

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, December 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. November 1, 2017**
- F. Subdivision and Land Development Applications**
 - 1. WCASD – East Goshen Elementary**
- G. Conditional Uses and Variances
- H. Ordinance Amendments
- 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	4	1/17/18	2/6/18	2/13/18	2/28/18	
WCASD / EG Elem.	LD	P	11/28/17	12/6/17	11/30/17	11/30/17	11/30/17		2/7/18	3/6/18	NA	3/6/18	

Bold = New Application or PC action required

Completed in 2017

Applebrook Golf Club	LD	P/F	8/28/2017	8/28/2017	8/30/2017	8/30/2017	8/31/2017		11/1/2017	12/5/2017	NA	12/5/2017	
Taylor Partners, 1007 Taylor Ave	SD	P/F	9/25/2017	10/4/2017	9/27/2017	9/27/2017	9/29/2017		12/6/2017	1/2/2018	NA	1/2/2017	
Synthes USA	CU	P	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	APPVD
1506 Meadowbrook Dr.	V	P	7/10/17	7/10/17	NA	NA	7/13/17		8/2/17	8/15/17	9/7/17	9/8/17	APPVD
1380 Enterprise Drive	V	P	7/17/17	7/17/17	NA	NA	7/27/17		8/2/17	9/5/17	9/11/17	9/15/17	APPVD
1007 Taylor Ave.	V	P	7/11/17	7/11/17	NA	NA	7/13/17		8/2/17	8/15/17	8/29/17	9/9/17	APPVD
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	NA	NA	NA	NA	NA	NA
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	NA	3/29/17	APPVD
1506 Meadowbrook Dr.	SD / V	Sk	4/24/17	NA	NA	NA	NA		NA	NA	NA	NA	NA
1007 Taylor Ave.	SD / V	Sk	5/30/17	NA	NA	NA	NA		NA	NA	NA	NA	NA

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
November 1, 2017

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 1, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Brad Giresi, Dan Daley, Monica Close, Jim McRee, Ernest Harkness and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer), and Janet Emanuel (Township Supervisor).

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

A. FORMAL MEETING – 7:00 pm

1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our first responders and military.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items.
3. Adam reviewed the Tracking Log and commented that Malvern Institute gave no extension. Although they are not here for this meeting, they are scheduled for the November 15, 2017 workshop.
4. Adam noted that the minutes of the October 4, 2017 meeting and the minutes of the October 18, 2017 workshop meeting were approved as amended.

B. SUBDIVISION AND LAND DEVELOPMENT

1. Applebrook Golf Club - Land Development Bob Plucienik, Chester Valley Engineers, reported that he met with the Conservancy Board and believes that they approved the plan. He explained changes in the construction entrance off Boot Road and how they will return the area to its existing state. They addressed all of the comments in the two Pennoni letters. He reviewed the five waivers they are seeking. Adam asked if they considered any other access points. Bob mentioned that they did consider coming from the Golf Club's parking lot, but they would be forced to go over the Mobil pipeline and want to avoid that. He verified the size of the building at 1805 sq. ft. and 1200 sq. ft. of walkway. Monica made a motion that the Planning Commission recommend approval of the land development plan for Applebrook Golf Club, Golf Learning Center, and support the requested waivers noted on the plans dated 8/29/2017 and last revised 10/31/2017 with the following conditions:

1. All remaining comments from the 10/25/2017 Pennoni letter are addressed to the satisfaction of the Township Engineer prior to releasing the plans for recording.
2. The applicant shall agree to restore the proposed temporary construction entrance to the preconstruction grade conditions.
3. The applicant shall agree to add additional replacement landscape material to the proposed area of the construction entrance in order to return the area to its pre-development condition, if determined necessary by the Township Zoning Officer, prior to the issuance of the final certificate of occupancy for the Golf Learning Center.
4. The Conservancy Board is notified when the project is complete in order to inspect the plantings.
5. The final plans are not released for recording until the following agreements are approved by the Board of Supervisors:
 - a. Land Development Agreement
 - b. Financial Security Agreement

1 c. Stormwater Management Operation and Maintenance Agreement
2 6. The applicant follows all Federal, State and local regulations and ordinances.
3 Regarding condition #4, Mark commented that the Township Landscape Architect will inspect the area
4 before the Conservancy Board.
5 Adam seconded the motion. The motion passed unanimously. The applicant accepts the conditions.
6

7 2. 1003-1007 Taylor Ave. – Subdivision – Noah Kahn, developer, reviewed the plan and
8 commented that nothing has changed except the township engineer's comments. They would like to start
9 the project in 1 – 2 months.
10 Ernest moved that the Planning Commission recommend approval of the Subdivision application, plan
11 and waivers requested by Taylor Avenue Partners for the Subdivision of 1007 Taylor Ave. with the
12 following conditions:

- 13 1. Prior to releasing the subdivision plan for recording, the applicant shall revise the
14 plan by adding the entire final Zoning Hearing Board Order to the plan, including all
15 conditions.
 - 16 2. The applicant shall apply for a building permit to modify the existing garage on Lot 1
17 as proposed to the Planning Commission.
 - 18 3. The modifications to the garage on Lot 1 shall be completed prior to issuance of a
19 Use and Occupancy Certificate for the single-family home on Lot 1.
 - 20 4. The applicant shall follow all Federal, State and local regulations and ordinances.
- 21 Brad seconded the motion. The motion passed unanimously.
22

23 C. CONDITIONAL USES AND VARIANCES

24 1. Malvern Institute – Variances & Special Exception– Mark reviewed some of the Township
25 Solicitor's comments, especially no matter what position the Planning Commission takes (yes, no or no
26 position) conditions should be added for the Zoning Hearing Board to see. Mark provided a draft of a
27 recommended motion and conditions. The conditions were discussed as follows:

- 28 #1 & #2 described the number of patients
- 29 #3 & #4 Landscaping will be reviewed by a Landscape Architect. #4 includes
30 replacement of trees if they die. The type and number of trees need to be listed.
- 31 #5 The creek crossing will be permitted by PA Dept of Environmental Protection(DEP).
- 32 #6 Consider a single story addition instead of a second floor addition. Need to address
33 sound fencing. Mark explained that this suggestion is what they are considering now.
- 34 This doesn't change the variances that they need. Mark discussed the good aspects of the
35 single story vs second floor additions. Sound fencing was discussed.
- 36 #7 50 foot setback for the single story addition will allow for buffering
- 37 #8 Limiting recreational activity at the rear of the building. Mark explained no active
38 recreation in the rear because the sound bounces off the building to the residential homes.
- 39 Everyone agreed this is the biggest issue.
- 40 #9 Smoking areas were discussed.
- 41 #10 If they don't do the addition, this discusses where the smoking areas will be.
- 42 #11 Smoking areas shall have a pavilion for shelter from the weather.
- 43 #12 Smoking areas shall have a Smoke Eator unit to help control the smoke.
- 44 #13 Mitigation of noise from the existing generator.
- 45 #14 Plantings and fencing in the wooded area on the eastern side of the property
- 46 #15 Breakdown of their schedule

47
48 Other items discussed:

- 49 1. A gate in the parking area
- 50 2. Security/monitoring
- 51 3. Wood chip paths
- 52 4. Additional outside lighting
- 53 5. Staff increases in the future & parking

6. Time limitation on outdoor activities
7. Expansion limit met by this application

PUBLIC COMMENT:

1. Curt Quaintance, 20 Line Road – He has a business related to noise control. He is concerned about noise coming into the neighboring properties. Most ordinances are about the noise that comes across the property line. Malvern Institute should provide a noise study and plan for how they will mitigate the noise. He suggested they provide a comprehensive plan showing the property, building, where people are going to be and what is the expected noise level. Just having a brochure to show sound fencing isn't enough. Mark explained that the township noise ordinance can regulate noise from machines but not the human voice. To soften that, the applicant is proposing buffering and sound fencing. They will have a sound study to present on November 15th.

2. Terri Relick, 12 Treemont Dr, Malvern – Are they going to use sound fencing similar to what's along the turnpike?

Mark is not sure what type they are proposing. He is hoping for a softer product.

Terri commented that the neighbors would not want this. Security is her #1 concern. She sees them walking off the property at night. They don't enforce a curfew. Fencing around the pond should be considered. The police refused to come out the last time they called because of the noise.

3. Paige Fenimore, 3 Treemont Dr, Malvern – She spoke about security. In 2012 an application was made to open a facility in Bethlehem and they promised everything but still hasn't received approval because of the possible problems. She read a list of security items other townships have put on this type of facility. The Township Code has a special exception that covers security measures. The original size of the building was 6200 sq. ft. It is now 12,000 sq.ft. so they have expanded. The number of beds is controlled by the state but they are in violation of township code because of parking issues. Adam commented that the Planning Commission is familiar with past requests of MI but natural expansion is handled by the ZHB.

4. Lisa O'Neil, 10 Brookmont Dr, Malvern - She asked if they have done a 15 year plan before. She feels they have already gone through this with MI. There are about 100 cars parking there, which is not what they were approved for. She feels they have built out as much as possible, so she doesn't want this expansion approved. Also there was a sewer problem years ago because there was no run off plan. They were told they had to do this but they never did. Mark explained what the township is trying to do to mitigate problems.

5. Diane Weltman, 5 Line Rd. – They haven't seen anything about the one story option. Can this be done in the next meeting? Mark explained that, if what they present isn't okay, we can ask them for an extension.

Adam reminded everyone that there will be a workshop meeting on November 15, 2017.

D. ORDINANCE AMENDMENTS

1. Wall Signs in the BP – Ryan Jennings, Township Solicitor, reviewed the proposed ordinance amendment. Ernest made a motion to recommend to the Board of Supervisors adoption of the ordinance amendment. Jim seconded the motion. The motion passed unanimously.

E. 2017 GOALS

1. There was discussion about drones and emerging housing trends. Mark will send an update to the BOS.

ADJOURNMENT

There being no further business, Ernest moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 10:30 pm. The next workshop meeting will be held on Wednesday, November 15, 2017 at 7:00 pm.

Respectfully submitted,

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: 11/30/2017
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *ulb*
Re: East Goshen Elementary Land Development Application

Dear Commissioners,

The Township has received a LD application for the East Goshen Elementary School. The WCADS proposes to renovate the entire school. The plan proposes a second floor addition for additional classrooms, a complete fire suppression system and an addition on the rear of the school.

This application has just been received so we have no review from the Township Engineer or the CCPC at this time.

The District will present their plan to the Commission at your meeting on Wednesday.



**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 11/28/2017

Application for (Circle one):

☐ Subdivision ☒ Land Development ☐ Subdivision & 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: West Chester Area School District c/o Kevin Campbell

Address: 782 Springdale Drive, Exton, PA 19341 Phone: (484) 266-1260

Fax: _____ Email: KCAMPBELL@wcasd.k12.pa.us

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

Name: _____

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: 800 N. Chester Road, West Chester, PA 19830

4. Proposed name of plan: Proposed Building Addition (East Goshen Elementary School)

5. County Tax Parcel No.: 53-4-78.0E Zoning District: R-2; Low Density Residential District

6. Area of proposed plan (ac.): 18.085 Acres Number of lots: 1

7. Area of open space (ac.): Maintained as existing

8. Type of structures to be constructed: Building Addition

9. What provisions are to be made for water supply and sanitary sewer? Only building

additions are proposed and will be serviced by existing sanitary sewer and water.

10. Linear feet of road to be constructed: N/A

11. Name of Engineer: Bohler Engineering PA, LLC c/o George J. Hartman III, P.E.

Phone Number: (215) 996-9100 Fax: (215) 996-9102

Email address: ghartman@bohlereng.com

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

12. Name of Land Planner: Bohler Engineering PA, LLC c/o George J. Hartman III, P.E.

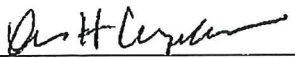
Phone Number: (215) 996-9100 Fax: (215) 996-9102

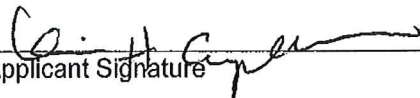
Email address: ghartman@bohlereng.com

- 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
West Chester Area School District


Applicant Signature

Administrative Use

Fees received from applicant \$ 350⁰⁰ basic fee, plus \$ — per lot

For — lots = \$ 350⁰⁰

Application and plan received by:  Date: 11/29/2017
(Signature)

Application accepted as complete on: 11/29/2017
(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): ☐ Subdivision ☒ Land Development

Applicant Information:

Name of Applicant: West Chester Area School District c/o Kevin Campbell

Address: 782 Springdale Drive, Exton, PA 19341

Telephone Number: (484) 266-1260 Fax: _____

Email Address: KCAMPBELL@wcasd.k12.pa.us

Property Address: 800 N. Chester Road, West Chester, PA 19830

Property Information:

Owner's Name: West Chester Area School District

Address: 800 N. Chester Road, West Chester, PA 19830


Tax Parcel Number: 53-4-78.0E Zoning District: R-2; Low Density Residential District Acreage: 18.085

Description of proposed subdivision and or land Development:

The West Chester Area School District proposes to demolish a portion of the existing East Goshen Elementary School and replace it with a 1-story, 2,240 sq addition in an alternate location. An additional 1-story portion of the existing building is proposed to be demolished and replaced with a 2-story, 21,248 sf (Gross) addition in place.

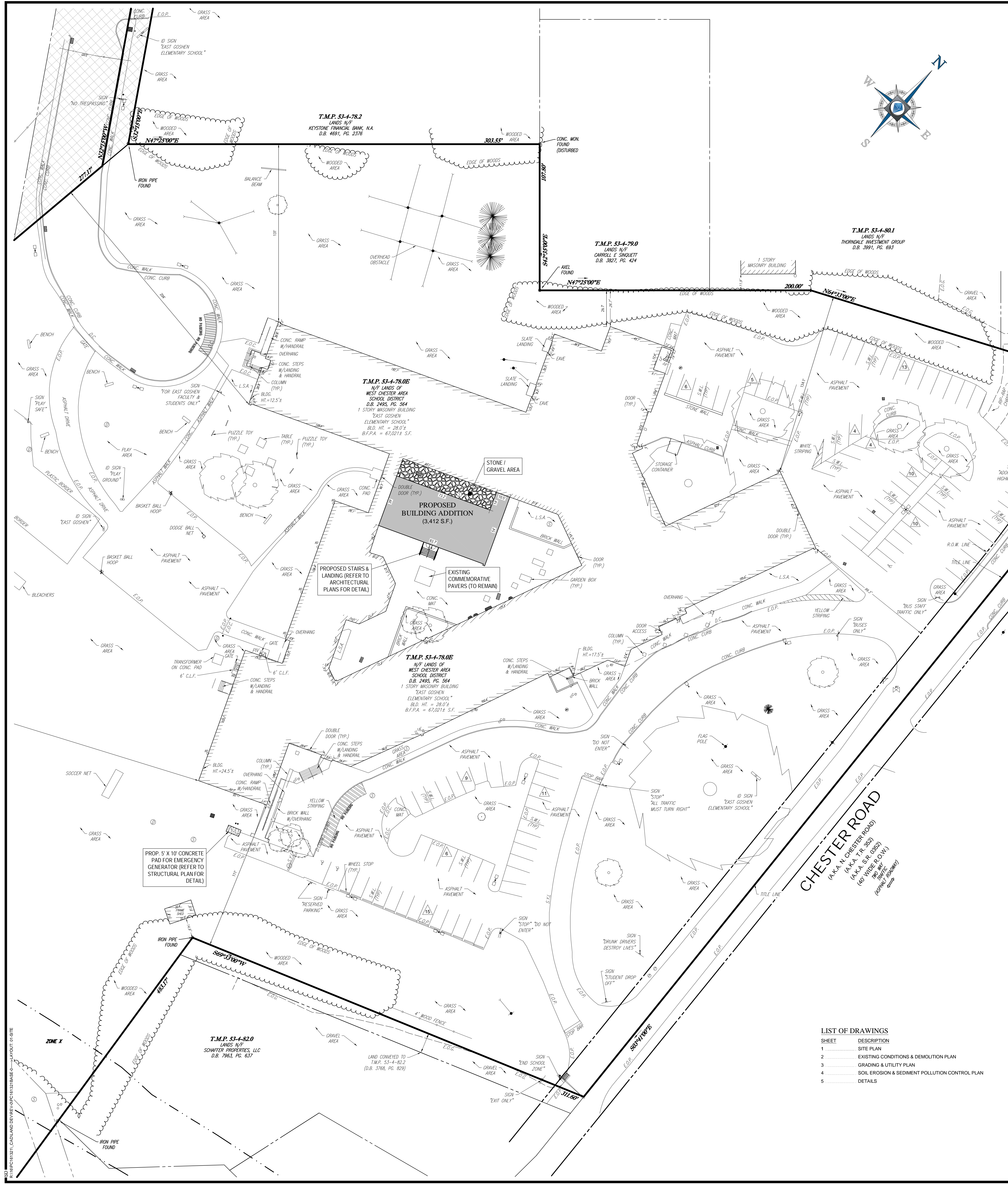
**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	<u>11-28-17</u>
2. Township application and review fees paid:.....	<u>"</u>
3. County Act 247 Form complete:	<u>"</u>
4. Appropriate County Fees included:	<u>"</u>
5. 11 Copies of sealed Sub / LD plans:	<u>"</u>
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	<u>"</u>
b. Conservancy: (sealed).....	<u>NA</u>
c. Stormwater Management: (sealed).....	<u>"</u>
7. Three copies of the stormwater report and calculations:	<u>"</u>
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	<u>NOT INCLUDED</u>
b. Water Study:	<u>NOT INCLUDED</u>
Application accepted on <u>11/29/2017</u> by <u>MARL A. GORDON</u>	
Official Signature <u></u>	Title <u>ZONING OFFICER</u>

