EAST GOSHEN TOWNSHIP PLANNING COMMISSION

Meeting Agenda Wednesday, March 1, 2017 7:00 PM

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
 - 1. DVRPC Presentation on the aging demographics of the region (3/28/2017)
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. February 1, 2017
- F. Subdivision and Land Development Applications
 - 1. 1420 E. Strasburg Rd. (Brakman Property, SD/LD)
 - a. Revised Plans dated 2/20/2017
 - b. Applicant Response Letter dated 2/20/2017
 - c. Conservancy Board Letter dated 2/9/2017
 - d. Applicant LS Plan
- G. Conditional Uses and Variances
- H. Ordinance Amendments
 - 1. Medical Marijuana Ordinance Discussion
- I. Old Business
- J. New Business
- K. 2017 Goals
 - 1. Memo from Rick Smith re: 2017 Goals
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Bold Items indicate new information to review.

East Goshen Township Planning Commission Tracking Log

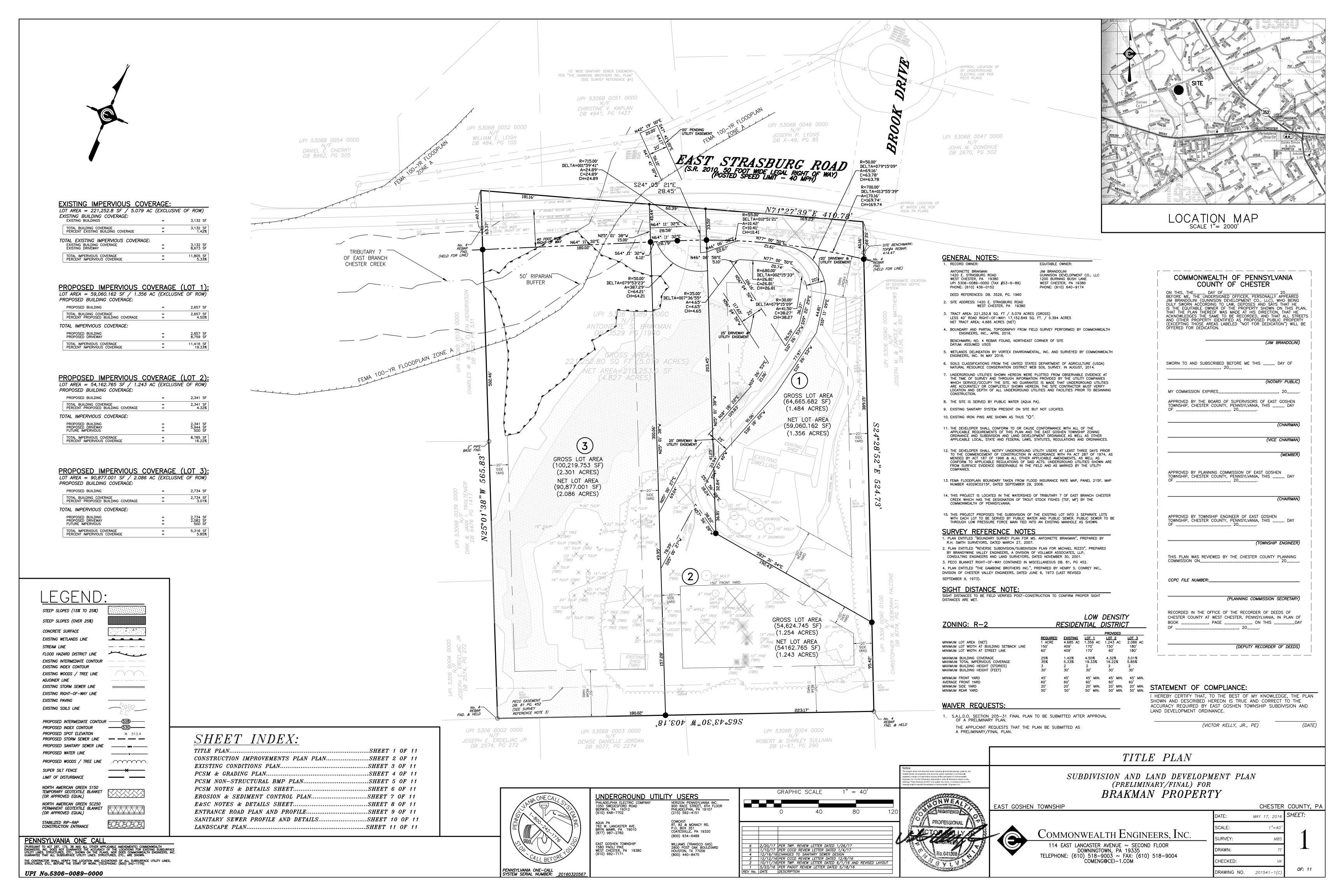
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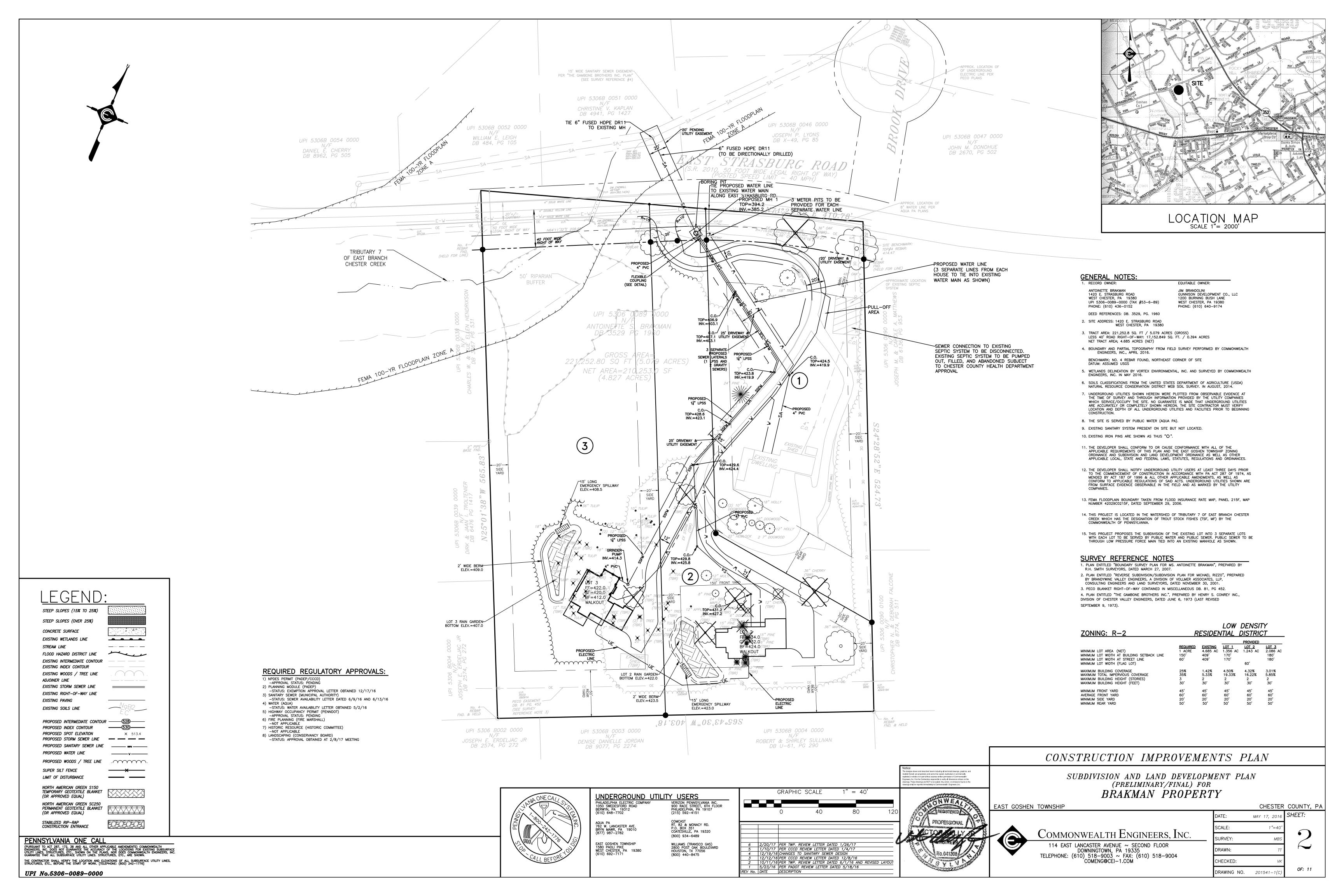
Bold = New Application or PC action required

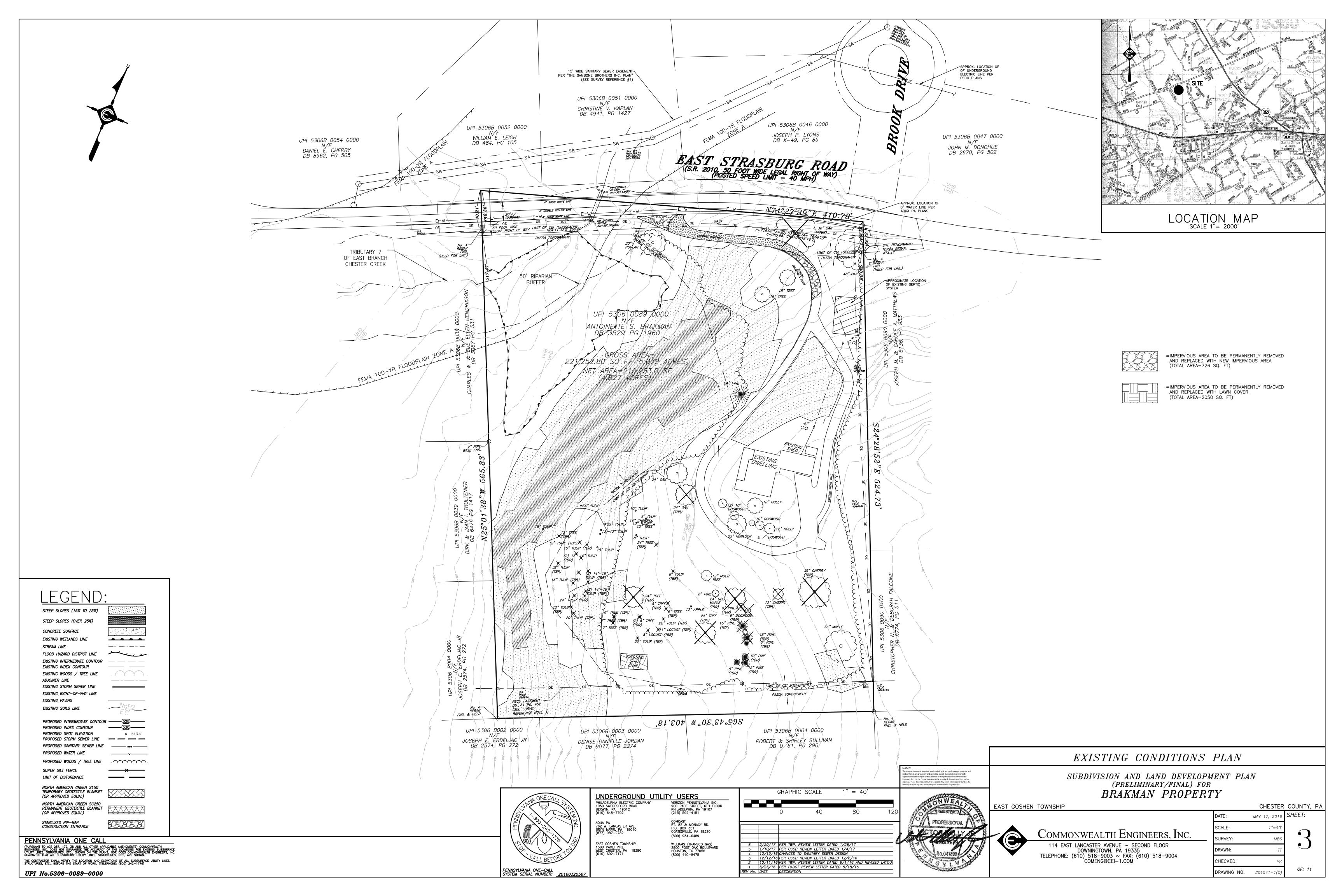
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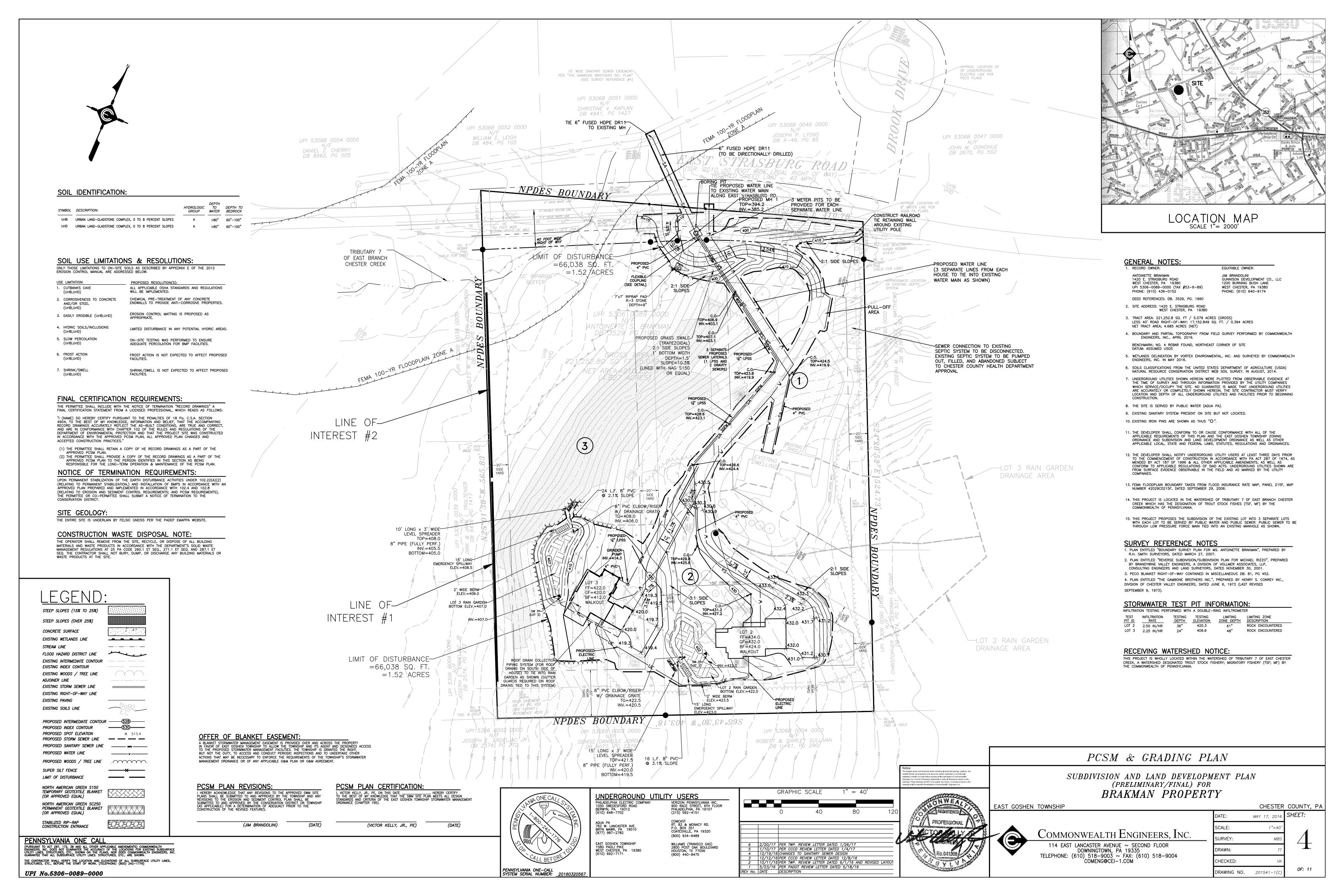
1	<u>Draft</u>
2	EAST GOSHEN TOWNSHIP
3	PLANNING COMMISSION MEETING
4	February 1, 2017
5	
6	The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday,
7	February 1, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman
8	Adam Knox, Jim McRee, Dan Daley, Monica Close and Brad Giresi. Also present was Mark Gordon,
9	Township Zoning Officer and Janet Emanuel, Township Supervisor.
10	
11	COMMON ACRONYMS:
12	BOS – Board of Supervisors CPTF – Comprehensive Plan Task Force
13	BC – Brandywine Conservancy CVS – Community Visioning Session
14	CB – Conservancy Board SWM – Storm Water Management
15	CCPC – Chester Co Planning Commission
16	
17	A. FORMAL MEETING – 7:00 pm
18	1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment
19	of silence to remember our troops.
20	2. Adam asked if anyone would be recording the meeting and if there were any public
21	comments about non-agenda items. There was no response.
22	3. Adam reviewed the Tracking Log and determined no need for a workshop
23	4. The Commission reviewed the meeting minutes from January 4, 2017, made two minor
24	corrections and the Chairman accepted the January 4, 2017 meeting minutes.
25 26	5. Mark mentioned that there is going to be a joint meeting / presentation on the aging
20 27	demographics of the region soon, presented by the DVRPC. Date to be determined.
28	B. SUBDIVISION & LAND DEVELOPMENT APPLICATIONS
29	1. 1420 E. Strasburg Road (Brakman Property) - Jim Brandolini, equitable owner of the
30	property was present to update the commission on the status of the SD&LD plan. Jim reviewed the
31	revised plan for 1 existing home and 2 new homes. The layout for new home #2 has been changed so the
32	storm water will flow down the hill to E. Strasburg Road. They received a letter from the County with
33	changes, which have been made. The neighbor on the other side of E. Strasburg has granted an easement
34	to allow for better public sewer/water installation. Jim will submit the final revised plans to the Township
35	for review. There are just some loose details to clarify on the plans.
36	
37	C. LIAISON REPORT
38	1. Board of Supervisors – Janet reported that the Board is interviewing candidates for vacant
39	ABC positions and the PC should have a full complement in March.
40	
41	D. OLD BUSINESS
42	1. Goals for 2017 –Goals for 2017 will be Paoli Pike Trail, Zoning Ordinance review and
43	discuss emerging trends
44	
45	ADJOURNMENT The selection of order leadings Day was also allowed the westing Day descended the westing
46 47	There being no further business, Dan moved to adjourn the meeting. Brad seconded the motion.
47 49	The meeting adjourned at 8:40 pm. The next regular meeting will be held on Wednesday, March 1,
48 49	2017 at 7:00 pm.
50	Respectfully submitted,
51	Mark Gordon, Township Zoning Officer
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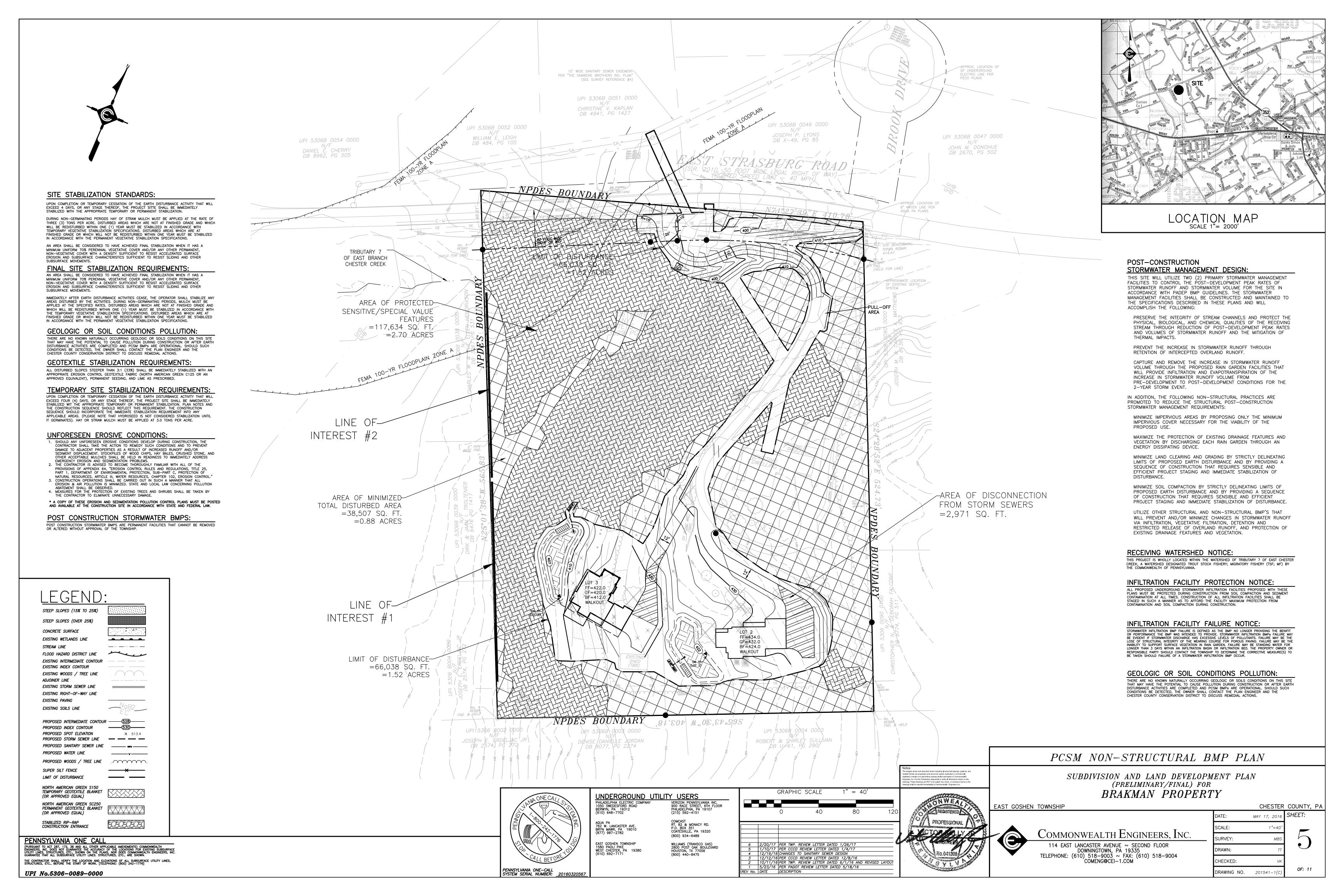
PC 2-1-17 draft 1











