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 (CU,LD,O, SD,	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / A	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
Malvern Institute, 940 King Rd. V, SE P WCASD / EG Elem. LD P		3/27/17 12/6/17	NA 11/30/17	NA 11/30/17	3/30/17 11/30/17	4	1/17/18 2/7/18	2/6/18 3/6/18	2/13/18 NA	2/28/18 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	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	APPVD
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	APPVD
1380 Enterprise Drive	>	Р	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	Р	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

1 Draft 2 EAST GOSHEN TOWNSHIP PLANNING COMMISSION MEETING 3 November 1, 2017 4 5 6 The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, 7 November 1, 2017 at 7:00 p.m. at the East Goshen Township building. Members present were: 8 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 9 10 Supervisor). 11 12 **COMMON ACRONYMS:** CPTF - Comprehensive Plan Task Force 13 BOS – Board of Supervisors CVS – Community Visioning Session 14 BC – Brandywine Conservancy SWM - Storm Water Management 15 CB – Conservancy Board ZHB – Zoning Hearing Board 16 CCPC – Chester Co Planning Commission 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 first responders and military. 21 2. Adam asked if anyone would be recording the meeting and if there were any public 22 comments about non-agenda items. 23 3. Adam reviewed the Tracking Log and commented that Malvern Institute gave no extension. 24 Although they are not here for this meeting, they are scheduled for the November 15, 2017 25 workshop. 26 4. Adam noted that the minutes of the October 4, 2017 meeting and the minutes of the October 27 18, 2017 workshop meeting were approved as amended. 28 29 **B. SUBDIVISION AND LAND DEVELOPMENT** 1. Applebrook Golf Club - Land Development Bob Plucienik, Chester Valley Engineers, 30 reported that he met with the Conservancy Board and believes that they approved the plan. He explained 31 changes in the construction entrance off Boot Road and how they will return the area to its existing state. 32 33 They addressed all of the comments in the two Pennoni letters. He reviewed the five waivers they are 34 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 35 36 want to avoid that. He verified the size of the building at 1805 sq. ft. and 1200 sq. ft. of walkway. 37 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 38 39 dated 8/29/2017 and last revised 10/31/2017 with the following conditions: 40 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. 41 2. The applicant shall agree to restore the proposed temporary construction entrance to the 42 43 preconstruction grade conditions. 44 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 45 46 condition, if determined necessary by the Township Zoning Officer, prior to the issuance of the final certificate of occupancy for the Golf Learning Center. 47

4. The Conservancy Board is notified when the project is complete in order to inspect the

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

48 49 50

51

52

53

7. Expansion limit met by this application

2 3 4

5

6

7 8

9

10

11

1

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.
 Terri Relick, 12 Treemont Dr, Malvern Are they going to use sound fencing similar to what's along the turnpike?
- 15 Mark is not sure what type they are proposing. He is hoping for a softer product.
- 16 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
- 18 considered. The police refused to come out the last time they called because of the noise.
- 19 3. Paige Fenimore, 3 Treemont Dr, Malvern She spoke about security. In 2012 an application was
- 20 made to open a facility in Bethlehem and they promised everything but still hasn't received approval
- 21 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
- 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
- 28 feels they have already gone through this with MI. There are about 100 cars parking there, which is not
- 29 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
- 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.

36 37 38

39 40

33

34

35

D. ORDINANCE AMENDMENTS

1. <u>Wall Signs in the BP</u> – 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.

41 42 43

E. 2017 GOALS

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

45 46 47

48

49

44

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.

5	0
5	1
5	2

Respectfully submitted,

53

Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township 1580 Paoli Pike

West Chester, PA 19380

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

Fax:

E-mail: mgordon@eastgoshen.org

Date: 11/30/2017

To:

Planning Commission

From: Mark Gordon, Township Zoning Officer

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: 16 28 2017	
Application for (Circle one):	
Subdivision Land Development Subdivision & Land Deve	elopment
Application is hereby made by the undersigned for approval of a Subdividue Development Plan, more particularly described below.	vision and or Land
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: Resid	Low Density lential District
6. Area of proposed plan (ac.): Number of lots:	
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? Onl	y building
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	_
	Application for (Circle one): Subdivision Land Development Subdivision & Land Development Plan, more particularly described below. 1. Applicant's name: West Chester Area School District c/o Kevin Campbell Address: T82 Springdale Drive, Exton, PA 19341 Phone: Fax: Email: KCAMPBELL@wcasd.k12.pa.us 2. Name and address of present owner (if other than 1. above) Name: Address: Fax: Email: Semail: Address: Phone: Fax: Semail: Tax: Semail: Address: Fax: Semail: Tax: Semail: Semail: Semail: Tax: Semail: Semail

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

Pally Facility at the PA 110 of Cooper I Hertman III P.F.
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.
<u>NOTICE</u>
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 Applicant Signature Applicant Signature
Administrative Use
Fees received from applicant \$ 350 basic fee, plus \$ per lot
Application and plan received by: (Signature) Date: 11/29/2017
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. **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 R-2; Low Density Tax Parcel Number: 53-4-78.0E Zoning District: Residential Acreage: 18.085 District 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.