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	<u>12-6-17</u>
Date Abutting property letter sent:	<u>11-30-17</u>
2. Date presented to Planning Commission:	<u>12-6-2017</u>
3. Date submitted to CCPC:	<u>11-30-2017</u>
4. Date submitted to Township Engineer:	<u>11-30-2017</u>
5. Date by which the PC must act, (Day 70):	<u>2-14-2018</u>
6. Date by which Board of Supervisors must act, (Day 90):	<u>3-6-2018</u>
7. Date sent to CB:	<u>11-30-17</u>
8. Date sent To MA:	<u>"</u>
9. Date sent to HC:	<u>NA</u>
10. Date sent to PRB:	<u>11-30-17</u>
11. Date sent to TAB:	<u>"</u>



GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
 - SURVEY: CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE SUITE 210 CHALFONT, PA 18914. ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" FILE NO. 02-100513-00 DATED: 2017.12.15 LAST REVISED: 2017-01-27
 - OWNER/APPLICANT: WEST CHESTER AREA SCHOOL DISTRICT 1181 MCCORMICK DRIVE WEST CHESTER, PA 19380
 - "ARCHITECTURAL PLANS": PREPARED BY BLACKNEY HAYES ARCHITECTS, DATED 12/16/16. LAST REVISED 04/28/17.
 - "REPORT OF GEOTECHNICAL INVESTIGATION": PREPARED BY WHITESTONE ASSOCIATES, DATED 12/16/16.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS THE CONTRACTOR'S RESPONSIBILITY.

2. ALL ACCESSIBLE ADA PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA CODE (42 U.S.C. § 12101 et seq. AND 24 U.S.C. § 4151 et seq.)) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

6. THE REPORT OF GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE REPORT OF GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY IMMEDIATELY UPON RECEIVING THE REPORT OF GEOTECHNICAL INVESTIGATION AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY UPON RECEIVING THE REPORT OF GEOTECHNICAL INVESTIGATION AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE PLANS AND THE LATEST ARCHITECTURAL PLANS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE; CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, REPERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTERSECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND AND/OR EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH THE REPAIR OF ANY SUCH CONSTRUCTION OR PROPERTY TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

- ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR REPORT OF GEOTECHNICAL INVESTIGATION.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR THE COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY INSURANCE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE COURSE OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREINAFTER.

- BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES OR COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. HEREINAFTER, BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONFORMANCE WITH HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE FOR JOB SITE SAFETY.

- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH THESE NOTES HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

LIST OF DRAWINGS

SHEET	DESCRIPTION
1	SITE PLAN
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	GRADING & UTILITY PLAN
4	SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN
5	DETAILS

CONTINUATION OF GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.
- ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.
- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS; DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PRACTICES CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

ZONING CHART

ZONED:	R-2: LOW DENSITY RESIDENTIAL DISTRICT
EXISTING USE:	PUBLIC SCHOOL (PERMITTED BY CONDITIONAL USE)
	REQUIRED EXISTING PROPOSED
MIN. LOT AREA	104C 18,085 AC 18,085 AC
MIN. LOT WIDTH	
AT BLDG. SETBACK	300' 656' 656'
AT STREETLINE	150' 658' 658'
MAX. BLDG. COVERAGE	25% 8.5% (75,021 S.F.) 8.6% (77,482 S.F.)
MAX. IMPERVIOUS COVERAGE	35% 23.6% (186,024 S.F.) 23.5% (185,452 S.F.)
MAX. BLDG. HEIGHT	3 STORIES / 30' 28' + (1 STORY) 28' + (1 STORY)
MIN. FRONT YARD	6' 99.3' 99.3'
MIN. SIDE YARD	40' 26.7' (ENC) 26.7' (ENC)
MIN. REAR YARD	75' 204' 204'

(ENC) - EXISTING NON-CONFORMITY

PARKING REQUIREMENTS

TOTAL REQUIRED	= 1 SPACE PER FACULTY MEMBER AND OTHER FULL TIME EMPLOYEE PLUS 1 PER CLASSROOM OR OFFICE
	= (75 FACULTY / EMPLOYEES) X 1 + 362 (CLASSROOMS OR OFFICES)
	= 75 + 362
	= 437 SPACES
TOTAL PROVIDED	= 105 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

DRAWING LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING FENCE LINE
---	EXISTING TREE LINE
---	EXISTING PARKING SPACE COUNT
---	EXISTING AREA LIGHT
---	EXISTING SANITARY MANHOLE
---	EXISTING STORMWATER MANHOLE
---	EXISTING INLET
---	EXISTING WATER VALVE
---	EXISTING ROOF DRAIN
---	EXISTING CLEAN OUT
---	EXISTING UTILITY POLE
---	EXISTING SIGN
---	EXISTING FIRE HYDRANT
---	EXISTING TREE

---	PROPOSED BUILDING ADDITION
---	PROPOSED STONE/GRAVEL AREA



REVISION 0 - 2017.04.28

1 OF 5

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G.J. HARTMAN PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. PE078663

SHEET TITLE: SITE PLAN

SHEET NUMBER: 1 OF 5

REVISION 0 - 2017.04.28

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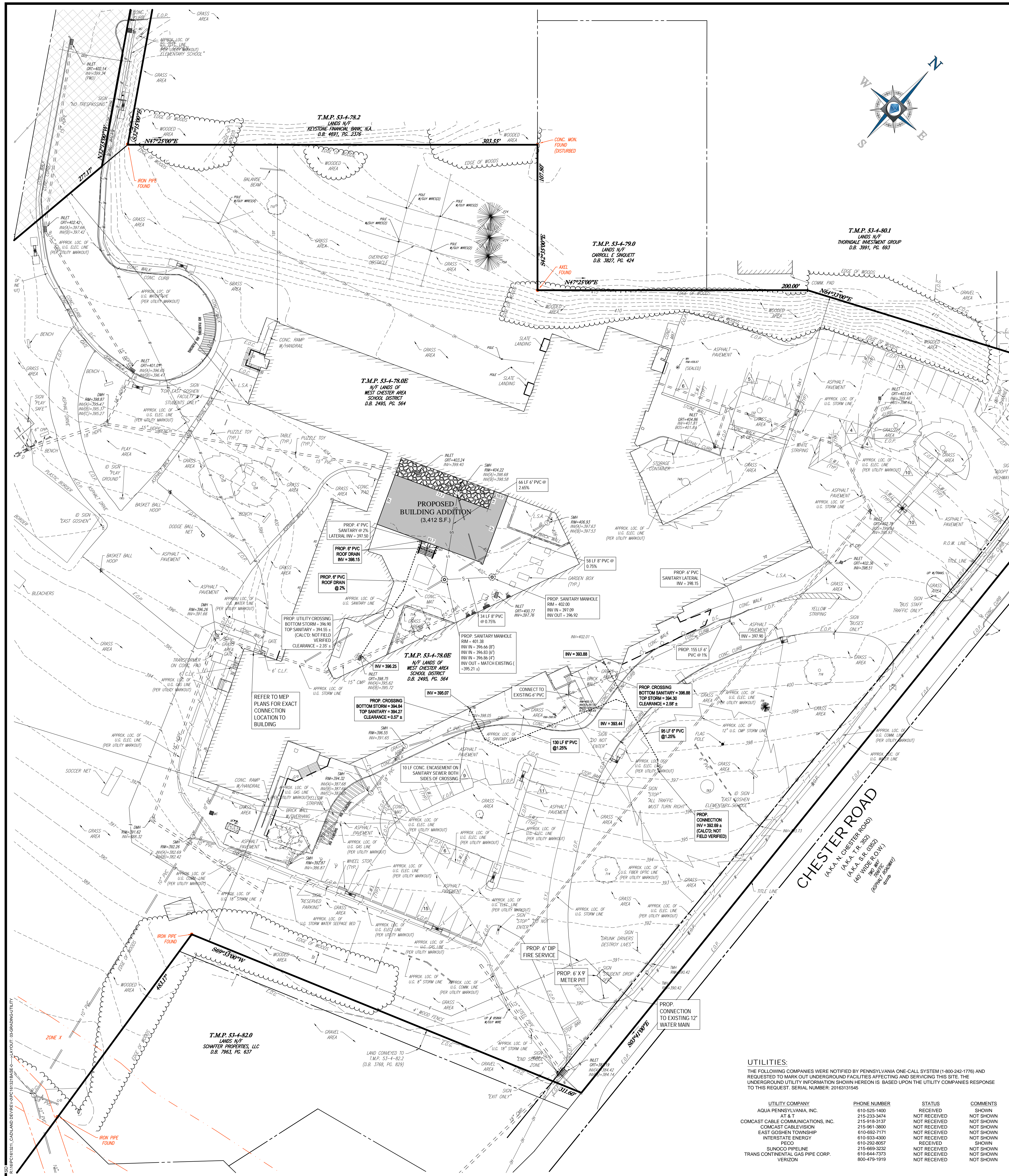
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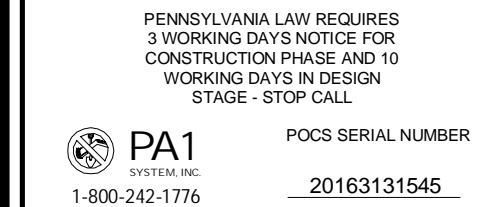


GENERAL GRADING & UTILITY NOTES

- [illegible]

[illegible]REVISIONS[illegible]

CALL BEFORE YOU DIG!



NOT APPROVED FOR
CONSTRUCTION

PROJECT NO.: PC161321
DRAWN BY: E.N.P./S.R.D.
CHECKED BY: G.J.H.
DATE: 2017.04.28
SCALE: 1"=30'
CAD I.D.: PC161321BASE-0

PROJECT:

PROPOSED BUILDING
ADDITION (EAST COUSIN)

ELEMENTARY SCHOOL)

_____ FOR _____

WEST CHESTER AREA
SCHOOL DISTRICT

800 N. CHESTER ROAD
EAST GOSHEN TOWNSHIP

CHESTER COUNTY
PENNSYLVANIA

BOTTLER
ENGINEERING

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19102

Phone: (267) 402-3400
Fax: (267) 402-3404

www.BohlerEngineering.com

C I HARTMAN

J

PROFESSIONAL ENGINEER

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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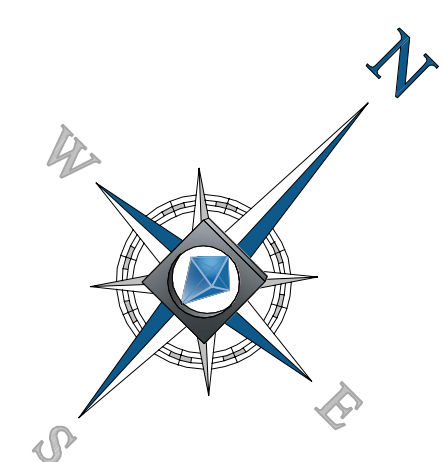
GRADING/

STREET PLAN

SHEET NUMBER: _____

3

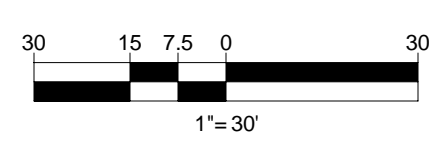
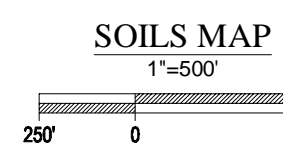
913



2. INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.
3. INSTALL ALL PERIMETER (COMPOST FILTER SOLDS, SILT FENCE, TREE PROTECTION FENCING, CONSTRUCTION FENCING, INLET PROTECTION) WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AND/OR ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING PERMITTED. CONSTRUCTION FENCING SHALL BE MAINTAINED THROUGHOUT THE PROJECT. NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.
4. PERFORM DEMOLITION OF EXISTING FEATURES ONLY TO BE REMOVED.
5. INITIATE BUILDING CONSTRUCTION.
6. INSTALL UTILITIES (SANITARY, STORM, WATER) PRIOR TO CONNECTIONS IN CHESTER ROAD, THE APPROPRIATE TRAFFIC CONTROL MEASURES ARE TO BE IN PLACE.
7. INSTALL BITUMINOUS PAVEMENT AND CONCRETE RESTORATION IN ANY UTILITY TRENCHING AREAS.
8. INSTALL FINAL VEGETATION AND RESTORE LANDSCAPING THAT IS DISTURBED BY UTILITY TRENCHING.
9. UPON PERMANENT STABILIZATION AND NOTIFICATION TO THE CHESTER CONSTRUCTION DISTRICT, REMOVE ANY REMAINING EROSION AND SEDIMENT CONTROL FACILITIES. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE RESTORED TO ORIGINAL OR BETTER.
10. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORD WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25A CODE 200.1 ET SEQ., 101.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
11. DEMOLITIZE.


SOIL DESCRIPTIONS		
SOIL	DESCRIPTION	HYDROLOGIC SOIL GROUP
GdB	- GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B
Ha	- HATBORO SILT LOAM	B/D

- | | |
|--|-------------------------------|
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING FENCE LINE |
| | EXISTING CONTOUR INDEX |
| | EXISTING CONTOUR INTERVAL |
| | EXISTING STORMWATER PIPE |
| | EXISTING SANITARY SEWER PIPE |
| | EXISTING ELECTRIC LINE |
| | EXISTING GAS LINE |
| | EXISTING OPTIC LINE |
| | EXISTING GAS LINE |
| | EXISTING WATER LINE |
| | EXISTING OVERHEAD LINE |
| | EXISTING TREE LINE |
| | EXISTING PARKING SPACE COUNT |
| | EXISTING AREA LIGHT |
| | EXISTING SANITARY MANHOLE |
| | EXISTING STORMWATER MANHOLE |
| | EXISTING INLET |
| | EXISTING WATER VALVE |
| | EXISTING ROOF DRAIN |
| | EXISTING CLEAN OUT |
| | EXISTING UTILITY POLE |
| | EXISTING SIGN |
| | EXISTING FIRE HYDRANT |
| | EXISTING TREE |
| | PROPOSED STORMWATER PIPE |
| | PROPOSED SANITARY SEWER PIPE |
| | PROPOSED LIMIT OF DISTURBANCE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED ROOF DRAIN |
| | PROPOSED CLEAN OUT |

[illegible][illegible]

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN
STAGE - STOP CALL

 **PA1**
SYSTEMS INC.
1-800-345-3376

POCS SERIAL NUMBER
20163131545

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: PC161321
DRAWN BY: E.N.P./S.R.D.
CHECKED BY: G.J.H.
DATE: 2017.04.28
SCALE: 1"=30'
CAD I.D.: PC161321BASE-0

PROPOSED BUILDING
ADDITION (EAST GOSHEN
ELEMENTARY SCHOOL)