APPLICANT/RESPONSIBLE PARTY: GUNNISON DEVELOPMENT CO., 1200 BURNING BUSH LANE, WEST CHESTER, PA 19380,

PROJECT DESCRIPTION (PER EAST GOSHEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE SECTION 195-27.C:

1) The project site is currently a combination of woods, meadow, and lawn with one existing dwelling and two existing sheds. There is also an existing septic system on the site. Stormwater runoff drains off the site from east to west into Tributary 7 of East Branch Chester

2) This site achieves the requirements of East Goshen Township Stormwater Management Ordinance Section 195-18 by controlling stormwater runoff to pre-development conditions.

These requirements are displayed throughout the PCSM Plans, E&SPC Plans, and the corresponding reports. 3) This site achieves the requirements of East Goshen Township Stormwater Management Ordinance Sections 195-15 through 195-25 through the use of a variety of stormwater BMP's (rain gardens) and conveyance systems (swales) to control stormwater runoff to pre-development conditions while complying with the design standards stated in the above

stormwater management ordinance sections. 4) This project proposes the construction of 2 new dwellings and new paved driveway areas Stormwater runoff from the new buildings will be directed to individual on-lot rain gardens through overland flow or roof drain collection piping systems. These rain gardens will retain and infiltrate runoff for the various design storms. Erosion and sediment control will be achieved primarily through the use of silt fences.

5) The project proposes no adverse effects on adjacent or downstream properties or conveyance systems since the project proposed the use of stormwater BMP's that will control stormwater runoff to pre-development conditions for various design storm events and that will retain runoff volume onsite for the 2-year storm.

6) The project implements water quality BMP's in the form of conserving of riparian buffers and minimizing of total disturbed areas. 7) Construction of this project is anticipated to begin the winter of 2017 and end the summer of 8) This project will be constructed as a single phase

SWM GENERAL NOTES:

THE STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP SHALL BE ON SITE HROUGHOUT THE DURATION OF THE REGULATED ACTIVITY. 2) THE SWM PLAN FOR THIS PROJECT IS ASSOCIATED WITH THE POST-CONSTRUCTION TORMWATER MANAGEMENT NARRATIVE NAMED "BRAKMAN PROPERTY" AND DATED 5/17/16. 3) THE SWM PLAN FOR THIS PROJECT IS ASSOCIATED WITH THE "EROSION AND SEDIMENT CONTROL PLAN" (SHEET 7) OF THE FULL SITE PLAN SET TITLED "BRAKMAN PROPERTY" DATED

4) THE RECORD OWNER EACH LOT WILL BE RESPONSIBLE FOR ONGOING INSPECTIONS, OPERATION, RÉPAIR, AND MAINTENANCE OF THE SWM BMP'S AND CONVEYANCES AFTER THE COMPLETION OF

INFILTRATION GENERAL NOTES:

1) DURING SITE CONSTRUCTION ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL O) DURING SITE CONSTRUCTION INFILTRATION AREAS SHALL BE PROTECTED FROM SEDIMENTATION. 3) AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPACTION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW. 4) ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.

RAIN GARDEN

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. FOLLOW ALL GUIDELINES AND PROCEDURES AS STATED IN "EROSION & SEDIMENTATION POLLUTION CONTROL MEASURES" DURING ENTIRE CONSTRUCTION

EXCAVATE RAIN GARDEN AREA AND CONSTRUCT BERM, EMERGENCY SPILLWAY, OUTLET PIPE, AND EVEL SPREADER WHILE KEEPING CONSTRUCTION EQUIPMENT OFF RAIN GARDEN BOTTOM AS MUCH AS (2.) BACKFILL RAIN GARDEN BOTTOM WITH AMENDED SOIL/PLANTING MIXTURE.

PLANT BOTTOM OF RAIN GARDEN WITH THE "RAIN GARDEN SEED MIXTURE" OR AN APPROVED FOLLOW REQUIRED MAINTENANCE AND MONITORING GUIDELINES.

$\ensuremath{\bigoplus}$ critical stages of the sequence of construction are circled. These stages within the sequence require inspection by the site engineer.

RAIN GARDEN

LONG-TERM MAINTENANCE SCHEDULE:

THE OWNER OF THE PROPERTY AND ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ALL ROUTINE AND NON-ROUTINE MAINTENANCE AS DESCRIBED BELOW. MAINTENANCE IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE RAIN GARDEN FACILITY, AND SHOULD TAKE PLACE AT LEAST 2 TIMES PER YEAR. A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES SHALL BE MADE AVAILABLE UPON REQUEST. REPLACEMENT OF THIS PCSM BMP MAY BE REQUIRED TO ENSURE PROPER FUNCTION AND OPERATION

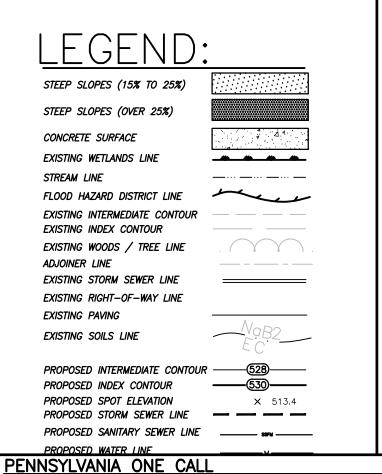
. DETRITUS MAY NEED TO BE REMOVED ONCE A YEAR. . PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON. THE RAIN GARDEN SHOULD BE INSPECTED AT LEAST 2 TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC. DURING PERIODS OF EXTENDED DROUGHT. THE RAIN GARDEN MAY REQUIRE WATERING. 5. FAILURE OF THE RAIN GARDEN OCCURS WHEN THE RAIN GARDEN DOES NOT DEWATER WITHIN 72 HOURS AFTER A RUNOFF EVENT. IN THE EVENT OF FAILURE OF THE RAIN GARDEN, THE PLUG THAT WAS USED TO COVER THE 2" CIRCULAR ORIFICE IN THE RISER PIPE SHALL BE REMOVED UNTIL THERE IS NO LONGER ANY STANDING WATER REMAINING IN THE RAIN GARDEN. ONCE THE RAIN GARDEN HAS BEEN DEWATERED, THE PLUG SHALL BE REPLACED

RAIN GARDEN SEED MIXTURE:

PERCENT WEIGHT SPECIES NAME COMMON NAME Chasmanthium latifolium (Uniola latifolia)
PA/VA Ecotype blend
Carex vulpinoidea, PA Ecotype
Elymus virginicus, PA, Ecotype
Agrostis perennans, PA Ecotype
Carex scoparia, PA Ecotype RIVER OATS, PA/VA ECOTYPE BLEND 46% VIRGINIA WILDRYE, PA ECOTYPE
AUTUMN BENTGRASS, PA ECOTYPE
BLUNT BROOM SEDGE, PA ECOTYPE Juncus effusus PATH RUSH, PA ECOTYPE Juncus tenuis, PA Ecotype SEED MIX APPLICATION RATE: 15 LBS/ACRE WITH A COVER CROP OF GRAIN RYE AT 30 LBS/ACRE ERNST CONSERVATION SEEDS 8884 MERCER PIKE MEADVILLE, PA 16335 PHONE: (800) 873–3321 FAX: (814) 336–2403 SEED MIX AVAILABILITY: PRODUCT No.: ERNMX-180-1

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.



PERMANENT SEED MIXTURE:

PERCENT PURITY GERMINATION KENTUCKY BLUE GRASS VARIETIES PENNSTAR/PENNFINE PERENNIAL RYEGRASS 85% PENNLAWN FESCUE

TEMPORARY SEED MIXTURE:

SITE PREPARATION: APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK INTO THE SOIL WHERE POSSIBLE SUCURE A SOIL TEST BEFORE APPLICATION OF PERMANENT SEEDING. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

SPECIES:
FOR SPRING SEEDING (UP TO JUNE 15) LBS/ACRE: ANNUAL RYEGRASS OR SPRING OATS 96 (3 BU) 64 LBS OATS (2BU) + 20 LBS ANNUAL OR SPRING OATS PLUS RYEGRASS OR PERENNIAL RYGRASS OR WINTER WHEAT 180 (3 BU) OR WINTER RYE 168 (3 BU) FOR LATE SPRING & SUMMER SEEDING (JUNE 16 TO AUGUST 15) ANNUAL RYEGRASS

OR JAPANESE OR FOXTAIL MILLET OR SPRING OATS 96 (3 BU) OR WINTER WHEAT 180 (3 BU) OR WINTER RYE 168 (3 BU) FOR LATE SUMMER & FALL SEEDING (AUGUST 16 AND LATER)

ANNUAL RYEGRASS OR SPRING OATS (CAN BE USED BUT WILL WINTER KILL) OR WINTER WHEAT 180 (3 BU) OR WINTER RYE

MULCH, LIME, FERTILIZER, SOD & SEED NOTES:

APPLIED MILCH SHALL BE EITHER HAY/STRAW OR HYDROMULCH, HAY/STRAW MULCI SHALL BE FREE OF WEEDS AND, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED TO ALL AREAS AT A RATE OF 3 TONS PER ACRES, ON STEEP SLOPE AREAS GREATER THAN 3:1), COVER SEEDED AREAS WITH AN ACCEPTABLE GEOTEXTILE EROSION CONTROL BLANKET. ALL AREAS RECEIVING HAY/STRAW MULCH SHALL BE IMMEDIATELY ANCHORED EITHER BY CRIMPING WITH A TRACTOR DRAWN IMPLEMENT OR WITH EMULSIFIED ASPHALT CONTAINING NO SOLVENTS OR DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE UNIFORMLY APPLIED AT THE RATE OF 31 GAL. PER 1,000 SQUARE YARDS.

HYDROMULCH SHALL BE COMPOSED OF WOOD FIBER OR RECYCLED PAPER AND SHALL BE MECHANICALLY APPLIED AT THE RATE OF 65 LBS PER 1,000 SQUARE

10-20-20 FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO

AGRICULTURAL GRADE LIME SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO SEEDING AT THE RATE OF FOUR (4) TONS PER ACRE.

SEEDING AT THE RATE OF ONE THOUSAND (1,000) LBS PER ACRE KENTUCKY BLUEGRASS SOD (IF CALLED FOR.) SHALL BE GROWN UNDER THI SUPERVISION OF THE PA DEPARTMENT OF AGRICULTURE BUREAU OF PLANT

NDUSTRY OR BE COMPOSED OF ONLY BLUE TAC CERTIFIED SEED. ALL SEED SHALL BE FRESH. ALL NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ILL SEED SHALL BE FURNISHED IN SCALE STANDARD TO KIND. PERCENT BY VEIGHT,PURITY AND GERMINATION, THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE LIST FURNISHEI WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED, SPREAD AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET (MINIMUM). FOR SLOPE 3:1 OR

GREATER, USE 7.5 POUNDS OF SEED PER 1,000 SQUARE FEET.

SEEDING & MULCHING NOTES:

DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED MUST BE IMMEDIATELY SEEDED AND MULCHED. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES (MINIMUM OF 3 TONS/ACRE.) DISTURBED AREAS WHICH ARE T AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR SHALL E IMMEDIATELY MULCHED AT 3 TONS PER ACRE AND SEEDED WITH A QUICK—GROWING TEMPORARY SEED MIXTURE. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE IMMEDIATELY MULCHED AT 3 TONS

PER ACRE AND SEEDED WITH THE PERMANENT SEED MIXTURE. LIME SHALL BE APPLIED IN ALL CASES AT THE PRESCRIBED RATE.

DIVERSIONS, CHANNELS, SWALES, SEDIMENT BASINS, SEDIMENT TRAPS AND SOIL STOCKPILES SHALL BE SEEDED AND MULCHED IMMEDIATELY.

HAY/STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 3 TONS PER ACRE.

AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEEDED AND MULCHED WITHIN THE APRIL 15TH TO OCTOBER 15TH GERMINATION WINDOW. SEEDING WILL BE ACCOMPLISHED THROUGH HYDROSEEDING OF CONVENTIONAL SEEDING METHODS.

