EAST GOSHEN TOWNSHIP PLANNING COMMISSION Meeting Agenda Wednesday, September 6, 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
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. August 2, 2017
- F. Subdivision and Land Development Applications
 - 1. Applebrook Golf Club
- G. Conditional Uses and Variances
 - 1. 1301 Goshen Parkway
- H. Ordinance Amendments
 - 1. Signs in the BP District
- I. 2017 Goals
- J. Any Other Matter
- K. Liaison Reports
- L. Correspondence

Bold Items indicate new information to review.

East Goshen Township Planning Commission Tracking Log

Application Name	Application (CU,LD,O, SD,V, SE, CA)	Type (Sk, P, F)	Date Filed	start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
Malvern Institute, 940 King Rd.	V. SE	P	3/27/17	3/27/17	NA	NA	3/30/17	3	11/1/17	12/5/17	12/12/17	12/19/17	
Synthes USA	ĆU	Р	8/28/2017	8/28/2017	8/30/2017	8/30/2017	8/31/2017		10/4/2017	10/17/2017	10/17/2017	10/27/2017	
Applebrook Associates	LD	P/F	8/28/2017	8/28/2017	8/30/2017	8/30/2017	8/31/2017		10/4/2017	10/17/2017	NA	12/5/2017	
Bold = New Application or PC act Completed in 2017	Sold = New Application or PC action required												
1506 Meadowbrook Dr.	V	Р	7/10/17	7/10/17	NA	NA	7/13/17		8/2/17	8/15/17	9/7/17	9/8/17	
1380 Enterprise Drive	V	Ρ	7/17/17	7/17/17	NA	NA	7/27/17		8/2/17	9/5/17	9/11/17	9/15/17	
1007 Taylor Ave.	V	Р	7/11/17	7/11/17	NA	NA	7/13/17		8/2/17	8/15/17	8/29/17	9/9/17	
Crown Castle, DAS Nodes	CU	P/F	7/3/17	7/4/17	NA	NA	7/5/17		8/2/17	8/15/17	8/15/17	8/31/17	APPVD
14 Reservoir Rd.	SK	NA	NA	NA	NA	NA	NA F/00/40	NA	NA 0/4/47		NA NA	NA 2/20/17	
1420 E. Strasburg Rd. / Brakman	SD/LD	P/F	5/18/16	6/1/16	5/19/16	5/19/16	5/20/16	3	3/1/17	3/21/17		3/29/17	APPVD
1506 Meadowbrook Dr.	SD / V	Sk	4/24/17		NA	NA	NA NA		NA NA	NA NA			
1007 Taylor Ave.	SD/V	Sk	5/30/17	NA	NA	NA	NA		NA	INA			N/A

1	<u>Draft</u>				
2	EAST GOSHEN TOWNSHIP				
3	PLANNING COMMISSION MEETING				
4	August 2, 2017				
5					
6	The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday,				
7	August 2, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman				
8	Adam Knox, Brad Giresi, Dan Daley, Monica Close, Jim McRee, and Ernest Harkness. Also present was				
9	Mark Gordon, (Township Zoning Officer), and Marty Shane, Janet Emanuel and Mike Lynch, (Township				
10	Supervisors).				
11					
12	COMMON ACRONYMS:				
13	BOS – Board of Supervisors CPTF – Comprehensive Plan Task Force				
14	BC – Brandywine Conservancy CVS – Community Visioning Session				
15	CB – Conservancy Board SWM – Storm Water Management				
16	CCPC – Chester Co Planning Commission ZHB – Zoning Hearing Board				
17					
18	A. FORMAL MEETING – 7:00 pm				
19	1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment				
20	of silence to remember our troops.				
21	2. Adam asked if anyone would be recording the incerting and if there were any public an				
22	A dam reviewed the Tracking Log and commented that there is no need for a workshop.				
23 24	A dam noted that the minutes of the July 12 meeting and July 19, 2017 workshop were				
2 4 25	approved as amended				
26	upproved as unterfaced.				
27	B. CONDITIONAL USES AND VARIANCES				
28	1. Malvern Institute (ZHB Application) – Brian Nagel, Attorney, represented the applicant.				
29	Tonight they are presenting an updated proposal, which addresses some concerns raised at the last				
30	meeting about parking along King Road. Other issues and the sequencing of a 15-year plan will be				
31	covered at the September meeting. He spoke about landscaping, sound blankets around the generator to				
32	reduce noise and security cameras.				
33	Bob Plucienik, Chester Valley Engineers, pointed out that there are currently only 48 parking spaces.				
34	They calculated that they need 81 based on the number of staff. He showed where they plan to add the				
35	parking spaces to existing parking areas. There will be one-way traffic into the parking areas and a gate				
36	at the exit with a security camera. He pointed out where new fencing and fandscaping will be instance.				
37	The driveway will be widened to 22 feet. They are not going to move the volleyball courts.				
38	Brian mentioned that patient autos must be removed from the property within 24 hours so there is no				
39 40	Ing-term patient parking.				
40 //1	the smoking pavilion. The 3 sides could be covered but they must have clear sight into it.				
41	Dan asked about the height of fencing at the rear of the property. Brian responded that it would be 8 feet.				
43	Mark commented that this is a commercial use on a residential lot.				
44	Dan asked about lighting in the parking areas. Brian responded that they are reviewing the ordinance				
45	regarding lighting.				
46	Adam mentioned that a neighbor commented at the last meeting that the woods around the creek aren't as				
47	thick as they used to be. Brian responded that they are looking at deer resistant understory and buffer				
48	plants on the east side of the property.				
49					
50	Public Comment:				
51	1. Lisa O'Neill, 10 Brookmont Dr., Malvern – She asked where this application is in the process. Adam				
50	explained that the applicant gave an extension. He gave the dates of the next meetings. The ZHR nearing				

- is scheduled for September 27. The applicant has stated that they will give another extension, which will 1 move everything back. 2
- 2. Todd Asousa, 927 W. King Rd., Malvern He asked what they are applying for. Mark explained that 3
- the property is a legal, non-conforming use and they want to expand the footprint. He explained all of the 4

proposed expansions. Mr. Asousa asked about their hardship. He reported that his home and car have 5 6 been burglarized.

- 3. Mark Hamilton, 20 Treemont Dr., Malvern He has had problems since the 1980's and reported that 7 his home has had several attempted break-ins. Each time the police located the offenders who were all 8
- addicts and connected to the institute. The patients there are desperate and dangerous. He is concerned 9 about the children in the neighborhood. Orignally, this was in the country with open land. Now it is very
- 10 populated. He recommends that the institute sell the property, preferably to a developer who will build
- 11 homes, and open in a more suited area. Adam commented that the Township can't make the institute 12
- leave. The use will stay with the property so they could sell to another institution. They are going to cap 13 the number of beds. 14
- 4. Page Fenimore, 3 Treemont Dr., Malvern She reviewed several incidents that occurred in the past 15 year the latest on July 5, 2017 when an enraged patient was wrestled down. 16
- 5. Terri Relick, 12 Treemont Dr., Malvern The topic of out patients was raised at the last meeting. On 17
- the institute's website, partial hospitalization is mentioned. This is a type of out patient care. Also the 18
- website states there are 106 beds. Brian responded that they have agreed to cap at 80 beds. Adam 19 mentioned that the State sets the number of beds allowed in a facility. 20
- 6. Eric Young, 14 Brookmont Dr., Malvern He asked about the security staff. Mark Russen of the 21
- Malvern Institute responded that the Chief of Security is a retired policeman and there are 5 guards that 22
- work 9 pm to 2 am. Increasing security is part of the proposed plan. Aides stay with patients during the 23 24 day.
- 7. Lisa O'Neill She commented that at every meeting the township states that security is paramount 25 but they haven't seen security from the institute. She also mentioned the noise of the patients outside of
- 26 the building. She was on the phone the other day and had to call the police because of the commotion.
- 27 The Township has to take security more seriously. 80 patients is too many. Most of them have chosen to
- 28 go to the institute instead of jail. This is a very serious situation. 29
- Jim suggested that the institute address this situation and add security 24/7. Brian commented that the 30 institute's staff has reminded the patients to be respectful of the residents. 31
- 8. Joe Fenimoe, 3 Treemont Dr., Malvern He moved here 13 years ago and backs up to the institute's 32
- property. There have been many problems. He cares about people who need help but the noise is 33
- horrible. Secure them. Protect us. 34
- 9. Timothy Klutchka, 5 Brookmont Dr., Malvern He addressed the need for more than one camera. His 35
- mother was an addict. He just moved here 4 years ago. They need more cameras and fencing needs to be 36 around the entire property. 37
- Ernest asked what happens to the cap and cars if this application is not approved. Brian responded that 38 there won't be a cap if it is not approved. 39
- Adam closed discussion. The next meeting that Malvern Institute is scheduled for is September 6. 40
- 41
- 2. 1506 Meadowbrook Dr. (ZHB Application) Shimon Guy, Engineer, gave out copies of the
- 42 revised proposed plan. Alex Baumle, Attorney for applicant, reviewed discussions from the last meeting. 43
- Mr. Guy commented that the survey confirmed the boundaries of the property. He confirmed that the 44
- piece of land needed is 2 ft. by 200 ft. or 400 sq. ft. and will come from their neighbor. The number of 45
- users of Hemlock Hill Lane will increase from 5 to 6. They added a pull off area, which will be made of 46
- pavers. The existing drive will be widened to 12 ft. The visibility issue at the turn in the drive will be 47
- handled by trimming the trees and the realignment of the drive. Landscaping will be added to provide a 48 49 significant buffer.
- Dan asked about sewer and water. Mr. Guy showed where the existing sewer is and explained the plan 50 for the additional use. There is no public water. 51
- Leo Kasehagen,919 Nathaniel Dr., West Chester He asked for explanation of the process. Adam 52
- responded and explained the application process to the ZHB hearing. 53

- Janet mentioned that last month the PC recommended that the BOS approve a ZHB application. Last 1
- night the BOS did not agree with the PC and will send their attorney to the hearing to oppose it. The 2
- ZHB is independent and does not answer to the BOS. Mark explained the ordinance and variances. 3
- Dimensional relief is being requested. He explained what the ZHB will ask for. 4

Carolyn Collecito, 920 Continental Dr. - She asked about sewer and the transformer. Mark explained the 5

- history of the sewer and where the new lines will go. PECO will decide if the transformer needs to be 6 7 upgraded.
- After further discussion Dan moved that the Planning Commission recommend that the Board of 8
- Supervisors support the application for the requested dimensional variance relief for 1506 Meadowbrook 9 Drive, with the following conditions: 10
- 11 12
- 1. Create the greatest sight distance triangle possible at the top of the driveway near the new home.
- 2. Provide a complete evergreen landscape screening buffer for the adjacent properties on 13 14 Nathaniel Drive.
- 3. Provide a large vehicle pull off area along the driveway to ensure safety for pedestrians and 15 16 motorists using the private driveway.

Jim seconded the motion. The motion passed with a 5 for and 1 against vote. 17

18

27

3. 1380 Enterprise Drive (ZHB Application) - The applicant was represented by Troy Segers, 19 Project Manager; Gregory Feld, KC Signs; and Donald T. Petrosa, Esq. They need a variance for the 20 height of the proposed sign on the building. It is 16' 3" and the ordinance allows 10'. There are several 21 other signs in the corporate park that are above 10 feet. The height of the building is 18'6". 22 Dan moved that the Planning Commission send the Board of Supervisors a recommendation to support 23 the Zoning Hearing Board application for the requested dimensional variance relief requested for the 24 single wall sign at 1380 Enterprise Drive, Unit 300. The zoning relief, if granted, will not alter the 25 character of the business park district. Jim seconded the motion. The motion passed unanimously. 26

28 **C. LIAISON REPORTS**

1. Board of Supervisors - Janet reported that for 1007 Taylor Ave., although the applicant paid 29 attention to the PC suggestions, the BOS did not agree with subdividing 1 conforming lot to 2 non-30 conforming lots. They will have the attorney go to the ZHB hearing to oppose the request. 31

2. Futurist Committee - Brad is the PC's liaison to this committee. He reviewed their goals 32 regarding the town center and Paoli Pike trail. He asked Adam to attend the next meeting to discuss how 33 34 to attract businesses.

35

37

36 **D.** GOALS – Mark will write a progress report for the BOS.

38 **ADJOURNMENT**

There being no further business, Brad moved to adjourn the meeting. Adam seconded the 39 motion. The meeting adjourned at 10:00 pm. The next regular meeting will be held on Wednesday, 40 September 6, 2017 at 7:00 pm. 41

- 42
- 43 Respectfully submitted,

44

Ruth Kiefer. Recording Secretary

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: 9/1/2017

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Applebrook GC LD Application Re:

Dear Commissioners,

The Township has received a Land Development Application from Applebrook Golf Club proposing to build a +/- 1700 s.f. building within the practice area for a Golf Learning Center.

The Township Engineer, Conservancy Board and the CCPC need to review and comment on the plan. At this point the PC can hear from the applicant and ask questions however taking action at this point is premature.

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA



SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed:

Application for (Circle one):

OSubdivision OLand Development OSubdivision & Land Development

- A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.
 - 1. Applicant's name: Applebrook Associates c/o Jared Viarengo

Address:	1604 Paoli Pike,	Malvern,	PA 19355	Phone:	610-647-7666 x10
Fax:		Email: Jare	dV@msn	.com	

2. Name and address of present owner (if other than 1. above)

Name: same		,
Address:		Phone:
Fax:	Email:	•
3. Location of plan:	304 Paoli Pike	
4. Proposed name of p	lan:Applebrook Golf C	lub - New Learning Center
5. County Tax Parcel N	_{lo.:} 53-04-89	Zoning District: 1-2
6. Area of proposed pla	an (ac.): 0.58	Number of lots: 1
7. Area of open space	_{(ac.):} na	
8. Type of structures to	be constructed: New	golf learning center
9. What provisions are	to be made for water sup	ply and sanitary sewer? public
sanitary sewer and	d well	
10. Linear feet of road	to be constructed: 0	
11. Name of Engineer:	Chester Valley Eng	ineers c/o Brett H. MacKay, RLA
Phone Number: 6	10-644-4623 x122 _{Fa}	_{x:} 610-889-3143
Email address: br	nackay@chester	v.com

f:\data\shared data\code dept\application & forms\current forms and applications\subdivision and land dev application.doc

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

12. Name of Land Planner: na		
Phone Number:	Fax:	<u> </u>
Email address:		

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

NOTICE

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

Owner Signature

Applicant Signature

Administrative Use

Fees received from applicant \$	pasic fee, plus \$pe	er lot
For lots = \$		
Application and plan received by: (Signature	Date:)	
Application accepted as complete on:(Date)	

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

SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

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

* Review the formal Planning Commission review procedure on page five.