_____ FOR _____

WEST CHESTER AREA
SCHOOL DISTRICT

800 N. CHESTER ROAD
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
PENNSYLVANIA
19380



BOHLER
ENGINEERING

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PENNSYLVANIA 19102

Phone: (267) 402-3400
Fax: (267) 402-3401

www.BohlerEngineering.com

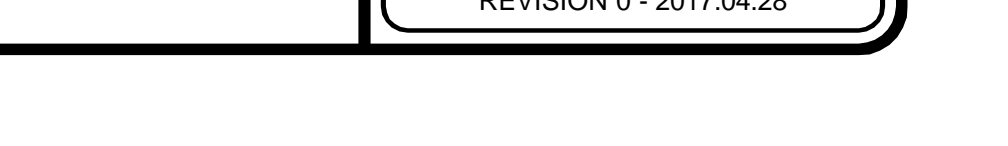
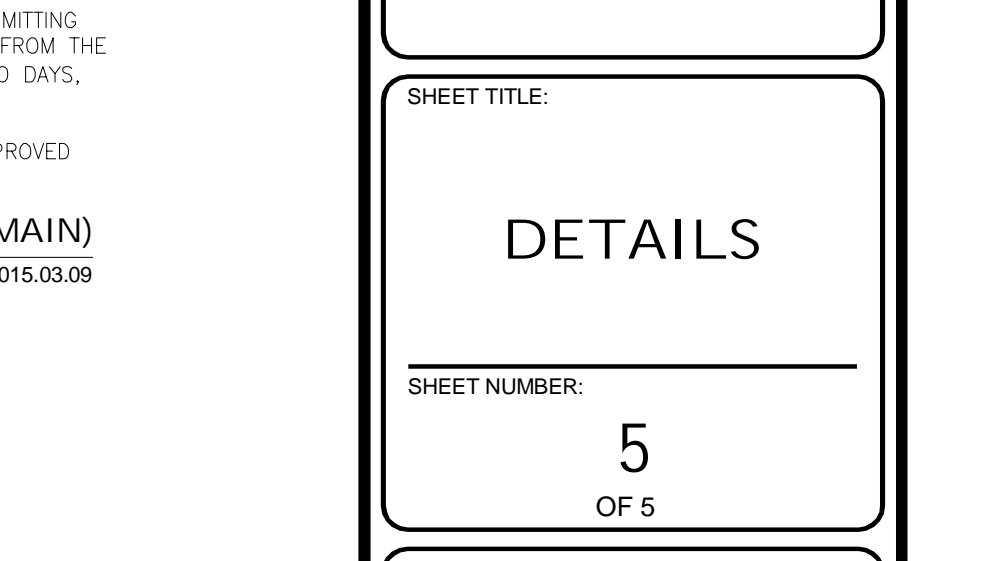
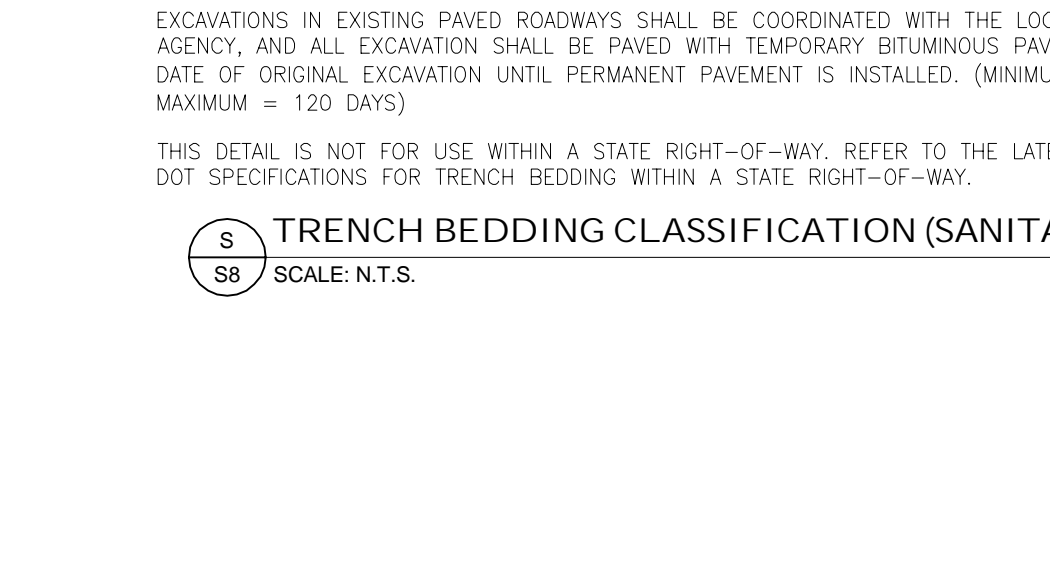
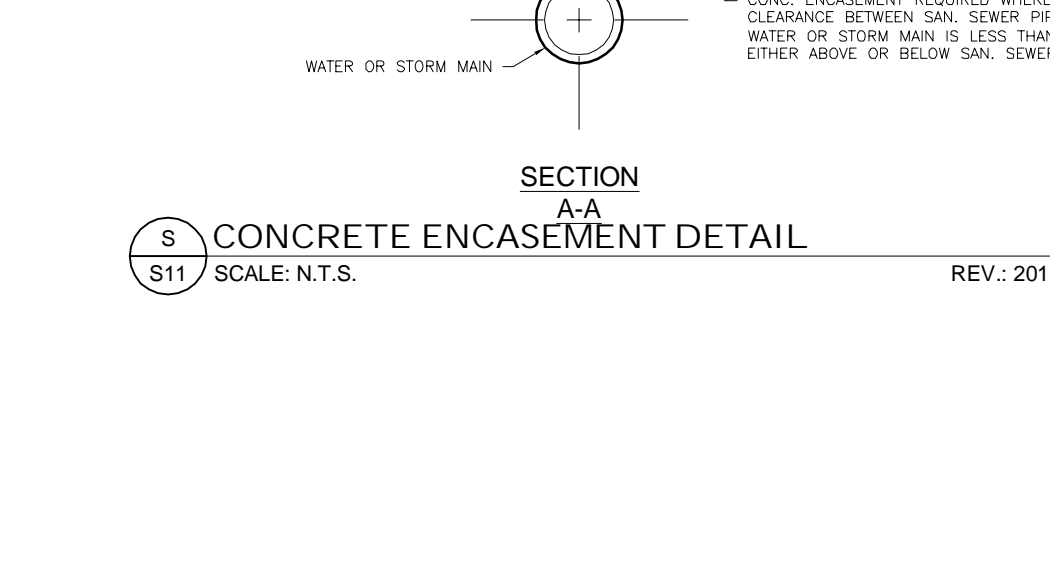
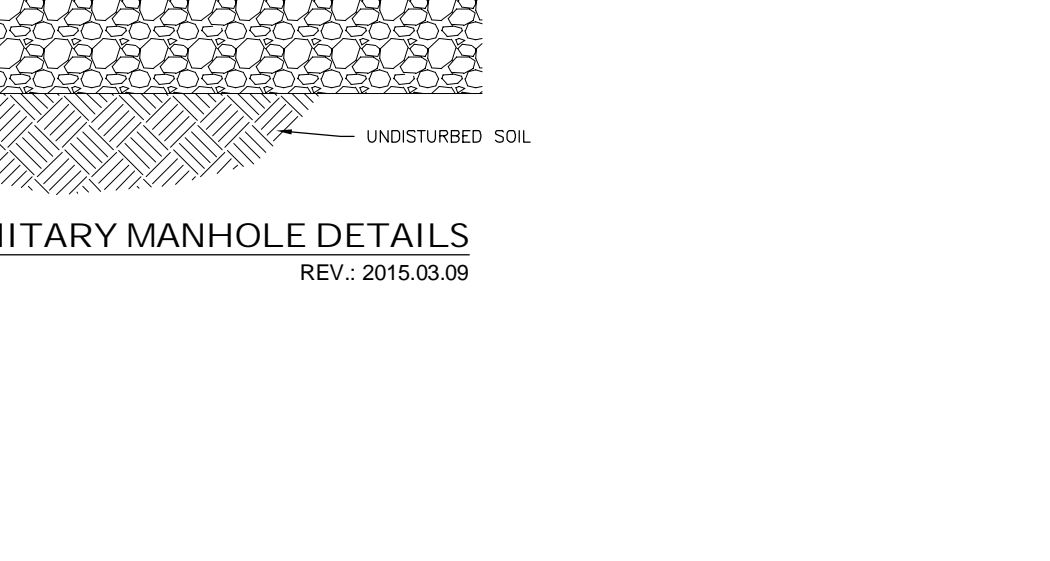
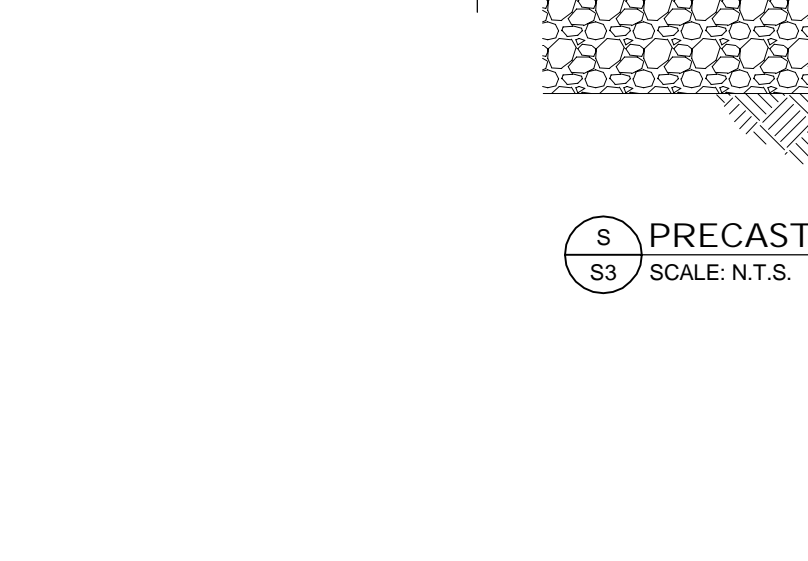
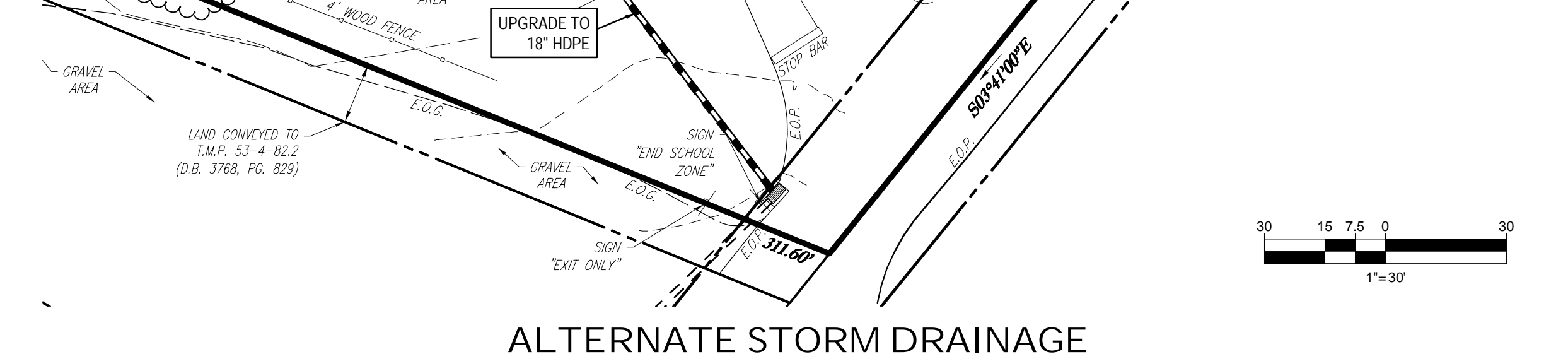
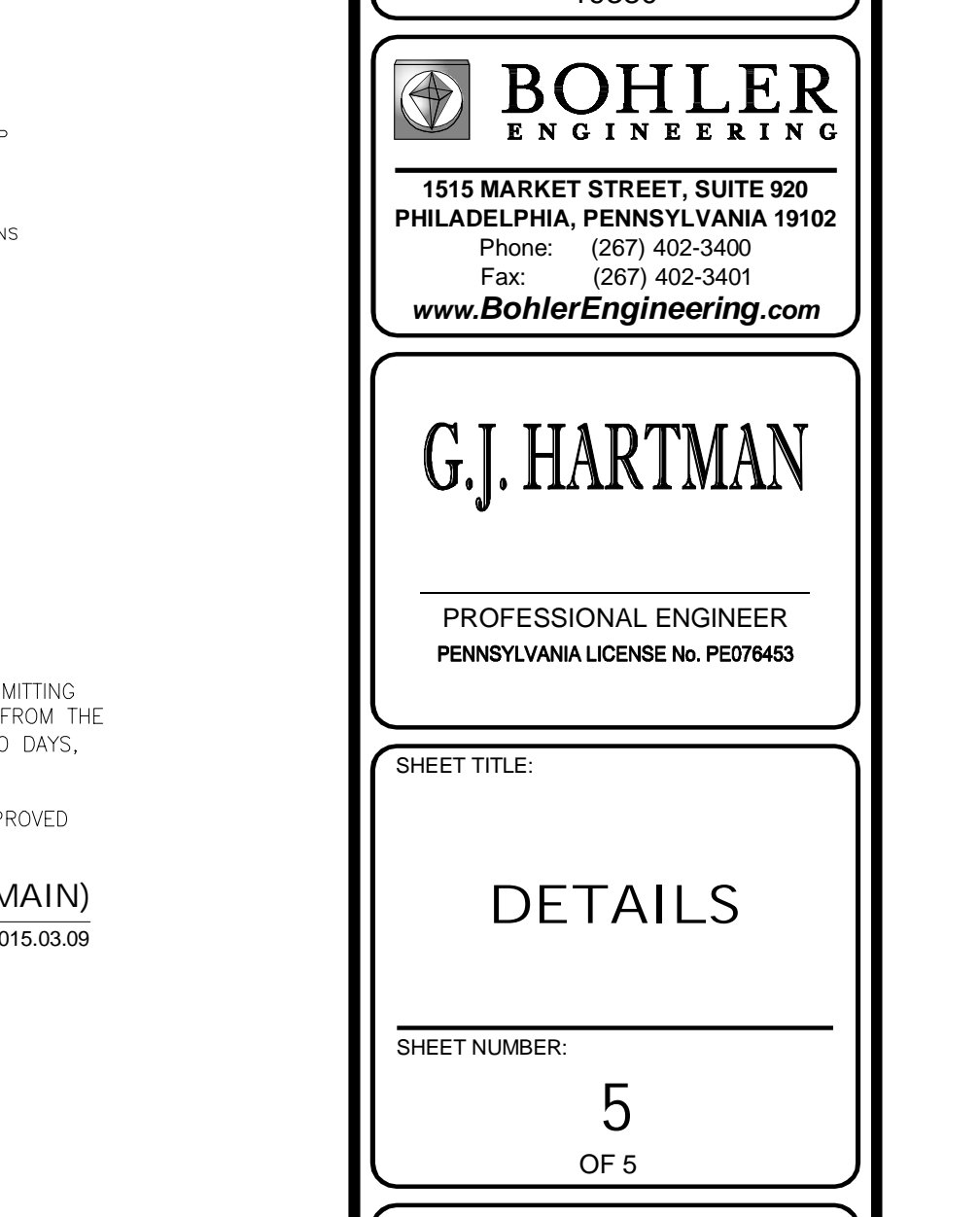
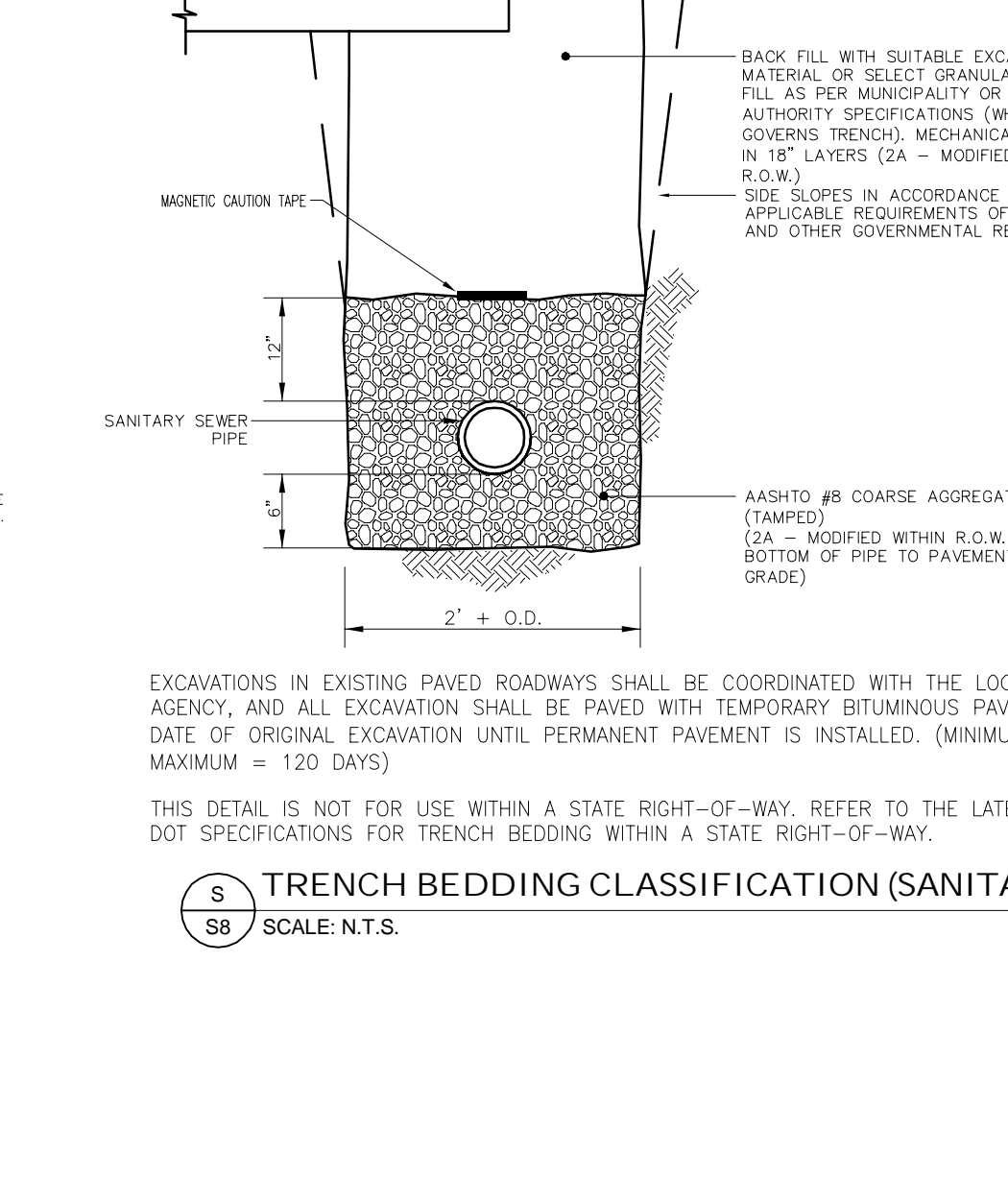