5. GEOTEXTILE EROSION CONTROL CHANNEL LINING AND SLOPE PROTECTION SHALL BE INSTALLED WHERE INDICATED AND PER THE MANUFACTURER'S SPECIFICATIONS IMMEDIATELY UPON THE COMPLETION OF GRADING ACTIVITIES.

BMP MAINTENANCE REQUIREMENTS:

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

A. THE LOCATION AND SEVERITY OF THE BMPs FAILURE AND ANY POLLUTION EVENTS. STEPS TAKEN TO, REDUCE, ELIMINATE, & PREVENT RECURRENCE OF NON-COMPLIANCE.

C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS:

UNTIL THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL POBMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE

THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPS. FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSUREOF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE FOR PCSM BMPS AND PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEBALE BY SUBSEQUENT GRANTEES, AND PROVIDE PROOF OF FILING WITH THE NOTICE OF TERMINATION LINDER 102 (RIG)(5) (RELATING TO PERMIT TERMINATION.) THE NOTICE OF TERMINATION UNDER 102.7(B)(5) (RELATING TO PERMIT TERMINATION.) THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPS OR TO PERFORM LONG-TERM OPERATION

AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE DEPARTMENT A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFERLONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM PERATION AND MAINTENANCE OF THE PCSM BMPS LOCATED ON THE PROPERTY PCSM REPORTING AND RECORD KEEPING: THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

PCSM FACILITY SCHEDULE OF INSPECTIONS: REGULARLY SCHEDULED INSPECTIONS: ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSPECTED AT LEAST 2 TIMES PER YEAR TO ENSURE PROPER FUNCTIONALITY AND THE CONTINUING INTEGRITY OF THE FACILITY.

SPOT INSPECTIONS: ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSPECTED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL EVENT TO ENSURE PROPER FUNCTIONALITY AND THE CONTINUING INTEGRITY OF THE FACILITY. ANY MAINTENANCE, REPAIR OR FACILITY REPLACEMENT SHALL BE IMMEDIATELY PERFORMED IN ACCORDANCE WITH THE MAINTENANCE PROCEDURES DESCRIBED IN THESE PLANS.

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.

OVERALL SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. FOLLOW ALL GUIDELINES AND PROCEDURES AS STATED IN "EROSION & SEDIMENTATION POLLUTION CONTROL MEASURES" DURING ENTIRE CONSTRUCTION PROCEDURE. AT LEAST 7 DAYS BEFORE ANY EARTHMOVING BEGINS, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THIS PROJECT, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE PLAN ENGINEER, THE CHESTER COUNTY CONSERVATION DISTRICT, AND THE SOUTHEAST REGIONAL OFFICE DEPARTMENT OF ENVIRONMENTAL PROTECTION ENGINEER TO AN

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

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.

ALL PADOT HOP WORK TO BE STARTED AT THE BEGINNING OF CONSTRUCTION AND TO BE COMPLETED BEFORE PROCEEDING WITH THE REST OF THE CONSTRUCTION ACTIVITIES. . CLEARLY DELINEATE ALL PROPOSED DISTURBANCE LIMITS AND TREES TO BE PROTECTED. INSTALL THE STABILIZED ROCK CONSTRUCTION ENTRANCES.
INSTALL SUPER SILT FENCES AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN. INSTALL COMPOST SOCK CONCRETE WASHOUT STATION

AREAS.

REMOVE THE EXISTING SHED AS NOTED ON THE PLANS. PERFORM GRADING OPERATIONS FOR DRIVEWAY AREAS AND AROUND PROPOSED BUILDINGS INSTALL EROSION CONTROL LINING ON NEWLY GRADED AREAS AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN IMMEDIATELY AFTER GRADING FOR EACH AREA IS COMPLETED.

8. CONSTRUCT GRASS SWALE #1, RIP—RAP PAD, AND ASSOCIATED EROSION CONTROL LINING. IMMEDIATELY INSTALL ROCK FILTER AS SHOWN ON PLAN.

9. ADD 2A STONE BETWEEN EXISTING DRIVEWAY AND PROPOSED BUILDING LOCATIONS.

BEGIN CLEARING AND GRUBBING OF AREAS FOR THE PROPOSED BUILDINGS AND DRIVEWAY

CONSTRUCT BUILDINGS 11. INSTALL UTILITIES.
11.1. ANY TRENCHES THAT ARE EXCAVATED FOR UTILITY INSTALLATIONS TO BE BACKFILLED THE SAME DAY.

11.2. ANY EARTH DISTURBANCE ASSOCIATED WITH UTILITY INSTALLATIONS TO BE RESTORED AND STABILIZED IMMEDIATELY WITH EROSION CONTROL LINING (OR OTHER MEANS).

PAVE DRIVEWAY AREAS. 13 ONCE ALL UPSTREAM AREAS ARE STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, REMOVE ORANGE CONSTRUCTION FENCES AND INSTALL THE RAIN GARDENS FOR LOT 2 AND LOT 3 (SEE SEPARATE "RAIN GARDEN SEQUENCE OF CONSTRUCTION" ON SHEET 6, PCSM NOTES AND DETAILS). INSTALL EROSION CONTROL LINING ON NEWLY GRADED AREAS AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN IMMEDIATELY AFTER GRADING FOR EACH RAIN GARDEN IS COMPLETED. 14. IMMEDIATELY STABILIZE ANY DORMANT DISTURBANCE WITH PERMANENT SEED MIXTURE

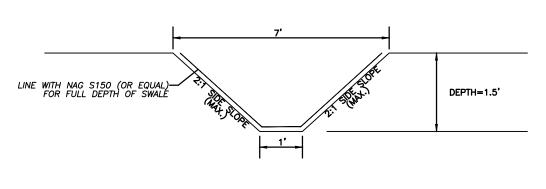
15. STABILIZE ALL DISTURBANCE AREAS.

16. 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. REMAINDER OF THE NOOR CONSTRUCTION ENTRANCE.

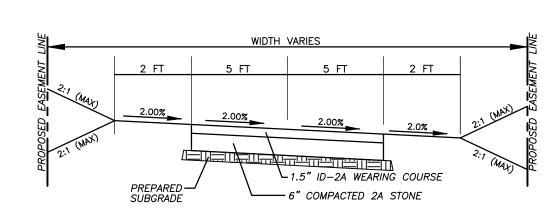
ONCE THE SITE HAS BEEN STABILIZED IN ACCORDANCE WITH FINAL SITE STABILIZATION REQUIREMENTS, FILE AN NPDES PERMIT NOTICE OF TERMINATION FORM WITH THE CONSERVATION DISTRICT PER THE "NOTICE OF TERMINATION REQUIREMENTS" NOTE IN THESE PLANS.

CRITICAL STAGES OF THE SEQUENCE OF CONSTRUCTION ARE CIRCLED. THESE STAGES WITHIN THE SEQUENCE REQUIRE INSPECTION BY THE SITE ENGINEER

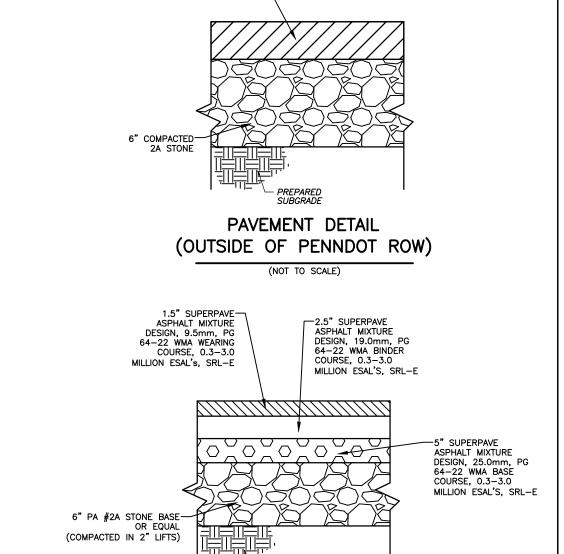
MULCH AT 3 TONS/AC, AND LIME AND FERTILIZER AS PRESCRIBED.



GRASS SWALE DETAIL (TYPICAL SECTION) (NOT TO SCALE)



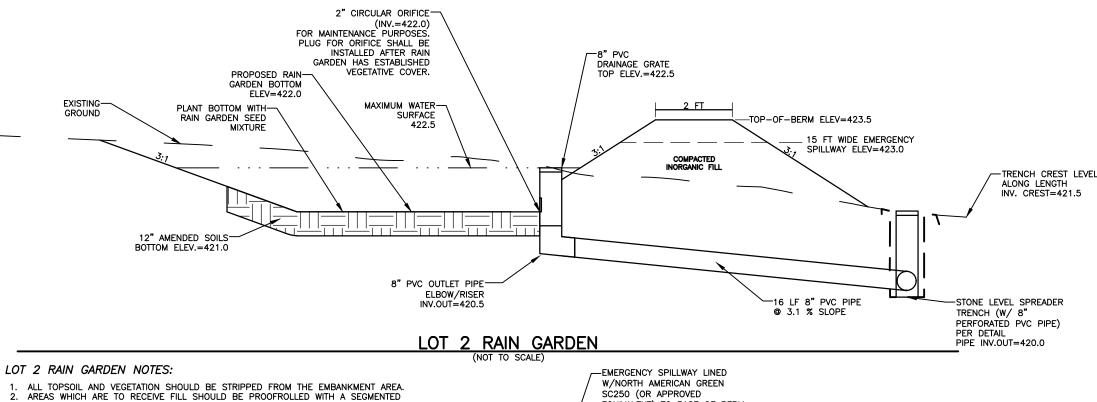
PROPOSED PRIVATE DRIVEWAY CROSS SECTION DETAIL (OUTSIDE OF PENNDOT ROW)



1.5" ID-2A WEARING COURSE-

PAVEMENT DETAIL (WITHIN PENNDOT RIGHT-OF-WAY

-TRENCH CREST LEV ALONG LENGTH INV. CREST=408.0



PAD OR "SHEEPSFOOT" ROLLER PRIOR TO FILL PLACEMENT. ANY SOFT OR UNSTABLE AREAS NOTED DURING THE PROOFROLLING SHALL BE UNDERCUT TO SUITABLE MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER.

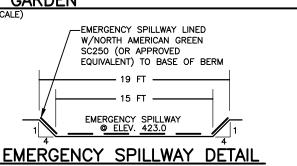
ALL EMBANKMENT FILL SHALL CONSIST OF INORGANIC, READILY COMPACTIBLE,
PREDOMINATELY CLAY SOIL FREE OF TRASH, FROZEN MATERIAL, ORGANIC INCL

PENNSYLVANIA ONE—CALL SYSTEM SERIAL NUMBER:

THICKNESS OF EIGHT INCHES (8"). EACH LIFT SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM "MODIFIED" DRY DENSITY AS DETERMINED BY ASTM D 1557.

FULLY PERFORATED 8"-PVC PIPE

PLAN VIEW



(NOT TO SCALE) PROVIDE GEOTEXTILE-ELEV=421.5

No.57 [TYP] @ 3.1% SLOPE PROFILE VIEW

STONE TRENCH LEVEL SPREADER & PERFORATED PIPE DETAIL (FOR LOT 2 RAIN GARDEN)

No.57 TYP

THE PERFORATED PIPE / STONE TRENCH LEVEL SPREADER SHALL BE CONSTRUCTED SO THAT THERE IS A MINIMUM OF
10 INCHES OF COVER OVER THE TOP OF THE PIPE.
 A TEE FITTING SHALL BE USED TO CONNECT THE TWO PERFORATED LEVEL SPREADER PIPES TO THE STORMWATER FACILITY

(NOT TO SCALE)

AMENDED SOIL TO DEPTH 12" (MIN) -PLANT BOTTOM OF RAIN GARDEN WITH THE "RAIN GARDEN SEED MIXTURE" TO ELEVATION 422.5 ELEV.=422.5 -AMENDED SOIL/PLANTING AMENDED SOILS DETAIL (FOR LOT 2 RAIN GARDEN)

1.AMENDED SOILS SHALL BE A 2:1 MIXTURE OF BASE SOIL TO COMPOSTED ORGANIC MATERIAL. AMENDED SOIL DEPTH SHALL BE 6" MINIMUM, AND THE AMENDED SOILS SHALL EXTEND TO ELEVATION 422.5 (THE LEVEL OF NON-DRAINING BMP STORAGE). 2.SOILS SHALL HAVE A pH OF BETWEEN 5.5 AND 6.5, A CLAY CONTENT OF LESS THAN 10%, AND BE FREE OF TOXIC SUBSTANCES AND UNWANTED PLANT MATERIAL. SOILS HAVE AN ASSUMED POROSITY OF 20% WITH AN ASSUMED PERMEABILITY RATE OF AROUND 3.3 IN/HR. 3.THE RAIN GARDEN SHALL BE PLANTED WITH THE "RAIN GARDEN SEED MIXTURE" OR AN APPROVED EQUIVALENT. 4.THE AMENDED SOILS CAN EITHER BE PRE-MIXED AND IMPORTED OR BE MIXED ONSITE ACCORDING TO THE BASE SOIL TO COMPOST MATERIAL PROPORTION SPECIFIED IN NOTE 1.

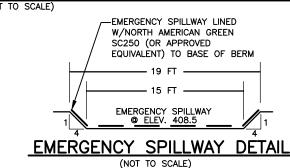
FOR MAINTENANCE PURPOSES PLUG FOR ORIFICE SHALL BE INSTALLED AFTER RAIN 8" PVC DRAINAGE GRATE TOP ELEV.=408.0 GARDEN HAS ESTABLISHED VEGETATIVE COVER. GARDEN BOTTOM MAXIMUM WATER-2 FT PLANT BOTTOM WITH--TOP-OF-BERM ELEV=409.0 15 FT WIDE EMERGENCY 6" AMENDED SOILS-BOTTOM ELEV.=406.5 8" PVC OUTLET PIPE-ELBOW/RISER INV.OUT=406.0 -STONE LEVEL SPREADER TRENCH (W/ 8" PERFORATED PVC PIPE)
PER DETAIL **LOT 3 RAIN GARDEN** PIPE INV.OUT=405.5 LOT 3 RAIN GARDEN NOTES: -EMERGENCY SPILLWAY LINED 1. ALL TOPSOIL AND VEGETATION SHOULD BE STRIPPED FROM THE EMBANKMENT AREA. W/NORTH AMERICAN GREEN . AREAS WHICH ARE TO RECEIVE FILL SHOULD BE PROOFROLLED WITH A SEGMENTE! EQUIVALENT) TO BASE OF BERM PAD OR "SHEEPSFOOT" ROLLER PRIOR TO FILL PLACEMENT. ANY SOFT OR UNSTABLE

2" CIRCULAR ORIFICE-

(INV.=407.0

AREAS NOTED DURING THE PROOFROLLING SHALL BE UNDERCUT TO SUITABLE MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER. MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER.

3. ALL EMBANKMENT FILL SHALL CONSIST OF INORGANIC, READILY COMPACTIBLE, PREDOMINATELY CLAY SOIL FREE OF TRASH, FROZEN MATERIAL, ORGANIC INCLUSIONS, OR EXCESS MOISTURE. FILL SHALL BE PLACED IN HORIZONTAL LIFTS WITH A MAXIMUM THICKNESS OF EIGHT INCHES (8"). EACH LIFT SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM "MODIFIED" DRY DENSITY AS DETERMINED BY ASTM D 1557.



PROVIDE GEOTEXTILE-LINING WITH 6" OVERLAP No.57 [TYP] PVC FITTING-@ 2.1% SLOPE PROFILE VIEW PLAN VIEW

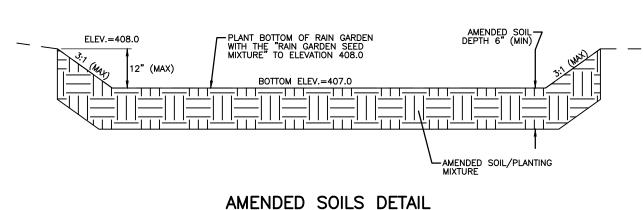
STONE TRENCH LEVEL SPREADER & PERFORATED PIPE DETAIL (FOR LOT 3 RAIN GARDEN)

1. THE PERFORATED PIPE / STONE TRENCH LEVEL SPREADER SHALL BE CONSTRUCTED SO THAT THERE IS A MINIMUM OF

ONE FOOT (1') OF COVER OVER THE TOP OF THE PIPE.

2. A PVC FITTING SHALL BE USED TO CONNECT THE PERFORATED LEVEL SPREADER PIPE TO THE STORMWATER FACILITY OUTLET PIPE AS SHOWN.