Application for (Circle all appropriate):	O Subdivision OLand Development
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Applicant Information:

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

Application Process Checklist (Administrative use only):

<u>ltem</u>

Date Complete

1. 2.	Completed Township Application Form:
3.	County Act 247 Form complete:
4.	Appropriate County Fees included:
5.	11 Copies of sealed Sub / LD plans:
6.	11 copies of other required plans:
	a. Landscape: (sealed)
	b. Conservancy: (sealed)
	c. Stormwater Management: (sealed)
7.	Three copies of the stormwater report and calculations:
8.	Copies of supplementary studies, if required:
	a. Traffic Impact Study:
	b. Water Study:
Δr	polication accepted on by
<u>ب</u> ر ، ب	
Of	ficial Signature

Review Process Checklist (Administrative use only)

<u>ltem</u>

Date Complete

1.	Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):
	Date Abutting property letter sent:
2.	Date presented to Planning Commission:
3.	Date submitted to CCPC:
4.	Date submitted to Township Engineer:
5.	Date by which the PC must act, (Day 70):
6.	Date by which Board of Supervisors must act, (Day 90):
7.	Date sent to CB:
8.	Date sent To MA:
9.	Date sent to HC:
10	.Date sent to PRB:
11	.Date sent to TAB:



June 20, 2017

Mr. Brett MacKay Chester Valley Engineers, Inc. P.O. Box 447 Paoli, PA 19301

Re: Act 537, Sewage Facilities Planning Applebrook Golf Course Learning Center DEP Code No. 1-15919-241-X East Goshen Township Chester County

Dear Mr. MacKay:

This letter is in reference to your application for Sewage Facilities Planning Modules for a driving range at an existing golf club. The project is located at 1604 Paoli Pike in East Goshen Township, Chester County.

This project will not result in an increase in club membership.

This project does not meet the definition of a subdivision under the Pennsylvania Sewage Facilities Act. Therefore, no planning modules are required to be submitted to the Department of Environmental Protection (DEP).

If you have any questions or concerns, please contact me at 484.250.5182.

Sincerely,

weener Kelly A. Sweeney

Sewage Planning Specialist 2 Clean Water

cc: Chester County Planning Commission Chester County Health Department Chester County Conservation District East Goshen Township Planning Section Re 30(GJE17CLW)171-7 610-692-7171 www.eastgoshen.org

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP



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

August 31, 2017

Dear Property Owner:

The purpose of this letter is to inform you that Applebrook Associates has submitted a Land Development application for the Applebrook Golf Club at 100 Line Rd., West Chester, PA 19380. Applebrook proposes to construct a Golf Learning Center near their practice facilities on the golf course.

The Golf Learning Center building will be approximately 1760 square feet in area and be located on the south end of the golf course property south of the existing practice facility and west of the existing parking lot for the golf course.

The full application and plans are available for review at the Township building. The new building is proposed to be served by private well water and public sewer.

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of land development applications. The meeting dates for this matter are listed below and subject to change without further written notice:

<u>September 6, 2017 – Planning Commission (7:00 PM)</u> <u>September 9, 2017 – Conservancy Board (7:00 PM)</u> <u>October 4, 2017 – Planning Commission (7:00 PM)</u> <u>November 21, 2017 – Board of Supervisors (7:00 PM)</u>

All meetings are held at the Township Building and are open to the public. The Land Development Application is available for review at the Township building during normal business hours.

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

Sincerely,

Mark A. Gordon Township Zoning Officer

CC: Authority, Boards and Commissions David Burman, Manager, Willistown Township (Via Email Only)

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) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED POCS SERIAL NUMBER: _____



APPLEBROOK GOLF CLUB



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SHEET 1 OF 7

1" = 200'



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EXISTING TREE & SHRUB LINE EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.) WETLAND POINTS

WL25 WL24 WL26 STEEP SLOPES 15-25%

STEEP SLOPES 25% AND GREATER EXISTING PIPELINE

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- 5. DATUM:

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) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED). POCS SERIAL NUMBER:



APPLEBROOK GOLF CLUB







1" = 20'

PRELIMINARY / FINAL EXISTING CONDITIONS PLAN					
DATE REVISION					
FOR APPLEBROOK GOLF CLUB GOLF LEARNING CENTER EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
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STING	FEATURES LEGEND
02	EXISTING 2' CONTOURS
10	EXISTING 10' CONTOURS
2.20	EXISTING SPOT ELEVATION
XXX	EXISTING FENCE LINE
	EXISTING EDGE OF PAVING
0 0	EXISTING GUIDE RAIL
	EXISTING CURB
	FLOOD PLAIN
$D \gamma$	

EXI

× 21.