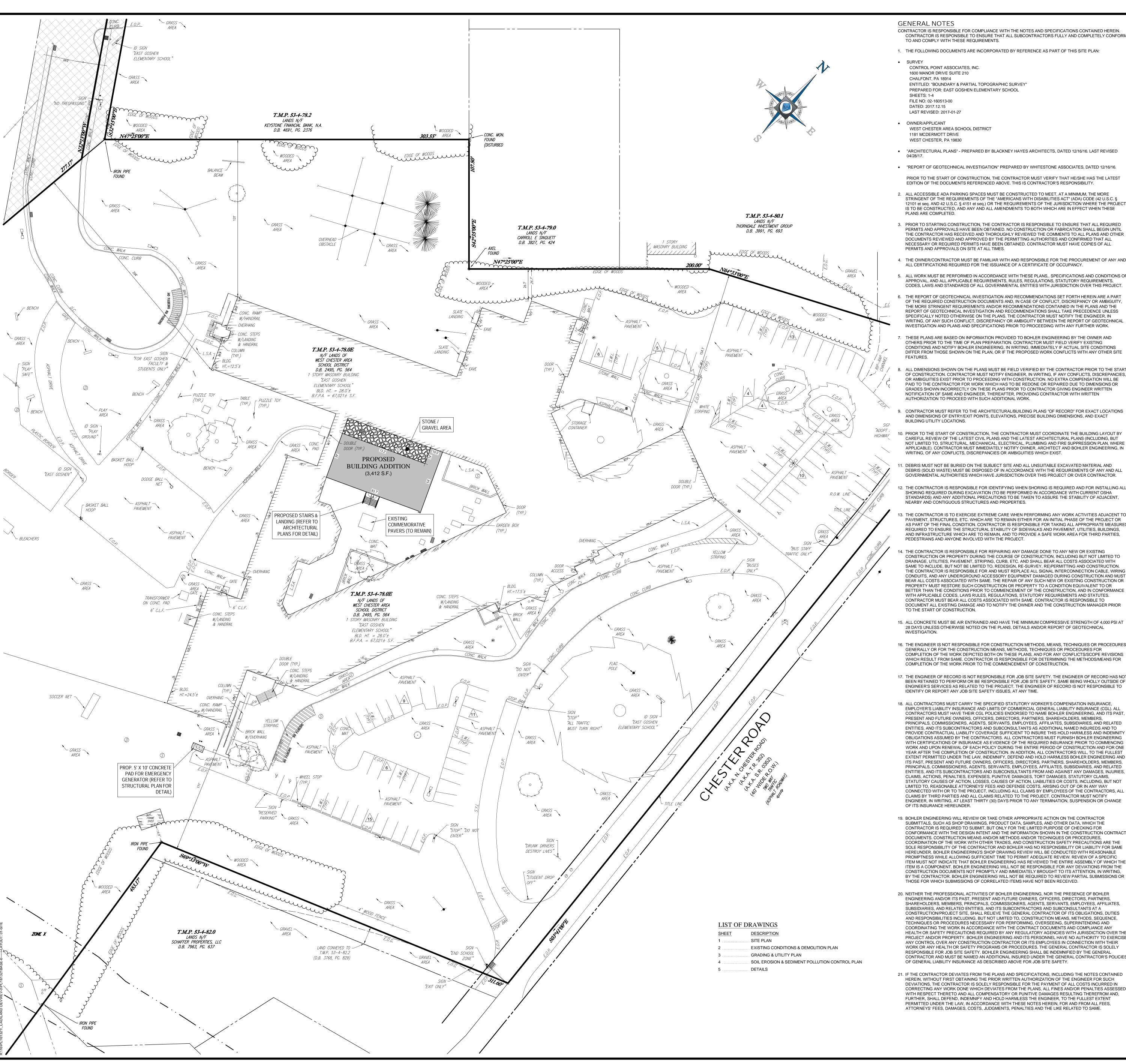
EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

Application Process Checklist (Administrative use only):