(NOT TO SCALE)



(FOR LOT 3 RAIN GARDEN)

1.AMENDED SOILS SHALL BE A 2:1 MIXTURE OF BASE SOIL TO COMPOSTED ORGANIC MATERIAL. AMENDED SOIL DEPTH SHALL BE 6" MINIMUM, AND THE AMENDED SOILS SHALL EXTEND TO ELEVATION 408.0 (THE LEVEL OF NON-DRAINING BMP STORAGE). 2.SOILS SHALL HAVE A pH OF BETWEEN 5.5 AND 6.5, A CLAY CONTENT OF LESS THAN 10%, AND BE FREE OF TOXIC SUBSTANCES AND UNWANTED PLANT MATERIAL. SOILS HAVE AN ASSUMED POROSITY OF 20% WITH AN ASSUMED PERMEABILITY RATE OF AROUND 3.3 IN/HR. 3.THE RAIN GARDEN SHALL BE PLANTED WITH THE "RAIN GARDEN SEED MIXTURE" OR AN APPROVED EQUIVALENT.

4.THE AMENDED SOILS CAN EITHER BE PRE-MIXED AND IMPORTED OR BE MIXED ONSITE ACCORDING TO THE BASE SOIL TO COMPOST MATERIAL PROPORTION SPECIFIED IN NOTE 1.

PCSM NOTES & DETAILS SHEET

JNDERGROUND UTILITY USERS EAST GOSHEN TOWNSHIP 40 PROFESSIONAL RT. 82 & MONACY RD. P.O. BOX 351 COATESVILLE, PA 19320 (800) 934-6489 2/20/17 PER TWP. REVIEW LETTER DATED 1/26/17 1/10/17 PER CCCD REVIEW LETTER DATED 1/4/17 12/19/16 CHANGES TO SANITARY SEWER DESIGN 12/12/16 PER CCCD REVIEW LETTER DATED 12/8/16 10/11/16 PER TWP. REVIEW LETTER DATED 6/1/16 AND REVISED LAYOUT EAST GOSHEN TOWNSHIP 1580 PAOLI PIKE WEST CHESTER, PA 19380 (610) 692-7171 WILLIAMS (TRANSCO GAS) 2800 POST OAK BOULEVARD HOUSTON, TX 77056 (800) 440-8475

1 5/23/16 PER PADOT REVIEW LETTER DATED 5/18/16

SUBDIVISION AND LAND DEVELOPMENT PLAN

(PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

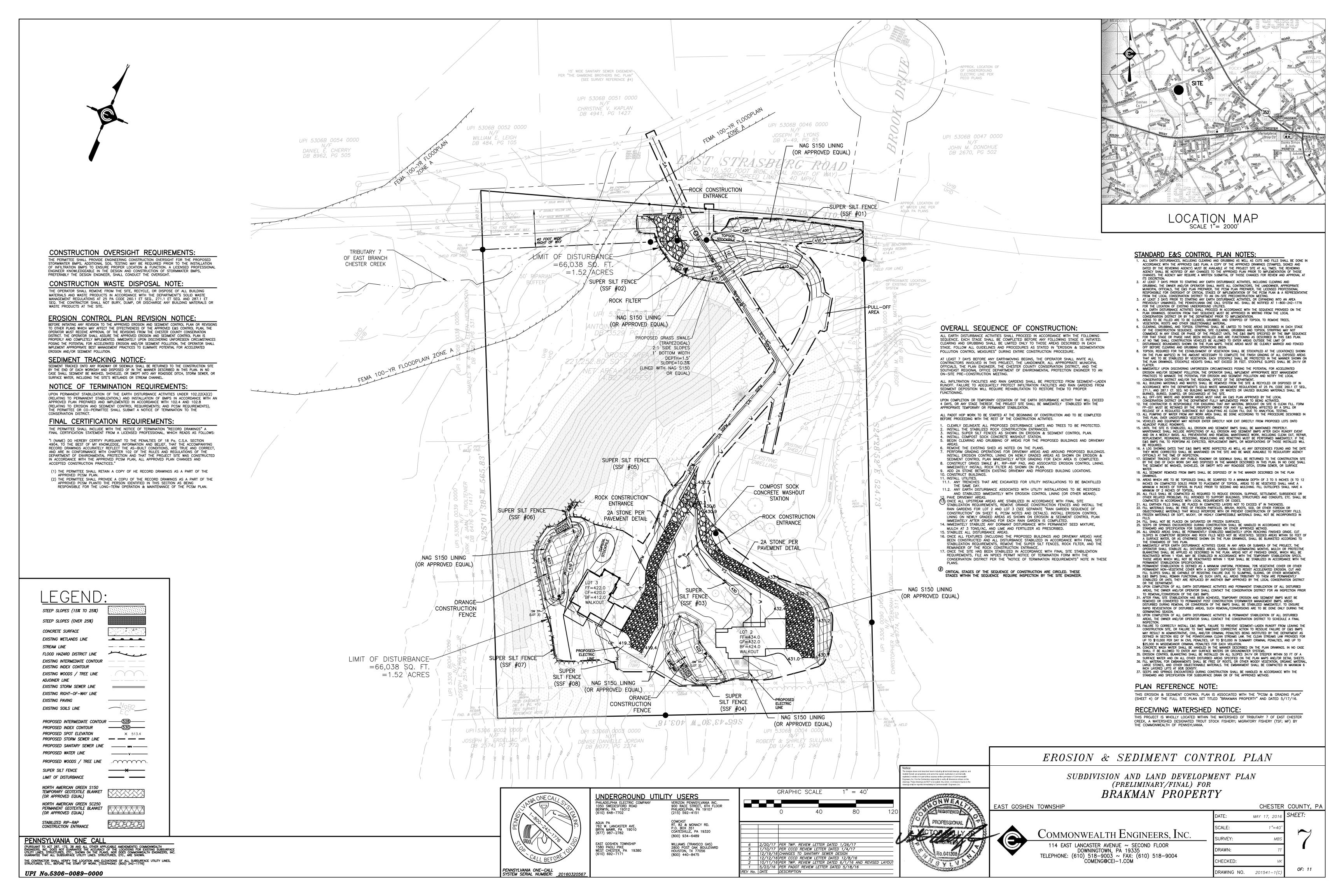
Commonwealth Engineers, Inc. URVEY: 114 EAST LANCASTER AVENUE ~ SECOND FLOOR RAWN: DOWNINGTOWN, PA 19335 TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004 COMENG@CEI-1.COM HECKED:

SHEET: MAY 17, 20 AS SHOV RAWING NO. 201541-

CHESTER COUNTY, PA

(PURSUANT TO ACT 287, 172, 38 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



PLAN REFERENCE NOTE:

THIS EROSION & SEDIMENT CONTROL PLAN IS ASSOCIATED WITH THE "PCSM & GRADING PLAN" (SHEET 4) OF THE FULL SITE PLAN SET TITLED "BRAKMAN PROPERTY" AND DATED 5/17/16.

<u>SITE STABILIZATION STANDARDS:</u> 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 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 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

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

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 FROSION 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

<u>STABILIZATION NEAR SURFACE WATERS:</u> DISTURBED AREAS TO BE RE-VEGETATED WITHIN 50 FEET OF SURFACE WATERS SHALL BE STABILIZED WITH EROSION CONTROL BLANKETING.

SEEDING & MULCHING NOTES:

- . DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED MUST BE IMMEDIATELY SEEDED AND MULCHED. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES (MINIMUM OF 3 TONS/ACRE.) DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR SHALL BE IMMEDIATELY MULCHED AT 3 TONS PER ACRE AND SEEDED WITH A QUICK—GROWING TEMPORARY SEED MIXTURE. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE IMMEDIATELY MULCHED AT 3 TONS PER ACRE AND SEEDED WITH THE PERMANENT SEED MIXTURE. LIME SHALL BE APPLIED IN ALL CASES AT THE PRESCRIBED RATE.
- DIVERSIONS, CHANNELS, SWALES, SEDIMENT BASINS, SEDIMENT TRAPS AND SOIL STOCKPILES SHALL BE SEEDED AND MULCHED IMMEDIATELY.
- 3. HAY/STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 3 TONS PER ACRE.

 4. AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEEDED AND MULCHED WITHIN THE APRIL 15TH TO OCTOBER 15TH GERMINATION WINDOW. SEEDING WILL BE ACCOMPLISHED THROUGH HYDROSEEDING OF CONVENTIONAL SEEDING METHODS 5. GEOTEXTILE EROSION CONTROL CHANNEL LINING AND SLOPE PROTECTION SHALL BE INSTALLED WHERE INDICATED AND PER THE MANUFACTURER'S SPECIFICATIONS IMMEDIATELY UPON THE COMPLETION OF GRADING ACTIVITIES.

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 HE RECORD DRAWINGS AS A PART OF THE (2) THE PERMITTEE SHALL PROVIDE A COPU OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLANTO 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

E&S PLAN PLANNING & DESIGN: APPROXIMATELY 1.52 ACRES OF DISTURBANCE ARE ANTICIPATED WITH THIS PROPOSAL. IMPROVEMENTS WILL BE CONSTRUCTED AS A SINGLE PHASE:

PRIMARY E&S BMPS: THE PRIMARY EROSION CONTROL FACILITIES FOR THIS SITE WILL CONSIST OF SUPER SILT FENCE INSTALLED DOWNSLOPE OF ANTICIPATED DISTURBANCE. SECONDARY E&S BMPS: SECONDARY EROSION CONTROL FACILITIES WILL INCLUDE STABILIZED CONSTRUCTION ENTRANCES. TOPSOIL STOCKPILES. GEOTEXTILE STABILIZATION. IMMEDIATE STABILIZATION. AND PROPOSED SEQUENCES OF CONSTRUCTION THAT WILL ENSURE MINIMAL OVERALL DISTURBANCE AND THE POTENTIAL FOR SEDIMENT POLLUTION.

MINIMIZATION OF EXTENT & DURATION OF EARTH DISTURBANCE: THE EROSION & SEDIMENT CONTROL PLAN HAS BEEN DESIGNED TO MINIMIZE THE EXTENT & DURATION OF EARTH DISTURBANCE BY STRICTLY DELINEATING THE LIMITS OF DISTURBED AREAS AND PROVIDING A SEQUENCE OF CONSTRUCTION THAT REQUIRES SENSIBLE AND EFFICIENT PROJECT STAGING AND IMMEDIATE STABILIZATION OF DISTURBANCE. MAXIMIZATION OF PROTECTION OF EXISTING DRAINAGE FEATURES & VEGETATION: THE EROSION AND SEDIMENT CONTROL PLAN HAS BEEN DESIGNED TO MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION BY DISCHARGING STORMWATER FACILITIES THROUGH LEVEL SPREADERS

MINIMIZATION OF SOIL COMPACTION: SOIL COMPACTION WILL BE MINIMIZED BY STRICTLY DELINEATING

MEASURES THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF: THE PROPOSED SUPER SILT FENCE WILL PROVIDE STORMWATER RATE CONTROL DURING CONSTRUCTION THROUGH THE SLOWED RELEASE OF RUNOFF.

POTENTIAL FOR THERMAL POLLUTION: ANY POTENTIAL THERMAL IMPACTS CREATED BY THE PROPOSED SITE IMPROVEMENTS WILL BE MITIGATED BY CAPTURING & INFILTRATING THE INCREASE IN STORMWATER RUNOFF FROM PRE-DEVELOPMENT CONDITIONS TO POST-DEVELOPMENT CONDITIONS FOR THE 2-YEAR DESIGN STORM EVENT. THIS PROVISION OF SIGNIFICANT GROUNDWATER RECHARGE WILL COOL THE COLLECTED OVERLAND FLOW. THE 2-YEAR DESIGN STORM OF 3.2 INCHES REPRESENTS MORE THAN 98% OF THE ANNUAL RAINFALL. THUS, THE INCREASED RUNOFF FROM APPROXIMATELY 98% OF THE ANNUAL RAINFALL EVENTS WILL BE INFILTRATED INTO THE GROUND AND WILL NOT BE RELEASED OVERLAND. IN ADDITION, THE REPROPOSED WETLAND PLANTINGS IN THE PAIN CARDERS WILL BROWNED OVERLAND. IN ADDITION, THE PROPOSED WETLAND PLANTINGS IN THE RAIN GARDENS WILL PROVIDE NATURAL GROUND COVER ALLOWING BIOFILTRATION AND FURTHER MITIGATION OF THERMAL IMPACTS AND COOLING OF OVERLAND RUNOFF. FINALLY, BOTH RAIN GARDENS WILL DISCHARGE TO A SUBSURFACE LEVEL SPREADER DEVICE THAT WILL PROMOTE SOME ADDITIONAL INFILTRATION AND COOLING OF BASIN DISCHARGE PRIOR TO RELEASE INTO THE RECEIVING WATERSHED.

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

PUMPED WATER FILTER BAG REQUIREMENTS: ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED

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 E&S 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

<u>UNFORESEEN EROSIVE CONDITIONS:</u>

EROSION AND/OR SEDIMENT POLLUTION.

 SHOULD ANY UNFORESEEN EROSIVE 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 CHIPS, 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 APPENDIX 64, "EROSION CONTROL RULES AND REGULATIONS, TITLE 25 PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, 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

DURING CONSTRUCTION THERMAL POLLUTION:

ANY POTENTIAL THERMAL IMPACTS CREATED BY THE PROPOSED SITE IMPROVEMENTS WILL BE MITIGATED DURING CONSTRUCTION BY UTILIZING THE SILT FENCE AND STORMWATER MANAGEMENT RAIN GARDENS. IN ADDITION, RUNOFF FROM SOME OF THE IMPERVIOUS AREAS WILL EVENTUALLY FLOW INTO SWALES THAT WILL PROMOTE SOME ADDITIONAL COOLING OF WATER.

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 AFTER EARTH DISTURBANCE ACTIVITIES ARE COMPLETED AND

<u>IMPORTED FILL MATERIAL NOTICE:</u>

SURFACE WATER, INCLUDING THE SITE'S WETLANDS OR STREAM CHANNEL.

SURFACE WATER, INCLUDING THE SITE'S WETLANDS OR STREAM CHANNEL.

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL

SPRINGS & SEEPS NOTICE: SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER

<u>SEDIMENT TRACKING NOTICE:</u> SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED OF IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR

TOPSOIL APPLICATION NOTE:

AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED (YARDS, OPEN SPACE AREAS, STORMWATER BASINS, ETC.) SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL

<u>SEDIMENT TRACKING NOTICE:</u>

SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED OF IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR

PERMANENT SEED MIXTURE:

NAME_	PARTS BY WEIGHT	PERCENT PURITY	GERMINATION
KENTUCKY BLUE GRASS VARIETIES	25%	95%	85%
PENNSTAR/PENNFINE PERENNIAL RYEGRASS	25%	95%	85%
PENNLAWN FESCUE	25%	95%	85%
ANNUAL RYEGRASS	25%	95%	85%

TEMPORARY SEED MIXTURE:

SITE PREPARATION: APPLY 1 TON OF AGRICULTURAL—GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK INTO THE SOIL WHERE POSSIBLE. SUCURE A SOIL TEST BEFORE APPLICATION OF PERMANENT SEEDING. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

SPECIES: FOR SPRING SEEDING (UP TO JUNE 15)	LBS/ACRE
ANNUAL RYEGRASS	40
OR SPRING OATS	96 (3 BU)
OR SPRING OATS PLUS RYEGRASS	64 LBS OATS (2BU) + 20 LBS ANNUAL OR PERENNIAL RYGRASS
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SPRING & SHMMER SEEDING (JUNE	16 TO AUGUST 15)

ANNUAL RYEGRASS

OR WINTER WHEAT

OR WINTER RYE

ANNUAL RYEGRASS OR SPRING OATS (CAN BE USED BUT WILL WINTER KILL)	40 96
FOR LATE SUMMER & FALL SEEDING (AUGUST 16 AND LATER)	
OR WINTER RYE	168 (3 BU)
OR WINTER WHEAT	180 (3 BU)
OR SPRING OATS	96 (3 BU)
OR SUDANGRASS	40
OR JAPANESE OR FOXTAIL MILLET	35

MULCH, LIME, FERTILIZER, SOD & SEED NOTES:

APPLIED MILCH SHALL BE EITHER HAY/STRAW OR HYDROMULCH, HAY/STRAW MULCH SHALL BE FREE OF WEEDS AND, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED TO ALL AREAS AT A RATE OF 3 TONS PER ACRES, ON STEEP SLOPE AREAS (GREATER THAN 3:1), COVER SEEDED AREAS WITH AN ACCEPTABLE GEOTEXTILE EROSION CONTROL BLANKET. ALL AREAS RECEIVING HAY/STRAW MULCH SHALL BE IMMEDIATELY ANCHORED EITHER BY CRIMPING WITH A TRACTOR DRAWN IMPLEMENT OR WITH EMULSIFIED ASPHALT CONTAINING NO SOLVENTS OR DILUTING AGENTS TOXIC TO PLANT OR ANIMAL LIFE UNIFORMLY APPLIED AT THE RATE OF 31 GAL. PER 1,000 SQUARE YARDS.

168 (3 BU)

HYDROMULCH SHALL BE COMPOSED OF WOOD FIBER OR RECYCLED PAPER AND SHALL BE MECHANICALLY APPLIED AT THE RATE OF 65 LBS PER 1,000 SQUARE

AGRICULTURAL GRADE LIME SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO SEEDING AT THE RATE OF FOUR (4) TONS PER ACRE.

10-20-20 FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO FERTILIZER: SEEDING AT THE RATE OF ONE THOUSAND (1,000) LBS PER ACRE.