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BdA

° WL24

0 WL26

SOILS LINE AND DESCRIPTION

¢	EXISTING LIGHT POLE
งรากากกระบบการระบบการระบบ o ก o การระบบการระบบการระบบการระบบการระบบการระบบการระบบการระบบการระบบการระบบการระบบกา	STREAM LINE
	EXISTING STORM INLET AND PIPE
	EXISTING STORM MANHOLE AND PIPE
	EXISTING STORM ENDWALL AND PIPE
(000)	EXISTING MULTI-POST SIGN
	EXISTING SIGN
~~~	EXISTING UTILITY POLE
Θ	EXISTING POST
	EXISTING UNDERGROUND WATER MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
G	EXISTING UNDERGROUND GAS LINE
сн ————————————————————————————————————	EXISTING OVERHEAD WIRES
	EXISTING FIRE LINE

EXISTING DECIDUOUS TREE EXISTING CONIFEROUS TREE

EXISTING TREE & SHRUB LINE

EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.) WETLAND POINTS STEEP SLOPES 15-25%

STEEP SLOPES 25% AND GREATER EXISTING PIPELINE

PROPOSED FEATURES LEGEND 202

PROPOSED 2' CONTOURS
PROPOSED 10' CONTOURS
PROPOSED STORM PIPE W/ TYPE M INLET
PROPOSED STORM PIPE W/ TYPE C INLET
PROPOSED STORM MANHOLE AND PIPE
PROPOSED STORM ENDWALL AND PIPE
PROPOSED SANITARY MANHOLE AND PIPE
PROPOSED WATER MAIN
PROPOSED SPOT ELEVATION
PROPOSED CURB
PROPOSED STORM INLET NUMBER
PROPOSED SANITARY MANHOLE NO.
PROPOSED PARKING SPACE TABULATION
PROPOSED SIGNAGE MARKER

OPERATIONS AND MAINTENANCE NOTES

- THE BMPS FOR THIS SITE CONSIST OF THE SUBSURFACE INFILTRATION BED AND THE COLLECTION INLETS TO THE UNDERGROUND BED.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE ONGOING INSPECTIONS, OPERATION, REPAIR, AND MAINTENANCE OF EACH OF THE PROPOSED BMPS. 3. NO BMP OR MANMADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN THE INTENDED
- STORMWATER CONTROL FUNCTION UNLESS APPROVED BY THE MUNICIPALITY. 4. THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A BMP OR CONVEYANCE SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS, AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED.
- THE OWNER OF EACH BMP AND CONVEYANCE SHALL KEEP ON FILE WITH THE MUNICIPALITY THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR MAINTENANCE ACTIVITIES AND IMPLEMENTATION OF THE O&M PLAN. IN THE EVENT OF A CHANGE, NEW INFORMATION SHALL BE SUBMITTED BY THE BMP OR CONVEYANCE OWNER TO THE MUNICIPALITY WITHIN 20 WORKING
- DAYS OF THE CHANGE. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, ALTER, OR IMPAIR THE EFFECTIVENESS OF ANY STORMWATER BMPS, CONVEYANCES, FACILITIES, AREAS OR STRUCTURES UNLESS THE ACTIVITY IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT
- THE WRITTEN CONSENT OF THE MUNICIPALITY. THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF THE MUNICIPALITY'S STORMWATER MANAGEMENT CODE IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPING, ALTER OR IMPAIR THE EFFECTIVENESS OF OR PLACE ANY STRUCTURE, OTHER VEGETATION,
- YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY. STORMWATER BMPS WHICH CONSIST OF LAWN AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER BY REGULAR LAWN CARE, MOWING, CLEARING DEBRIS AND YARD WASTES AND REPAIRING AREAS OF EXPOSED SOIL.
- 9. A BLANKET STORMWATER MANAGEMENT EASEMENT IS PROVIDED OVER AND ACROSS THE PROPERTY IN FAVOR OF EAST GOSHEN TOWNSHIP TO ALLOW THE TOWNSHIP AND ITS AGENT AND DESIGNEES ACCESS TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE TOWNSHIP IS GRANTED THE RIGHT, BUT NOT THE DUTY, TO ACCESS AND CONDUCT PERIODIC INSPECTIONS AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE OR OF ANY APPLICABLE O&M PLAN OR O&M AGREEMENT.

PROPOSED SITE BMPs

IN ACCORDANCE WITH THE STORMWATER MANAGEMENT CODE OF EAST GOSHEN TOWNSHIP, THE FOLLOWING LONG TERM BEST MANAGEMENT PRACTICES (BMPs) ARE PROPOSED FOR THIS SITE;

- 1. SUBSURFACE INFILTRATION BED LOCATED TO THE SOUTH OF THE PROPOSED GARAGE. THIS FACILITY PROVIDES STORMWATER RATE CONTROL AND THE REQUIRED STORAGE FOR THE WATER QUALITY VOLUME. A PORTION OF THE STORED RUNOFF INFILTRATES INTO THE GROUNDWATER SYSTEM.
- SURFACE BIOFILTRATION AREA LOCATED ALONG THE NEW BITUMINOUS WALK NEAR THE EXISTING DRIVING RANGE TEES. THIS FACILITY PROVIDE STORMWATER RATE CONTROL FOR STORMWATER RUNOFF FROM A PORTION OF THE NEW BITUMINOUS WALK. 3. INLETS COLLECT STORMWATER RUNOFF FROM THE SITE AND DIRECT IT TO THE SUBSURFACE INFILTRATION BED. 4. LEAF GUARDS - THE LEAF GUARDS TO BE PLACED ON THE PROPOSED DOWNSPOUTS PROTECTING THE COLLECTION/CONVEYANCE PIPES TO THE SUBSURFACE INFILTRATION BED.

OPERATION AND MAINTENANCE PLAN

ALL INSPECTIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES SHALL BE PERFORMED BY THE PROPERTY OWNER. THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE POST CONSTRUCTION STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT INCLUDE THE FOLLOWING:

SUBSURFACE INFILTRATION BED

INSPECTION REQUIREMENTS

- . THE INFILTRATION BED SHALL BE INSPECTED ANNUALLY, OR AFTER EACH RAINFALL EVENT IN EXCESS OF THREE (3") INCHES. ANY DISCOVERED TRASH OR DEBRIS SHALL BE REMOVED IMMEDIATELY. ADDITIONALLY, THE INFILTRATION BED SHALL BE INSPECTED 72 HOURS FOLLOWING ALL RAIN EVENTS EXCEEDING THREE (3") INCHES OF RAINFALL. IF STANDING WATER IS VISIBLE ABOVE THE INVERT OF THE LOWER PIPE IN EITHER OF THE TWO YARD DRAINS (SW101 AND SW102) AT THAT TIME, THE TOWNSHIP SHALL BE NOTIFIED WITHIN 30 DAYS OF THIS OCCURRENCE.
- GENERAL MAINTENANCE NOTES ACCESS CAN BE GAINED TO THE SUBSURFACE INFILTRATION BED THROUGH EITHER OF THE TWO YARD DRAINS (SW101 AND SW102). THE OVERLYING VEGETATION OF SUBSURFACE INFILTRATION FEATURE SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE VEHICULAR ACCESS ON SUBSURFACE INFILTRATION AREA SHOULD BE PROHIBITED, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. IF CONTINUAL ACCESS IS NEEDED, USE OF PERMEABLE, TURF REINFORCEMENT SHOULD BE CONSIDERED.

INLETS AND LEAF GUARDS

PROPERLY REPAIRED.

- CLEAN GUTTERS OF LEAVES AND OTHER DEBRIS TWICE A YEAR (LATE FALL AND LATE SPRING). INSPECT INLETS FOUR TIMES A YEAR AND CLEAN SUMPS OF ANY ACCUMULATED DEBRIS AND SEDIMENT.
- STORMWATER BMPS WHICH CONSIST OF LAWN AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER BY REGULAR LAWN CARE, MOWING, CLEARING DEBRIS AND YARD WASTES AND REPAIRING AREAS OF EXPOSED SOIL.

UTILITY NOTES

- 1. ALL STORM SEWER INLETS SHALL BE BUILT IN ACCORDANCE WITH THE DETAILS SHOWN ON THESE PLANS AND THE MANUFACTURERS SPECIFICATIONS 2. ALL PVC STORM PIPE SHALL BE SDR 35 AND MEET THE REQUIREMENTS OF ASTM D3034 SPECIFICATIONS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. 3. ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE CORRUGATED EXTERIOR / SMOOTH INTERIOR (DOUBLE WALLED) PIPE CONFORMING TO ASTM E-2648
- 4. TOP OF UNIT ELEVATION = TOP OF GRATE OR RIM ELEVATION. 5. ALL STORM DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT PENNDOT STANDARDS, DETAILS AND SPECIFICATIONS.
- 6. WATERTIGHT PIPE CONNECTIONS ARE REQUIRED FOR ALL SOLID/NON-PERFORATED STORM DRAINAGE PIPING. SOIL TIGHT PIPE CONNECTIONS ARE REQUIRED FOR ALL PERFORATED DRAINAGE PIPING.
- 7. USE WATERTIGHT HDPE FITTINGS WHERE ROOF DRAINS CHANGE DIRECTION. CONNECT VERTICAL CLEANOUT RISER PIPES TO LATERAL HDPE PES USING INSERTA TEE BY INSERTA FITTINGS CC 8. THE SITE CONTRACTOR SHALL FIELD VERIFY ALL DRAINAGE STRUCTURE INVERTS, PRIOR TO ORDERING ANY DRAINAGE STRUCTURES, OR
- PIPES. NOTIFY DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF DISCREPANCY BETWEEN THESE PLANS AND FIELD VERIFIED INVERT **FLEVATION** 9. ALL PIPE SHALL BE BROUGHT INTO A STRUCTURE AT A STRUCTURE FACE, WITH OUTSIDE PIPE WALLS CLEARING INSIDE STRUCTURE
- WALLS. PIPE PENETRATIONS AT CORNERS OF STRUCTURES ARE PROHIBITED, UNLESS DESIGNED AND FABRICATED FOR SUCH PENETRATION(S). 10. EXTEND PENETRATING PIPE TO, AND CUT FLUSH WITH, THE INTERIOR (EXPOSED) FACE OF STRUCTURE WALL.
- 11. ALL INLETS SHALL BE FURNISHED WITH PENNDOT "STRUCTURAL STEEL GRATE, BICYCLE SAFE", PENNDOT PUBLICATION 72, RC-45. 12. WHERE '±' IS INDICATED FOR A TOP OF STRUCTURE, ADJUST TOP OF STRUCTURE FOR ACTUAL FIELD CONDITIONS. 13. ALL EXISTING UTILITIES THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED. 14. PROVIDE STEPS W/ IN STORM STRUCTURES IN ACCORDANCE WITH CURRENT PENNDOT STANDARDS, DETAILS AND SPECIFICATIONS. 16. SANITARY SEWERAGE
- A. ALL SEVER LATERALS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS. STANDARDS AND DETAILS OF EAST GOSHEN TOWNSHIP. SHOP DRAWINGS AND/OR CATALOG CUTS FOR ALL PROPOSED MATERIALS SHALL BE SUBMITTED TO EAST GOSHEN TOWNSHIP AS PART OF THE APPLICATION FOR A PLUMBING PERMIT. 17. OTHER UTILITIES
- A. ALL OTHER UTILITIES (ELECTRIC, COMMUNICATIONS, GAS, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS AND SHALL BE INSTALLED SO AS TO NOT CONFLICT WITH THE WATER, SANITARY SEWER AND/OR STORM SEWER FACILITIES PROPOSED AS PART OF THESE PLANS. B. BACKFILL OF ALL UTILITY TRENCHES WITHIN EXISTING AND/OR PROPOSED EAST GOSHEN TOWNSHIP RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS, STANDARDS AND DETAILS OF EAST GOSHEN TOWNSHIP AND SHALL BE SUBJECT TO THE APPROVAL OF EAST GOSHEN TOWNSHIP OR THEIR DESIGNEE.





"EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED POCS SERIAL NUMBER:

APPLEBROOK GOLF CLUB



LOCATION MAP SCALE 1"= 20 PROPOSES TO INSTALL A NEW GOLF LEARNING CENTER AND BITUMINOUS ACCESS WALK. THIS BUILDING WILL PROVIDE AN ALL WEATHER LOCATION FOR GOLF INSTRUCTION CURRENTLY BEING CONDUCT ON THE EXISTING OUTDOOR 2. PROPOSED BUILDING TO BE SERVICED BY PUBLIC SANITARY SEWER SERVICE AND ON 3. THIS PROPERTY IS ZONED I-2 PLANNED BUSINESS, RESEARCH AND LIMITED INDUSTRIAL DISTRICT ACCORDING TO THE EAST GOSHEN ZONING MAP. 4. THERE WILL BE NO INCREASE IN MEMBERSHIP AS A RESULT OF THIS PROPOSAL. 5. BY LETTER DATED JUNE 20, 2017, THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS DETERMINED THAT AN ACT 537 SEWAGE FACILITIES PLANNING 6. SINCE THERE WILL BE NO INCREASE IN MEMBERSHIP, THERE WILL BE NO ANTICIPATED INCREASE IN TRAFFIC TO THE SITE. 7. WETLAND AREA SHOWN BASED ON INFORMATION FROM ORIGINAL LAND DEVELOPMENT 8. THE INCREASE IN IMPERVIOUS COVER IS LIMITED TO THE NEW BUILDING AND THE NEW 9. STORMWATER RUNOFF FROM THE NEW IMPERVIOUS AREAS WILL BE COMPENSATED BY AN UNDERGROUND INFILTRATION STRUCTURE AND A SURFACE BIO-FILTRATION AREA. 10. NO ADDITIONAL STATE OR COUNTY APPROVALS OR PERMITS ARE REQUIRED. 11. PERMISSION OF THE BUCKEYE PIPELINE COMPANY WILL BE REQUIRED FOR THE INSTALLATION OF THE BITUMINOUS WALK ACROSS THEIR EASEMENT. 12. THIS PROJECT IS LOCATED WITHIN THE RIDLEY CREEK WATERSHED. THE PA DEP 13. THIS AREA OF THE PROPERTY IS NOT WITHIN A FEMA FLOODPLAIN. 14. EXISTING GROUNDCOVER IN THE AREA OF THE PROPOSED IMPROVEMENTS IS LAWN. 15. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER CONTROL STRUCTURES AND BMPS SHOWN ON THE PLAN. 16. THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER THE SITE FOR THE PURPOSE OF 17. INFILTRATION TESTING PERFORMED BY EVANS MILL ENVIRONMENTAL ON AUGUST 2, 2017 AND FIELD LOCATED BY CHESTER VALLEY ENGINEERS. 1. CLEANOUTS SHALL BE INSTALLED ON SEWER LATERAL EVERY ONE HUNDRED FEET (100') AND 2. IF AT LEAST 1/8 INCH PER FOOT MINIMUM GRADE IS CALCULATED, THE BUILDING SEWER CAN BE INSTALLED, PROVIDED, HOWEVER, THAT THE PIPE GRADE MUST BE CHECKED DURING THE INSTALLATION WITH A TRANSIT. THE CONTRACTOR SHALL, IF REQUESTED BY THE PLUMBING INSPECTOR, DEMOSTRATE THAT THE PIPE GRADE IS AT LEAST 1/8 INCH PER FOOT. 3. A MINIMUM COVER OF THREE FEET OF EARTH SHALL BE PROVIDED TO PROTECT THE PIPE FROM FROST ACTION AND/OR SURFACE LOADING. CONCRETE ENCASEMENT SHALL BE PROVIDED 1805 S.F. 1191 S.F. 0 S.F. 0 S.F. 0 S.F. 2996 S.F. PRELIMINARY / FINAL POST CONSTRUCTION STORMWATER AND SITE IMPROVEMENT PLAN LAND DEVELOPMENT PLAN **APPLEBROOK GOLF CLUB GOLF LEARNING CENTER** EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA Chester Valley Engineers, Inc. Main Office: 83 Chestnut Road 20558 P.O. Box 447, Paoli, PA 19301 (610) 644-4623 Engineer (610) 889-3143 Fax cve@chesterv.com vivil engineers & land surveyors http://www.chesterv.com DATE DRAWN BY CHECKED BY DRAWING 8/29/17 RHP RW SHEET 3 OF 7



EXISTING	FEATURES LEGEND
202	EXISTING 2' CONTOURS
**************************************	EXISTING 10' CONTOURS
× 212.20	EXISTING SPOT ELEVATION
	EXISTING FENCE LINE
	EXISTING EDGE OF PAVING
	EXISTING GUIDE RAIL
	EXISTING CURB
<u> </u>	FLOOD PLAIN
<u> </u>	SOILS LINE AND DESCRIPTION
ά	EXISTING LIGHT POLE
	STREAM LINE
	EXISTING STORM INLET AND PIPE
	EXISTING STORM MANHOLE AND PIPE
······	EXISTING STORM ENDWALL AND PIPE
	EXISTING MULTI-POST SIGN
	EXISTING SIGN
	EXISTING UTILITY POLE
\odot	EXISTING POST
W	EXISTING UNDERGROUND WATER MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
G	EXISTING UNDERGROUND GAS LINE
()H	EXISTING OVERHEAD WIRES
	EXISTING FIRE LINE
	EXISTING DECIDUOUS TREE
×**	EXISTING CONIFEROUS TREE
	EXISTING TREE & SHRUB LINE
0	EXISTING MANHOLE (SAN, STORM, GAS, WATER,
a WL25	WATER, ELECTRIC, TELEPHONE, ETC.)
WL24 WL26	WETLAND POINTS
	STEEP SLOPES 15-25%
	STEEP SLOPES 25% AND GREATER
	EXISTING PIPELINE
PROP	OSED FEATURES LEGEND
202	PROPOSED 2' CONTOURS
210	PROPOSED 10' CONTOURS
	PROPOSED STORM PIPE W/ TYPE M INLET
	PROPOSED STORM PIPE W/ TYPE C INLET
	PROPOSED STORM MANHOLE AND PIPE

PROPOSED STORM ENDWALL AND PIPE ----× 212.20 PROPOSED SPOT ELEVATION PROPOSED CURB PROPOSED STORM INLET NUMBER PROPOSED SANITARY MANHOLE NO. PROPOSED PARKING SPACE TABULATION PROPOSED SIGNAGE MARKER

E & S LEGEND 202 PROPOSED 2' CONTOURS

(8)

2

(15)

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210 PROPOSED 10' CONTOURS ■■■□■■■ PROPOSED STORM PIPE W/ INLET ---- PROPOSED SANITARY LATERAL × 212.20 PROPOSED SPOT ELEVATION - - - - - - - - - - - - SILT SOCK - ● ● ● ● - LIMIT OF DISTURBANCE

STABILIZED CONSTRUCTION ENTRANCE ORANGE CONSTRUCTION FENCE/ TREE PROTECTION INLET PROTECTION



APPLEBROOK GOLF CLUB







CONSTRUCTION SEQUENCE ALL EARTH DISTURBANCE ACTIVITIES SHALL SEQUENCE. EACH STAGE SHALL BE SUBS

THE FOLLOWING PHASE. AT LEAST SEVEN (7) DAYS PRIOR TO THE OPERATOR SHALL INVITE ALL CONTRACTOR INCLUDING, BUT NOT LIMITED TO, THE LAND ENGINEER, A REPRESENTATIVE OF THE PIPE

AT LEAST 3 DAYS PRIOR TO THE START CONTRACTORS INVOLVED SHALL NOTIFY TH 1-800-242-1776 FOR A MARK OUT OF

ANY SIGNIFICANT CHANGES IN THE SEQUEN CONTROLS SHALL BE REVIEWED AND APPRO CONSTRUCTION.

- DELINEATE LIMITS OF DISTURBANC ADDITIONAL TREE PROTECTION FEN INSTALL ALL EROSION CONTROL D AND CONSTRUCTION LAY DOWN AR STRIP TOPSOIL AND STOCKPILE IN SOCKS. REMOVE EXISTING TEE PAD AS NOT ROUGH GRADING OF THE SITE AND BEGIN CONSTRUCTION OF BUILDING INSTALL UNDERGROUND UTILITIES AND STORM PIPE. BEGIN INSTALLATION OF NEW BITUM BEGIN EXCAVATION OF INFILTRATIO FROM ENTERING THE UNDERGROUN
- BEEN PERMANENTLY STABILIZED. 10. WHEN CONSTRUCTION PERMITS, FI REDISTRIBUTE TOPSOIL AND STABI
- CONTROL BLANKETS IN AREAS AS N ONCE VEGETATIVE COVER HAS BEEN CONTROL DEVICES AND UNCOVER I

SEEDING AND MULCHING SPECIFIC TEMPORARY: SEEDING SHALL BE ANNUAL RYE GRASS APPLI

- LIMING TO BE APPLIED AT 1 TON/ACRE. 10-10-10 FERTILIZER TO BE APPLIED AT 500 HAY OR STRAW MULCH TO BE APPLIED AT 3 PERMANENT:
- LIMING TO BE APPLIED AT 6 TON/ACRE. 10-10-20 FERTILIZER TO BE APPLIED AT 1000 HAY OR STRAW MULCH TO BE APPLIED AT 3 NON-STEEP AREAS < 4:1, HIGHLY MAINTAINED A • SEEDING SHALL BE 50% KENTUCKY BLUE GRASS, AT A RATE OF 21 LBS. PER 1000
- SLOPES STEEPER THAN 4:1 SEEDING SHALL BE ERNST CONSERVATION MEADOW MIX (ERNMX—123): 38.5% BIG 10% COASTAL PANICGRASS, 5% PARTRIDO 2% SHOWY TICKTREFOIL, 2% OXEYE SUN TICKTREFOIL, AT A RATE OF 20 LBS PER
- DRAINAGE CHANNELS (STEEPER THAN 4:1) SEEDING SHALL BE 70% TALL FESCUE AN AT A RATE OF 21 LBS PER 1000 SQUARE DRAINAGE CHANNELS (FLATTER THAN 4:1)
- SEEDING SHALL BE 55% HARD FESCUE VARIETIES W/NO ONE VARIETY EXCEEDING 35% CREEPING RED FESCUE, 100% ANNU SQUARE YARDS.
- <u>GENERAL:</u> 1. THE NON-GERMINATING PERIODS ARE BETWE THRU APRIL 15. AREAS DISTURBED DURING AND MULCHED WITHIN TWENTY (20) DAYS OF 2. ALL SEED MIXTURES SHALL HAVE A MINIMUN
- TO 95%. 3. TOPSOIL TAKEN FROM CONSTRUCTION AREA
- STOCKPILED FOR RE-USE IN FINISH GRAD VEGETATIVE CLEARING IN AREAS OF STAR WITHIN THESE AREAS WITHOUT THE REQUIRED COMMONWEALTH AND FEDERAL WETLANDS REC
- 4. ANY DISTURBED AREA ON WHICH ACTIVITY BE SEEDED AND MULCHED IMMEDIATELY. AND WHICH WILL BE RE- DISTURBED WITHIN QUICK GROWING, TEMPORARY SEEDING MIXTU AT FINISHED GRADE OR WILL NOT BE RE-DIS MULCHED WITH A PERMANENT SEED MIXTUR BASINS AND STOCKPILES MUST BE SEEDED

CONSE SEDIME



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ALCOTT CR 22 ALCOTT CR 22 AL
East Gushen Tewnship Park
ARKER OFT THE CHARGE AND THE CHARGE
LUCATION MAP SCALE 1"= 2000'
QUENCE
PRIOR TO THE START OF EARTH DISTURBANCE ACTIVITIES, THE
CONTRACTORS INVOLVED IN THE CONSTRUCTION ACTIVITIES TO, THE LANDOWNER'S REPRESENTATIVE, THE PROJECT OF THE PIPELINE COMPANY AND ALL APPROPRIATE MUNICIPAL
THE START OF EARTH DISTURBANCE ACTIVITIES, ALL ALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM, INC. AT ARK OUT OF ALL UNDERGROUND UTILITIES IN THE AREA OF
N THE SEQUENCE OF CONSTRUCTION OR SEDIMENTATION /ED AND APPROVED BY EAST GOSHEN TOWNSHIP PRIOR TO
DISTURBANCE WITH CONSTRUCTION FENCING. INSTALL OTECTION FENCING AROUND INFILTRATION BED AS SHOWN. N CONTROL DEVICES. INSTALL ROCK CONSTRUCTION ENTRANCE LAY DOWN AREA. STOCKPILE IN AREA SHOWN. SURROUND STOCKPILE WITH SILT
E PAD AS NOTED. THE SITE AND PADDING OF BUILDING FOUNDATION. N OF BUILDING FOUNDATION. ND UTILITIES INCLUDING NEW SANITARY LATERAL, ROOF DRAINS
OF NEW BITUMINOUS WALK. OF INFILTRATION BED. SEAL INLET _ TO PREVENT STORMWATER UNDERGROUND BED UNTIL DRAINAGE AREA TO THE INLET HAS
STABILIZED. I PERMITS, FINISH GRADE SITE. IL AND STABILIZE WITH PERMANENT SEED AND EROSION IN AREAS AS NOTED ON THE PLANS.
OVER HAS BEEN ESTABLISHED, REMOVE REMAINING EROSION ND UNCOVER INLET.
IG SPECIFICATIONS
YE GRASS APPLIED AT 48 LBS. PER ACRE. ON/ACRE. APPLIED AT 500 LBS./ACRE APPLIED AT 3 TONS/ACRE.
ON/ACRE. APPLIED AT 1000 LBS./ACRE APPLIED AT 3 TONS/ACRE.
Y MAINTAINED AND MOWED, USE ONLY ON TOP SOIL AREAS. KENTUCKY BLUEGRASS, 30% RED FESCUE, AND 20% PERENNIAL RYE LBS. PER 1000 SQUARE YARDS.
CONSERVATION SEED MIX NATIVE UPLAND WILDLIFE FORAGE & COVER 3): 38.5% BIG BLUESTEM, 20% SWITCHGRASS, 15% VIRGINIA WILDRYE, S, 5% PARTRIDGE PEA, 3% BLACKEYED SUSAN, 3% FOWL BLUEGRASS, 2% OXEYE SUNFLOWER, 1% PLAINS COREOPSIS, 0.5% PANICLEDLEAF OF 20 LBS PER ACRE.
HAN 4:1) TALL FESCUE AND 30% CREEPING RED FESCUE OR CHEWING FESCUE, R 1000 SQUARE YARDS.
HAN 4:1) HARD FESCUE MIXTURE (A COMBINATION OF IMPROVED CERTIFIED RIETY EXCEEDING 50% OF THE TOTAL HARD FESCUE COMPONENT), UE, 100% ANNUAL RYE GRASS, AT A RATE OF 24 LB PER 1000
ODS ARE BETWEEN JUNE 15 THRU AUGUST 15, AND SEPTEMBER 30 STURBED DURING THESE PERIODS MUST BE LIMED, FERTILIZED, SEEDED Y (20) DAYS OF THE ENDING OF THOSE PERIODS. HAVE A MINIMUM LIVE SEED AND GERMINATION PERCENTAGE OF 85%
STRUCTION AREAS SHALL BE SEEDED WITH VEGETATIVE COVER AND N FINISH GRADING. THERE IS TO BE NO EARTH DISTURBANCE OR REAS_OF_STAKED (OR FENCED) WETLANDS. EARTH DISTURBANCE
JT THE REQUIRED PERMITS WILL RESULT IN POTENTIAL VIOLATION OF L WETLANDS REGULATIONS.
IMMEDIATELY, DISTURBED AREAS WHICH ARE NOT A FINISHED GRADE STURBED WITHIN ONE (1) YEAR MAY BE SEEDED AND MULCHED WITH A SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER NOT BE RE-DISTURBED WITHIN ONE (1) YEAR MUST BE SEEDED AND NT SEED MIXTURE AND MULCH CHANNELS SEDIMENTATION TRADS
ST BE SEEDED AND MULCHED IMMEDIATELY.
DDELIMINADV / EINAI
CONSERVATION / EROSION AND
SEDIMENTATION CONTROL PLAN
D. DATE REVISION
LAND DEVELOPMENT PLAN FOR
APPLEBROOK GOLF CLUB GOLF LEARNING CENTER
Chester Valley Engineers, Inc. PROJECT NO. Valley P.O. Box 447, Paoli, PA 19301
Engineers (610) 644-4623 (610) 644-4623 (610) 889-3143 Fax civil engineers & land surveyors cve@chesterv.com
SCALE DATE DRAWN BY CHECKED BY DRAWING 1" = 20' 8/29/17 RW RHP



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EXISTING OVERHEAD WIRES
EXISTING FIRE LINE
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EXISTING TREE & SHRUB LINE
EXISTING MANHOLE (SAN, STORM, GAS, WATER, WATER, ELECTRIC, TELEPHONE, ETC.)
WETLAND POINTS
STEEP SLOPES 15-25%
STEEP SLOPES 25% AND GREATER
EXISTING PIPELINE

210	PROPOSED	10' CONTOURS
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	PROPOSED	STORM PIPE W/ TYPE C INLET
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imes 212.20	PROPOSED	SPOT ELEVATION
	PROPOSED	CURB
8	PROPOSED	STORM INLET NUMBER
2	PROPOSED	SANITARY MANHOLE NO.
(15)	PROPOSED	PARKING SPACE TABULATION
$\langle \mathbb{O} \rangle$	PROPOSED	SIGNAGE MARKER

LANDSCAPING LEGEND

	PROPOSED	CANOPY TREE
	PROPOSED	FLOWERING TREE
*	PROPOSED	EVERGREEN TREE
0	PROPOSED	SHRUB
	PROPOSED	GROUNDCOVER



TYPICAL EVERGREEN TREE PLANTING

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUAN	SIZE
EVERGREE	IN TREES			
PA	Picea abies	Norway Spruce	6	8'-10'





1985 (REVISED).

ADDRESS AND TELEPHONE NUMBER.

0

× 444.4

KLER

1-800-242-1776 "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED POCS SERIAL NUMBER:

APPLEBROOK GOLF CLUB



<u>Planting notes</u>

2. Landscape contractor shall inspect the site and become familiar with the planting area prior to the installation of any plant

3. Plant material quantities listed for the convenience of the Contractor. Actual numbers of symbols shall take precedence over quantities listed in cases of conflict.

4. All plant material subject to approval by the Owner or Owners representative prior to installation. Plant material shall be nursery grown locally, and shall be free of disease and pests, and shall be full and well shaped. Any material found to be unacceptable shall be replaced with acceptable material at no

5. The Contractor shall advise the Landscape Architect and/or Owner in writing of any proposed substitutions for the plant material specified and these substitutions shall be subject to the approval by the Landscape Architect and/or Owner prior to

6. Plant material and installation shall be in accordance with the American Standard for Nursery Stock of the American Association of Nurserymen and with the general planting specifications of the municipality.

7. All plant material shall be of the minimum size noted on the plans, Plant material shall be measured across the main body of the plant, not to the furthermost tips of growth.

8. All areas to be landscaped, especially next to building areas, shall be excavated of all building material, debris and poor soils to a minimum depth of 12"-18" and backfilled with a good, medium textured planting soil. All lawn areas shall have a minimum of 4"-6" of topsoil spread prior to seeding or sodding as may be specified. Areas adjacent to curbs and walks shall be crowned a minimum of 4" higher than the top of curb or walk to allow for settling, however finished grade immediately adjacent to the curb or walk shall be sufficiently depressed to allow for the surface of any mulching to be even with the top

9. All borders between lawn areas and planting beds shall not have edging unless otherwise noted on the plans. 10. See Tree Planting Details for tree planting, staking and guying

directions. See Shrub Planting Details for shrub planting directions. Tree shall be staked immediately after planting. 11. Remove all twine and wire from tree and shrub root balls. Remove all non-rot burlap and twine from all plant material

prior to planting. Untie all twine and/or burlap from the trunk of the plant material and drape down the root ball or remove from plant. Remove all plant containers prior to planting. 12. Prune all plant material after planting in accordance with the American Association of Nurserymen standards. Fine prune all

plants to shape, but do not disfigure plant material. Prune all dead branches from plant material. 13. Limb deciduous, high canopy (shade) trees to 6' above grade.

14. Canopy trees to be placed a minimum of 30" from paved areas and walkways unless otherwise directed.

15. Trees and shrubs to be planted even with or higher (2" max.) than the grade that the plants were grown at the nursery (roughly the top of the root ball). Contractor is responsible for plat installation to the proper height.

16. Trees and shrubs shall not be planted over any underground utility, nor within any underground utility easement (minimum of 10' from the center of the pipe). Contractor shall verify location of all underground utilities prior to starting work. 17. Trees planted in lawn areas to be mulched with a ring a

minimum of 2' wide with a minimum of 3" of mulch unless otherwise noted or required for tree protection. Shrub beds to be mulched to a minimum depth of 3".

18. Mulch to be shredded hardwood bark. Prior to installation of the mulch, spread a pre-emergient herbicide. 19. Plant material shall be installed the same day as it is delivered to the site to the extent practical. Any plant material the is

not planted the same day it arrives shall be protected from drying out by the Contractor until it can be planted. 20. Upon completion of planting and mulching and at the end of each day, Contractor shall remove all extraneous material and

debris, broom sweep and wash the area clean. 21. Contractor shall guarantee all plant material for a period of 2 years from the date of acceptance by the Owner. All plant material that does not survive the guarantee period shall be replaced by the Contractor. Dead plants shall be replaced no later than the next planting season.

22. Contractor shall notify the Owner upon the completion of the guarantee period and schedule a final inspection of the plant material and lawn areas. At or before the final inspection, Contractor shall remove any remaining tree stakes and prune the plant material as needed unless otherwise directed by the

23. All shrub groupings shall be planted as a single bed.

25. All areas disturbed by construction activities that are not shown to be planting beds on these plans, shall be seeded as lawn areas per the seeding specifications on these plans.

26. Contractor shall provide all topsoil, fertilizers and other additives as required unless otherwise directed by the Owner. All materials used shall be as specified or better.

27. Contractor shall final grade all planting areas and berms as necessary prior to the installation of the plant material unless final grading is to be performed by others. Regardless, planting areas shall be fine raked smooth and even after the installation of the plant material and prior to mulching. No plant material shall be installed and no raking shall occur if the soils are

28. Contractor shall be responsible for the maintenance of the plant material until such time as the project is accepted by the Owner. Maintenance shall include, but not limited to, watering fertilizing, pruning, mowing and weeding.

29. Contractor shall provide the Owner with written instructions regarding the care of the plant material and any special circumstances.

PRELIMINARY/FINAL LANDSCAPING PLAN

ATE					
LAND DEVELOPMENT PLAN FOR APPLEBROOK GOLF CLUB GOLF LEARNING CENTER GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
Chester Valley Engineers, Inc. Main Office: 83 Chestnut Road P.O. Box 447, Paoli, PA 19301 (610) 644-4623 (610) 889-3143 Fax cve@chesterv.com http://www.chesterv.com		Chester Valle Main Office: 8 P.O. Box 44 (6	ey Engineers, Inc. 33 Chestnut Road 7, Paoli, PA 19301 (610) 644-4623 10) 889-3143 Fax	PROJECT NO. 20558	
		F.B.			
≡ 0'	DATE 8/29/17	DRAWN BY RW	CHECKED BY RHP	DRAWING	
	SHEET 5 OF 7				













APPLEBROOK GOLF CLUB





STORMWATER PROFILE FROM YD#4 TO YD#1 SCALE: 1"=20' HORIZ. 1"=2' VERT.





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		SITE	-	5	
		THORNGS	BOOT 317	A Report	
	ORTH TOMES DE	STATUS			
LC			· · · ·	CALE 1"= 2	2000'

PRELIMINARY/FINAL PROFILES PLAN



 COPYRIGH
 NOTE TO USER OF THESE PLANS.
 NOTE IN USER OF THE INFORMATION CONTAINED ON THIS PLAN MAY NOT PRESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPERTARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SECTION OF ANY APPARENT DISCREPANCE BERTON STRUCTURES AND USERVES AND SUBJERACE UTILITY STRUCTURES SHOLD USER AND USER TAKE THE YOLD CONSTRUCTION OF MAY APPARENT DISCREPANCE BERTON STRUCTURES AND SUBJERACE UTILITY STRUCTURES SHOLD USERVES INC. CONTRACTOR SHOLD CONSTRUCTION OF MAY APPARENT DISCREPANCE BERTON STRUCTURES AND AND CONSENT OF CONSTRUCTION OF MAY APPARENT DISCREPANCE BERTON STRUCTURES AND SUBJERACE UTILITY STRUCTURES AND AND THE SERVICES AND THE PREVISION AND CONSENT OF CONSTRUCTION OF MAY APPARENT DISCREPANCE BERTON STRUCTURES AND SUBJERACE UTILITY STRUCTURES AND AND THE PREVISION AND CONSENT OF CONSTRUCTION OF MAY APPARENT DISCREPANCE BERTON STRUCTURES AND SUBJERACE UTILITY STRUCTURES AND AND THE PREVISION AND CONSENT OF "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED POCS SERIAL NUMBER: APPLEBROOK GOLF CLUB





<u>Memorandum</u>

East Goshen Township

1580 Paoli Pike

 West Chester, PA 19380

 Voice:
 610-692-7171

 Fax:
 610-692-8950

 E-mail:
 mgordon@eastgoshen.org

Date: 9/1/2017

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: Synthes USA Conditional Use Application

Dear Commissioners,

The Township has received a Conditional Use application from Synthes USA for their facility at 1301 Goshen Parkway. Synthes is seeking approval to increase the Total Impervious coverage on the property to 60%, the existing overage is 55% which was approved by Conditional Use in 2003.

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Internal corporate and government safety protocols as well as insurance requirements are driving this request. The Township Engineer and Conservancy Board need to review and comment on the plan.

At this point I recommend that the PC hear the applicant's presentation and ask questions. Since we don't have CB or the Township Engineer's review yet, I believe it's premature to forward a recommendation to the Board at this time. 610-692-7171 www.eastgoshen.org

BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP



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

August 31, 2017

Dear Property Owner:

The purpose of this letter is to inform you that Synthes USA has submitted a Conditional Use application for their facility at 1301 Goshen Parkway, West Chester, PA 19380. Synthes is proposing to add additional walkways, parking and an addition to their building. This increase of impervious coverage on the property requires Conditional Use approval from the Township.

The applicant proposes an increase of the total impervious coverage on the property, from of 55% to 60%. This is permitted by Conditional Use, §240-31.C.(3)(qq).

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of conditional use applications. The meeting dates for this matter are listed below and subject to change without further written notice:

<u>September 6, 2017 – Planning Commission (7:00 PM)</u> <u>September 9, 2017 – Conservancy Board (7:00 PM)</u> <u>October 4, 2017 – Planning Commission (7:00 PM)</u> <u>October 17, 2017 – Board of Supervisors (7:00 PM, Conditional Use Hearing)</u>

All meetings are held at the Township Building and are open to the public. The Conditional Use Application is available for review at the Township building during normal business hours.

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

Sincerely,

Mark A. Gordon Township Zoning Officer

CC: All Authorities, Boards and Commissions Casey LaLonde, Manager, West Goshen Township (Via Email Only)



GENERAL NOTES:

- 1. Base information including topography, grading, utilities, building and existing vegetation location prepared by Mainstay Engineering Group, Inc., August, 2017. This plan is for landscaping purposes only.
 The Landscape Architect's seal applies only to the landscape portion of this plan.
- 4. See Sheet LP-2 for Planting Details and Planting and Maintenance Notes.
- 5. All plant material is to be field adjusted as necessary to address existing site conditions, proposed unit landscaping, and to ensure that clear sight triangles and clear sight lines are maintained. 6. Proposed shade trees shall not be planted over the top of any sewer or water laterals, mains or services. Sewer and water laterals, mains and services are shown on
- Landscape Plans for reference only. See engineers plans for location of all utilities. 7. Shade and evergreen trees shall be planted fifteen (15) feet from overhead utility lines or light standards. Utilities are shown on Landscape Plans for reference
- only. See engineers plans for location of all utilities. 8. No planting shall be installed closer than five (5) feet to any property line.
- 9. All plantings shall be permanently maintained. 10. All trees shall be pruned as necessary to maintain required light levels.
- 11. Tree locations provided by Mainstay Engineering Group, Inc. and Google aerial imagery.

LEGEND:

Χ	PROPOSED EXISTING TREE TO BE REMOVED
\triangle	FUTURE EXISTING TREE TO BE REMOVED
	EXISTING DECIDUOUS AND EVERGREEN TREES
	PROPOSED EVERGREEN TREE
$\overline{\mathbf{\cdot}}$	PROPOSED DECIDUOUS TREE
$\odot \odot \odot$	PROPOSED DECIDUOUS SHRUBS
	PROPOSED EVERGREEN SHRUBS
Ø	FUTURE EVERGREEN TREE
\bigcirc	FUTURE DECIDUOUS TREE
	FUTURE EVERGREEN SHRUBS
$\odot \odot \odot$	FUTURE DECIDUOUS SHRUBS
	PROPOSED BEDLINE

PARKING LOT LANDSCAPING -ZONING- SECTION 240-31.QQ.4.A

Additional landscaping shall include a minimum of two deciduous or evergreen trees and four deciduous or evergreen shrubs for each 3,000 square feet of impervious coverage above the 50% maximum impervious coverage.

IMPERVIOUS SURFACE AREA ABOVE 50% MAXIMUM - 37,601 SF

ADDITIONAL LANDSCAPING	REQUIRED	PROVIDED
DECIDUOUS OR EVERGREEN TREES	25	25
DECIDUOUS OR EVERGREEN SHRUBS	50	50

REPLACEMENT LANDSCAPING

PLANT MATERIAL		PROPOSED		FUTURE		TOTAL		
			REMOVAL	REPLACEMENT	REMOVAL	REPLACEMENT	REMOVAL	REPLACEMENT
DECIDUOUS TREES		-	-	14	14	14	14	
EVERG	REEN TREES	5	4	4	13	13	17	17
					I		CEMENT TREES.	
						IOIAL REPLA	CEMENT TREES:	31
PLA	ANT L	JST :						
KEY	QTY	BOTAN	NICAL NAME	(COMMON NAME		SIZE	REMARKS
DECID	UOUS TRE	ES						
ACSF	3	Acer sa	ccharum 'Fall Fiesta'	F	all Fiesta Sugar Maple		2.5"-3" cal.	B&B
GLTI	6	Gleditsi	sia triacanthos v. inermis Thornless Honeylocust		2.5"-3" cal.	B&B		
PLAB	2	Platanus	us x acerifolia 'Bloodgood' Bloodgood London Planetree White Oak		$2^{"}-2.5^{"}$ cal.	B&B D & D		
QUA	2	Quercus	s alda white Oak		2 - 2.5 cal. 2" - 2.5" cal.	B&B D&D		
ZESG	4	Zelkova	a serrata 'Green Vase' Green Vase Zelkova		$2^{-2.5}$ cal. $2^{-2.5}$ cal.	B&B		
EVERC	GREEN TRE	EES						
PIA	7	Picea ab	pies	Ν	Jorway Spruce		8'-10' ht.	B&B
PIG	3	Picea gl	auca	v	Vhite Spruce		8'-10' ht.	B&B
PIO	10	Picea or	rientalis	(Driental Spruce		8'-10' ht.	B&B
PISF	2	Pinus st	robus 'Fastigiata'	(Columnar White Pine		8'-10' ht.	B&B
THGG	8	Thuja p	licata 'Green Giant' Green Giant Arborvitae		8'-10' ht.	B&B		
SHRUE	BS							
HYQR	12	Hydrang	gea quercifolia 'Ruby S	Slippers' F	Ruby Slippers Oakleaf H	Hydrangea	30"-36" ht.	Cont.
PRLO	16	Prunus	laurocerasus 'Otto Luy	ken' C	Otto Luyken Cherry Lau	ırel	30"-36" ht.	Cont.
VIR	16	Viburnu	ım rhytidophyllum	I	eatherleaf Viburnum		30"-36" ht.	Cont.
VIP	6	Viburnu	im x pragense	F	rague Viburnum		30"-36" ht.	Cont.
NOTE: 1. Where there is a discrepancy between the plant list and plan, the plan shall prevail.								
		- 1	• · •	-				
					1			

0 20 40 80 SCALE: 1" = 40'-0"

120 FEET







PLANTING NOTES:

1. The contractor shall furnish and plant all plants shown on the drawings, as specified, and in quantities indicated on the plant list. All plants shall be nursery grown and freshly dug. All plants shall be in accordance with The American Standard for Nursery Stock, latest edition.

- 4. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
- 5. Fall Digging Hazard: Any species listed below, if included on the plant list, must not be dug in the fall (October through December) because of risk to the tree's survival. Special exceptions may be granted if the owner is notified in writing and an extended warranty on these plants is agreed upon prior to digging. The following varieties should not be dug in fall: Betula, Carpinus, Celtis, Cercidiphyllum, Crataegus, Cryptomeria, Fagus, Halesia, Ilex (tree form varieties), Liquidambar, Liriodendron, Nyssa, Ostrya, Prunus, Pyrus, Quercus (except Quercus palustris), Salix weeping varieties, and Tilia tomentosa. Digging for Malus and Zelkova varieties should be avoided in fall only when in leaf.
- 6. All plants shall be typical of their species or variety and shall have a normal habit or growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be certified by appropriate State and Federal authorities to be free of disease and insect pests, eggs or larvae. They shall have healthy, well-developed root systems. 7. Trees with central leader broken or dead shall be rejected
- 8. Plants that do not display typical characteristics for their species shall be rejected.
- 9. Substitutions: When plants of a specified kind or size are not available within a reasonable distance, substitutions may be made upon written request by the contractor, if approved by the owner and/or municipal authority. 10. Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, latest edition.
- 11. Size: All plants shall conform to the measurement specified on the plant list, unless authorized in writing by the Township Arborist and the owner. 12. Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots.
- Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container. 13. Plants with poor quality root balls or root balls that have been cracked or damaged shall be rejected.
- 14. Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost.
- 15. Conditions detrimental to plants: The contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. The contractor shall state the conditions and submit a proposal for correcting the conditions, including any change in cost, for review and acceptance by the project representative.
- 16. The owner or the owner's representative shall be notified prior to beginning planting operations. 17. All planting shall be at the locations indicated on the drawings. The contractor shall be responsible for planting at the correct grades,
- alignment, and to the indicated layout of the planting beds. 18. Layout of planting: The contractor shall lay out with identifiable stakes the location of all planting beds as indicated on drawing. The layout of planting shall be approved by the project representative prior to any excavation of plant pits or plant beds.
- 19. Minor adjustments to plant locations may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required. 20. Do not install plants when ambient temperatures may drop below 35°F or above 90°F.
- 21. Do not install plants when wind velocity exceeds 30 mph.
- 22. Planting operations to commence only when preceding work within the area has been completed. Proceed with and complete planting as rapidly as portions of the site become available, working within seasonal limitations. 23. Planting soil shall be excavated native soil and topsoil from the planting pit. The planting soil shall be thoroughly mixed, with all rocks, clods and roots removed.
- 24. All trees shall be staked and guyed only in cases of steep slopes or high wind areas, and as noted on the planting details. 25. Each tree and shrub shall be pruned in accordance with The American Nursery and Landscape Association Standards to preserve the natural character of the plant. All dead wood or suckers and all broken or badly bruised branches shall be removed.
- 26. Mulch: Immediately after planting operations are completed, all trees and shrub planting pits shall be covered with a 3" (three inch) layer of double shredded hardwood bark mulch, or other material approved by the owner or the owner's representative. A granular pre-emergent weed control shall be spread prior to mulching. The limit of this mulch for deciduous trees and single evergreen trees shall be the area of the pit. For shrub and perennial beds and for evergreen tree clusters, a continuous, mulched bed shall be created.
- 27. Trees in leaf, including evergreens, when planted shall be treated with anti-desiccant such as Wilt-Pruf ® if planted during the months of June through September, November, and December. 28. Weed control: All planting areas shall be free from weeds prior to the beginning of planting operation. Contact herbicide sprays should
- only be used as required and all manufacturer's specifications followed. 29. Guarantee: All plant material shall be guaranteed by the contractor for eighteen (18) months from the date of installation. The owner shall be responsible for maintenance unless otherwise agreed with contractor. It shall be the contractor's responsibility to monitor the project during the guarantee and notify the owner if problems develop with the plant material. Any material that is 25 % dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or
- there is 25% of the crown dead. 30. All debris resulting from landscape contracting operations shall be cleaned up and removed from the site on a weekly basis. 1. Watering: A drip system or irrigation must be added to the planting beds. The use of tree watering bags ("Treegator") is recommended for trees. It is the responsibility of the landscape contractor for watering sufficiently at the time of planting and until the job is completed, accepted and turned over to the owner.



- FOR EVERGREEN SHRUBS APPLY ANTI-DESICCANT TO ENTIRE PLANT AT RECOMMENDED RATES AND TIMES PRUNE ONLY BROKEN OR DEAD

BRANCHES. - ROOT COLLAR SHALL BE SLIGHTLY HIGHER THAN THE ADJACENT FINISH GRADE. ROOT BALL TO BE FLUSH WITH FINISHED GRADE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL. THREE INCHES (3") OF HARDWOOD MULCH OR APPROVED EQUAL. DO NOT MOUND MULCH AGAINST SHRUB. - PLANT SAUCER 4" HIGH AROUND ROOT BALL PERIPHERY. BACK FILL USING EXCAVATED TOPSOIL.
 WATER THOROUGHLY TO ELIMINATE AIR POCKETS. LIGHTLY TAMP SOIL, DO NOT OVER COMPACT.

BALL AND BURLAPPED SHRUBS REMOVE BURLAP FROM THE TOP 1/3 OF ROOT BALL. REMOVE ALL NON-ORGANIC MATERIAL FROM ENTIRE BALL. CONTAINER SHRUBS REMOVE CONTAINER COMPLETELY



TOPSOIL, PLANTING SOIL AND BED **PREPARATION NOTES:**

- 1. Soil Analysis: Submit soil test analysis and a written report for each sample of topsoil and planting mix from an approved testing laboratory. If necessary, several samples shall be taken or soil taken from several areas combined for analysis.
- Testing shall be performed in accordance with the most current edition of Methods of Soil Analysis published by the Soil Science Society of America, Inc. 3. All soil mixes shall be tested for particle size and organic content after passing through a 1/4-inch sieve rather than the standard 2-mm sieve to include larger pieces of
- organic material. 4. Provide a particle size analysis, including gradient of mineral content.
- 5. Provide a chemical analysis, including the following: a. Percent organic content by oven-dried weight, pH, chemical levels by parts per million, soluble salt by electrical conductivity of a 1:2 soil water sample measured in milliohms per centimeter, cation exchange capacity (CEC). 1) Nutrient tests shall include the testing laboratory recommendations for supplemental additions to the soil mix for the plants specified and notice of when
- chemical levels are excessive. 2) Report presence of problem salts, minerals or heavy metals, if present.
- 6. Provide a physical analysis of each planting mix to include the following test results:
- a. Provide a water permeability analysis of each sample of soil mix ASTM F 1815-97 with sample compacted to 80 and 85 percent of maximum dry density using the standard Proctor method, ASTM D698. Each test shall include the calculation of the bulk density, measured in units of Mg/m3, for each sample when compacted to 80 and 85 percent maximum Proctor density 7. All testing will be at the expense of the contractor. The landscape architect may request additional planting mix test on different mix component ratios to attain results that
- more closely meet the mix requirements 8. Topsoil: Natural or cultivated top layer of the soil profile or manufactured topsoil; conforming to ASTM D 5268, pH range of 5.5 to 7.0; containing minimum 4 percent
- organic matter and sand, silt, and clay particles; friable, pervious; reasonably free of subsoil, clay lumps, gravel, and other objects more than 1-inch in diameter; and free of weeds, roots, and toxic and other non-soil materials. Provide topsoil from one of the following sources, in this order of preference:
- 9. Reuse surface soil stockpiled on the site. Verify suitability of surface soil to produce viable topsoil meeting requirements, and amend when necessary. Supplement with imported topsoil when quantities are insufficient. Remove from the soil all roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. 10. Import topsoil from off-site sources. Obtain topsoil from naturally well-drained sites where topsoil occurs at least 4-inches deep; do not obtain from bogs or marshes.
- 11. Amend existing surface soil to produce topsoil. Supplement with imported topsoil when required. 12. Soil amendments shall only be used when indicated by soil analysis. The minimum amounts necessary to correct soil deficiencies shall be used. Organic materials are preferred over inorganic materials.
- 13. Compost, Leaf: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows: a. Yard debris or organic waste material composted for a minimum of 3 months.
- 14. Compost, Wood (High-Lignin): Decomposed, nitrogen-treated ground bark or wood waste; of uniform texture and free of chips, stones, sticks soil, or toxic materials. 15. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic
- substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth. 16. Spent Mushroom Substrate: Commercial, weathered, free from weed seeds; moisture content 30 to 50 percent; organic content 40 percent minimum; carbon to nitrogen
- ratio 30:1 maximum; nitrogen content 1.5 to 3.0 percent; phosphorus content 0.5 to 2.0 percent; potassium content 1.0 to 3.0 percent; pH range 6.0 8.0. 17. Lime: ASTM C 602, ground agricultural liming material containing a minimum of 80 percent calcium carbonate equivalent and as follows
- a. Class: O, with a minimum of 95 percent passing through No. 8 sieve and a minimum of 55 percent passing through No. 60 sieve. b. Conforming to standards of the Association of Official Agricultural Chemists and comply with applicable State and Federal regulations.
- 18. Aluminum Sulfate: Commercial grade, unadulterated. 19. Sand: Clean, washed, natural or manufactured, and free of toxic materials.
- 20. Perlite: Horticultural perlite, soil amendment grade.
- 21. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through No. 50 sieve. 22. Rough grading and topsoil placement is to be completed prior to commencement of landscape operations.
- 23. If site specific conditions require, planting beds are to be amended with 4" of mushroom soil prior to planting. Mushroom soil to be roto-tilled into topsoil to a depth of 6"-8". 24. If conditions detrimental to plants exist, contractor to submit a proposal for correcting condition.
- 25. Planting Soil, Standard Planting Pits: Planting soil shall consist of existing, native surface topsoil formed under natural conditions with the duff layer retained during excavation process and existing, in-place surface soil. Where existing soil quantities are insufficient, imported or manufactured topsoil shall be used to supplement. Clean soil of roots, plants, sod, stones, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix planting soil thoroughly before placing.
- 26. Planting Soil, Hardscape Areas: Existing soils shall be removed and replaced to a minimum depth of 30-inches below finish grade with non-compacted topsoil and subsoil, amended with decomposed wood (high-lignin) compost at a rate of 15 percent by volume for the lower 24-inches of backfill. Soil shall be mixed thoroughly and cleaned of roots, plants, sod, stones, clods, clay lumps, pockets of coarse sand, toxic and other non-soil materials larger than 2-inches in diameter before placing. The upper 6-inches of planting soil shall be native or manufactured topsoil.
- 27. Planting Soil, Planting Beds: Amend surface soil and topsoil with a 4-inch layer of spent mushroom substrate tilled into the soil to a depth of 6 to 8 inches. Planting Soil in annual beds shall be amended with 2-inches of sand in addition to spent mushroom substrate. Till amendments thoroughly into planting beds. 28. Soil Compaction: Planting soils for all planting areas, including landscape berms shall have a proctor density of 75% - 83%. DO NOT OVER-COMPACT PLANTING SOILS.

MAKE 3 TO 4 CUTS THE LENGTH OF THE ROOT BALL.





Serial Number: CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES **3 WORKING DAYS NOTICE FOR** CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL Pennsylvania One Call System, Inc. 1-800-242-1776







			EXISTING FEATURES LE	GEND
	COMMONWEALTH OF PENNSYLVANIA	COUNTY OF CHESTER		_ RIGHT-OF-WAY
PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY. FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES AND PER	ON THEDAY OF	A.D.		_ PROPERTY LINE
IN NOTE #1. ARE TO BE SUMPED TWO INCHES.	20 BEFORE ME, THE SUBSCRI PUBLIC OF THE COMMONWEALTH C	DF PENNSYLVANIA,		_ SETBACK LINE
SHALL BE CONSTRUCTED IN ACCORDANCE WITH EAST GOSHEN SPECIFICATIONS.	PERSONALLY APPEARED	;		_ EASEMENT LINE
CONFORM WITH SECTION 240-22 OF E.G.T.	WHO ACKNOWLEDGES HIMSELF TO	BE THE		. FLOODPLAIN LIN
	AND THAT AS SUCH TO DO SO, H	E EXECUTED THE		BUILDING
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	AND IS ENDORSED THEREON AND	THAT THE SAID		DEPRESSED CUR
	BE DULY RECORDED.	FOREGUING PLAN MAT		CONCRETE PAD
			4	CONCRETE WALK
	NOTARY PUBLIC			RIPRAP
				PAVEMENT
	MT COMMISSION EXPIRES:		x x	_ CHAIN LINK FEN
	REVIEWED BY THE PLANNING COM	MISSION OF FAST GOSHEN	•	LIGHT POLE
	TOWNSHIP, CHESTER COUNTY, PA., DAY OF	, THIS . 20 .		FIRE HYDRANT
		,,	ST ST	UG STORM
	CHAIRMAN	MEMBER		UG SWM
	VICE-CHAIRMAN	MEMBER		SURFACE SWM
	MEMBER	MEMBER		
RIFY THE LOCATION AND ELEVATIONS OF ALL NES, STRUCTURES, ETC. BEFORE THE START THE PENNSYLVANIA ONE CALL SYSTEM	-	MEMBER		
	APPROVED BY THE BOARD OF SUI TOWNSHIP, CHESTER COUNTY, PA.,	PERVISIONS OF EAST GOSHEN		
	DAY_OF	, 20	NEW WORK LEGEND	
				BUILDING ADDITIC
IO FACILITIES)	CHAIRMAN	SUPERVISOR		CONC STAIRS
IOT RESPOND)	VICE-CHAIRMAN	SUPERVISOR		CONC WALK
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ITIES PRESENT)	REVIEWED BY THE CHESTER COUN THIS DAY OF	TY PLANNING COMMISSION	<u>▼</u> ↓ <u>↓</u> <u>↓</u>	
5 PIPELINE CORP. (CLEAR - NO FACILITIES)			<u> </u>	SURFACE SWM
(DID NOT RESPOND)		SECRETARY		
	APPROVED BY THE EAST GOSHEN	TOWNSHIP ENGINEER;	FUTURE WORK LEGEND	2
		,		CONC WALK
<u>RMANCE</u> TO THE BEST OF MY KNOWLEDGE.		 DATE		□ CONC CURB
CONFORMITY WITH ENGINEERING, ZONING, ND OTHER APPLICABLE TOWNSHIP	RECORDED IN THE OFFICE OF THE	RECORDER OF DEEDS	= = = =	CONC WALL
LATIONS.	OF CHESTER COUNTY AT WEST CH PLAN BOOK PAG	ESTER, PENNSYLVANIA IN		CONC PAD
	DAY_OF	, 20		- STRIPING
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-]	DEPUTY) RECORDER OF DEEDS		

ZONING SUMMARY 1303 GOSHEN PARKWAY, EAST GOSHEN, PA 63146 COUNTY OF CHESTER ZONING DISTRICT: I-1 LIGHT INDUSTRIAL LAND USE: PRODU FLOOD HAZARD ZONE: X, A PRODUCTION REQUIREMENT REQUIRED EXISTING PROPOSED BULK REQUIREMENTS: LOT AREA 174,240 SF 376,010 SF 376,010 SF LOT WIDTH 200 FT 345 FT 345 FT 60%***** 55% 60% MAX LAND COVERAGE 35 FT 28 FT± 28 FT± MAX BLDG HEIGHT BUILDING SET BACK REQUIREMENTS: FRONT YARD 50 FT 172.24 FT 172.24 FT REAR YARD 100 FT 242.4 FT 242.4 FT SIDE YARD50 FT50.0 FT50.0 FT*60%TOTAL IMPERVIOUS COVER ALLOWED BY
CONDITIONAL USE [SECTION 240-31.C.(3).(qq)].STORMWATERMANAGEMENT WILL BE DESIGNED FOR THE
MANAGEMENT WILL BE DESIGNED FOR THE

MAXIMUM ALLOWABLE IMPERVIOUS COVER (60%).

SITE D
1. PROPERTY IS KNOWN AS UPI 53 GOSHEN, CHESTER COUNTY, PENNSYL
2. LOT AREA = 376,010 S.F. OR 8
3. NO CHANGES IN STREET RIGHT (PROPOSED KNOWN TO THIS SURVEYOR RECENT STREET OR SIDEWALK CONSTI
4. LOCATION OF ALL UNDERGROUND LOCATIONS AND SIZES ARE BASED ON GROUND STRUCTURES THAT WERE VIS AND THE MAPS LISTED IN THE REFER THE SURVEY. AVAILABLE AS-BUILT PI NOT ENSURE MAPPING OF ALL UNDER BEFORE ANY EXCAVATION IS TO BEGIN SHOULD BE VERIFIED AS TO THEIR LO PROPER UTILITY COMPANIES.
5. THIS PLAN WAS PREPARED WITH REPORT. THIS PROPERTY MAY BE SUE AND/OR EASEMENTS, WRITTEN OR IMP
6. THE EXISTENCE OF UNDERGROUN KNOWN AT THE TIME OF THIS SURVEY

THIS PROPOSED CONDITIONAL USE PLAN IS SUBMITTED FOR ADDITIONAL IMPERVIOUS COVERAGE AND PARKING IN ACCORDANCE WITH THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE [SECTION 240-31.C.(3).(qq)].

PLIED. 7. TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY FIRST ORDER, LLC.

8. DATE OF FIELD SURVEY = MARCH 16, 2017 BY FIRST ORDER, LLC.



- 1 East Goshen Township
- 2 Zoning Ordinance
- 3
- 4 § 240-22 Signs.
- 5 Sign regulations applicable to all districts.
- 6 A. Scope and applicability.
- 7 (1) Permit required. A zoning permit shall be required for all signs allowed in any zoning district except for
 8 signs listed in Subsections H, I and J. All signs shall comply with the regulations of this chapter.
- 9 (2) Special permit required. A special permit(s), not to exceed 30 days in any calendar year for all special
 10 permits, may be issued for promotional devices, floodlights, flags, banners or other attention getting
 11 devices for special occasions for new or existing businesses in any commercial or industrial district.
- (3) Temporary permit required. A temporary zoning permit will be required for any sign erected and
 maintained by a developer on a tract of ground. Permits will be valid for six months but may be renewed
 by the Zoning Officer. Such sign shall not exceed 32 square feet in area.
- 15 B. Nonconforming signs.
- (1) Signs legally existing at the time of enactment of this chapter and which do not conform to the
 requirements of this chapter shall be considered nonconforming signs. Any nonconforming sign which
 is damaged in excess of 25% of its cost of replacement or is removed shall be replaced only with a
 conforming sign. Legal nonconforming signs may be repainted or repaired (including lighting),
 provided that such repainted or repaired sign does not exceed the dimensions of the existing sign.
 Wording may also be changed.
- (2) Signs advertising a use no longer in existence shall be removed or changed to advertise the new use
 within 30 days of the cessation of the original use. Signs once removed shall be replaced only by signs
 in conformance with this chapter.
- (3) It is the responsibility of the owner of a sign to provide evidence that a sign is lawfully nonconforming
 and to register such sign with the Zoning Officer.
- C. Construction of signs. Every sign permitted in this section must be constructed of durable materials and
 must be kept in good condition and repair. Any sign which is allowed to become dilapidated may be
 repaired or removed by the Township at the expense of the owner or lessee of the property on which it is
 located upon written notice to both tenant and landlord.
- D. Abandoned signs. No person shall maintain or permit to be maintained on any premises owned or
 controlled by him a sign which has been abandoned.
- An abandoned sign for the purpose of this chapter is a sign located on and/or related to the use of a
 property which becomes vacant and unoccupied for a period of six months or more; any sign which was
 erected for an occupant or business unrelated to the present occupant in business; or any sign which
 relates to a time, event or purpose which is past.
- Any such abandoned sign shall be abated by the owner or person controlling the property within 30 days
 of the date of abandonment as herein defined.

- 1 E. Location of signs. The location for signs shall be governed by the following location requirements:
- (1) No sign except official signs, name plate signs, bus shelter signs, public service signs (such as
 telephone) and directional signs shall be erected within or project over a street right-of-way.
- 4 (2) No sign shall be so located or arranged that it interferes with the sight distance requirements of § 240 23D(11).
- 6 (3) No signs except official signs, political signs, public service signs, bus shelter signs or off-premises
 7 signs permitted by Subsection P shall be erected on a property to which it does not relate.
- 8 (4) No sign except removable political signs and temporary yard or garage sale signs shall be placed on any
 9 tree, official sign, rocks or other natural features.
- (5) All signs erected in any zoning district, except C-1, shall comply with the side yard requirements for the
 district. A freestanding sign, other than an off-premises sign, may be erected one foot from the side
 property line in the C-1 Commercial District. [Amended 9-4-2012 by Ord. No. 129-F-2012]
- 13 F. Illuminated signs.
- (1) The lighting of signs shall be arranged so that a bare light bulb, spotlight bulb or fluorescent bulb is not
 visible off the lot. Any lighting of signs shall be the minimum necessary to make the sign visible from a
 distance of 500 feet.
- 17 (2) No sign in any residential zoning district established in § 240-5 of this chapter shall be indirectly and/or
 18 internally illuminated unless specifically permitted by another provision of this chapter. [Amended 11 19 16-1999 by Ord. No. 129-J-99]
- 20 (3) See also § 240-24H regarding light and glare control.
- G. Vehicle signs. Any vehicle or structure to which a sign is affixed in such a manner that the carrying of
 such sign or signs no longer is incidental to the primary purpose of the vehicle or structure but becomes
 a primary purpose in itself shall be considered a freestanding sign and as such be subject to the
 provisions regarding freestanding signs in the district in which such vehicle or structure is located. All
 vehicles associated with a commercial establishment shall be parked in a location that precludes the
 vehicle from being used as a freestanding sign.
- H. Menu boards, bills of fare or price lists. [Amended 7-7-2015 by Ord. No. 129-F-2015]
- (1) Notwithstanding anything in this chapter to the contrary, menu boards for restaurants shall be permitted,
 provided that all of the following conditions are met:
- 30 (a) The menu board is three square feet or less in area;
- 31 (b) The letters and numbers on the menu board are a maximum of three inches in height; and
- 32 (c) The sign is located on the building next to the entrance of the establishment or in the window next to the
 33 entrance to the establishment.
- 34 (2) Notwithstanding anything to the contrary in this chapter, menu boards associated with a beverage cafe

- with drive-through service in a shopping center permitted pursuant to § 240-15C(9) shall be permitted,
 provided that all of the following conditions are met:
- (a) The menu board shall not exceed eight feet in height, including the base, as measured from the elevation
 of the vehicle drive-through;
- 5 (b) The menu board shall not exceed 50 square feet in area;
- 6 (c) If the menu board is illuminated, it shall only be internally illuminated and may only be illuminated
 7 during normal business hours;
- 8 (d) The menu board shall be located so as not to obstruct traffic or sight lines of vehicles in a shopping
 9 center; and
- 10 (e) Landscaping shall be planted to minimize the visibility of the menu board from any public street.
- I. Temporary signs. The following signs are permitted and do not require a zoning permit, provided that