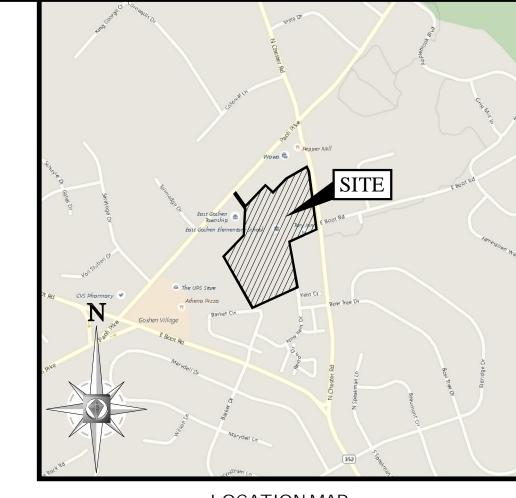
<u>Item</u> <u>Da</u>	<u>te Complete</u>
Completed Township Application Form:	11-25-17
Completed Township Application Form: Township application and review fees paid:	Ц
3. County Act 247 Form complete:	
4. Appropriate County Fees included:	
5. 11 Copies of sealed Sub / LD plans:	
6. 11 copies of other required plans:	
a. Landscape: (sealed)b. Conservancy: (sealed)c. Stormwater Management: (sealed)	
b. Conservancy: (sealed)	NA
7. Three copies of the stormwater report and calculations:	1(
8. Copies of supplementary studies, if required:	and the second second second
a. Traffic Impact Study:b. Water Study:	NOT INCLUDAD
b. Water Study:	NOT INCLUDED
Application accepted on 11 29 2017 by MARL A. Goras	
Official Signature Title Title	4 DEFICER

Review Process Checklist (Administrative use only)

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



- 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.
- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE SUITE 210 CHALFONT, PA 18914 ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: EAST GOSHEN ELEMENTARY SCHOOL FILE NO: 02-160513-00
 - WEST CHESTER AREA SCHOOL DISTRICT 1181 MCDERMOTT DRIVE
- "ARCHITECTURAL PLANS" PREPARED BY BLACKNEY HAYES ARCHITECTS, DATED 12/16/16. LAST REVISED
- "REPORT OF GEOTECHNICAL INVESTIGATION" PREPARED BY WHITESTONE ASSOCIATES, DATED 12/16/16.
- EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY. 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 42 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.
- 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.
- 4. 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.
- 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 BETWEEN 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 IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE
- 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. NO EXTRA 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 CONTRACTOR GIVING ENGINEER 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
- 0. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST CIVIL PLANS AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE PPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND BOHLER ENGINEERING, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
- 11. 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.
- 2. 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.
- 3. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, 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, RE}PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY 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 SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR
- 15. 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
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR 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
- 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
- 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S 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 INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE 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 ENTIRE PERIOD 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
- 19. 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, 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 HEREUNDER, 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
- 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, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEFING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES
- 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 AND. 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.



CONTINUATION OF GENERAL NOTES

THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

- 2. 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.
- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES

- 4. 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
- 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 PLAN(S) AND 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
- 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED

INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS

- . 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.
- 8. 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
- 29. 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

PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A

 ZONING DATA 800 N. CHESTER ROAD EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA TMP #53-4-78.0E

ZONING CHART

R-2; LOW DENSITY RESIDENTIAL DISTRICT EXISTING USE: PUBLIC SCHOOL (PERMITTED BY CONDITIONAL USE)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10AC	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% (67,021 S.F.)	8.6% (67,482 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	65'	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 EVERY 2 CLASSROOMS OR OFFICES = (75 FACULTY / EMPLOYEES) X 1 + 36/2 (CLASSROOMS OR OFFICES) = 75 + 18

= 93 SPACES TOTAL PROVIDED = 105 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

DRAWING LEGEND

PROPERTY LINE RIGHT-OF-WAY LINE ADJACENT PROPERTY LINE ----------------------EXISTING FENCE LINE . CONTROL 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





Ď *** * * * *** *

REVISIONS

COMMENT DATE

> CALL BEFORE YOU DIG! 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

> > 20163131545

NOT APPROVED FOR CONSTRUCTION DRAWN BY: E.N.P./S.R.D. CHECKED BY: G.J.H.

2017.04.28

1"=30'

1-800-242-1776

SCALE:

PC161321BASE-0 PROJECT: PROPOSED BUILDING ADDITION (EAST GOSHEN

WEST CHESTER AREA SCHOOL DISTRICT

——— FOR ———

ELEMENTARY SCHOOL)