KENTUCKY BLUEGRASS SOD (IF CALLED FOR.) SHALL BE GROWN UNDER THE SUPERVISION OF THE PA DEPARTMENT OF AGRICULTURE BUREAU OF PLANT

ALL SEED SHALL BE FRESH. ALL NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SCALE STANDARD TO KIND. PERCENT BY WEIGHT, PURITY AND GERMINATION, THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE LIST FURNISHED WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED, SPREAD AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET (MINIMUM). FOR SLOPE 3:1 OR GREATER, USE 7.5 POUNDS OF SEED PER 1,000 SQUARE FEET.

SOIL IDENTIFICATION

SYMBOL	DESCRIPTION:	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
UrlB	URBAN LAND-GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES	Α	>80"	60"-100"
UrlD	URBAN LAND-GLADSTONE COMPLEX, 0 TO 8 PERCENT SLOPES	Α	>80"	60"-100"

SOIL USE LIMITATIONS & RESOLUTIONS:

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

USE LIMITATION:		PROPOSED RESOLUTION(S):		
1.	CUTBANKS CAVE (UrlB,UrlD)	ALL APPLICABLE OSHA STANDARDS AND REGULATIONS WILL BE IMPLEMENTED.		
2.	CORROSIVENESS TO CONCRETE AND/OR STEEL (UriB,UriD)	CHEMICAL PRE-TREATMENT OF ANY CONCRETE ENDWALLS TO PROVIDE ANTI-CORROSIVE PROPERTIES.		
3.	EASILY ERODIBLE (UrlB,UrlD)	EROSION CONTROL MATTING IS PROPOSED AS APPROPRIATE.		
4.	HYDRIC SOILS/INCLUSIONS (UrlB,UrlD)	LIMITED DISTURBANCE IN ANY POTENTIAL HYDRIC AREA		
5.	SLOW PERCOLATION (UrlB,UrlD)	ON—SITE TESTING WAS PERFORMED TO ENSURE ADEQUATE PERCOLATION FOR BMP FACILITIES.		
6.	FROST ACTION (UrlB,UrlD)	FROST ACTION IS NOT EXPECTED TO AFFECT PROPOSI FACILITIES.		

RECEIVING WATERSHED NOTICE:

7. SHRINK/SWELL

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.

SHRINK/SWELL IS NOT EXPECTED TO AFFECT PROPOSED

INFILTRATION FACILITY PROTECTION NOTICE:

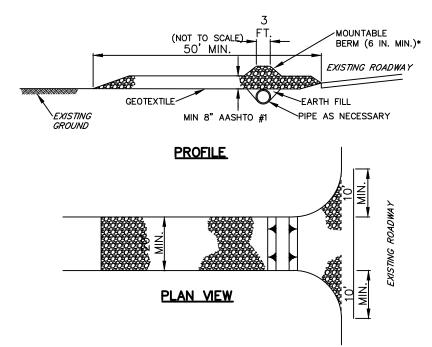
ALL PROPOSED UNDERGROUND STORMWATER INFILTRATION FACILITIES PROPOSED WITH THESE PLANS MUST BE PROTECTED DURING CONSTRUCTION FROM SOIL COMPACTION AND SEDIMENT CONTAMINATION AT ALL TIMES. CONSTRUCTION OF ALL INFILTRATION FACILITIES SHALL BI STAGED IN SUCH A MANNER AS TO AFFORD THE FACILITY MAXIMUM PROTECTION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

BMP MAINTENANCE REQUIREMENTS:

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

- A. THE LOCATION AND SEVERITY OF THE BMPs FAILURE AND ANY POLLUTION EVENTS.
- B. ALL STEPS TAKEN TO, REDUCE, ELIMINATE, & PREVENT RECURRENCE OF NON-COMPLIANCE.
- C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.



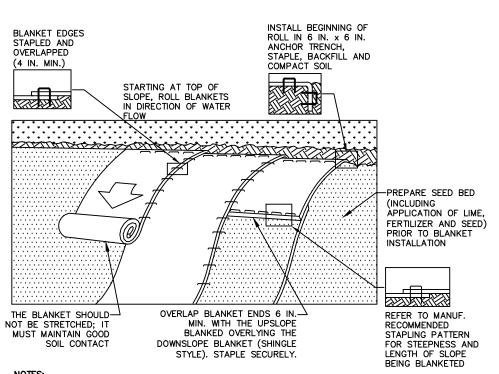
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINE TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

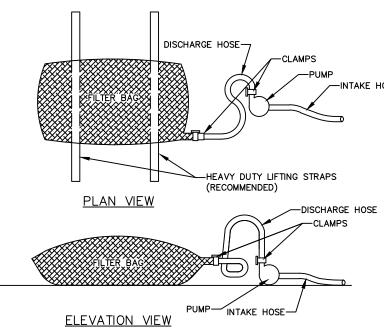


NOTES: 1. SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

2. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE. 3. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
4. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH.
LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH 5. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. 6. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

(NOT TO SCALE)



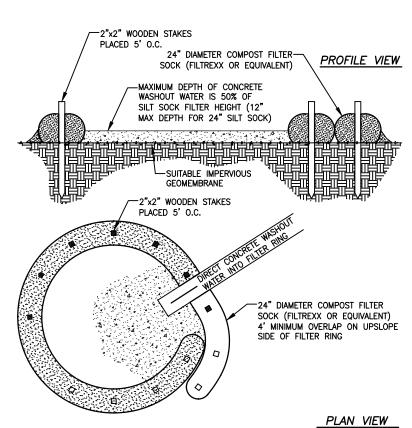
LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON—WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS: GRAB TENSILE PUNCTURE ASTM D-4632 MULLEN BURST UV RESISTANCE AOS % RETAINED

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THE BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA. AND DISCHARGE ONTO STABLE EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. PUMPED WATER FILTER BAG



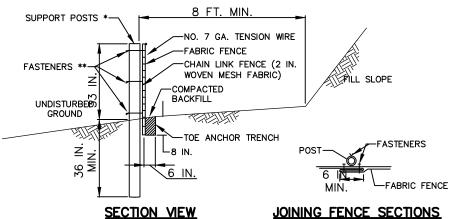
<u>COMPOST SOCK CONCRETE WASHOUT STATION</u>

1. FOR ANY PROJECT ON WHICH CONCRETE WILL BE POURED OR OTHERWISE FORMED ON SITE, A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CHUTES, MIXERS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. MAKE SURE THAT PROPER SIGNAGE IS PROVIDED TO DRIVERS SO THAT THEY ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.

2. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FT OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS, PREFERABLY NEAR THE PLACE WHERE THE CONCRETE IS BEING POURED, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS. WHEREVER POSSIBLE, THEY SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.

SHOULD BE LOCATED ON SLOPES NOT EXCEEDING A 2% GRADE.
WHEREVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE
PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER (FIGURE 3.18). CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR

4. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" FILTER SOCKS IN A PYRAMIDAL



* POSTS SPACED AT 10 FT. MAX. USE 2-1/2 IN. DIA HEAVY DUTY GALVANIZED OR ALUMINUM POSTS. ** CHAIN LINK TO POST FASTENERS SPACED AT 14 IN. MAX. USE NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL WIRE. FABRIC TO SHAIN FASTENERS SPACED AT 24 IN. MAX. ON CENTER.

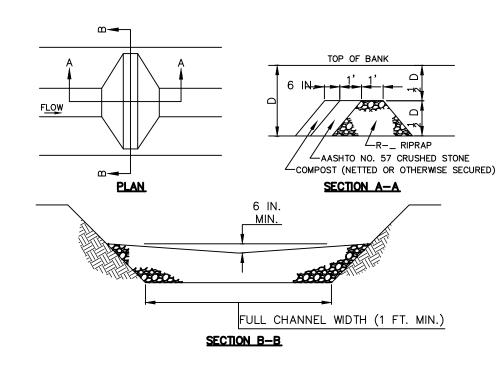
FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM. POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.

CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2-1/4 IN. OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOG RINGS AT 5 FT MAX. CENTERS SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY

> STANDARD CONSTRUCTION DETAIL #4-10 SUPER SILT FENCE NOT TO SCALE



FILTER LOCATION (FT) N/A GRASS SWALE #1 1.5 3

NOTES:

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE HEIGHT OF THE FILTERS. IMMEDIATELY UPON STABILIZATION OF EACH CHANNEL, REMOVE ACCUMULATED SEDIMENT, REMOVE ROCK FILTER, AND STABILIZE DISTURBED AREAS.

> STANDARD CONSTRUCTION DETAIL #4-14 ROCK FILTER NOT TO SCALE

EROSION CONTROL NOTES & DETAILS SHEET

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



EAST GOSHEN TOWNSHIP

SHEET: MAY 17, 20 AS SHOW URVEY: RAWN: CHECKED: RAWING NO. 201541-

CHESTER COUNTY, PA

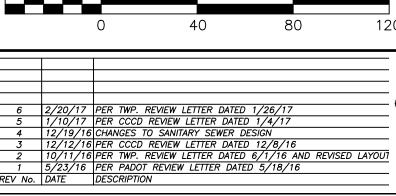
<u>PENNSYLVANIA ONE CALL</u> (PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT 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



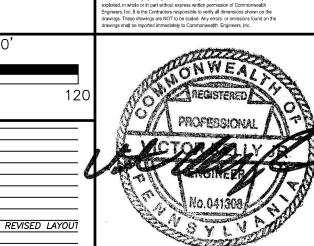
JNDERGROUND UTILITY USERS

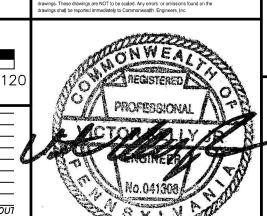
EAST GOSHEN TOWNSHIP 1580 PAOLI PIKE WEST CHESTER, PA 19380 (610) 692-7171

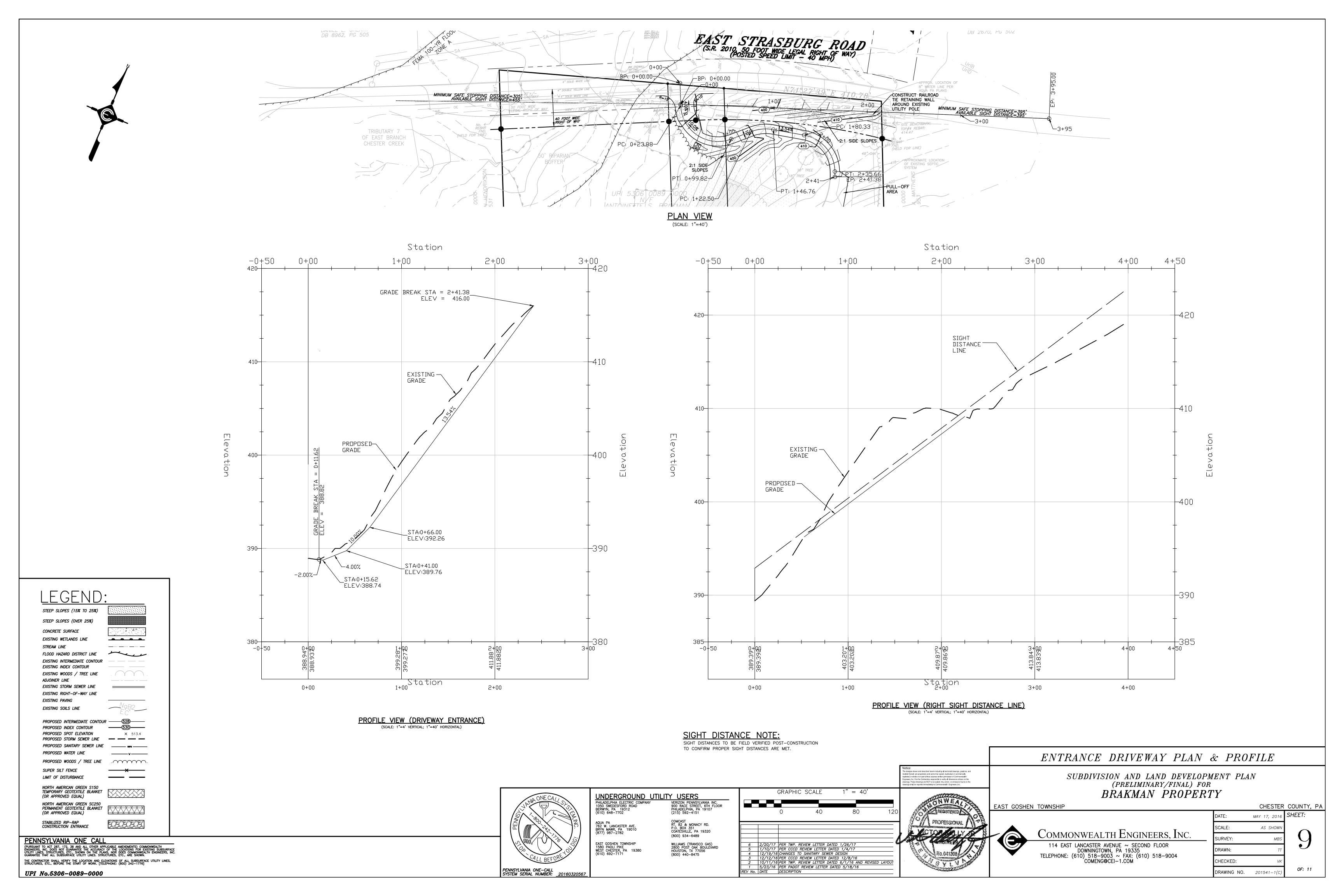
RT. 82 & MONACY RD. P.O. BOX 351 COATESVILLE, PA 19320 (800) 934-6489 WILLIAMS (TRANSCO GAS) 2800 POST OAK BOULEVARD HOUSTON, TX 77056 (800) 440-8475