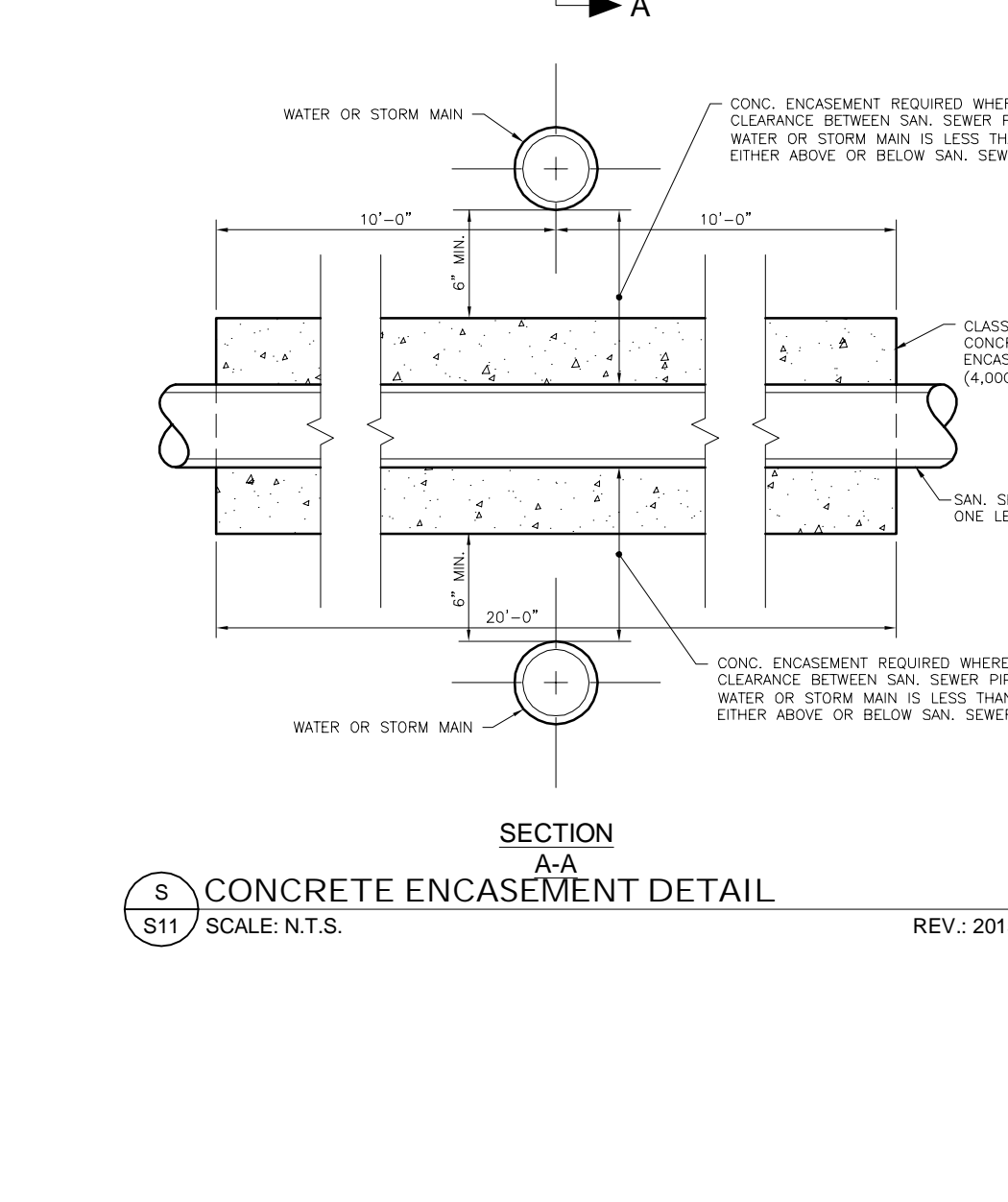
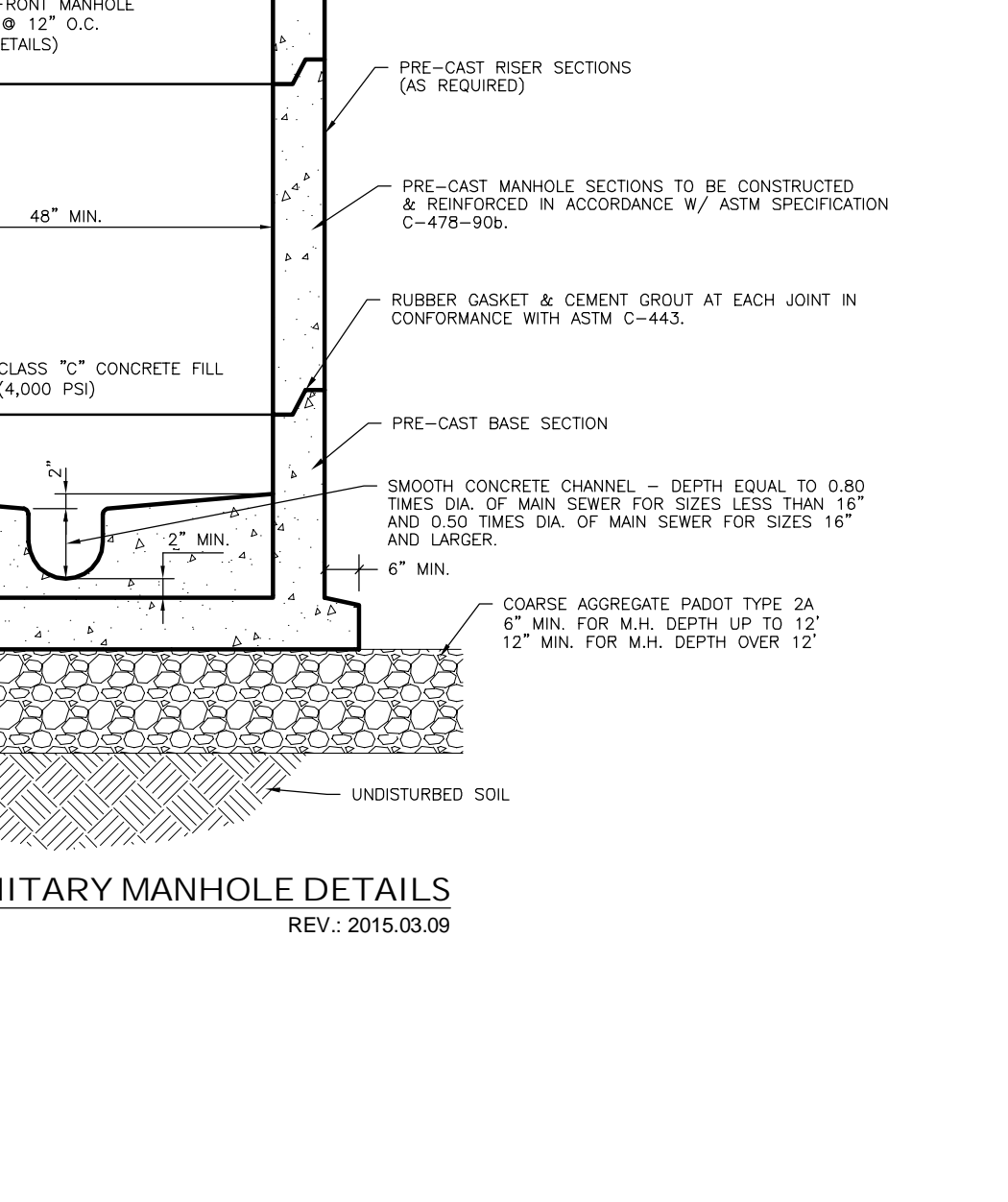
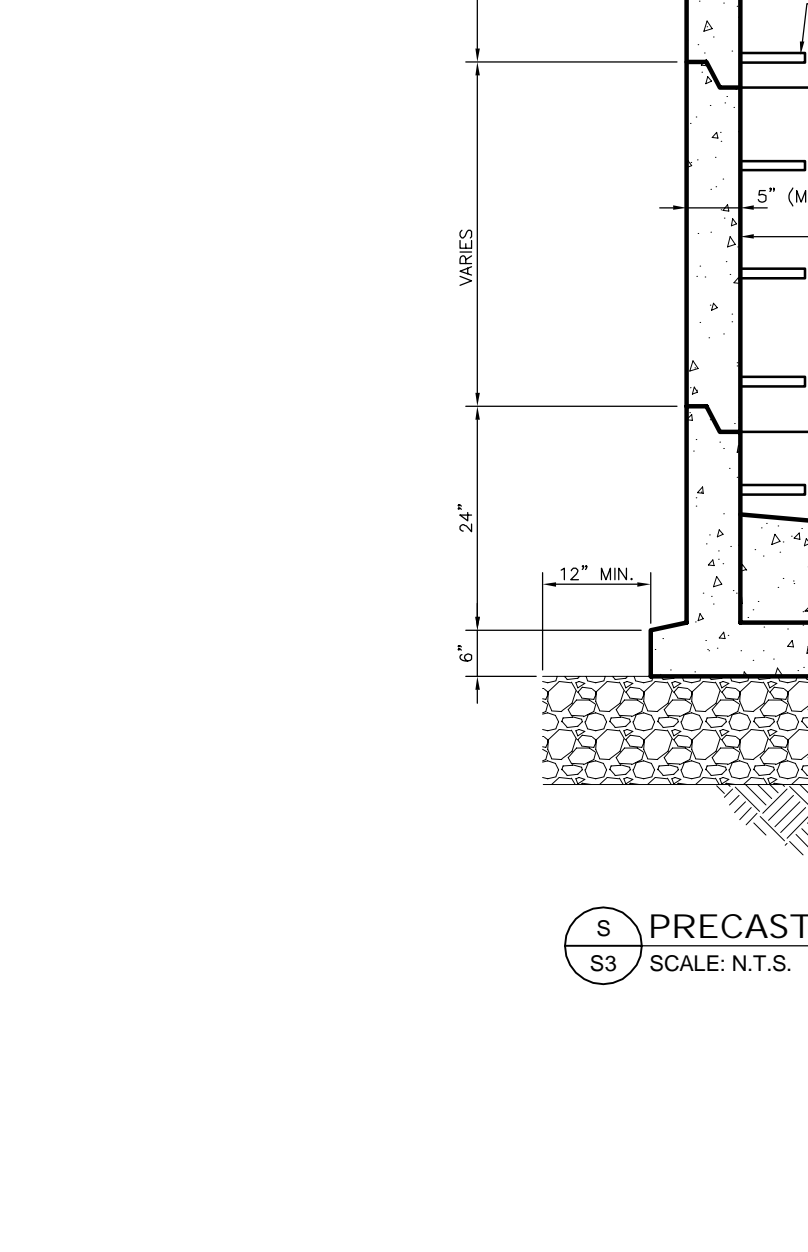
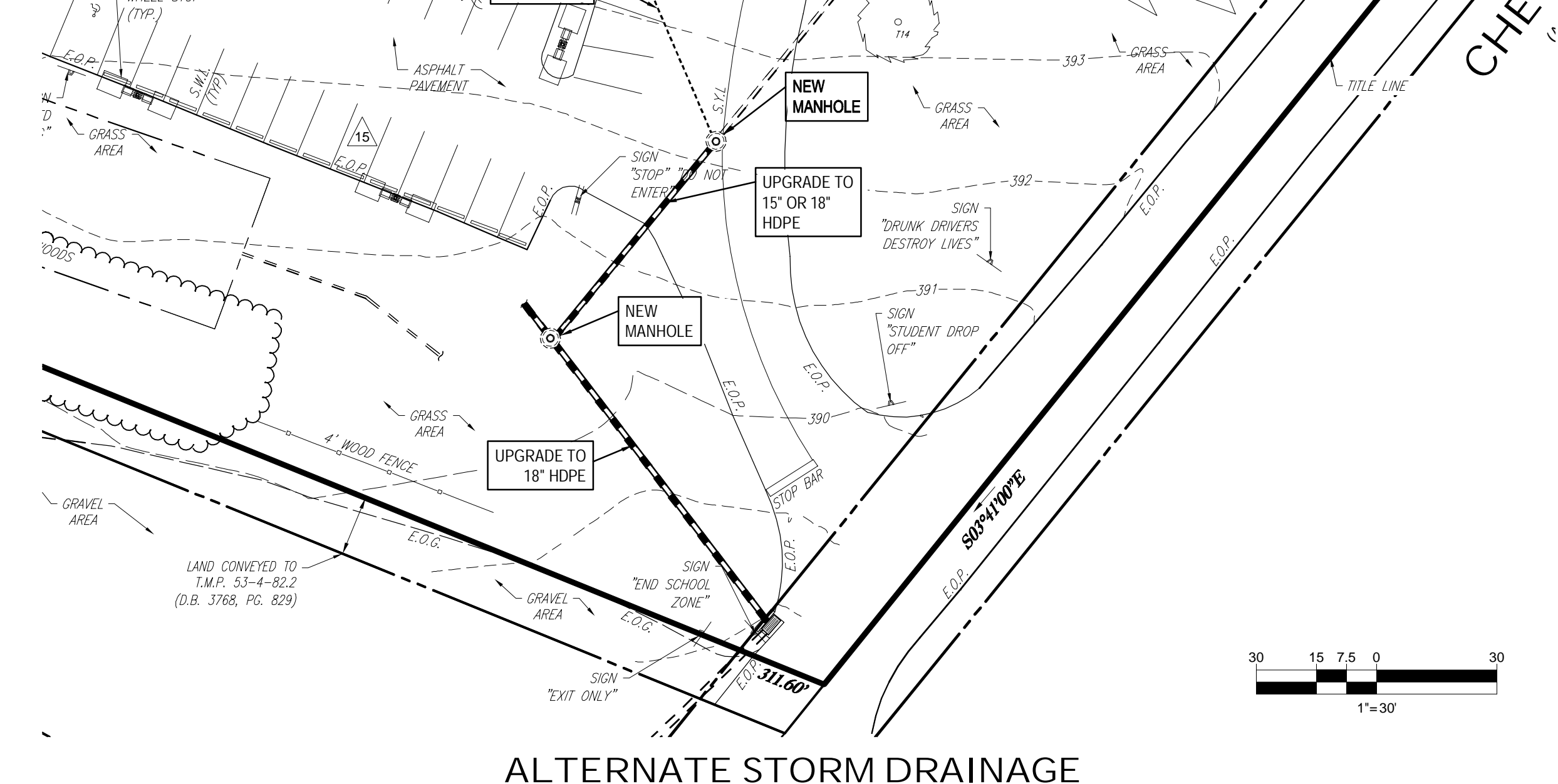
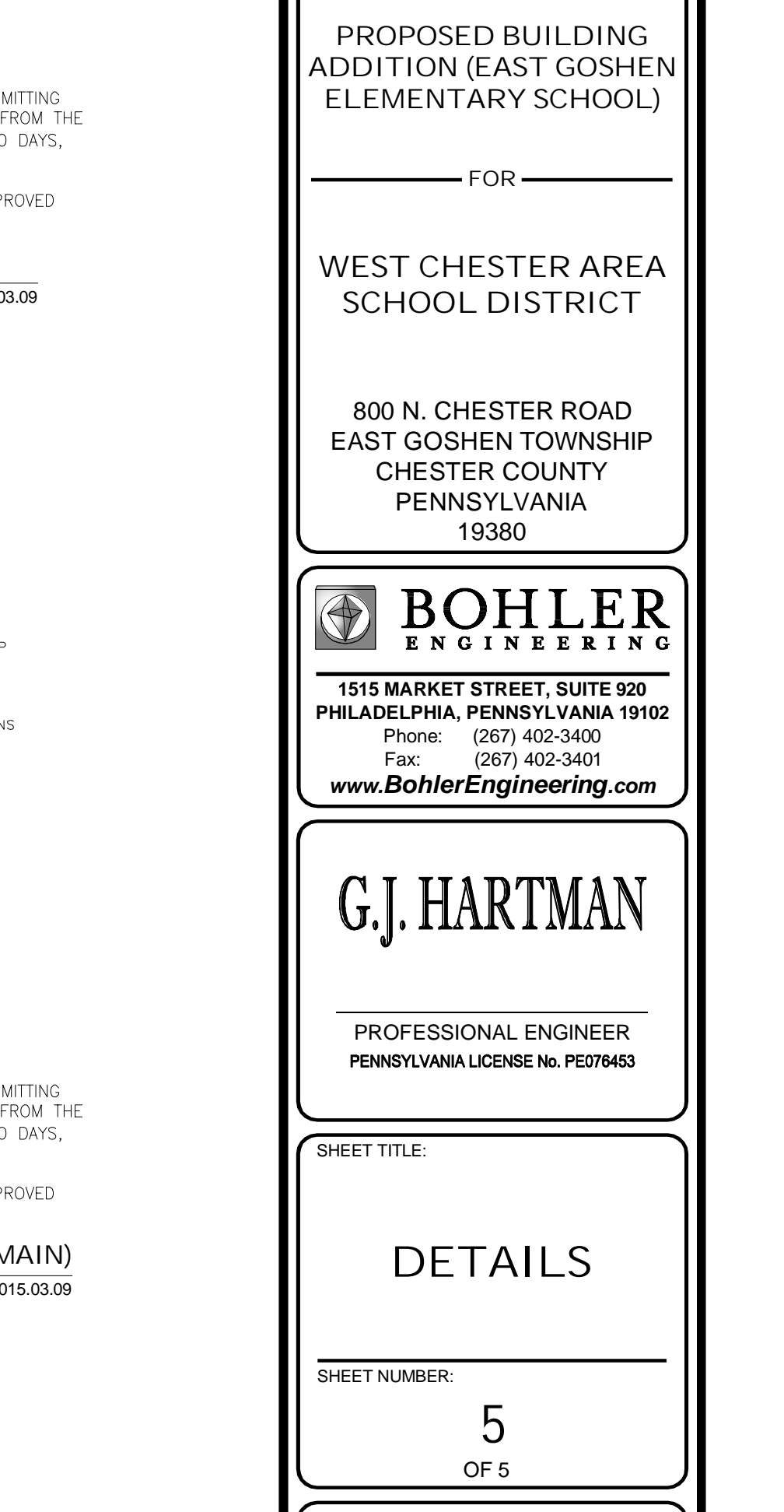
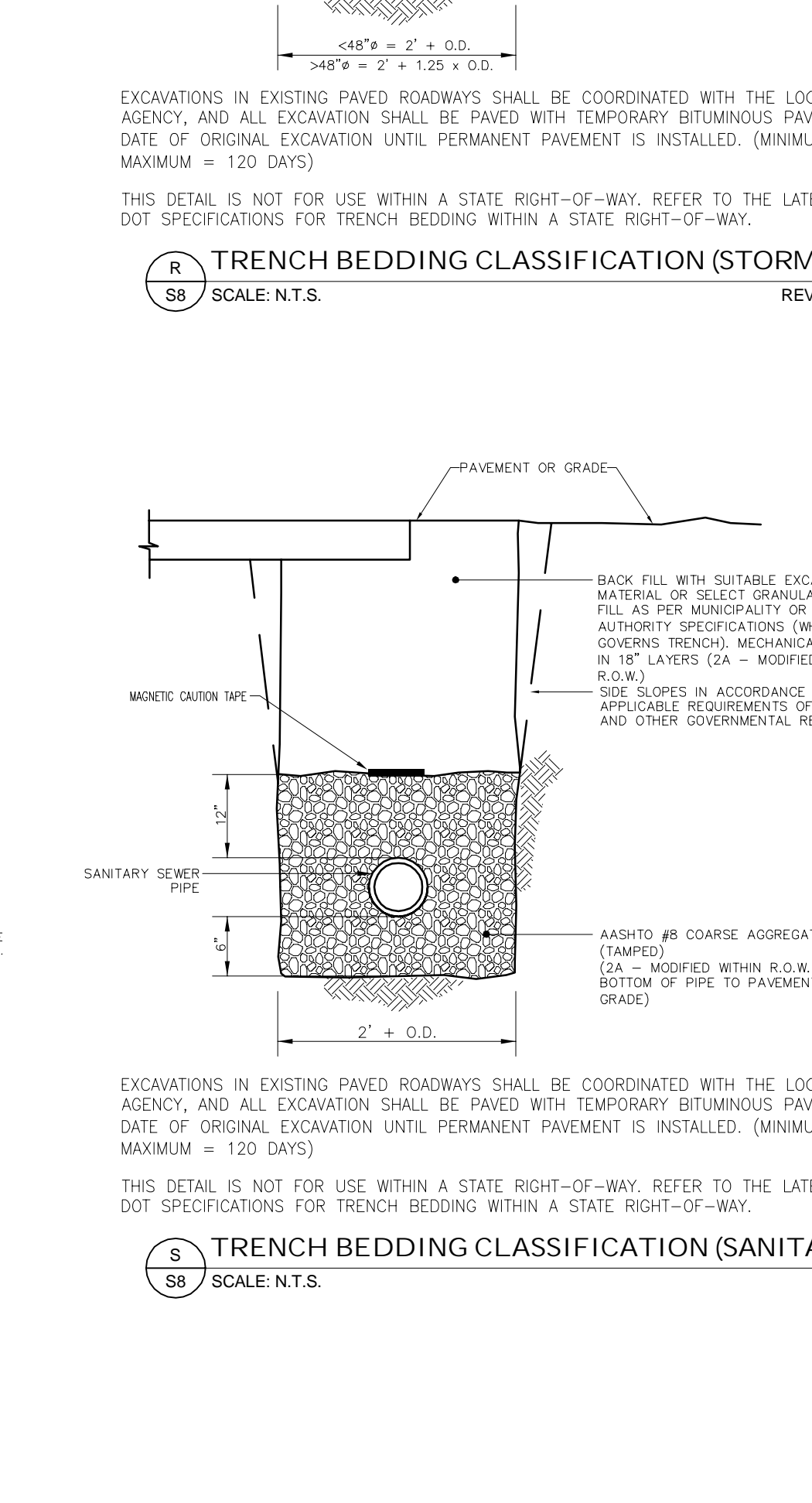
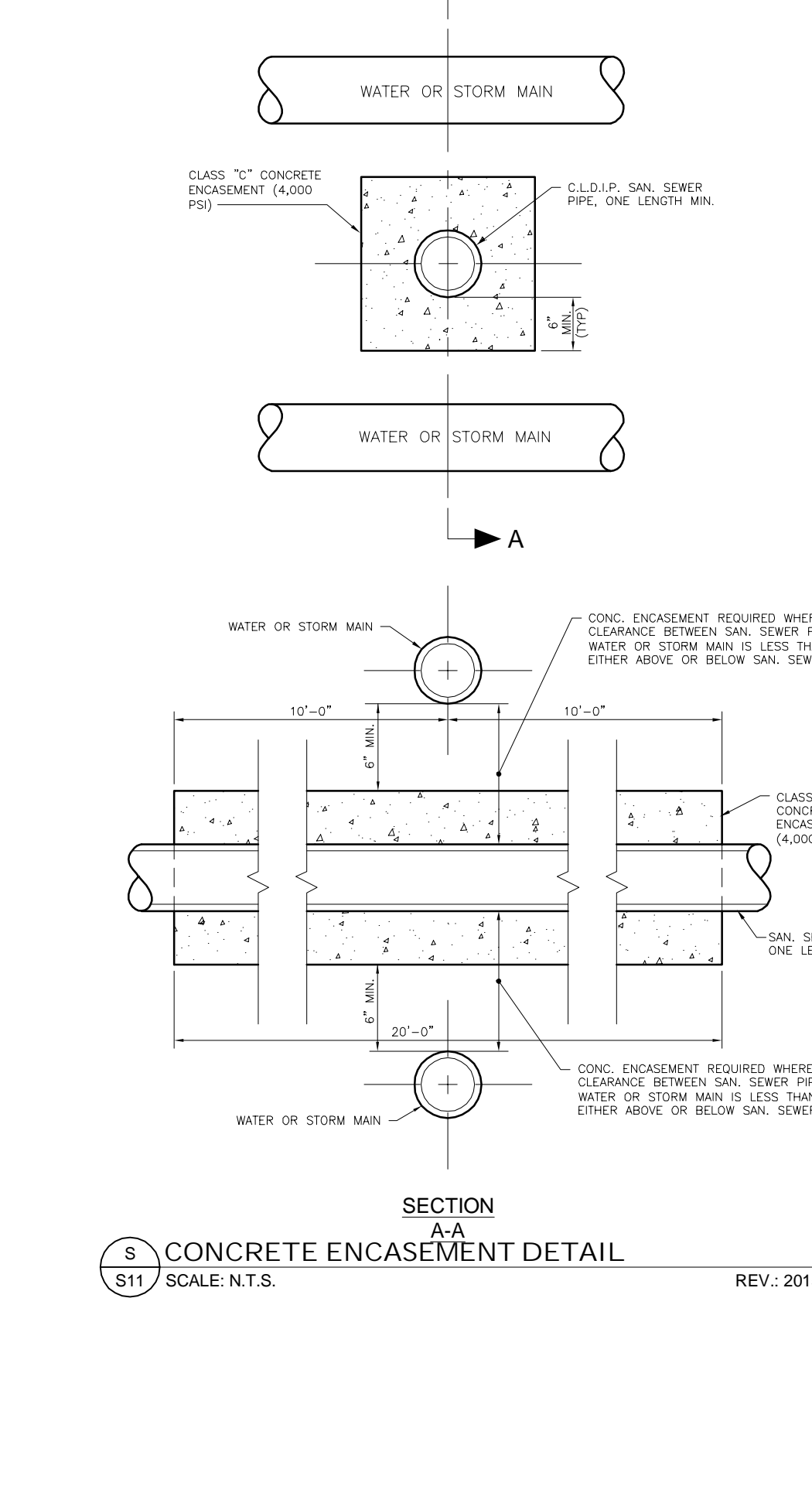
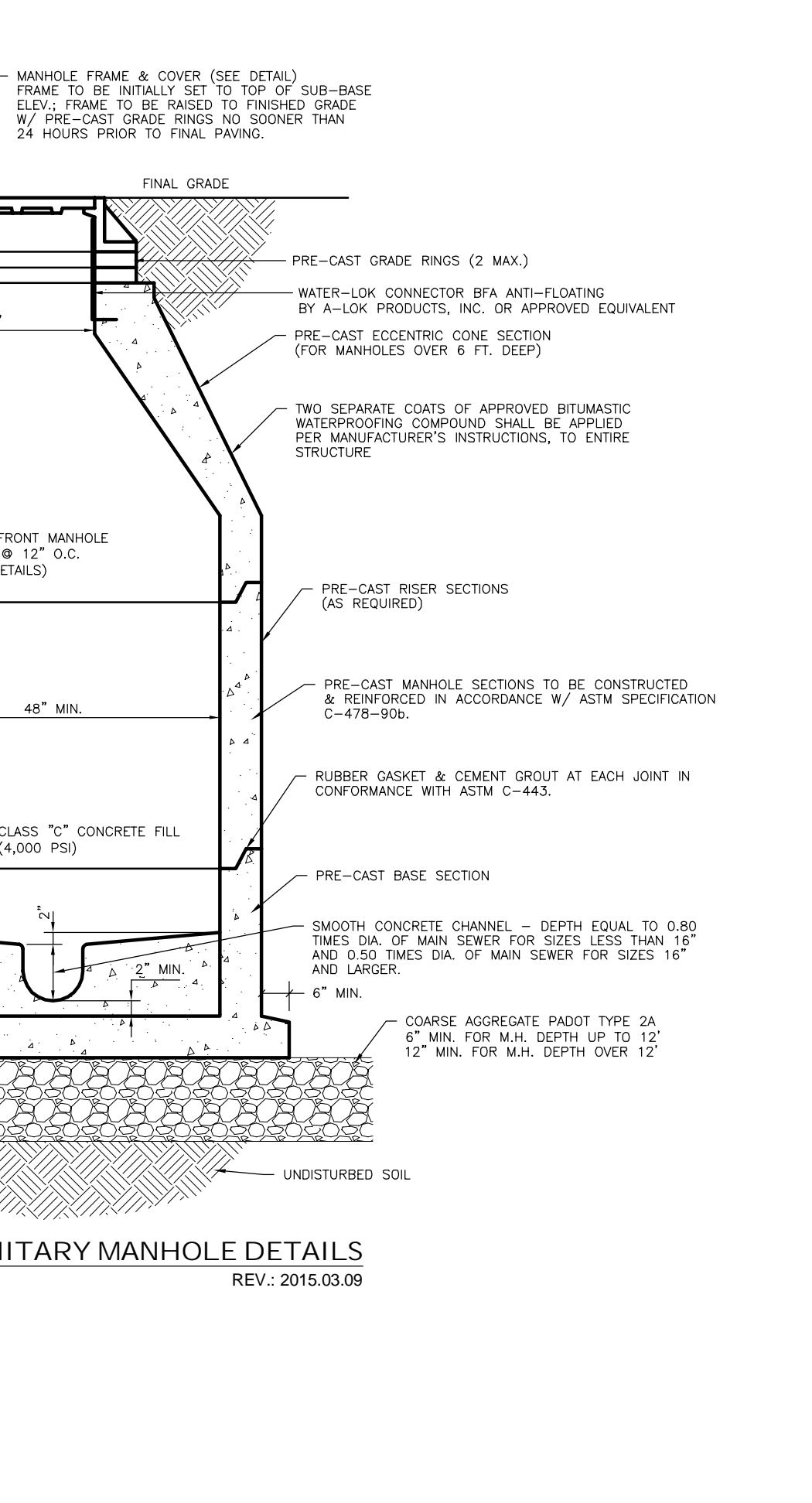