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

BOHLER ENGINEERING 1515 MARKET STREET, SUITE 920

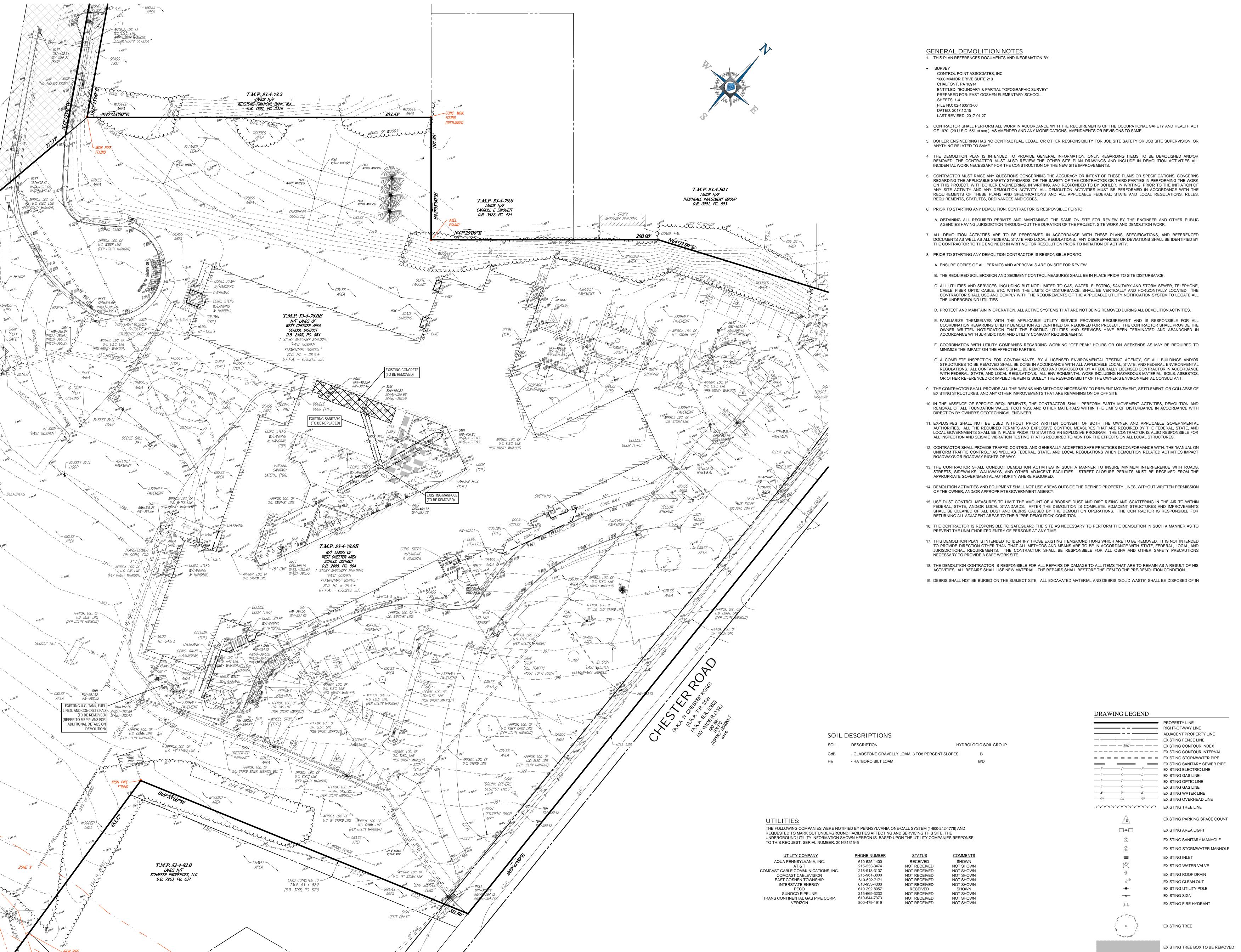
PHILADELPHIA, PENNSYLVANIA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PE076453

SHEET TITLE: SITE PLAN

SHEET NUMBER:

OF 5 REVISION 0 - 2017.04.28



REVISIONS COMMENT V DATE

> CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10

WORKING DAYS IN DESIGN STAGE - STOP CALL POCS SERIAL NUMBER 20163131545

NOT APPROVED FOR

1-800-242-1776

CONSTRUCTION DRAWN BY: E.N.P./S.R.D.

CHECKED BY: G.J.H. DATE: 2017.04.28 SCALE: 1"=30'