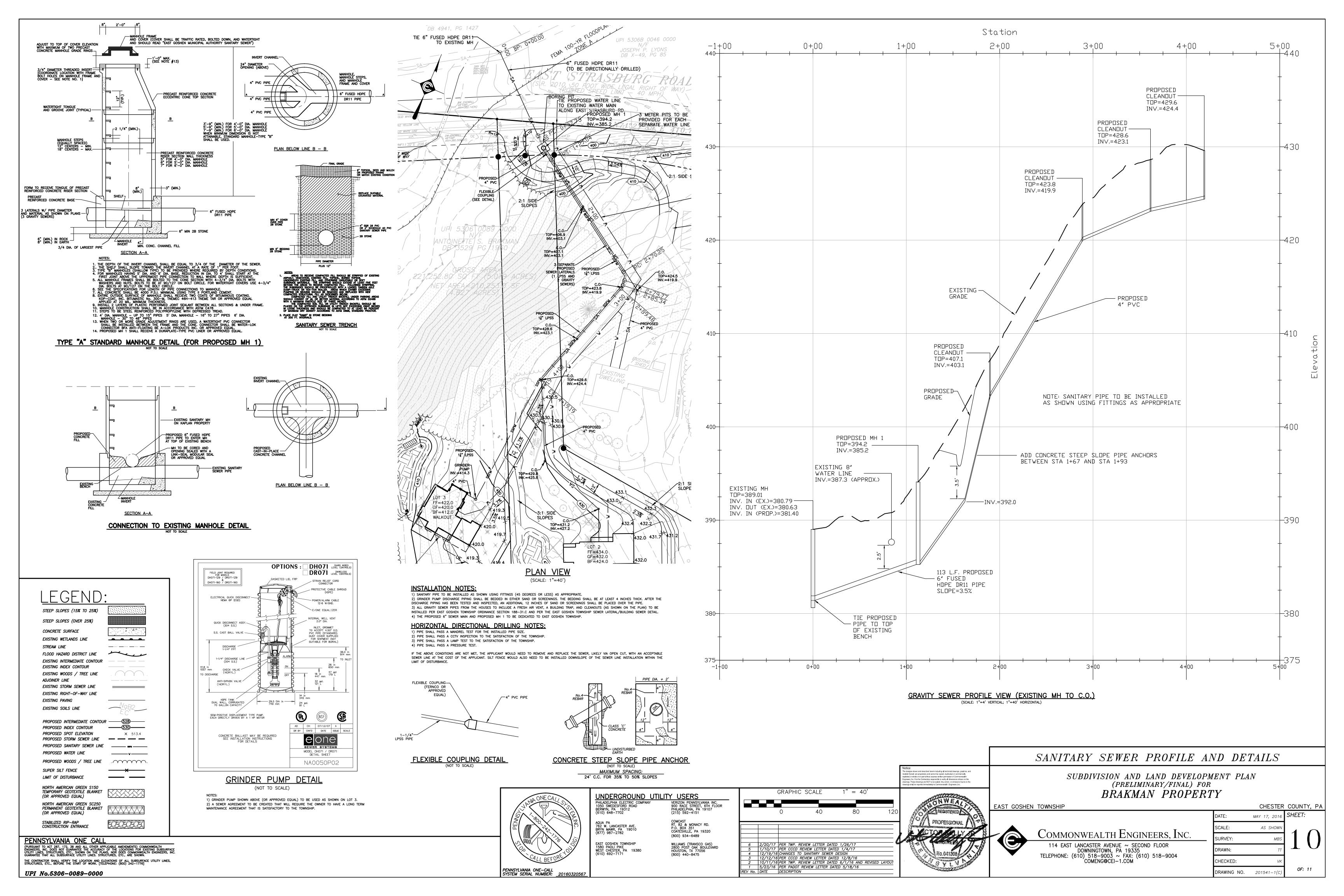


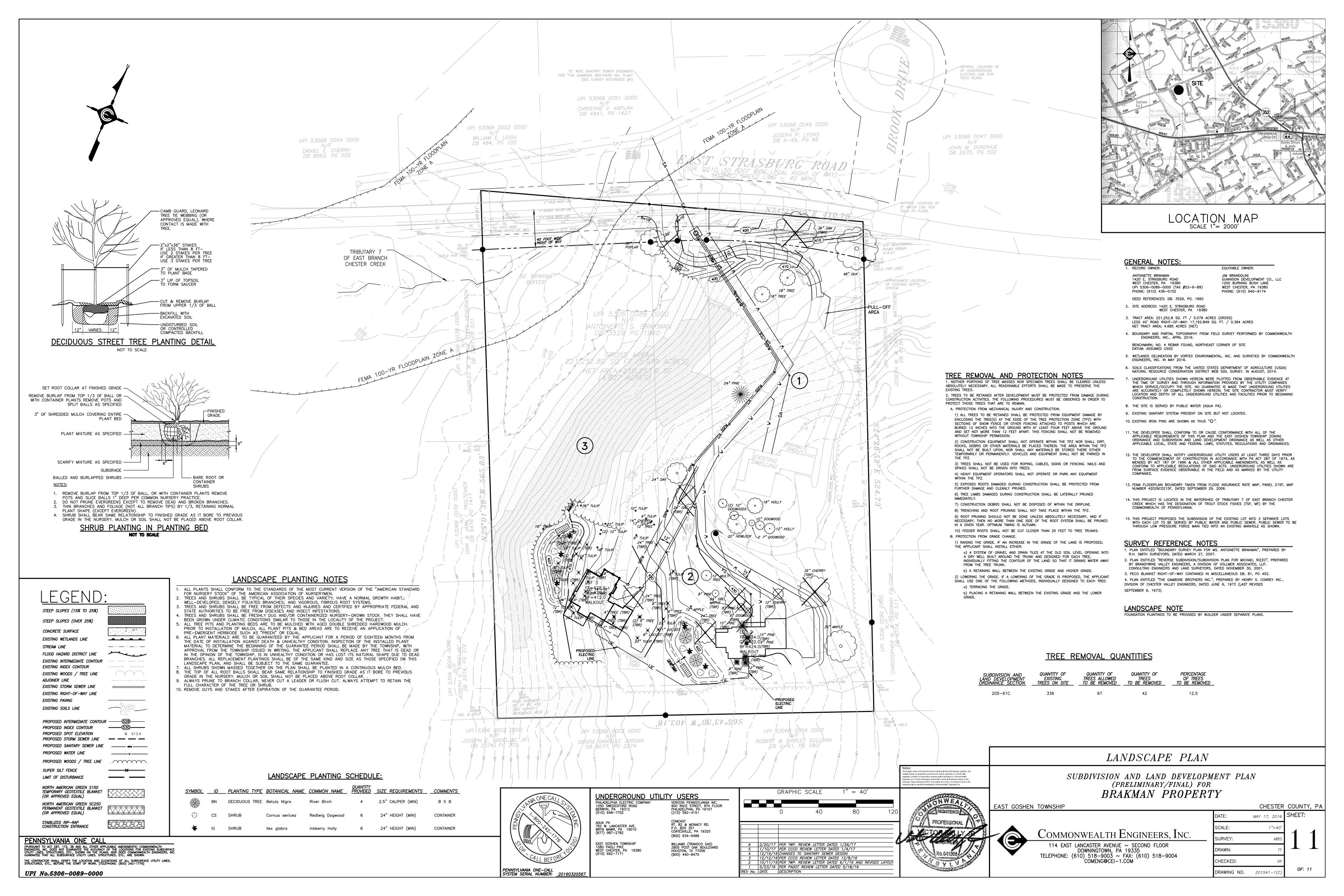
GRAPHIC SCALE

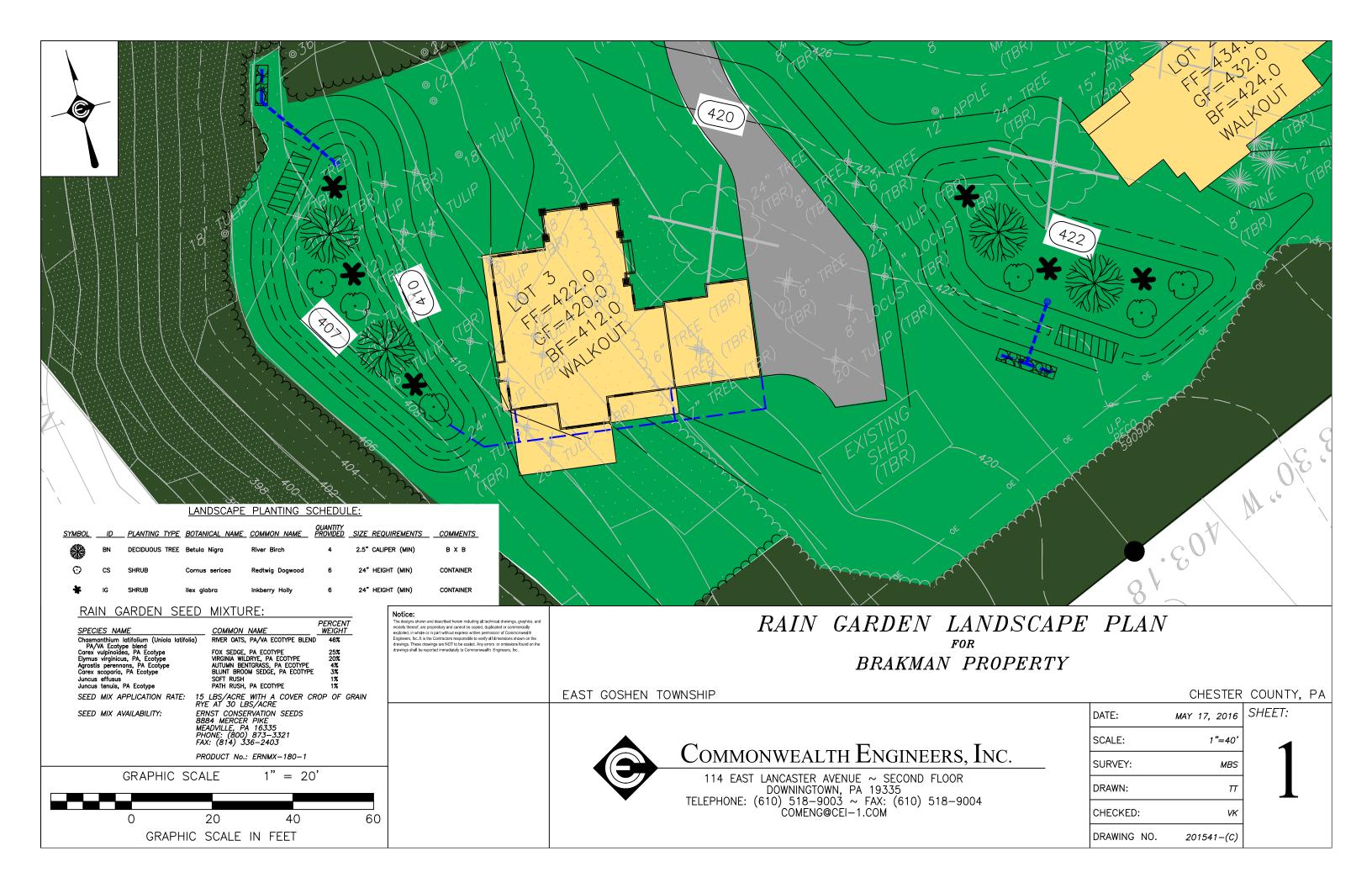












Memorandum

East Goshen Township 1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171 Fax: 610-692-8950

E-mail: mgordon@eastgoshen.org

Date: 2/24/2017

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: 1420 E. Strasburg Rd. - SD/LD Application

Dear Commissioners,

The Township has received revised subdivision documents for the Brakman SD/LD application. As you know, this is a 5 acre wooded parcel in the R-2 District, is proposed to be subdivided into three lots. The property will use the existing driveway on E. Strasburg Rd. however alignment and sight distance modifications will be made to improve safety in accordance with the PennDOT approval. The existing home will be saved and two new Single Family homes will be constructed. All three new lots will be served by public water and public sanitary sewer. The applicant is seeking the Planning Commission recommendation for approval to include the following waiver from the Subdivision Ordinance:

- 1. 205-31 Combine Prelim and Final Plan Approval
 - a. Staff has no objection to this request.

The applicant has addressed most of the main issues in the revised plan submission however at the time the packets were created the Township Engineer had not reviewed the final revised plans. I anticipate having a review letter from Nate early in the week and will forward it to everyone at that time with my recommended draft motion and conditions.

The Township has until March 29, 2017 to render a decision on this application, which would require a Planning Commission recommendation on or before March 15th.

EAST GOSHEN CONSERVANCY

February 9, 2017

East Goshen Township Planning Commission 1580 Paoli Pike West Chester, Pa. 19380

Re:

1420 E. Strasburg Rd. / SD/LD Application

Landscaping

Dear Commission Members:

At their meeting on February 8, 2017 the Conservancy Board voted unanimously in favor of 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.

Sincerely

Mark A. Gordon Zoning Officer

Commonwealth Engineers, Inc.

114 East Lancaster Avenue ~ Second Floor ~ Downingtown, PA 19335 Telephone: (610) 518-9003 ~ Fax: (610) 518-9004 ~ comeng@cei-1.com

February 20, 2017

Mr. Mark A. Gordon Director of Code Enforcement/Zoning Office East Goshen Township 1580 Paoli Pike West Chester, PA 19380

Re:

Brakman Property, 1420 E. Strasburg Road

Preliminary/Final Subdivision and Land Development

Dear Mr. Gordon:

The following revisions are offered in response to Review Letter dated January 26, 2017 issued by Nathan M. Cline, P.E. of Pennoni, Township Engineer, for the above-referenced plan submission. Pennoni comments are shown in *italics*. Commonwealth Engineers, Inc., responses are shown in **bold**.

SANITARY SEWER

 The elevations of the existing manhole on the Kaplan property should be field surveyed to confirm the actual elevations.

The manhole needs to be field surveyed now that a gravity sewer connection is proposed.

- 1. The existing manhole has been field surveyed and the plans have been updated accordingly.
- 2. We recommend the inclusion of an additional detail showing the connection of the LPSS lines to the new manhole. Detail and notes should include, at minimum:
 - a. LPSS discharge pipes to enter connecting manhole at bottom of manhole.
 - b. Details on discharge piping into flow channel within manhole.
 - c. That manhole wall opening should be precast with A-lok gaskets.

The sewage system has been redesigned to no longer discharge the forcemain into this manhole. However, a detail should be included that shows the connection/orientation of the three 4-inch PVC gravity lines into the new manhole with flow channel(s).

The new MH is now labeled as Proposed MH 1. The Standard Manhole Detail on Sheet 10 has been changed to a detail that is specifically for Proposed MH 1 and has been modified accordingly.

TO: East Goshen Township

RE: 1420 E. Strasburg Rd, Brakman Property

DATE: February 20, 2017

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3. We recommend that interior of the new manhole be lined with a Duraplate-type liner, or equal, since the manhole will be subject to hydrogen sulfide deterioration from the pressure sewers. The interior of the existing manhole on the Kaplan property should also be lined with a Sprayroq polyurethane liner, or equal, to mitigate the same deterioration.

An additional manhole has been proposed on the subject property with Standard Manhole Detail Note #14 on Sheet 10 stating that any manhole receiving forcemain discharge should be lined with a PVC liner. For clarity, this note should call out the referenced manhole specifically and state that it shall receive a Duraplate-type PVC liner or approved equal.

- 3. Note 14 of the Proposed MH 1 detail on Sheet 10 has been revised accordingly.
- 4. We recommend the inclusion of additional details or notes regarding the gravity sewer lateral from the house to the grinder pump including, at minimum, pipe material, size, cleanout, trap, and vent cap.

Installation Note #3 has been added to Sheet 10 that all gravity sewer pipes should be installed as per §188-31.C. This note should also reference the "East Goshen Township Sewer Lateral/Building Sewer Detail" if not including the detail on the plans. We recommend that the detail be added to the plans to ensure compliance.

- 4. The note has been revised to reference the "East Goshen Township Sewer Lateral/Building Sewer Detail".
- 5. Plan views propose the Lot 3 grinder pump invert elevation as 411.0 feet. Proposed grade at this location is approximately 420 feet. The literature submitted for the E/ONE Model DH071-93/DR071-93 grinder pump shows that cover to grade above the 4-inch gravity invert is only 55-inches. This is not consistent with the elevations on the plan.
 - 5. The plans have been revised accordingly.
- 6. Plan notes should state that there shall be a spare pump on-site (§188-33.B (2) (a)).
 - 6. A note has been added below the grinder pump detail on Sheet 10 regarding the requirement of the owner to have a long term maintenance agreement.
- 7. The sewer system design has been revised to eliminate grinder pumps from Lots 1 and 2 in favor of gravity sewer systems. Lot 3 retains the grinder pump and now has a proposed pressure sewer for approximately 150 feet whereupon it transitions to a 4-inch PVC gravity sewer at a clean-out. An additional manhole has been proposed on the subject property, and directional drilling is proposed for the new main to connect to the existing manhole on the Kaplan property. Comments on the redesign follow:



TO: East Goshen Township

RE: 1420 E. Strasburg Rd, Brakman Property

DATE: February 20, 2017

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- a. We typically do not recommend horizontal directional drilling (HDD) gravity sewers due to the rocky conditions in the area and potential of the drill and ultimately the sewer to fluctuate vertically and horizontally resulting in sags and blockages. We also question the feasibility to drill directly into the existing manhole and pull the pipe through. However, since the sewer is proposed with a steep approx. 9% slope, we would not object to HDD in this case under the following conditions and at the Applicant's own risk; if the conditions are not met, the Applicant would need to remove and replace the sewer, likely via open cut, with an acceptable sewer line at his cost.
 - 1. The pipe should be fused HDPE DR11 instead of PVC.
 - 2. It shall pass a mandrel test for the installed pipe size.
 - 3. It shall pass a CCTV inspection to the satisfaction of the Township.
 - 4. It shall pass a lamp test to the satisfaction of the Township.
 - 5. The pipe shall pass a pressure test.
 - a. The pipe between Proposed MH 1 and the existing manhole has been relabeled on the plans and profile accordingly. A note section labeled as "Horizontal Directional Drilling Notes" has been added to Sheet 10 stating the rest of the above requirements.
- b. The proposed gravity sewer main shall be 8" diameter instead of 6" diameter. (§205-71.B (4) (d) [1]).
 - b. The size of the proposed pipe has been kept to 6" per meetings between the applicant and the township.
- c. When sewer lines are designed with a grade in excess of 20%, steep slope anchors shall be installed (§205-71.B (4) (d) [3]). One section of the gravity sewer laterals, from approximately 1+65 to 1+90 on Sheet 10 profile, has a slope of approximately 40%. Steep slope anchors need to be included in the design for this stretch of piping with details added to the plans.
 - c. A detail have been added to Sheet 10. A note has been added to the profile on Sheet 10.
- d. Cleanouts need to added to each lateral pipe at the right-of-way line. (§188-31.C (3) (a)). The Township will then be responsible for the laterals from clean-outs to manhole.
 - d. Cleanouts have not been added to the plan because of the close proximity of the Proposed MH 1 to the Right of Way line (about 8 feet).
- e. A note should be added to the plans that the 8-inch sewer main and the proposed manhole will be dedicated to East Goshen Township.

TO: East Goshen Township

RE: 1420 E. Strasburg Rd, Brakman Property

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e. The requested note has been added to the plans as note #4 of the Installation Notes on Sheet 10.

- f. A transition coupling detail should be added to the Lot 3 pipe transition from pressure to gravity sewer.
 - f. A detail labeled as "Flexible Coupling Detail" has been added to Sheet 10.
- g. A detail should be added for the connection of the proposed gravity sewer main to the existing manhole on the Kaplan property indicating that the manhole will be cored and the opening sealed with a Link-Seal modular seal or approved equal. Additionally, we recommend the new sewer enter the manhole at the top of the existing bench to avoid having to core cut the bench, and a cast-in-place concrete channel should be constructed above the existing bench to convey flow into the existing channel.
 - g. A new detail labeled "Connection To Existing Manhole Detail" has been added to Sheet 10.
- h. The horizontal separation distance between all the proposed water lines and the sewer lines should be a minimum of 10 feet.
 - h. All separation distances are now shown at a minimum of 10 feet.
- i. On Sheet 7, silt fence or filter sock should be added along the location of the existing manhole and proposed sewer on the Kaplan property if any earth disturbance will occur during sewer construction.
 - i. Earth disturbance is not anticipated since the sewer line in that area will be installed through horizontal direct drilling. At the end of the "Horizontal Directional Drilling Notes" on Sheet 10, a note has been added requiring the installation of silt fence if an open cut installation of the sewer line is required.
- j. The profile view (Sheet 10) indicates that the existing water main has less than 3 feet of cover. We understand this is the depth at which Aqua believes the main MAY be located. The Applicant should consider installing the sewer main a little deeper at this location to minimize the risk of a conflict, specifically since the new manhole may not be deep enough to address such a conflict.
 - j. The invert of Proposed MH 1 has been lowered and the profile has been revised accordingly so that there is now an approximate 2.5' of clearance between the water line and the proposed sewer line.