 they are removed in the time specified and conform to the sign requirements of this section. Any such
 sign that does not meet the requirements of this section shall only be permitted if it meets the provisions
 for another type of permitted sign.
- (1) Yard or garage sale signs, provided that they do not exceed four square feet in area and are removed
 within 48 hours after sale, and provided that a maximum of three such signs are posted.

(2) Signs giving notice of the sale or rental of the property on which the sign is located, provided that such sign does not exceed eight square feet in area in the R-1 (PRD Residential Area), R-2, R-3, R-4 and R-5 Zoning Districts, and 20 square feet in area in the R-1 (PRD Commercial Area), C-1, C-2, C-4, C-5, I-1, I-2 and BP Zoning Districts, and are removed within 72 hours upon settlement of the sale or upon signing of the lease of rental. Open house directional signs with a maximum size of two square feet may be installed two hours prior to the open house and must be removed immediately following the event.
[Amended 5-7-2002 by Ord. No. 129-L-02; 9-25-2012 by Ord. No. 129-G-2012]

- 24 (3) Political signs, provided that each does not exceed eight square feet in area and are removed within
 25 seven days after the date of the election or referendum.
- (4) Signs erected by a United States Internal Revenue Service recognized nonprofit or charitable entity
 recognized by the Zoning Officer denoting a special event, provided that they are erected no more than
 15 days before the event and removed within seven days after the event and do not exceed 32 square
 feet in sign area.
- (5) Noncommercial signs and decorations for an official or religious holiday, provided that they do not
 create traffic or fire hazards and are removed within seven days following the event. Such sign shall not
 exceed 32 square feet.
- 33 (6) Signs announcing work actively being performed on the premises by contractors, mechanics, painters,
 34 artisans, etc., not to exceed eight square feet, provided that they are removed within seven days after
 35 such work is no longer actively and continuously being pursued, except such signs may be a maximum
 36 of 32 square feet if the construction cost is over \$1,000,000.
- 37 (7) Signs advertising the temporary sale of products or goods such as Christmas trees, provided that such

- signs shall not exceed a total sign area on each of two sides of 12 square feet, are only posted for a
 maximum of 30 days and are removed within three days after the completion of sales.
- J. Exempt signs. The following type of signs (as defined in § 240-6) are exempt from zoning permit
 requirements, within the following requirements:
- 5 (1) Official signs.
- 6 (2) Name plate signs not to exceed two square feet.
- 7 (3) Identification signs not to exceed two square feet.
- 8 (4) Directional signs not to exceed four square feet.
- 9 (5) Memorial or historic markers when approved by motion or resolution of the Board of Supervisors.
- (6) Public service signs, such as those advertising availability of rest rooms, telephone, meeting times of
 service organizations or other similar public conveniences. Not to exceed two square feet.
- 12 (7) Temporary signs as provided in Subsection I.
- (8) Trespassing signs or signs, indicating the private nature of a road, driveway or premise, and signs
 prohibiting or controlling hunting and fishing upon the premises, not to exceed two square feet.
- 15 K. Signs prohibited in all districts. The following signs are prohibited in all zoning districts:
- (1) Banners, spinners, flags, pennants or any moving object used for commercial advertising purpose
 whether containing a message or not, except as permitted under Subsection A(2), and except banners or
 flags meeting the requirements for a permitted type of sign.
- (2) Flashing, blinking, twinkling, animated or moving signs of any type, except those portions of the sign which indicate time and temperature, and except permitted under § 240-22W. [Amended 9-4-2012 by Ord. No. 129-F-2012]
- (3) Signs placed, inscribed or supported upon the roof or upon any structure which extends above the eave
 of the roof of any building.
- 24 (4) Signs on mobile stands which can be moved from place to place.
- 25 (5) Signs which emit smoke, visible vapors or particles, sound or odor.
- (6) Signs which contain information that states or implies that a property may be used for any purpose not
 permitted under the provisions of this chapter in the zoning district in which the property to which the
 sign relates is located.
- (7) Signs that are of such character, form, shape or color that it imitates or resembles any official traffic
 sign, signal or device, or that has any characteristics which are likely to confuse or distract the operator
 of a motor vehicle on a public street.
- 32 (8) Signs that outline the rooflines, doors, windows or wall edges by illuminated tubing or strings of lights

- 1 for advertising purposes.
- (9) Signs or displays visible from a street, sidewalk or another property that include words or images that
 are obscene, pornographic or that an average reasonable person would find highly offensive to public
 decency.
- 5 L. Signs and/or structures denoting the name of a subdivision.

6 (1) Signs that are freestanding or attached to walls or fences constructed of weather-resistant wood or
7 decorative masonry designating the name of a subdivision and any accompanying logo may be erected
8 at each entrance of a subdivision. The location of all such structures or signs shall be approved by the
9 Township during the subdivision process and shall not contain any advertising except the name of the
10 subdivision. A maximum of two sign faces shall be permitted, each of which shall have a maximum sign
11 area of 50 square feet.

- (2) The applicant shall prove that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping and that the sign will be durably constructed as to require minimal maintenance. The Zoning Officer shall issue a zoning permit upon the recommendation of the Planning Commission.
- (3) These signs shall only be permitted for use in conjunction with a subdivision and shall not be permitted
 for use in conjunction with a land development.
- L.1. Off-premises signs and structures denoting the uses in the I-2 District. [Added 2-5-2002 by Ord. No.
 129-G-2; amended 2-22-2005 by Ord. No. 129-A-05]
- (1) An off-premises, directly illuminated freestanding sign may be erected at the Paoli Pike entrance to the
 uses. The location of such sign, the materials, the method of lighting, and the content of the sign shall be
 approved by the Board of Supervisors during the subdivision/land development process. The sign shall
 have a maximum sign area of 20 square feet and a maximum height of five feet. The Zoning Officer
 shall issue a zoning permit upon the recommendation of the Planning Commission and approval of the
 Board of Supervisors.
- (2) The applicant shall prove by a preponderance of evidence that there will be a long-term system to ensure
 proper maintenance of the sign and any accompanying landscaping.
- 28 M. Area of signs. The following regulations shall be used in computing the area of signs:
- (1) The area of a sign shall be construed to include all lettering, wording and accompanying designs and
 symbols, together with the background, whether open or enclosed, on which they are displayed, but not
 including any supporting framework and bracing which are incidental to the display itself.
- Where the sign consists of individual letters or symbols attached to or painted on a surface, building,
 wall or window, the area shall be considered to be that of the smallest rectangle or triangle, including
 the sign background, which encompasses all of the letters and symbols.
- In computing square foot area of a double-face sign, only one side shall be considered, provided that
 both faces are identical in size. If the interior angle formed by the two faces of the double-faced sign is
 greater than 45°, then both sides of such sign shall be considered in calculating the sign area.

1 (4) Unless otherwise specified, all square footages are maximum sizes.

N. Height of signs. Except for off-premises signs,* no sign shall exceed the maximum height restriction for
 the particular type of sign structure and zoning district established below: [Amended 2-5-2002 by Ord.
 No. 129-G-2; 9-4-2012 by Ord. No. 129-F-2012]

Maximum Height**

(feet)

Type of Sign	Residential	Commercial	Industrial and Business Park Districts	
Structure	Districts	Districts		
Freestanding	6	14	6	
Wall	10	14	10***	

*The height of off-premises signs shall be regulated by § 240-22V.

**"Maximum height" shall mean the vertical distance measured from the average ground level immediately below a sign to the highest point of the sign and its supporting structure.

***Wall signs on office buildings in the I-2 District may have a maximum height of 41 feet.

- 5 O. Signs permitted in residential districts.
- 6 (1) Only the following types of signs are permitted in residential districts:
- 7 (a) Exempt signs as provided in Subsection J.
- 8 (b) Temporary signs as provided in Subsection I.
- 9 (c) Subdivision signs as provided in Subsection L.
- (d) The following signs are permitted for those uses permitted in residential districts by conditional uses or
 special exception:
- [1] A wall sign not to exceed 20% of the wall-signable area or 32 square feet, whichever is less, and
 permitted on the front wall of the structure only.
- [2] A freestanding sign not to exceed 32 square feet in area. Such sign shall not be internally illuminated.
 No more than one freestanding sign per road frontage.
- 16 [3] A nonilluminated window sign not to exceed 20% of window area to which it is attached.

17 (2) Any of the above signs that are to be associated with a proposed conditional or special exception use
 18 shall be reviewed and either be approved or denied at the same time that the conditional or special
 F:\Data\Shared Data\Admin Dept\Township Code\Signs in the BP 2017\BP SIGNS.doc 6

- 1 exception use is being reviewed.
- 2 (3) Signs relating to convenience commercial facilities when permitted in an apartment development in
 3 accordance with the following regulations: [Amended 11-16-1999 by Ord. No. 129-J-99]
- (a) Wall sign. One shall be permitted for each establishment and shall be attached only to either the front
 wall, front advertising band or under the eave of the front of the main roof of the individual
 establishment. The top of the sign shall not be as high as the roof eave and the bottom of the sign shall
 be at least six feet and eight inches above the nearest finished walkway. (A parking area shall not be
 considered a walkway). Such sign shall not exceed two feet in height or be longer than 75% of the linear
 length of the individual commercial establishment. The maximum size of any such sign shall not exceed
 24 square feet.
- 11 [1] All newly placed wall signs attached to the same building.
- [a] Shall be generally consistent in proportion and format with existing signs so that consistency of signs is
 achieved.
- [b] Shall not be box-type signs if at least 75% of the existing signs in the convenience center are not box-type signs. A "box-type" sign is a closed box with one or two faces being illuminated from within.
- [c] Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the
 architecture of the building.
- [d] Should be generally consistent in materials, font style and type size with other signs attached to the same building.
- 20 [e] May be directly or indirectly illuminated.
- (b) Freestanding sign. One freestanding sign shall be permitted for the convenience commercial facility.
 The sign shall not exceed 20 square feet in area and shall have an overall height not exceeding eight feet. Such signs may identify the names or businesses of the occupants of the convenience commercial facility.
- (c) Window sign. A nonilluminated window sign not to exceed 20% of the window area to which it is
 attached.
- (d) Design. All signs on the structures shall be of the same design, shall be lit in a similar manner and shall
 be architecturally compatible with the structure.
- (e) Wall sign alternative. In lieu of the wall sign authorized by § 240-220(3)(a), each establishment in the
 building shall be permitted to erect one freestanding sign in accordance with the following
 requirements:
- 32 [1] Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.
- 33 [2] Each freestanding sign shall be located immediately in front of its respective establishment.
- 34 [3] All portions of the freestanding sign shall be located no more than 10 feet from the respective 35 establishment.

- 1 [4] Each freestanding sign shall comply with all front, rear and side yard requirements, and each such sign 2 shall comply with the setback requirements for the zoning district in which the property is located.
- 3 (4) See also Subsection F regarding illumination of signs in a residential district.

P. Signs permitted in commercial districts. Only the following types of signs are permitted in a commercial district: [Amended 9-4-2012 by Ord. No. 129-F-2012; 9-25-2012 by Ord. No. 129-G-2012; 7-7-2015
by Ord. No. 129-F-2015]

- 7 (1) Exempt signs as provided in Subsection J.
- 8 (2) Temporary signs as provided in Subsection I.
- 9 (3) Signs relating to the principal use on a lot, with a maximum of one commercial establishment in
 10 accordance with the following regulations:
- (a) Wall sign. One wall sign shall be permitted for the commercial establishment. Such sign shall not
 exceed two square feet in area for each linear foot of wall-signable area, but not exceed 60 square feet.
- (b) A freestanding sign not to exceed 10 square feet in area. No more than one freestanding sign shall be
 permitted on each street frontage.
- 15 (c) A window sign not to exceed 20% of window area to which it is attached.
- 16 (4) Signs relating to the principal use on a lot, including more than one commercial establishment are
 17 permitted in accordance with the following regulations:
- (a) Wall sign. One wall sign shall be permitted for each commercial establishment. Such sign shall not
 exceed two feet in height or be longer than 75% of the linear length of the individual commercial
 establishment, with a maximum size of 32 square feet. Two wall signs shall be permitted if the
 commercial establishment is in a stand-alone building in a shopping center.
- 22 [1] All newly placed wall signs attached to the same building:
- 23 [a] Shall be generally consistent in proportion with existing signs.
- 24 [b] Shall not be box-type signs if at least 75% of the existing signs are not box-type signs.
- [c] Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the
 architecture of the building.
