CONROY INC., DIVISION OF CHESTER VALLEY ENGINEERS, DATED JUNE 6, 1973 (LAST REVISED SEPTEMBER 9, 1973).

LANDSCAPE NOTE

FOUNDATION PLANTINGS TO BE PROVIDED BY BUILDER.

TREE REMOVAL QUANTITIES

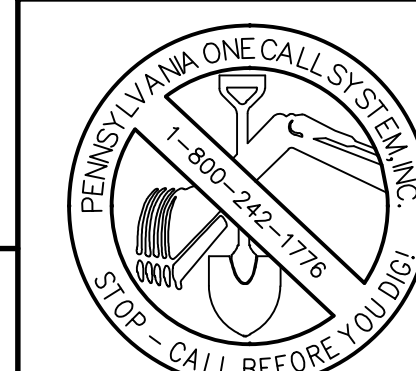
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION	QUANTITY OF EXISTING TREES ON SITE	QUANTITY OF TREES ALLOWED TO BE REMOVED	QUANTITY OF TREES TO BE REMOVED	PERCENTAGE OF TREES TO BE REMOVED
205-61C	336	67	42	12.5

LEGEND:

- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (OVER 25%)
- CONCRETE SURFACE
- EXISTING WETLANDS LINE
- STREAM LINE
- FLOOD HAZARD DISTRICT LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WOODS / TREE LINE
- ADJACENT LINE
- EXISTING STORM SEWER LINE
- EXISTING RIGHT-OF-WAY LINE
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- PROPOSED WATER LINE
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- SUPER SLYT FENCE
- LIMIT OF DISTURBANCE
- NORTH AMERICAN GREEN S150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- NORTH AMERICAN GREEN SC250 PERMANENT GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

PENNSYLVANIA ONE CALL
PURSUANT TO 2001 ACT 128 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., FROM OUR PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. TELEPHONE: (800) 242-1776

UPI No.5306-0089-0000



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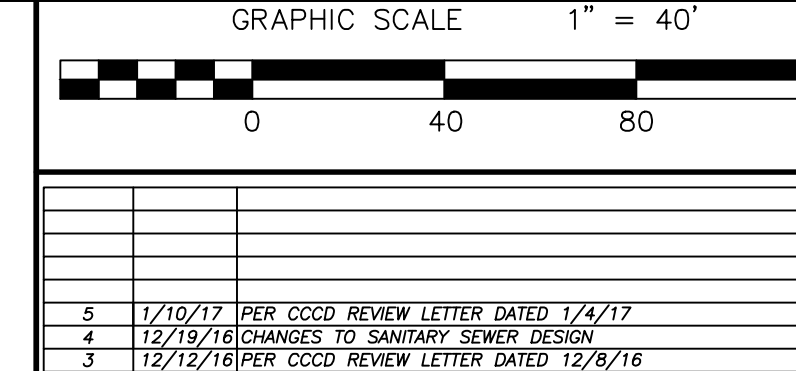
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COMCAST
RT. 62 & MONACY RD.
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LANDSCAPE PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 11

SCALE: 1"=40'

SURVEY: MBS

DRAWN: TT

CHECKED: WK

DRAWING NO. 201541-(C) OF: 11

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PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20160320567