PC161321BASE-0 PROJECT: PROPOSED BUILDING

——— FOR ———

ADDITION (EAST GOSHEN **ELEMENTARY SCHOOL)**

SCHOOL DISTRICT

WEST CHESTER AREA

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

BOHLER ENGINEERIN (

1515 MARKET STREET, SUITE 920 PHILADELPHIA, PENNSYLVANIA 19102 Phone: (267) 402-3400

Fax: (267) 402-3401 www.BohlerEngineering.com

G.J. HARTMAN

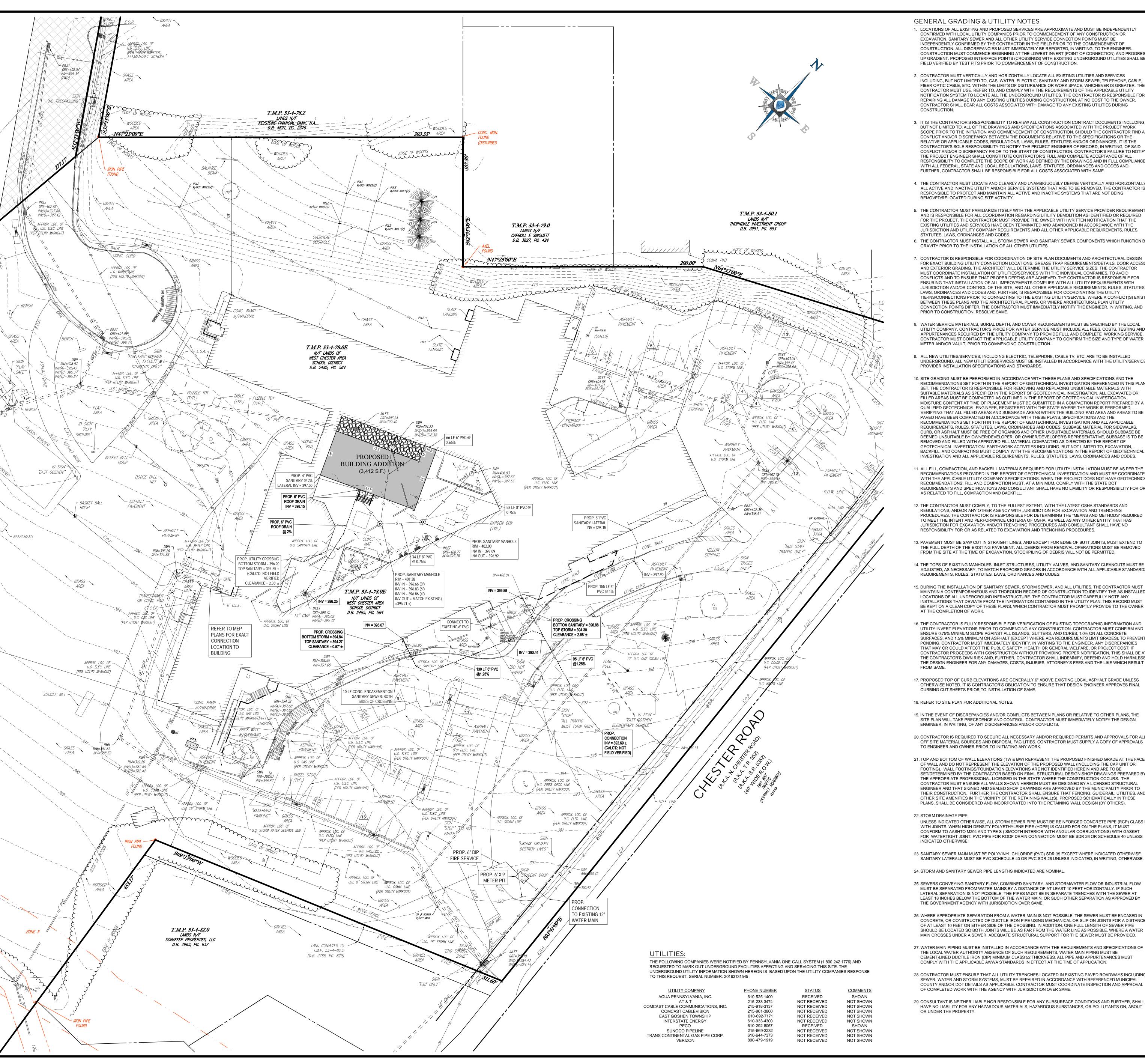
PROFESSIONAL ENGINEER

PENNSYLVANIA LICENSE No. PE076453

EXISTING CONDITIONS & **DEMOLITION**

PLAN

OF 5 REVISION 0 - 2017.04.28



GENERAL GRADING & UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF

CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL EXISTING UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

5. THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES,

STATUTES, LAWS, ORDINANCES AND CODES. 6. THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS. AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND

3. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS, TESTING AND APPURTENANCES REQUIRED BY THE UTILITY COMPANY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE UTILITY COMPANY TO CONFIRM THE SIZE AND TYPE OF WATER METER AND/OR VAULT, PRIOR TO COMMENCING CONSTRUCTION.

9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE REPORT OF GEOTECHNICAL INVESTIGATION REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE REPORT OF GEOTECHNICAL INVESTIGATION. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE REPORT OF GEOTECHNICAL INVESTIGATION. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE REPORT OF GEOTECHNICAL INVESTIGATION AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE REPORT OF GEOTECHNICAL INVESTIGATION. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION,

11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE REPORT OF GEOTECHNICAL INVESTIGATION AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR

12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO

13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THESE PLANS, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

16. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, THIS SHALL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT

17. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL

18. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN

20. CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

21. TOP AND BOTTOM OF WALL ELEVATIONS (TW & BW) REPRESENT THE PROPOSED FINISHED GRADE AT THE FACE OF WALL AND DO NOT REPRESENT THE ELEVATION OF THE PROPOSED WALL (INCLUDING THE CAP UNIT OR FOOTING). WALL FOOTINGS/FOUNDATION FLEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS. THE CONTRACTOR MUST ENSURE ALL WALLS SHOWN HEREON MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND THAT SIGNED AND SEALED SHOP DRAWINGS ARE APPROVED BY THE MUNICIPALITY PRIOR TO THEIR CONSTRUCTION. FURTHER THE CONTRACTOR SHALL ENSURE THAT FENCING, GUIDERAIL, UTILITIES, AND OTHER SITE AMENITIES IN THE VICINITY OF THE RETAINING WALL(S), PROPOSED SCHEMATICALLY IN THESE

22. STORM DRAINAGE PIPE: UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR WATERTIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS

23. SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERALS MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.

24. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL.

25. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY, AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.

26. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON FITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.

27. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER AUTHORITY ABSENCE OF SUCH REQUIREMENTS. WATER MAIN PIPING MUST BE CEMENT}LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.

28. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

29. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT

DRAWING LEGEND

			PROPERTY LINE RIGHT-OF-WAY LINE ADJACENT PROPERTY LINE EXISTING FENCE LINE
	—— — <i>390</i> — -		EXISTING CONTOUR INDEX
			EXISTING CONTOUR INTERVAL
= = =	= = = = =	= = =	EXISTING STORMWATER PIPE
			EXISTING SANITARY SEWER P
— E—	E	— <i>E</i> ———	EXISTING ELECTRIC LINE
—		— G———	EXISTING GAS LINE
— <i>T</i> —			EXISTING OPTIC LINE
—			EXISTING GAS LINE
W	W	W	EXISTING WATER LINE
—-ОН-	OH	— OH———	EXISTING OVERHEAD LINE

.~~~~~~.	EXISTING TREE LINE
10	EXISTING PARKING SPACE COUNT
•	EXISTING AREA LIGHT
(S)	EXISTING SANITARY MANHOLE
Ø	EXISTING STORMWATER MANHOLE
	EXISTING INLET
Ĭ [™]	EXISTING WATER VALVE
RD ○	EXISTING ROOF DRAIN
E/0	EXISTING CLEAN OUT
-●-	EXISTING UTILITY POLE
— 	EXISTING SIGN
Q	EXISTING FIRE HYDRANT
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	EXISTING TREE

	PROPOSED STORMWATER PIPE
ss	PROPOSED SANITARY SEWER P
(0)	PROPOSED SANITARY MANHOLE
• _{RD}	PROPOSED ROOF DRAIN
° _{CO}	PROPOSED CLEAN OUT

DDODOGED OTODAWATED DIDE

~ *** * * * ***

	REVISIONS								
REV	DATE	COMMENT	BY						
\bigcup									
C.	CALL BEFORE YOU DIG								

NOT APPROVED FOR CONSTRUCTION DRAWN BY: E.N.P./S.R.D. CHECKED BY: G.J.H. 2017.04.28 SCALE: 1"=30' PC161321BASE-0

3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10

WORKING DAYS IN DESIGN

1-800-242-1776

PROJECT:

20163131545

PROPOSED BUILDING ADDITION (EAST GOSHEN **ELEMENTARY SCHOOL)** ——— FOR ———

WEST CHESTER AREA SCHOOL DISTRICT

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

BOHLER

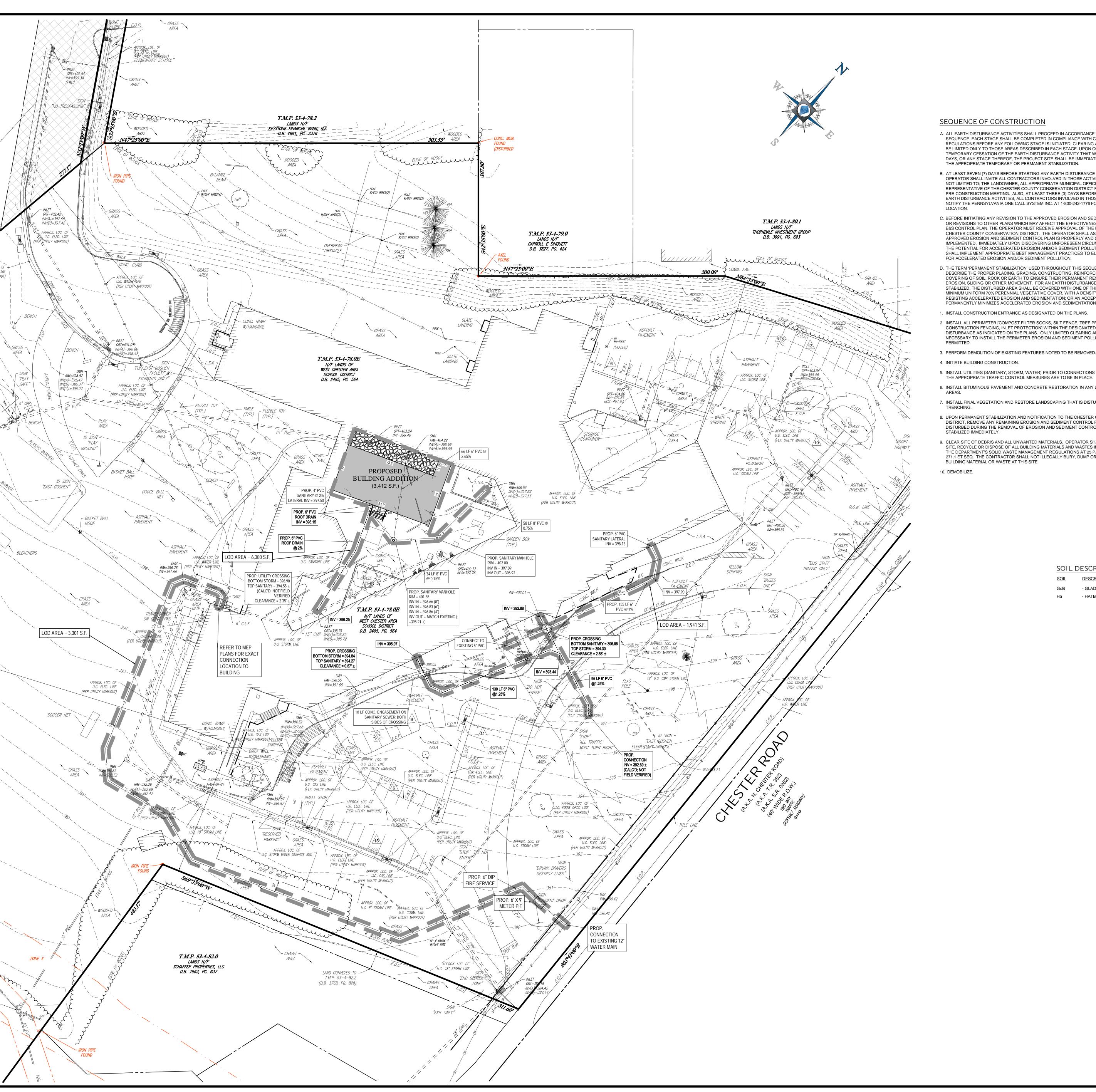
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PENNSYLVANIA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