TO: East Goshen Township

RE: 1420 E. Strasburg Rd, Brakman Property

DATE: February 20, 2017

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8. The proposed sanitary sewer laterals are within 2 feet to the easement line, which provides a limited area for maintenance in the future (§188-31.B.(8)). We recommend the easement width be increased or lateral locations adjusted to provide at least 5 feet to the edge of the easement.

- 8. The easements have been revised accordingly.
- 9. The following comments are in regard to the new Standard Manhole detail and notes on Sheet 10:
 - The manhole cover adjustment note should only reference precast grade rings; the reference to bricks should be deleted.
 - a. The detail has been revised accordingly.
 - b. In lieu of a separate cover detail, a note should be added that the manhole cover should read "East Goshen Municipal Authority Sanitary Sewer". Notes should also be added which state that the manhole shall be traffic rated, bolted down, and watertight.
 - b. The detail has been revised accordingly.
 - c. We question why the base is stated to be cast-in-place. We suggest a precast base be used instead.
 - c. The detail has been revised accordingly.
 - d. Note #11 Manhole steps should be steel reinforced polypropylene. Reference to aluminum should be deleted.
 - d. The detail has been revised accordingly.
 - e. Note #12 A note should be added to clarify that this is to be a 4-foot diameter manhole, or the note be revised to require a four-foot diameter manhole for "up to 15-inch pipes."
 - e. The detail has been revised accordingly.

GENERAL

- 10. A Sight Distance Note was added to Sheet 9 as requested. This note should appear on a plan that is to be recorded.
 - 10. The note has been added to Sheet 1 under the "Survey Reference Notes" section.



TO: East Goshen Township

RE: 1420 E. Strasburg Rd, Brakman Property

DATE: February 20, 2017

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11. A Landscaping Note appears on Sheet 11 indicating foundation plantings are to be provided by the builder. A plan should be provided indicating proposed plantings.

- 11. A separate foundation plantings plan is to be submitted under a separate plan. The Landscape Note on Sheet 11 has been revised accordingly.
- 12. Per the PaDEP BMP Manual it is recommended that additional plantings, such as shrubs and trees, be included in the rain garden area, per PaDEP specifications. The Applicant should present a planting detail identifying plant species to be used and the number of plantings.
 - 12. Sheet 11 has been revised accordingly.
- 13. Please additionally note the status of the following reviews/permits:
 - a. NPDES Permit (PaDEP/CCCD) (§195-15.C (2), -16.A, -17.A) Not applicable. Correspondence has not yet been received.
 - a. The status chart located on Sheet 2 has revised accordingly.
 - b. Planning Module (PaDEP) (§240-24.F, §205-33.B (22) (a)) Exemption approval letter dated 12/17/16.
 - b. The status chart located on Sheet 2 has revised accordingly.
 - c. Sanitary Sewer (Municipal Authority) Correspondence has not yet been received.
 - c. The status chart located on Sheet 2 has revised accordingly.
 - d. Water (Aqua) Will Serve Letter dated May 2, 2016.
 - d. The status chart located on Sheet 2 has revised accordingly.
 - e. Highway Occupancy Permit (PaDOT) Correspondence has not yet been received.
 - The status chart located on Sheet 2 has revised accordingly.
 - f. Fire Planning (Fire Marshal) Not applicable.
 - f. The status chart located on Sheet 2 has revised accordingly.
 - g. Historic Resource (Historical Comm.) Not applicable.
 - g. The status chart located on Sheet 2 has revised accordingly.



TO:

East Goshen Township

RF.

1420 E. Strasburg Rd, Brakman Property

DATE: February 20, 2017

PAGE: 7

- h. Landscaping (Conservancy Board) Comments via January 19, 2017 email.
 - h. The status chart located on Sheet 2 has revised accordingly.
- 22. The existing deed for the parcel, proposed draft legal descriptions for Lots 1, 2 and 3 and all other easements associated with the property (driveway, utility, sewer, etc.) should be provided to the Township. All legal descriptions, easements and agreements are subject to review and approval by the Township Solicitor.
 - 22. The existing deed was provided with the previous submission. Documents for proposed items are pending.
- 23. The Applicant is reminded that a Stormwater O&M Agreement as well as a Grinder Pump Station O&M Agreement shall be executed with the Township prior to plan recording.
 - 23. Noted.

We hope that the above plan revisions satisfy your requirements. If you have any questions or need further clarification of the revisions we have made, please feel free to contact me.

Sincerely,

Thomas Tran, P.E.

Project Engineer

cc: Gunnison Development Co., LLC

Thomas Tran

G:\ACTIVE JOBS\2015\201541 Brakman Property\01 Administrative Files\02 Township\201541_Township Response Ltr_2017-2-20.docx

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: 2/24/2017

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Medical Marijuana Uses

Dear Board Members,

As I'm sure you are aware the PA State Legislature approved the Medical Marijuana Act on April 17, of 2016. Since enactment of the Act the PA Dept. of Health (PADH) has established a Medical Marijuana (MMJ) Department with a Director which is overseen by the Medical Marijuana Advisory Board comprised of 15 members. The PA Dept. of Health is in the process of promulgating regulations and procedures for the program now.

I have included with this Memo an extensive amount of information regarding the PA MMJ program for your review and I'm happy to provide you with a hard copy of the act if you'd like to read all 49 pages of it. Here's a link http://www.legis.state.pa.us/cfdocs/legis/li/uconsCheck.cfm?yr=2016&sessInd=0&act=16

BACKGROUND:

The Act breaks the PA MMJ industry into two categories:

- 1. MMJ Grower/Processors –industrial growing and production use
- 2. MMJ Dispensaries -retail distribution use

These are the two uses that municipalities in PA need to understand. In the 49 pages of the Act there are two sentences that address zoning for MMJ; and they are: **Section 2107. Zoning.**

The following apply:

(1) A grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing and production facilities that are located in the same zoning district.

(2) A dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district.

Those two sentences tell me one thing; MMJ is not an agricultural use. Grower/processors are to be treated as a manufacturing use and dispensaries are to be treated as a commercial use.

The Act and PADH have established strict guidelines and regulations for both dispensaries and grower/processors. The PADH will regulate and enforce them through the rigorous permit process and strict operational regulations and oversight. The industry will be scrutinized similarly to pharmaceutical manufacturers and pharmacies; even as far as the potency of the products they produce. Since they are producing **Medical Marijuana** it appears that these uses should be treated similarly to pharmaceutical manufacturing and retail commercial pharmacies.

MMJ USES IN EAST GOSHEN:

After a close look at the Zoning Ordinance and speaking with many colleagues about these uses, I beleive the uses are most similar to a commercial retail use and an industrial manufacturing use. The East Goshen Township Zoning Ordinance currently provides for both of these uses.

Dispensaries – Currently, retail sales of legal drugs as outlined in the Zoning Ordinance, is a permitted "By Right" use in the C-2 and C-4 districts.

Grower/processors – Currently, production, manufacturing and storage of pharmaceuticals, as outlined in the Zoning Ordinance, is permitted "By Conditional Use" in the I-2 district.

STAFF COMMENTARY:

Staff has looked at this closely and believes that the existing ordinance and the PADH regulations will dictate where the uses can locate however it is a policy decision to specify the use and determine what zoning districts are appropriate for the use.

There a have been two inquires for MMJ Dispensaries in the last week or so. I told both that the current ordinance and the State requirements would most likely require a MMJ dispensary to be located in the C-4 district along West Chester Pike. All the properties in the C-2 are in close proximity to schools.

I presented this information to the Board and they would like the PC to make a recommendation to them on where the uses should be permitted and why.

Medical Marijuana in Pennsylvania

- Regulated by the Pennsylvania Department of Health
- Commonwealth divided into six (6) regions for purposes of implementation & regulation
 - Region 1 Southeast
 - Comprised of Schuylkill, Berks, Lancaster, Bucks, Montgomery, Philadelphia, Delaware and Chester Counties
 - Program's first phase: 10 dispensary permits 2 grower/processor permits
- Dispensary permits will be available beginning on January 17, 2017
- Applications will be accepted from February 20 until March 20, 2017
- Up to 27 dispensary permits will be issued throughout Pennsylvania, with specific counties targeted for the placement of specific numbers of dispensaries
 - o Conditional placement of initial dispensaries will ensure patient access, while also allowing a competitive market to develop throughout the Commonwealth
 - o Berks (1), Bucks (1), Chester (1), Delaware (1), Lancaster (1), Montgomery (2), Philadelphia (3)
 - Each dispensary permit entitles the permittee to maintain no more than three (3) separate dispensary locations
- Permit application fees/requirements:
 - o Initial, non-refundable fee of \$5,000
 - o Permit fee of \$30,000 (refundable if permit is not granted)
 - o Proof of \$150,000 in capital
- Limited Zoning Requirements/Criteria: (Section 2107 title "Zoning")
 - "A dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district."
 - This is the only insight the Act provides for zoning considerations
- Facility Requirements/Restrictions: (Section 802(a)(1)-(3) and (b))
 - o Indoor, enclosed, secure facility, as approved by the Department
 - May not operate on the same site as a facility used for growing/processing medical marijuana
 - o May not be located in the same office space as a practitioner or other physician
 - May not be located within 1,000 feet of the property line of a public, private or parochial school or a day-care center
 - o May sell medical devices and instruments
- Other considerations/highlights:
 - A permit will not be issued to a medical marijuana organization for use in a
 personal residence or any other location where the Department or its authorized
 agents or law enforcement would have limited access.

- o Initial permit applications require "evidence that the applicant is or will be in compliance with the municipality's zoning requirements.
- o The Department may conduct inspections to determine the appropriateness of a proposed site and facility, including the municipality's zoning requirements relating to the applicant's proposed site and facility and its use as outlined in the permit application.
- o Reporting A medical marijuana organization must submit reports to the Department at the end of the first 12-month period following issuance of the permit, and as of the end of each 3-month period thereafter.
 - Such reporting will include the amount purchased, per-dose price, etc.
- o The Department may suspend or revoke permits for violations, those violations include provisions of Pennsylvania or local laws regarding the operation of the facility
- o In advertising and marketing medical marijuana, organizations must be consistent with the Federal regulations governing prescription drug advertising and marketing (as set forth in 21 CFR 202.1 relating to prescription-drug advertisements)
- O Dispensaries may not advertise medical marijuana: (i) as a promotional item; (ii) as part of a giveaway; or (iii) as part of a coupon program
- o Dispensaries may not employ individuals under the age of 18
- o No one under the age of 18 is permitted to enter a dispensary unless the individual is a patient or accompanied by a parent, guardian or caregiver
- Dispensaries may not dispense an amount of medical marijuana greater than a 30day supply
- O Dispensaries shall ensure that a physician or a pharmacist is present at the facility at all times during the hours the facility is open to dispense or offer to dispense medical marijuana to patients and caregivers
- O Dispensaries must have an enclosed, secure area out of public sight for the loading and unloading of medical marijuana into and from a transport vehicle
- O Dispensaries may not offer the delivery of or deliver medical marijuana to a patient or caregiver at the patient's or caregiver's home or any other location

Pennsylvania's Medical Marijuana Act



William Roark, Esq. *HRMM&L*



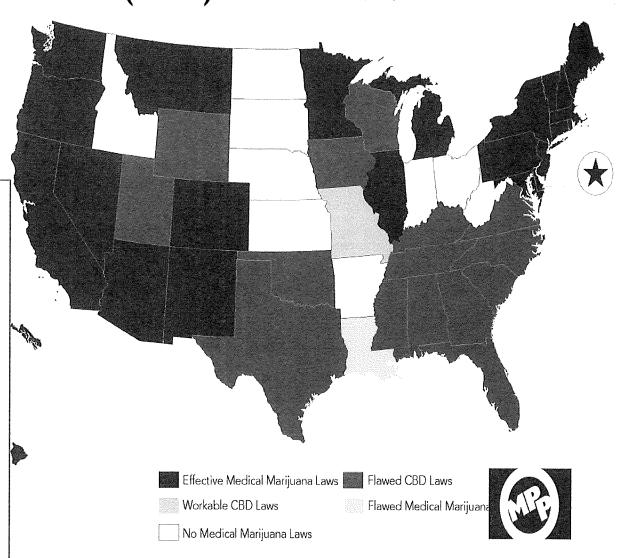
MEDICAL MARIJUANA (MMJ) IN THE U.S.

24 States, D.C. & Guam currently allow some form of MMJ

Alaska, Arizona, California, Colorado, Connecticut, Delaware, District of Columbia, Guam, Hawaii, Illinois, Maine, Maryland, Massachusetts, Michigan, Minnesota, Montana, Nevada, New Hampshire, New Jersey, New Mexico, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Washington

17 Other States currently allow very limited MMJ

Alabama, Florida, Georgia, Iowa, Kentucky, Louisiana, Mississippi, Missouri, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Utah, Virginia, Wisconsin, Wyoming



CHAPTER 3: WHO RUNS THE PA MMJ PROGRAM?

PA Department of Health

- Director of Medical Marijuana
- Advisory Board 15 Members (7 from State Govt.
 & 8 At-Large Members)



POWERS OF THE PA DEPARTMENT OF HEALTH

- Issue Permits
- Register Practitioners
- Regulatory and Enforcement
- Establish and Maintain Database
- Maintain a Directory

WHAT MEDICAL CONDITIONS WILL QUALIFY?

Serious medical conditions, including:

- Cancer
- HIV / AIDS
- ALS
- Parkinson's Disease
- Multiple Sclerosis
- Spinal Cord Nerve Injuries
- Epilepsy
- Inflammatory Bowel Disease
- Neuropathies
- Huntington's Disease

- Crohn's Disease
- Post Traumatic Stress Disorder (PTSD)
- Intractable Seizures
- Glaucoma
- Sickle Cell Anemia
- Severe Chronic or Intractable Neuropathic Pain
- Chronic or Intractable Pain (resistant to opioid or other therapeutic treatments)
- Autism

HOW WILL MEDICAL MARIJUANA BE DISPENSED/ ADMINISTERED?

- Pills
- Oils
- Topical Forms (i.e. gel, creams, ointments)
- Vaporization
- Tinctures
- Liquid
- **NO** Dry Leaf or Plant Forms.
- NO Sales of Edibles





CHAPTER 4: PRACTITIONERS

- Physicians must apply / credentials
- Physicians must complete a 4-hour course
- Subject to annual review
- Affirmative obligation to notify Dept. of Health regarding a patient's status

RESTRICTIONS ON PARTICIPATING DOCTORS

- Examination fee only
- Can hold no ownership in an Medical Marijuana Organization (MMO)
- Cannot advertise Medical Marijuana services
- Subject to disciplinary action by State Board of Medicine or State Board of Osteopathic Medicine
- Cannot recommend for themselves or family members

WHAT HAPPENS WHEN A DOCTOR SEES A PATIENT?

- Issues certification
- Can only recommend for serious medical conditions
- Continuing care of practitioner
- Patient to receive therapeutic or palliative benefit for use of MMJ
- Any requirement or limitation as to the form of MMJ
- Must review Rx Drug monitoring program before issuing a certification

CHAPTER 5: HOW DOES THE MMJ LAW APPLY TO PATIENTS?

- Certification
- ID Card to patient or Caregiver
- \$50 application fee
- Valid for only One Year
- ONLY a 30-day supply

Medical Marijuana Organizations Overview

- Department to issue permits to two types of entities:
 - Grower/Processors
 - Dispensaries
- Both addressed in Chapters 6 and 7.
- Chapter 8 provides further restrictions on dispensaries.

Chapter 6 - Medical Marijuana Organizations

- Applications for Permits must include items identified in § 602, including:
 - Criminal history record check
 - Description of business activities
 - A statement that the applicant "possesses the ability to obtain in an expeditious manner the right to use sufficient land, buildings and other premises and equipment to properly carry on the activity described in the application and any proposed location for a facility."

Chapter 6 - Medical Marijuana Organizations

- 602 Application Requirements (cont'd):
 - Maintenance of adequate security
 - Information from all financial backers and principals of the applicant, including identifying all involvement with the manufacturing or distribution of controlled substances in and outside of the Commonwealth.

Medical Marijuana Organizations Zoning Information

- Section 2107 is the only insight the Act provides for zoning considerations
- A grower/processor shall meet the same municipal zoning and land use requirements as other manufacturing, processing and production facilities that are located in the same zoning district.
- A dispensary shall meet the same municipal zoning and land use requirements as other commercial facilities that are located in the same zoning district.