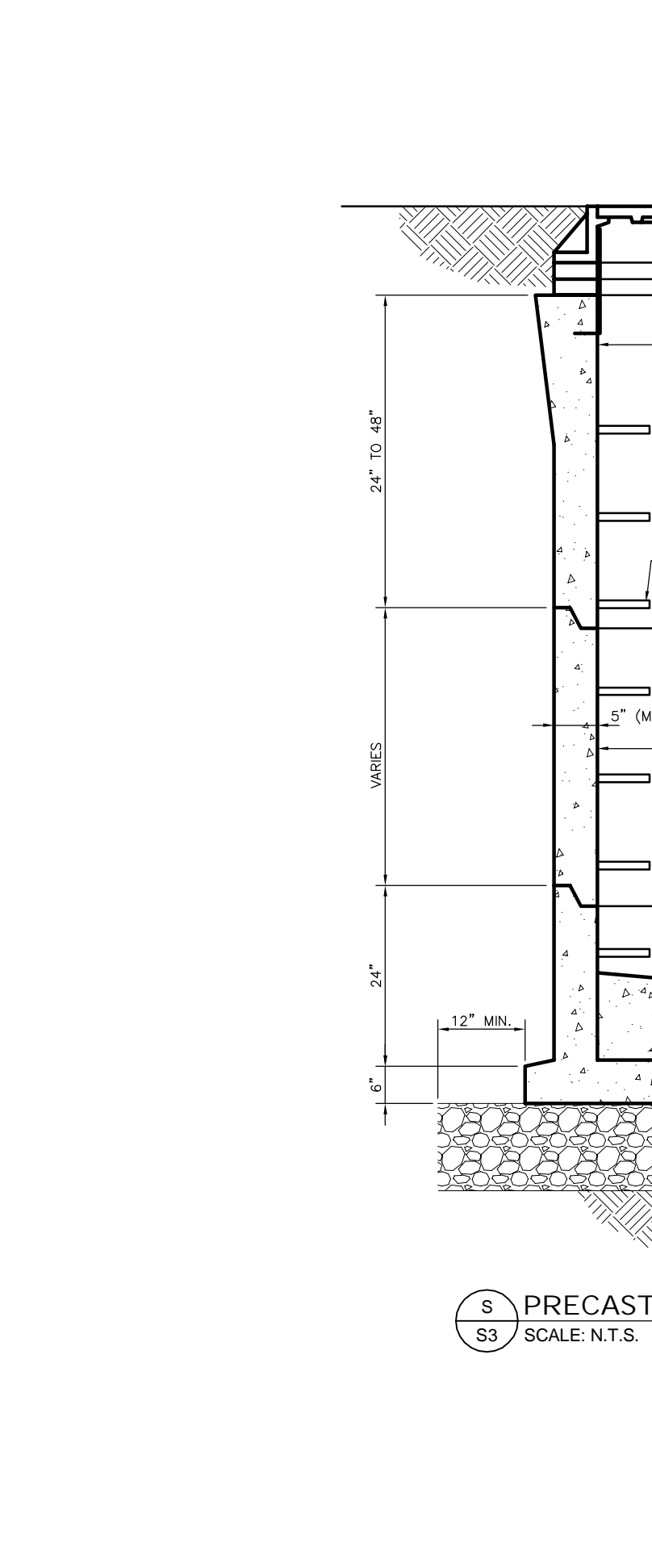
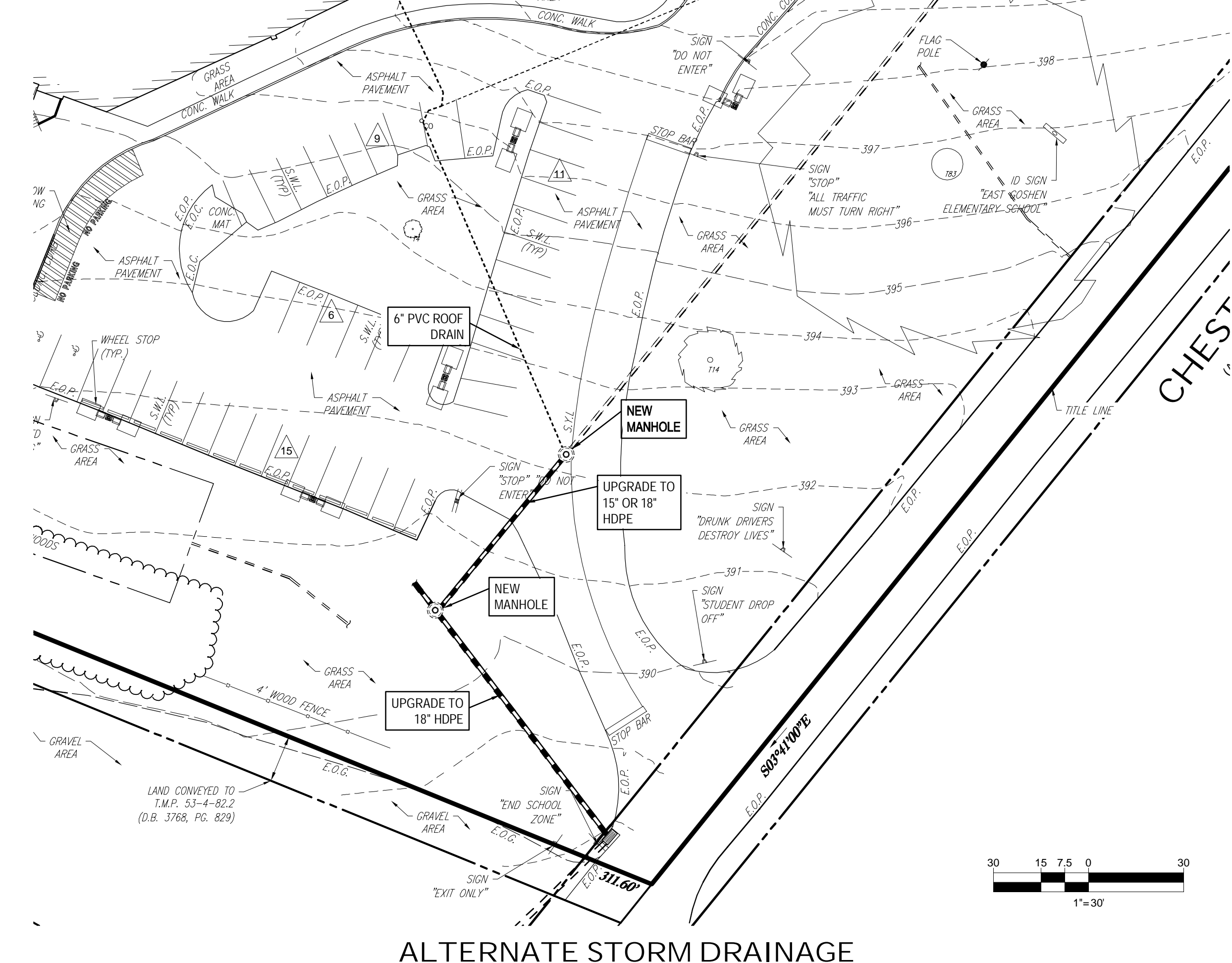
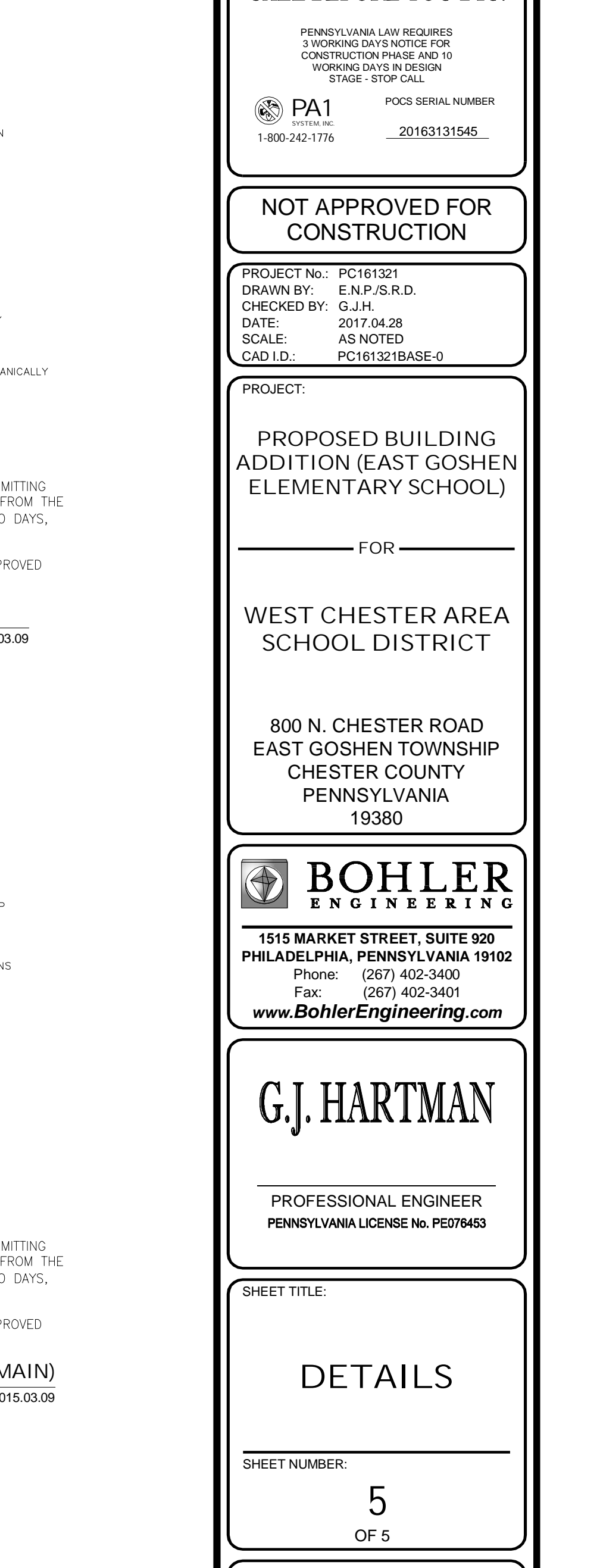
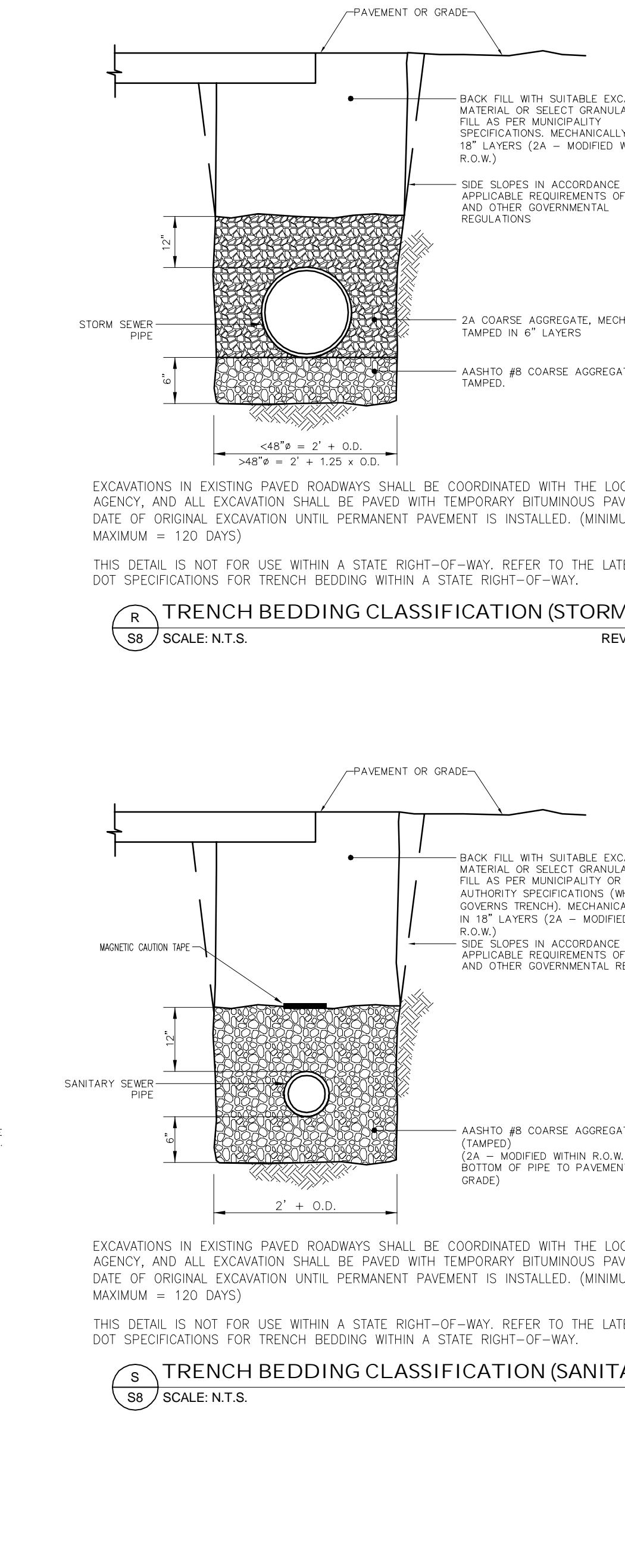
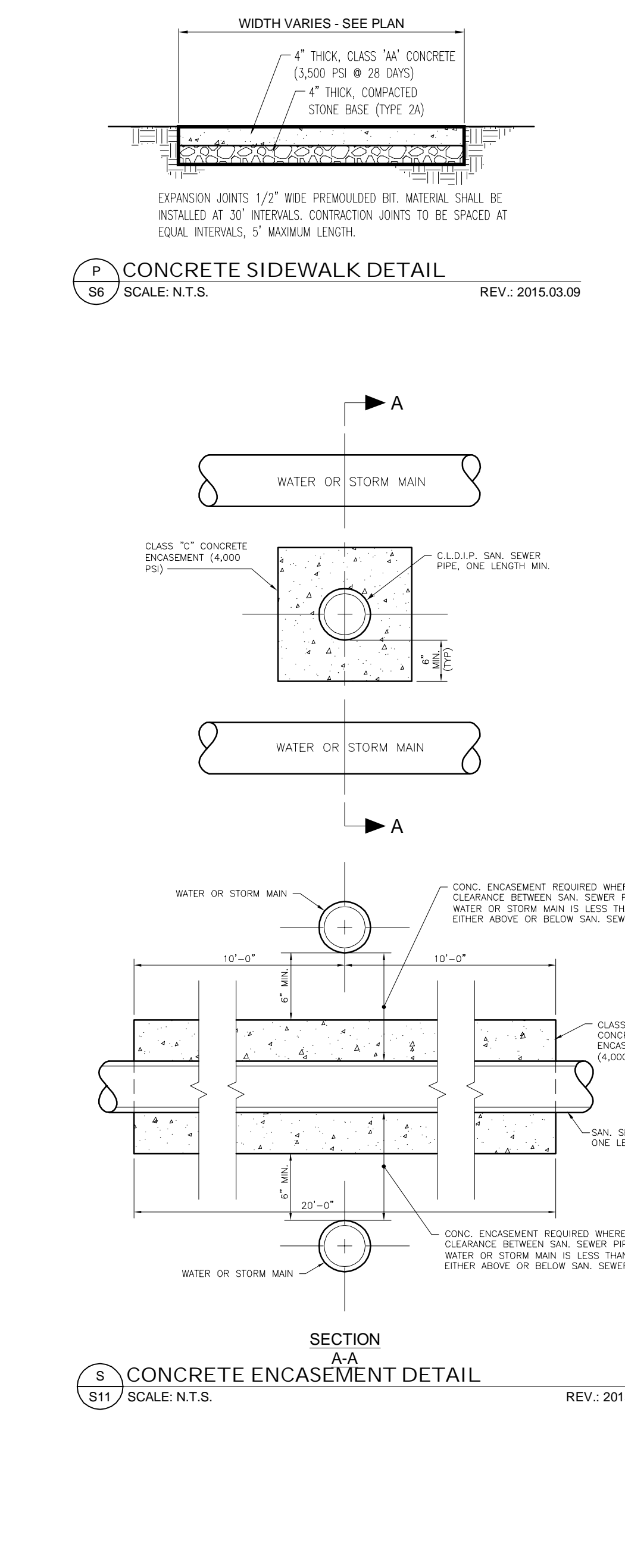
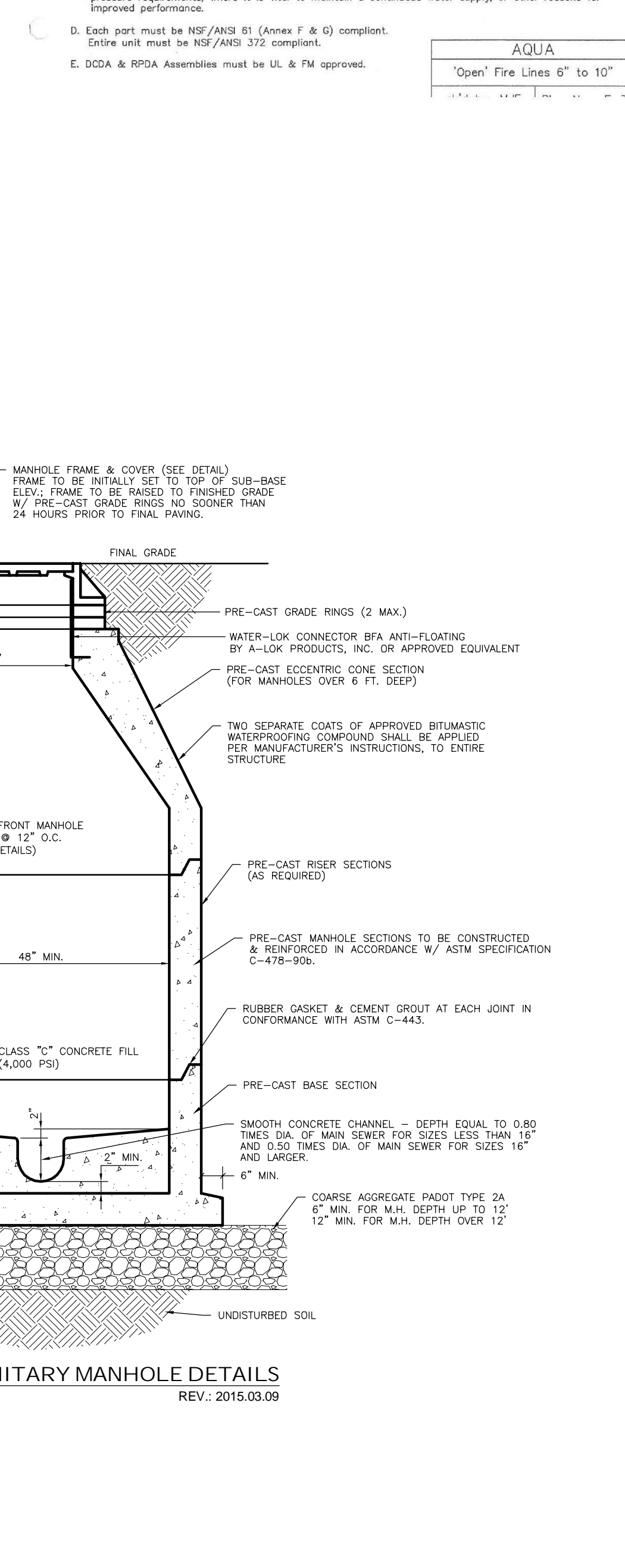
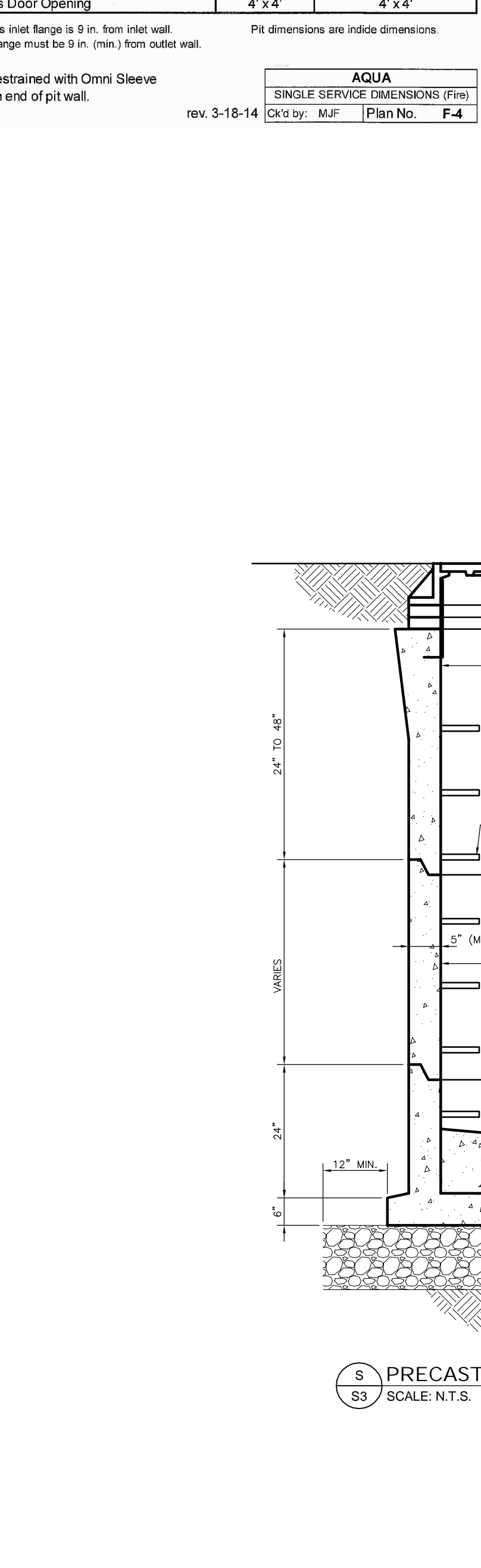
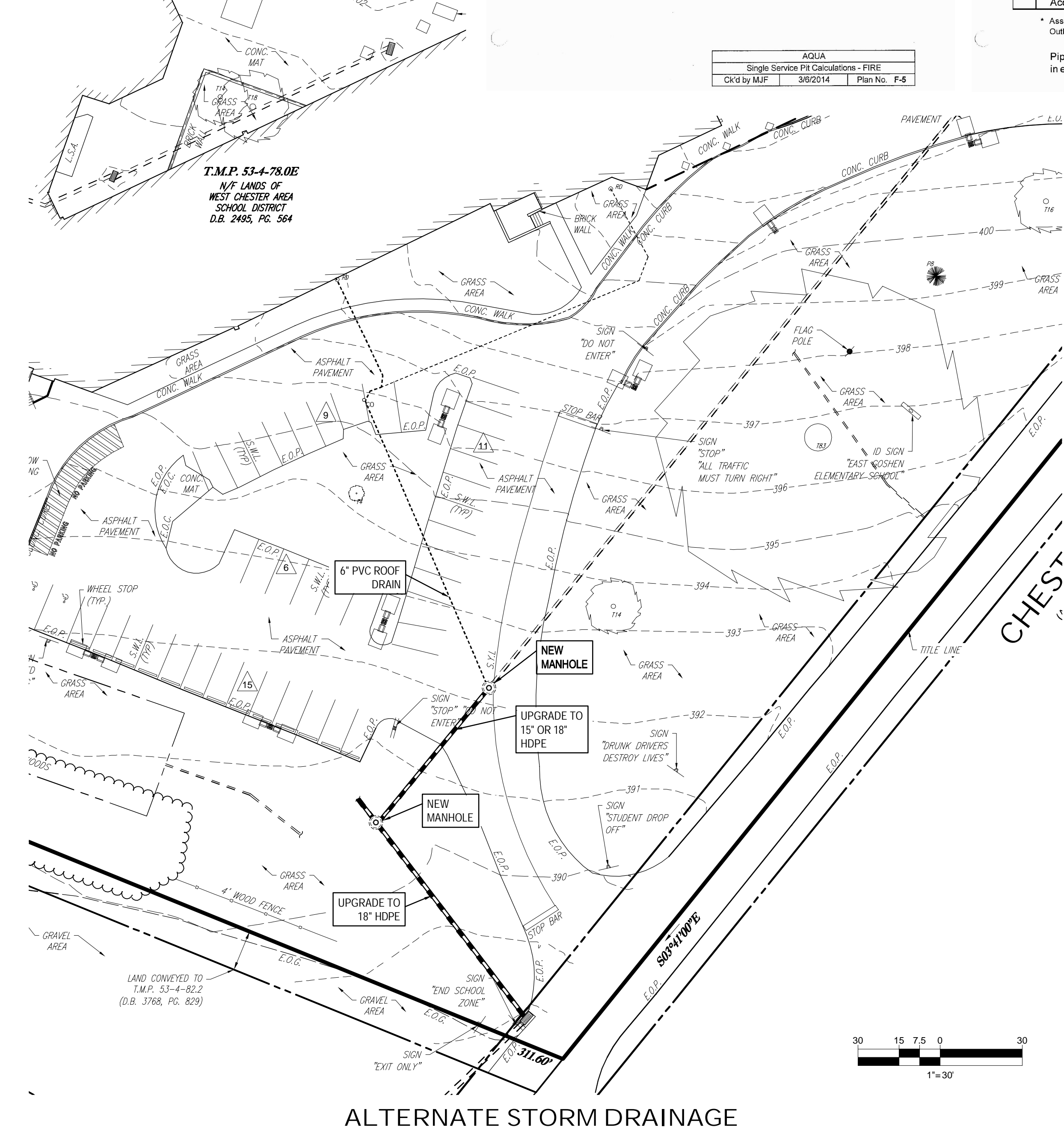
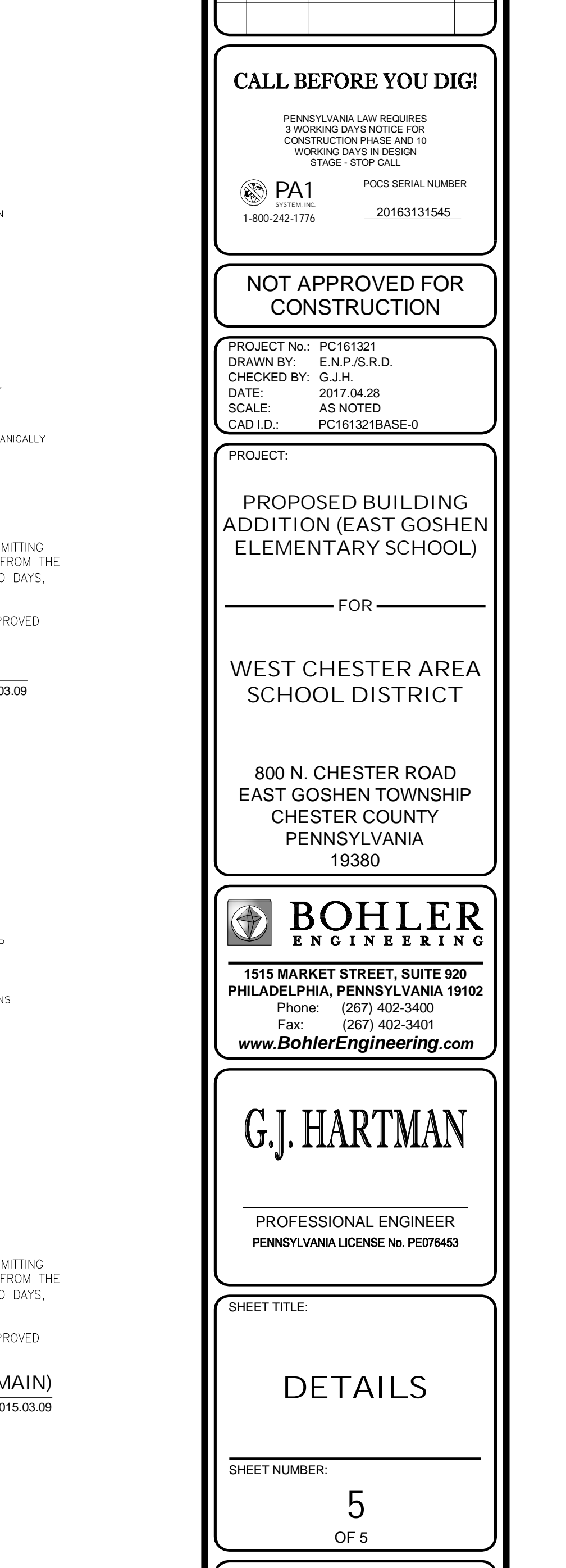