- [d] Should be generally consistent in materials, font style and type size with other signs attached to the same building.
- [2] An applicant for construction of a new principal building intended to include more than one
 establishment is strongly encouraged to submit a proposed set of standards that the building owner
 intends to use to control the types and colors of signs to ensure compatibility among the signs.
- 32 [3] See Subsection K, which prohibits certain types of signs, such as flashing and above-the-roofline signs.

- 1 [4] Wall sign alternative. In lieu of the wall sign referred to in Subsection **P(4)(a)**, each commercial 2 establishment in the structure shall be permitted to erect one freestanding sign in accordance with the 3 following requirements:
- 4 [a] Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.
- 5 [b] Each freestanding sign shall be located immediately in front of its respective establishment.
- 6 [c] All portions of the freestanding sign shall be located no more than 10 feet from the respective 7 establishment.
- [d] The freestanding signs shall comply with all front, rear and side yard requirements and they shall
 comply with the setback requirements for the zoning district.
- 10 (b) Freestanding signs.
- [1] A shopping center use in the C-2 District or within a PRD may have a freestanding sign with a
 maximum area of 120 square feet and a maximum height of 14 feet on each street frontage. No more
 than one freestanding sign shall be permitted on each street frontage.
- [2] All other freestanding signs shall not exceed 10 square feet in area nor five feet in height. No more thanone freestanding sign shall be permitted on each street frontage.
- (c) Window signs. The cumulative size of window signs is not to exceed 20% of the window area to which
 it or they are attached. Such signs may contain the names or businesses of the occupants of the facilities.
- (d) All signs on the structure shall be of the same design and lit in a similar manner and shall be architecturally compatible with the structure.
- Sign bonus. Each permitted 10 square feet maximum freestanding sign in a commercial district may be
 increased in size to a maximum of 20 square feet if the sign is not internally illuminated and is
 constructed of relief-cut wood (other than plywood).
- (6) Any sign (as defined in § 240-6, which includes but is not limited to graphics and logos) attached to or
 incorporated into functional elements of a building or development (including but not limited to
 awnings, canopies or murals) that serve an advertising or use identification purpose shall be considered
 to be a sign, and specifically shall be regulated by all provisions of this section for the applicable zoning
 district.
- Q. Signs permitted in industrial and business park districts. Only the following types of signs are permitted
 in the industrial and business park districts: [Amended 2-5-2002 by Ord. No. 129-G-2]
- 30 (1) Exempt signs as provided in Subsection J.
- 31 (2) Temporary signs as provided in Subsection I.
- 32 (3) Subdivision signs as provided in Subsection L.
- 33 (4) Land development signs as provided in Subsection L.1.

- (5) Wall sign. One shall be permitted for each establishment. Such sign shall not exceed two square feet for
 each linear foot of wall area (where a sign could be located) or 100 square feet, whichever is more
 restrictive, and shall be permitted only on the front wall of the structure. In the I-2 District each office
 building shall be permitted one sign, which shall not exceed 40 square feet.
- 5 (6) Freestanding sign. One sign along each street frontage, each of which shall not exceed 20 square feet in
 6 sign area.
- 7 (7) Freestanding signs in the I-2 District for an office use. [Amended 2-22-2005 by Ord. No. 129-A-05]
- 8 (a) A maximum of one freestanding, directly illuminated sign that is located on the lot that contains the
 9 office use shall be permitted for an office use in the I-2 District. The sign shall not exceed 13 square feet
 10 in area and four feet in height. The Zoning Officer shall issue a zoning permit for the sign upon the
 11 recommendation of the Planning Commission and approval of the Board of Supervisors.
- (b) Off-site freestanding signs whose primary purpose is to direct persons to various uses in the I-2 Zoning
 District may be installed by the Township in the I-2 Zoning District. These signs shall be considered
 "official signs" as defined by this chapter.
- (8) Freestanding signs in the I-2 District for National Register of Historic Places eligible buildings. A
 maximum of two freestanding, off-premises, directly illuminated signs shall be permitted. Each sign
 shall not exceed 24 square feet in area and five feet in height. If more than one such sign is installed,
 lettering and symbols shall be restricted to one side only of each sign. The applicant shall prove by a
 preponderance of evidence that there will be a long-term system to ensure proper maintenance of the
 sign and any accompanying landscaping. The Zoning Officer shall issue a zoning permit for the signs
 upon approval of the Board of Supervisors.
- 22 (9) Off premises freestanding signs in accordance with § 240-22L.1. [Added 2-22-2005 by Ord. No. 129 23 A-05]
- R. Approval of signs associated with proposed conditional uses and special exception uses. Any of the
 signs in Subsections O through and including Q that are to be associated with a proposed conditional or
 special exception use shall be reviewed and either be approved or denied at the same time that the
 conditional or special exception use is being reviewed.
- 28 S. Display of street address numbers.
- 29 (1) Assignment of street address numbers.
- 30 (a) Street address numbers shall be assigned by the Township Manager or his/her designee to each lot, each
 31 dwelling unit and each commercial or business establishment when there is more than one such
 32 establishment on a lot.
- (b) The Township Manager or his/her designee shall have the power to correct any errors with respect to the assignment of street address numbers, as and when such errors are discovered, and shall have the power to change and redesignate a street address number or numbers assigned to any lot, dwelling unit and commercial or business establishment when there is more than one such establishment on a lot and when it is deemed that such change or redesignation is necessary or desirable in order to provide street address numbers appropriate for the purposes of uniquely identifying each such lot, dwelling unit and commercial or business establishment and for reducing the time, effort and potential confusion

- 1 necessitated by such identification.
- (2) Application for street address number. The owner or occupant of a lot, dwelling unit and commercial or
 business establishment when there is more than one such establishment on a lot, to which no street
 address number has been previously assigned or designated or to which a duplicative number has been
 assigned or designated shall, prior to occupancy thereof, make application to the Township Manager or
 his/her designee for assignment of such street address number which, upon designation, shall be the
 street address number of the property.
- 8 (3) Specifications for street address number posting. The owner or occupant of each lot, each dwelling unit
 9 or each commercial or business establishment when there is more than one such establishment on a lot
 10 within the Township shall post the designated street address number on said lot, dwelling unit and
 11 commercial or business establishment in strict compliance with the following specifications and
 12 regulations:
- (a) The street address numbers shall be Arabic in design and shall be constructed of a permanent and
 weatherproof material or possessing a permanent and weatherproof coating.
- 15 (b) Each digit constituting the posted street address number shall be not less than three inches in height.
- (c) If the lot is improved with a building or buildings, the digits constituting the posted street address
 number shall be secured and permanently mounted to the principal building's element (e.g., front wall or
 porch) most proximate to the public or private vehicular accessway providing principal access to said
 building.
- (d) Each digit constituting the posted street address number shall be mounted at a height not less than four
 feet nor greater than 10 feet above the grade or elevation of the adjoining principal vehicular accessway.
- (e) Each digit of the posted street address number together with the structure or building element to which
 they are affixed shall be so designed with regard to contrasting background, arrangement, spacing, size
 and uniformity of digits so as to be readily legible and visible during daylight hours or when illuminated
 by a source of artificial light by a person possessing normal vision.
- (f) Each digit of the posted street address number shall be so located so as to avoid all visual obstruction,
 including trees, shrubs and any other temporary or permanent structure or fixture.
- (g) If the lot has a mailbox located within the street right-of-way, the digits constituting the posted street
 address number shall also be permanently mounted, painted or otherwise affixed on both sides to either
 the mailbox or the mailbox post.
- (h) If the lot does not have a mailbox located within the right-of-way but does have a freestanding sign, the
 street address shall be placed on the freestanding sign. If the lot does not have a mailbox located within
 the right-of-way or have a freestanding sign, the street address shall be placed on a small freestanding
 sign which is located by the main entrance to the property. This freestanding sign shall not be larger
 than two square feet in size and not more than three feet in height.
- T. Bus shelter signs. A bus shelter permitted by § 240-37 may include a single off-premises sign, which
 shall have a maximum of two sign faces. Such sign shall have a maximum sign area of 24 square feet on
 each of the two sign faces. In addition, such sign may include a sign of up to four square feet identifying
 the agency providing public transit service.

- U. Historic wall signs. One historic wall sign shall be permitted on properties listed on the East Goshen
 Township Historic Resource Inventory for those uses permitted pursuant to § 240-38.5A. The sign shall
 be reviewed and approved by the Board of Supervisors contemporaneously with the use. [Added 5-4 2004 by Ord. No. 129-D-04]
- 5 (1) The sign shall be a maximum size of six square feet on each of no more than two faces.
- 6 (2) The sign shall project no more than four feet from the face of the building.
- 7 (3) The top of the sign shall not exceed:
- 8 (a) One-story building: the eave height.
- 9 (b) Two- or three-story building: the height of the second floor windowsill.
- 10 (4) The sign may be directly illuminated by a maximum of two seventy-five-watt bulbs (one for each side).
- 11 (5) The sign, and related illumination, shall adhere to the standards of §§ **240-22** and **240-24H**.
- V. Off-premises signs. Off-premises signs shall be permitted when authorized as a conditional use, subject to the following provisions: [Added 9-4-2012 by Ord. No. 129-F-2012]
- (1) One off-premises sign shall be permitted on a lot as a principal use or as an accessory use on a lot which
 abuts West Chester Pike between Westtown Way and the Township's border with West Goshen
 Township and on a lot which abuts Route 202.
- 17 (2) The off-premises sign shall be set back from the edge of the existing right-of-way a minimum of 10 feet.
- 18 (3) The maximum sign area for an off-premises sign shall be as follows:
- (a) On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West
 Goshen Township: 75 square feet.
- 21 (b) On a lot which abuts Route 202: 300 square feet.
- 22 (4) Maximum height.
- 23 (a) The maximum height of an off-premises sign shall be as follows:
- [1] On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West
 Goshen Township: 25 feet.
- 26 [2] On a lot which abuts Route 202: 25 feet.
- (b) The height of an off-premises sign shall be measured from the average grade based on the area found
 within a fifty-foot radius of the outer limits of the sign structure.
- 29 (5) The off-premises sign shall be set back a minimum of 20 feet from all lot lines.
- 30 (6) No off-premises sign shall be erected within 200 feet of any other off-premises sign.

- (7) If the off-premises sign is to have exterior lighting, a lighting plan must be submitted with the
 conditional use application which includes the following information:
- 3 (a) A site plan containing the layout of the proposed fixture locations and type.

(b) Catalog cuts and photometrics for each light fixture, the method of energizing each light fixture, a
listing of the hours of operation and a plan showing the photometrics for the entire site based upon the
proposed placement of the light fixtures. A description of glare-reduction devices, lamps, wattage,
control devices, mounting heights, pole and mounting methods, as appropriate for each fixture, should
also be included.

- 9 (8) Off-premises signs shall be screened from any abutting property used or zoned for residential uses with
 a buffer planting screen. Such screen shall consist of evergreen trees of at least 15 feet in height at the
 time of planting that form a continuous visual buffer along or near the property line abutting the
 residential use or lot.
- W. LED signs. LED signs may be used on the following types of signs subject to the regulations in this
 § 240-22W: i) an off-premises sign along West Chester Pike between Westtown Way and the
 Township's border with West Goshen Township; ii) an off-premises sign along Route 202; and iii) on a
 wall sign or freestanding sign in the C-1 District. [Added 9-4-2012 by Ord. No. 129-F-2012]
- 17 (1) The message displayed on the digital off-premises sign shall be static and nonanimated and shall remain
 18 fixed for a minimum of 10 seconds;
- 19 (2) The sign shall not display any message that moves, appears to move, scrolls, or changes in intensity
 20 during the fixed display period;
- 21 (3) The transition time between changes in the sign face or message shall be less than one second;
- (4) The sign must be equipped with brightness controls which shall be used to reduce the intensity of the
 light based on outside light levels; and
- (5) The digital LED display shall not have lighting that would compete with or distract from traffic signal
 lighting.

Memo East Goshen Township

Date: February 2, 2016To: Board of SupervisorsFrom: Rick Smith, Township ManagerRe: 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".

Historic Commission: 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**