Medical Marijuana Organizations Controls

- Both growers/processors and dispensaries must implement an electronic seed-to-sale tracking system. *S. 701(a)*
- Both entities must also submit quarterly accounting reports concerning sales and inventory. *S.* 701(*d*)

Medical Marijuana Organizations Controls

- Department to promulgate regulations concerning the storage and transportation of medical marijuana. *S. 703*
 - Use of GPS systems for transportation. S. 703(4).
- All grower/processors must contract with a certified laboratory to test the medical marijuana at harvest and at final processing. *S.* 704

Chapter 6 - Medical Marijuana Organizations Grower/Processors

- The Department may not initially permit more than 25 Growers/Processors. *S.* 616(1).
- Initial nonrefundable application fee of \$10,000. S. 607(1)(i).
- Permit fee of \$200,000. Must be included with application, returned if permit is denied. *S.* 607(1) (ii).
- \$2,000,000 in capital; \$500,000 on deposit with financial institution. S. 607(1)(vi).

Medical Marijuana Organizations: Grower/Processor Cont'd

- Medical marijuana must be grown in an indoor, enclosed, secure facility. S. 702(b)(1).
- Regulations will be promulgated enabling growers/ processors to obtain seed from outside the Commonwealth in order to initially grow medical marijuana. *S.* 702(a)(1).
- The Department may not issue more than one individual grower/processor permit to one person. *S.* 616(4).

Medical Marijuana Organizations: Dispensary

- The Department may not initially permit more than 50 dispensaries. Each dispensary may operate no more than 3 locations. *S.* 616(2)
- Initial nonrefundable application fee of \$5,000. S. 607(2)(i).
- Permit fee of \$30,000. Must be included with application, returned if permit is denied. $S.\ 607(2)(ii)$
- \$150,000 in capital and on deposit with financial institution. S. 607(2)(vi)

Medical Marijuana Organizations: Dispensary Cont'd

- Medical marijuana may only be dispensed in an indoor, enclosed, secure facility. $S.\ 802(a)(1)$.
- Dispensary may not operate on the same site as growing/processing facility. S. 802(a)(2).
- May not operate within 1,000 feet of public, private or parochial school or a daycare center, unless waiver obtained from Department. S. 802(a)(3) and 802(b)
- No single person may hold more than five individual dispensary permits. S. 616(3).

Medical Marijuana Organizations: Dispensary Cont'd

- No more than five growers/processors may be permitted as dispensaries. *S.* 616(5)
- Dispensaries must have a physician or pharmacist onsite at all times. *S.* 801(b)
- Onsite physician may not certify patients to receive treatment at the dispensary. *S.* 801(b)

Chapter 11: Regulatory Promulgation

Temporary Regulations

- **Mandatory Publication** DOH must being promulgating temporary regulations within six months of the Effective Date. §1107 (c).
- **Mandatory Expiration** Temporary regulations shall expire **not later than two years** following the publication of the temporary regulation, which will not be subject to: (1) the Commonwealth documents law; (2) regulatory review act; or (3) the Commonwealth attorneys act. §1107 (a).
- **Time Limit** the DOH's shall have the ability to promulgate temporary regulations for two years after the Effective Date. Regulations adopted after this period shall be promulgated as provided by law. §1107 (b).
- **Practical Implications** DOH must begin promulgating temporary regulations on November 17, 2016, and may continue to do so until May 17, 2018, which temporary regs may not expire later than two years following the publication. Such timing essentially allows for temporary regulations to remain in effect as late as May 17, 2020.

Chapter 11: Regulatory Promulgation

Permanent Regulations

- The DOH will presumably need to begin to establish promulgate permanent regulations no later than two years from the effective date (May 17, 2018).
- There is uncertainty as to whether full regulatory review will unfold during the temporary promulgation process.
- There is uncertainty as to whether the temporary regulations will be intended for conversion to permanent regulations.

Chapter 12: Advisory Board

Medical Marijuana Advisory Board is Established

- The Board will consist of the following individuals, or their chosen designee:
 - Secretary pf the Department of Health
 - State Police Commissioner
 - State Board of Pharmacy Chairman
 - Commissioner of Professional and Occupational Affairs
 - Physician General
 - President of PA Chiefs of Police
 - President of PA District Attorneys Association
 - A designee with knowledge and experience "in issues relating to care and treatment of individuals with a serious medical condition, geriatric or pediatric medicine or clinical research" appointed by each of the following:
 - Governor
 - President pro tempore of the Senate
 - Majority Leader of the Senate
 - Speaker of the House of Representatives
 - Minority Leader of the House of Representatives
 - Governor selected patient advocate §1201 (a).

Chapter 12: Advisory Board - Powers

The advisory board shall have the power to prescribe, amend and repeal bylaws, rules and regulations governing the advisory board. The advisory board may delegate supervision of the administration of advisory board activities to an administrative secretary and other employees of the department. §1201 (f).

- (1-2) examine/analyze statutory/ regulatory law of Medical Marijuana in PA and in other jurisdictions;
- (3) accept/review written comments about Medical Marijuana;
- (4) issue on May 17, 2018 a report ("Report") to the governor, senate, and house, which will be a public record;
- (5) the Report shall be written and include recommendations and findings as to whether to change:
 - (i) the types of medical professionals permitted to certify Patients;
 - (ii) the list of Serious Medical Conditions;
 - (iii) the form of permitted Medical Marijuana;
 - (iv) the number of growers/processors or dispensaries;
 - (v) Patient access to Medical Marijuana and affordability of access; and
 - (vi) the regulations on dispensing dry leaf or plant. §1201 (j).

Chapter 19: Research Program and Health Care Medical Marijuana Organization "HCMMO"

- Section 1902 of the Act calls for the establishment of a Research Program to study Medical Marijuana "MMJ."
- The Act indicates that the DOH will create a database of medical conditions cited by Practitioners with respect to each Serious Medical Condition.
- When the database reaches 25 Patients for a particular medical condition, the DOH **shall** petition the FDA for approval to study MMJ treatment of said condition.
- Upon application to the USDA, the FDA will publicly announce the proposed study, upon which notice a Vertically Integrated Health System ("VIHS") and University within the Commonwealth may request to participate.

Research Program and Health Care Medical Marijuana Organization "HCMMO" - continued

- Upon approval from the FDA and DEA, the DOH will select a VIHS to conduct the study.
- Such approved VIHS is then considered a HCMMO, which is defined in the preamble of Section 1902 in part as a VIHS approved...to dispense or grow and process, or both, MMJ.
- The Act requires that HCMMOs only dispense MMJ received from an approved Grower or an HCMMO approved to Grow and Process. The statement that HCMMOs must only dispense MMJ obtained by "approved" parties, which may be an "approved" HCMMO, indicates that some HCMMOs may apply for growing licenses.
- The application process for such license is not outlined in the Act and will thus be subject to regulation.

GROWING AND PROCESSING CANNABIS

Josh Genderson

President & CEO, Holistic Industries

PROPAGATION: WHERE IT ALL BEGINS







HYDROPONIC MEDIUM

- Coco Coir
 - Made from coconut husk
 - Optimal water retention
- Rockwool
 - Made from molten rock spun into a bundles
 - Lower labor costs
- Clay pellets
 - Made from clay
 - Very little retention enables more complete control

STAGE 2: VEGATATIVE GROWTH



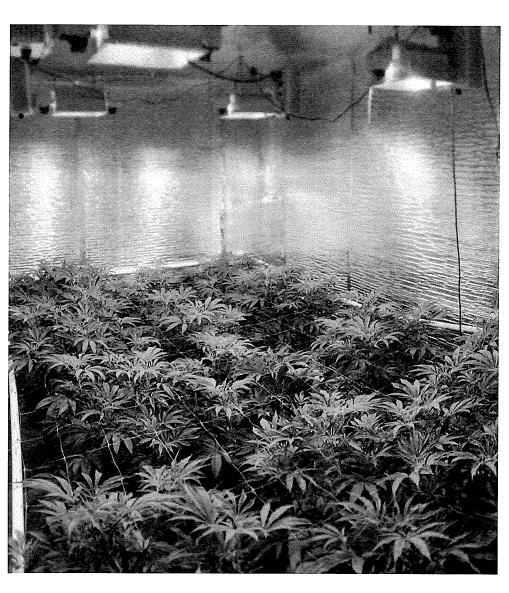
VEGATATIVE LIGHTING

- Ceramic Metal Halide
 - Efficient
 - Low heat output
- T5 Flourescent
 - Low power output
 - Low heat output
- LED
 - Optimal spectrum
 - Low heat output

FLOWERING



DOUBLE ENDED HPS



- Excellent production
- Red spectrum great for THC production
- Creates heat
- Excess heat must be counteracted with HVAC



LED LIGHTING

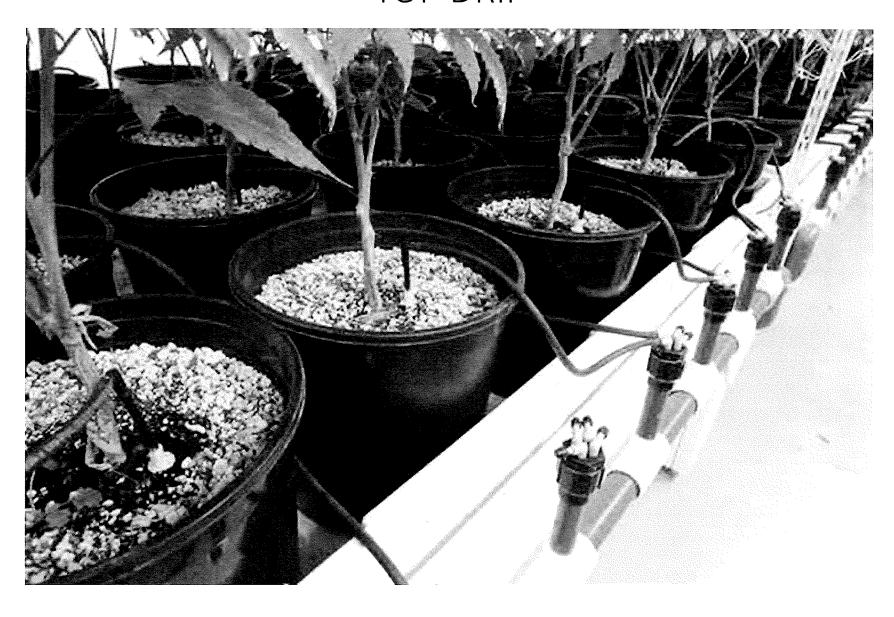


- Optimal spectrum
- Efficiency
- No heat
 - Air cooled
 - Water cooled
- Not proven for cannabis

FLOOD AND DRAIN

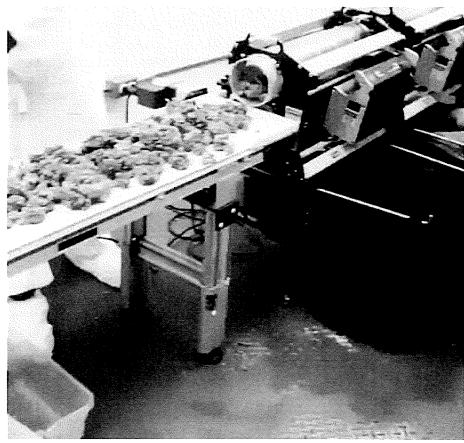


TOP DRIP



TRIM







- Longer flowering time
- More energetic

- Shorter flowering time
- Larger, denser flower

OUTDOOR CULTIVATION



GREENHOUSE CULTIVATION



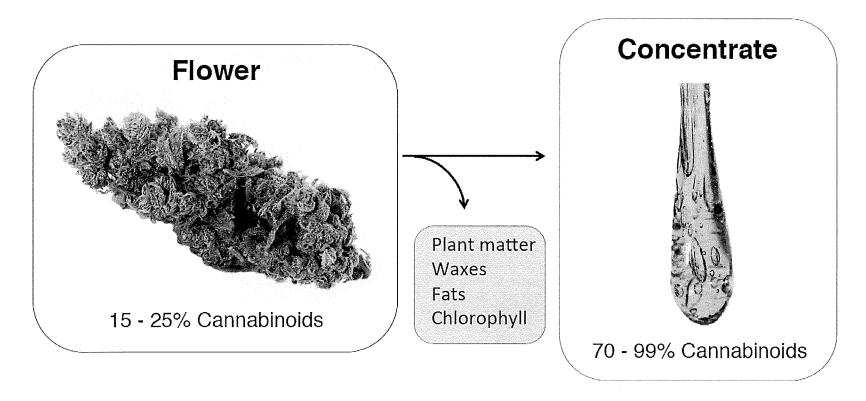
INDOOR CULTIVATION



CARBON FOOTPRINT

- Cogen
 - Producing power locally using natural gas/propane
 - Reusing heat produced
 - Utilizing CO2 produced
- Renewable Energy
 - Solar power
 - Wind power
- Recirculating irrigation systems
- Water catchment
- Cutting power use
 - LED lighting
 - Water chilled HVAC

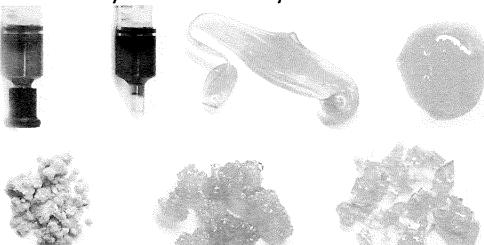
PROCESSING FLOWERS TO CONCENTRATE: EXTRACTION AND ENRICHMENT



The processes of extraction and enrichment removes impurities and creates a more concentrated and versatile product.

CONCENTRATES

- Fastest growing segment of the market
 - Outpacing flowers and edibles in 2016
 - 125% growth in Colorado
 - 60% growth in Washington state
- New York, Minnesota and Pennsylvania strictly concentrates
- Discreet
- Potent
- Versatile



CHEMISTRY

Cannabinoids- Over 70 found in Cannabis, biologically active

Psychoactive, analgesic, sedative, anti-inflammatory, appetite stimulant

Non-psychoactive, anti-inflammatory, analgesic, anticonvulsant

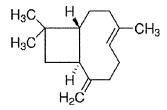
Terpenes- Aromatic flavor compounds, desirable organoleptic properties

MyrceneEarthy, Herbal, Citrus

PinenePine, Medicinal

$$H_2C$$
 CH_3

Limonene Citrus, Floral



Caryophyllene Peppery, spicy

EXTRACTION TECHNIQUES

• Supercritical Fluid Solvent-less, nonhazardous

• Butane Terpene rich, high purity

Products

• Water Solvent-less, terpene rich

Alcohol Efficient, low cost

water solvent less, terpene ner

Bubble Hash Butane Hash Oil

CO2 Oil

Rick Simpson Oil

Rosin

Sha7er

Sugar

Wax

Tinctures

Sublinguals

- **Distillation** Efficient, high purity, possible to preserve terpenes
- Isolation very high purity (97-99%)
- Pressing Rosin high purity, maintains terpenes

Memo

East Goshen Township

Date: February 2, 2016
To: Board of Supervisors

From: Rick Smith, Township Manager

Re: ABC Goals

Below is a list of the 2017 Goal presented by the ABC's at the January 7, 2017, Planning Session.

Where applicable I have noted the appropriate objective from the Comp Plan or action from the Park Rec and Open Space Plan.

Conservancy Board:

Wood chipping around planted trees

Continual spraying against invasive - Comp Plan Objective 11.6

Develop a plan for the Serpentine Rock - PR&O Plan Action 2.2C

Upkeep of Blue Bird houses to control insect population

April 22, 2017 is the date for "Keep E. Goshen Beautiful" Day - Comp Plan Objective 11.4

Clymer's Woods, which is currently being maintained as a free form woodland area may need to become a more manicured area as it also occupies the area which is the Gateway Entrance to E. Goshen Township.

Futurist Committee:

The creation of a much needed "town center" to house specialty shops, restaurants, micro businesses, and a central gathering area - **Comp Plan Objective 6.1**

Clear signage and lighting to highlight the "town center" - Comp Plan Objective 6.1

Amend the Township "bylaws" to allow for liquor sales.

Establish a strategic long range planning objective with steps outlining how to achieve the objective and the stated benefits to all residents then adopt a resolution to make it official.

Need for a "branding" of the Township to include clear signage that would include renaming the Township to "Goshenville".

<u>Historic Commission:</u> No goals presented.

Municipal Authority:

The West Goshen Sewer Plant, of which East Goshen Township has a 16.66% interest, is in the process of upgrading the Plant's equipment **Comp Plan Objective 10.1**

West Goshen Township is currently undergoing an EPA review to determine its phosphorous limit. Comp Plan Objective 10.1

Park and Recreation Commission:

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 - **Comp Plan Objective 8.6**

Developing the Paoli Pike Trail through East Goshen, from West Goshen to Willistown - **Comp Plan Objective 9.2**

Maintaining and upgrading East Goshen Park Comp Plan Objective 9.3

Planning Commission:

Assist in the Paoli Pike Master Corridor Plan. Comp Plan Objectives 6.2 & 8.6 and PR&O Plan Action 1.7B

Review Zoning Ordinance as it relates to new technologies, drones, nodes replacing telecommunications towers and the best locations for them. **Comp Plan Objective 6.6**