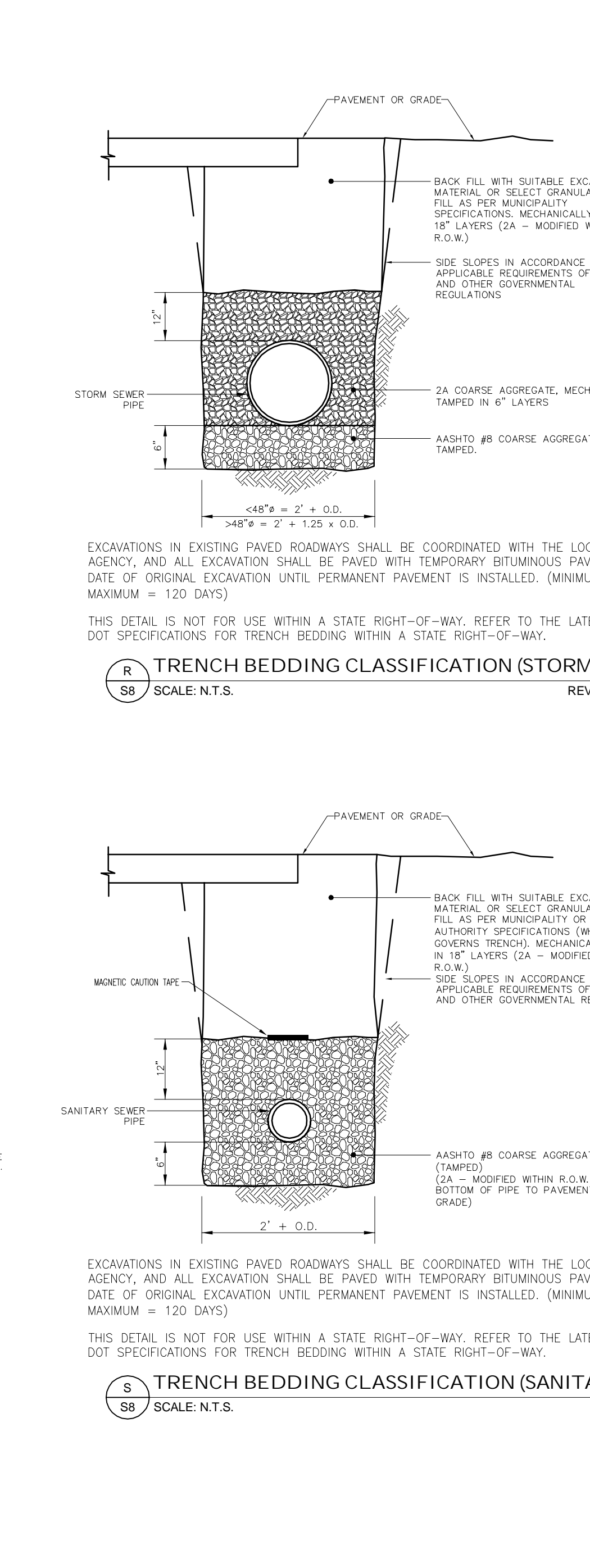
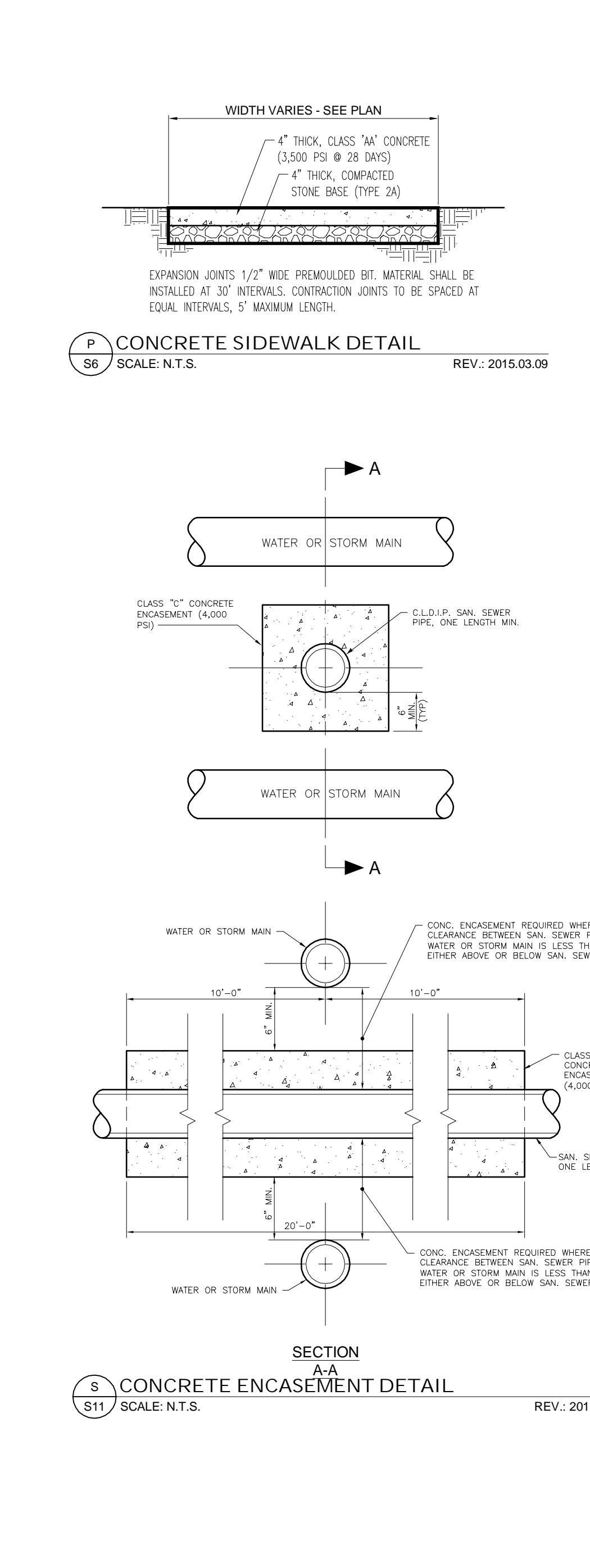
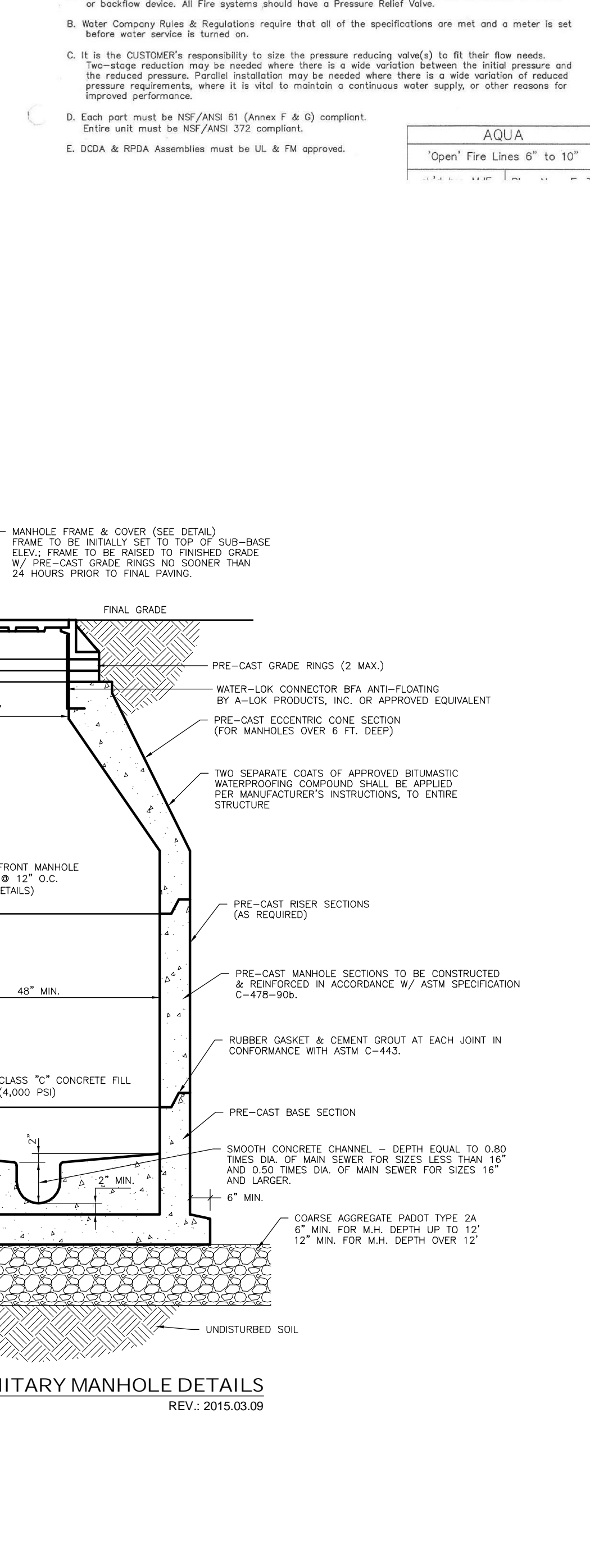
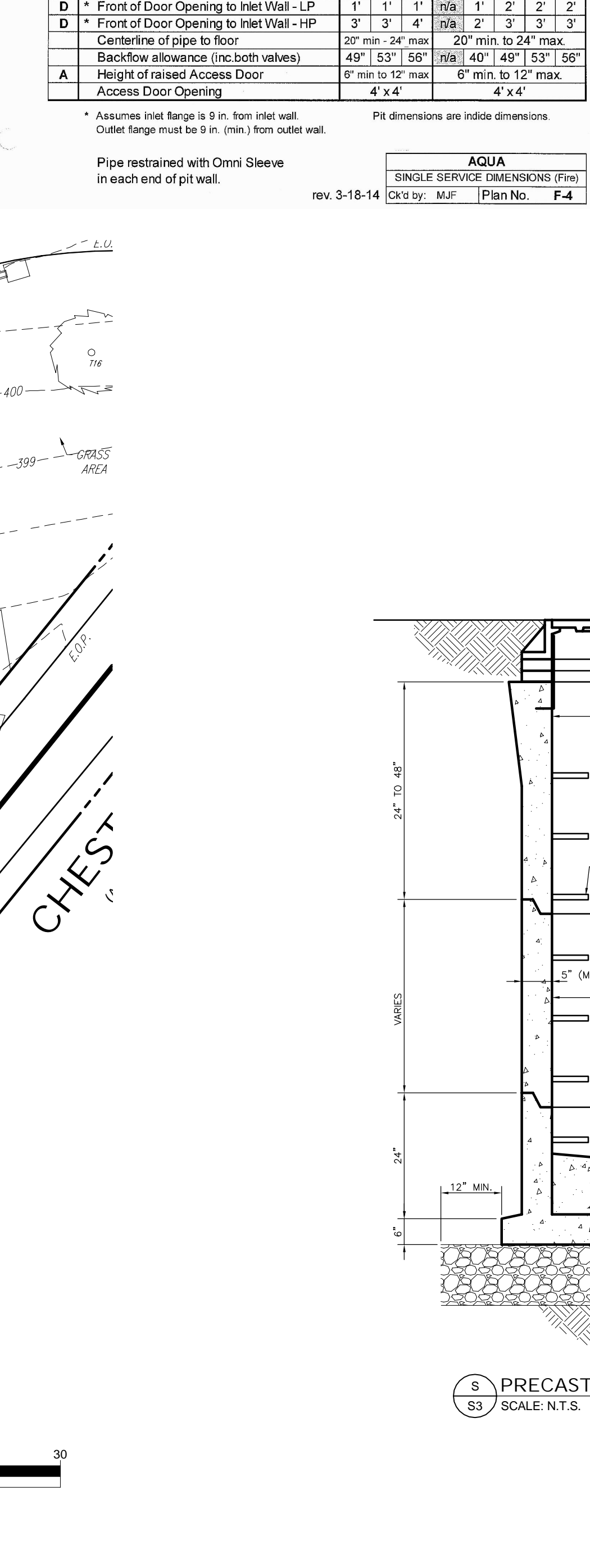
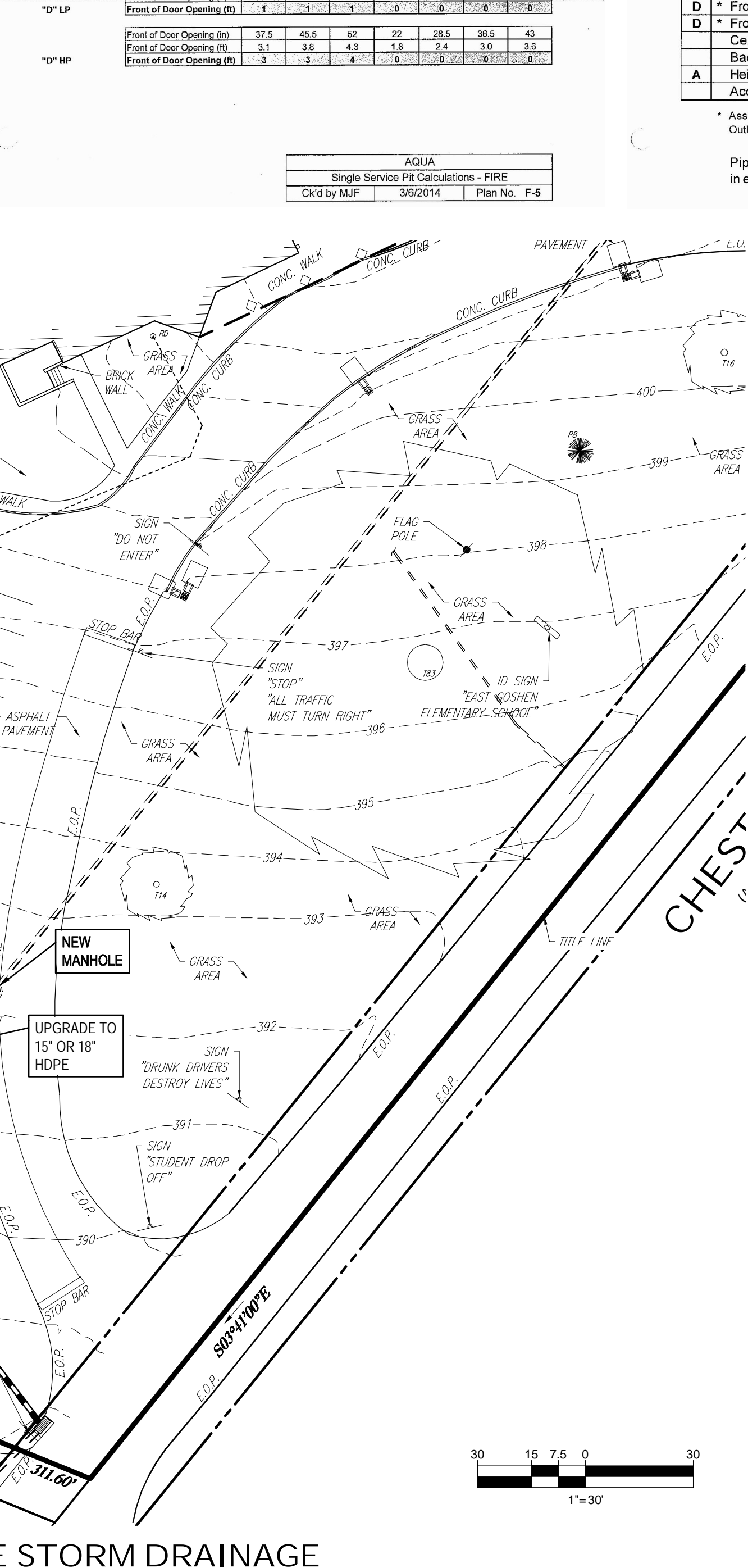
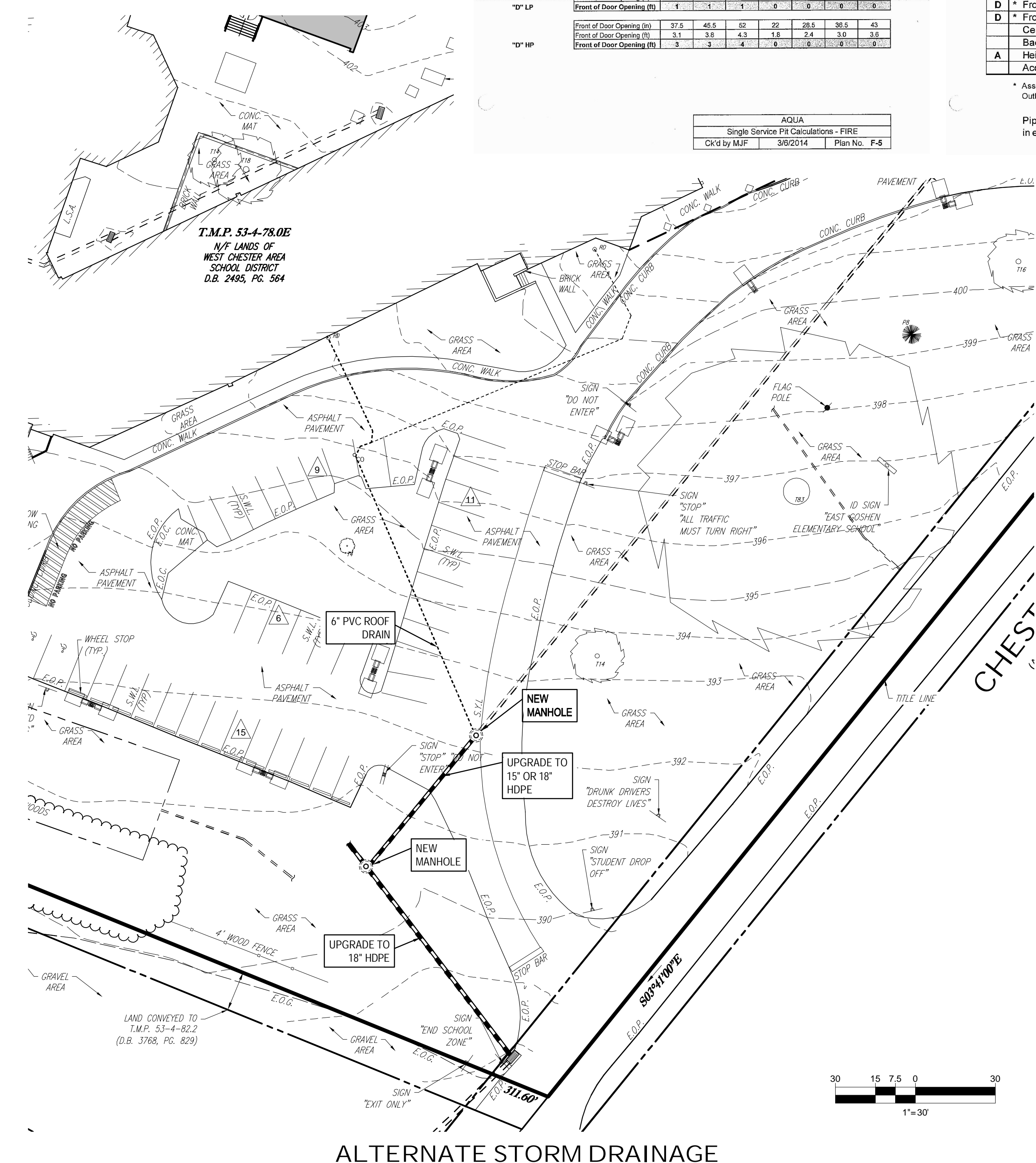
G.J. HARTMAN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE076453