PROFESSIONAL ENGINEER

GRADING/

PENNSYLVANIA LICENSE No. PE076453

OF 5 REVISION 0 - 2017.04.28





- A. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
- B. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO: THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE CHESTER COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES
- C. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CHESTER COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- D. THE TERM 'PERMANENT STABILIZATION' USED THROUGHOUT THIS SEQUENCE IS MEANT TO DESCRIBE THE PROPER PLACING, GRADING, CONSTRUCTING, REINFORCING, LINING, AND COVERING OF SOIL, ROCK OR EARTH TO ENSURE THEIR PERMANENT RESISTANCE TO EROSION, SLIDING OR OTHER MOVEMENT. FOR AN EARTH DISTURBANCE TO BE PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
- 2. INSTALL ALL PERIMETER [COMPOST FILTER SOCKS, SILT FENCE, TREE PROTECTION FENCING, CONSTRUCTION FENCING, INLET PROTECTION] WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS
- 3. PERFORM DEMOLITION OF EXISTING FEATURES NOTED TO BE REMOVED.
- 5. INSTALL UTILITIES (SANITARY, STORM, WATER) PRIOR TO CONNECTIONS IN CHESTER ROAD,
- 6. INSTALL BITUMINOUS PAVEMENT AND CONCRETE RESTORATION IN ANY UTILITY TRENCHING
- 7. INSTALL FINAL VEGETATION AND RESTORE LANDSCAPING THAT IS DISTURBED BY UTILITY
- 8. UPON PERMANENT STABILIZATION AND NOTIFICATION TO THE CHESTER CONSERVATION DISTRICT, REMOVE ANY REMAINING EROSION AND SEDIMENT CONTROL FACILITIES. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE

SOIL DESCRIPTIONS

- HATBORO SILT LOAM

- GLADSTONE GRAVELLY LOAM, 3 TO8 PERCENT SLOPES

ADJACENT PROPERTY LINE

EXISTING CONTOUR INTERVAL

= = = = = = EXISTING STORMWATER PIPE EXISTING SANITARY SEWER PIPE

 $-\mathcal{E}$ EXISTING ELECTRIC LINE

— OH — OH — OH — EXISTING OVERHEAD LINE

EXISTING PARKING SPACE COUNT

EXISTING SANITARY MANHOLE

EXISTING STORMWATER MANHOLE

EXISTING AREA LIGHT

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

PROPOSED SANITARY MANHOLE

PROPOSED ROOF DRAIN PROPOSED CLEAN OUT

EXISTING ROOF DRAIN EXISTING CLEAN OUT EXISTING UTILITY POLE

EXISTING INLET

EXISTING SIGN

EXISTING TREE

PROPOSED STORMWATER PIPE

— S — S — PROPOSED SANITARY SEWER PIPE

PROPOSED LIMIT OF DISTURBANCE

EXISTING TREE LINE

 $--\mathcal{G}$ EXISTING GAS LINE

— / EXISTING OPTIC LINE

── G EXISTING GAS LINE — W—— W—— EXISTING WATER LINE

EXISTING FENCE LINE

DRAWING LEGEND

SOIL DESCRIPTION

HYDROLOGIC SOIL GROUP

9. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.