SHEET TITLE:
SOIL EROSION &
SEDIMENT
POLLUTION
CONTROL PLAN

SHEET NUMBER:
4
OF 5

REVISION 0 - 2017.04.28



November 27, 2017

Via Electronic Mail Only: mgordon@eastgoshen.org

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

**Re: Application for Zoning Relief of
Malvern Institute for Psychiatric and Alcoholic Studies, Inc.**

Dear Mark:

I hereby extend, with authorization to do so, the time within which the Township is required to hold the above-referenced zoning hearing under the timeframes of the Municipalities Planning Code such that a hearing held on or before February 28, 2018 shall be considered timely for the application submitted to the Township on March 27, 2017, as amended.

Please make sure that the neighbors are aware of this extension and please reach out to me directly should you have any questions or concerns. Thank you.

Very truly yours,



Brian L. Nagle

/cfg

cc: Malvern Institute
Ross A. Unruh, Esquire (via Electronic Mail Only: runruh@UTBF.com)

2661925v1
141117.60426

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

November 30, 2017

Dear Property Owner:

The purpose of this letter is to provide you with an update on the Malvern Institute Zoning Hearing Board application. The Malvern Institute (the Applicant) has granted the Township an extension until February 28, 2018 in order to conduct a Zoning Hearing for their Special Exception and Zoning Variance application.

As you know, the Applicant has requested a Special Exception and Zoning Variances to expand the non-conforming Treatment Center use. The Applicant has modified their plans and now proposes to construct a single story addition to accommodate their requested expansion rather than adding a second story to the existing building. The applicant also proposes to construct a loft in the existing barn, convert the existing smoking area in the rear of the facility to a greenhouse, construct a new smoking pavilion, and add parking on the property. As a result of these plan modifications the Township requested an extension for the application review period and the Applicant has provided one through February 28, 2018.

Pursuant to Township policy, all Township properties within 1,000 feet of the property in question are notified of Zoning Hearing Board applications.

THE REVISED SCHEDULE FOR THE REVIEW OF THIS APPLICATION IS:

1. **Wednesday, January 17, 2018 (7:00 PM) - Planning Commission meeting**
2. **Tuesday, January 23, 2018 (7:00 PM) - Board of Supervisors**
3. **Tuesday, February 6, 2018 (7:00 PM) - Board of Supervisors (If Needed)**
4. **Tuesday, February 13, 2017 (7:30 PM) - Zoning Hearing Board (Zoning Hearing)**

All meetings will be held at the Township Building and are open to the public. The application and plans are available for review at the Township Building during normal business hours. Please give me a call at 610-692-7171 or e-mail me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark Gordon
Township Zoning Officer

Cc: All ABC's
Brian Nagle, Esq. (VIA EMAIL ONLY)
Kristin Camp, Esq., Solicitor, East Goshen Township (VIA EMAIL ONLY)
Mark Thompson, Esq. (VIA EMAIL ONLY)
John Nagel, Manager, East Whiteland Township (VIA EMAIL ONLY)
David Burman, Manager, Willistown Township (VIA EMAIL ONLY)