REVISIONS

COMMENT

J DATE

CALL BEFORE YOU DIG!

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

20163131545 1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

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 GOSHEN **ELEMENTARY SCHOOL)**

WEST CHESTER AREA SCHOOL DISTRICT

——— FOR ———

800 N. CHESTER ROAD EAST GOSHEN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

BOHLER ERING

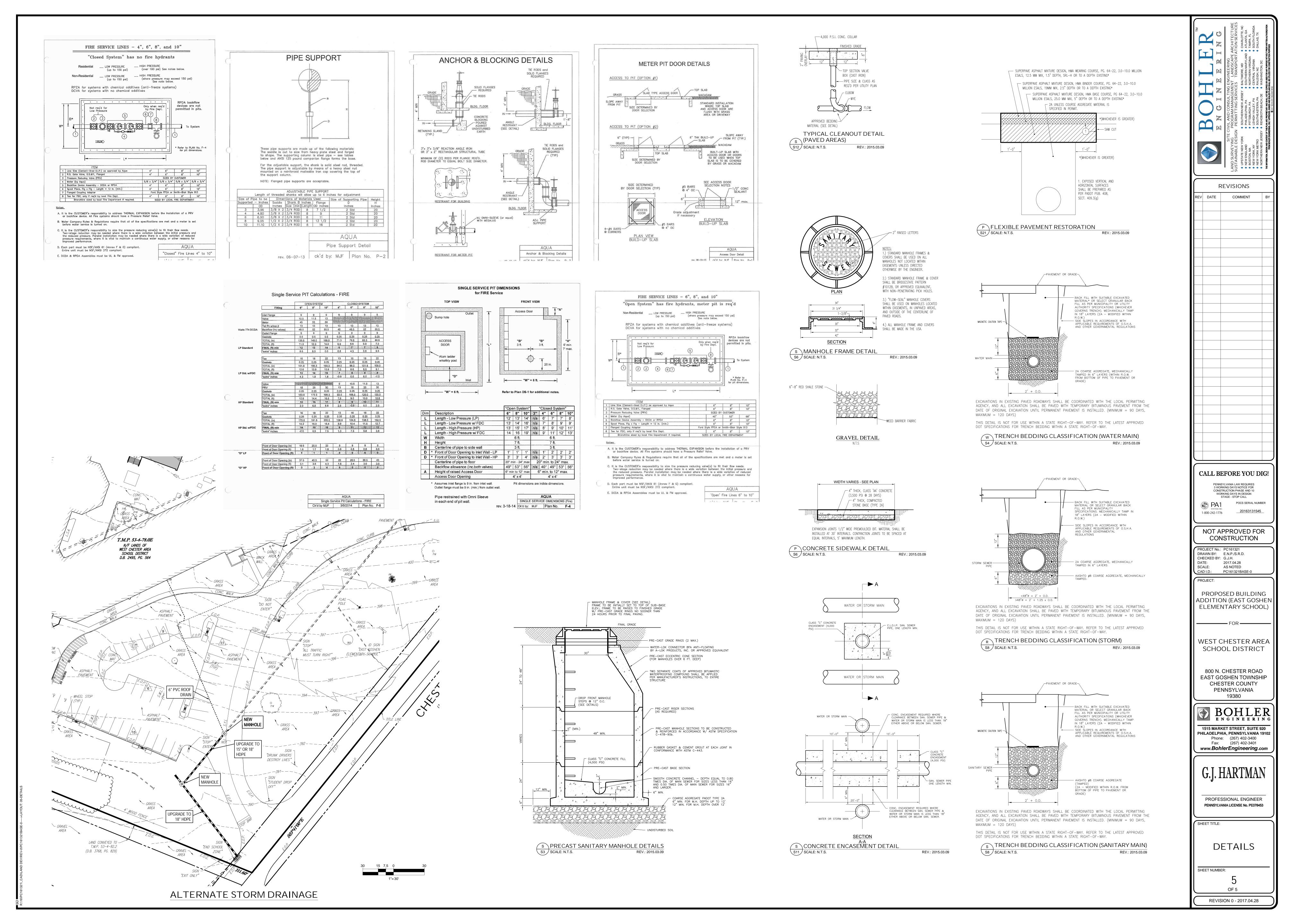
1515 MARKET STREET, SUITE 920 PHILADELPHIA, PENNSYLVANIA 19102 Phone: (267) 402-3400 Fax: (267) 402-3401 www.BohlerEngineering.com

G.J. HARTMAN

PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PE076453

SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN

REVISION 0 - 2017.04.28







MacElree Harvey, Ltd. Attorneys at Law 17 West Miner Street West Chester, PA 19382 610-436-0100 | main macelree.com

Brian L. Nagle bnagle@macelree.com d | 610-840-0224 f | 610-430-8245

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

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)

F:\Data\Shared Data\Property Management\53-2\53-2-18 (940 King Rd)\Special Exception 2017\1000 Letter SE and ZV Hearing extension 11302017.doc