

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
December 15, 2017
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES

November 08, 2017
3. NEW BUSINESS
4. SUB DIVISION/LAND DEVELOPMENT REVIEW

West Chester School District (LD)
5. OLD BUSINESS
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

| | | |
|--------------|--------------------------------|---------|
| Dec 18, 2017 | Futurist Committee | 07:00pm |
| Dec 19, 2017 | Board of Supervisors | 07:00pm |
| Dec 25, 2017 | Office Closed – Christmas | ----- |
| Jan 01, 2018 | Office Closed – New Year's Day | ----- |
| Jan 02, 2018 | Board of Supervisors | 06:00pm |
| Jan 03, 2018 | Planning Commission | 07:00pm |
| Jan 04, 2018 | Park & Recreation Commission | 07:00pm |
| Jan 06, 2018 | Annual Planning Session | 08:00am |
| Jan 08, 2018 | Municipal Authority | 07:00pm |
| Jan 10, 2018 | Conservancy Board | 07:00pm |
12. PUBLIC COMMENT
13. ADJOURNMENT

Draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
NOVEMBER 8, 2017

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, November 8, 2017 at 7:00 p.m. at the Township Building. In attendance were: Chairman Sandy Snyder, Erich Meyer, Walter Wujcik, John Scheidt, Patti Brown and Andy Tyler.

Call to Order

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

Pledge of Allegiance & Moment of Silence

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

Minutes

The minutes of the October 11, 2017 meeting were approved.

New Business

2018 Officers – Sandy reminded the Board members that her term is up the end of 2017. The term is 2 years. Come ready next month to elect a new Chairman

2018 Goals – Sandy reminded everyone that next month they have to get their presentation ready for the January ABC meeting. She will make the presentation. They need to list accomplishments for 2017 and goals for 2018.

Old Business

Pond Study - Walter had an email that showed that dates have been set for the meetings to present the results of the pond study as follows:

Monday, Nov. 27 – Hershey Mill Estates

Wednesday, Nov. 29 – Bow Tree

Monday, Dec. 4 – Pin Oaks & Marydell

The report will be on the Township website about November 14th.

Public Comment

Mary Ellen Miller, 1507 Wilson Rd. - Someone at the township building told her the report would be available tonight. Sandy apologized to her for the mistake.

Fall Planting – Sandy commented that the planting will be done near the boardwalk at the Plank House on E. Boot Road. She explained about the maintenance of the buffer along the creek. Ten trees will be planted. The board decided to stake the area this Saturday November 11 at 9:00 am. The planting will be done on Saturday November 18 at 9:00 am.

Serpentine Rock – Sandy reviewed Unionville’s Serpentine Barrens Restoration and Maintenance Plan for invasive removal, burnings, monitoring, etc. of their serpentine rock. This is listed as a goal in the Comprehensive Plan for the Conservancy Board and Park & Recreation Commission. For our barren, the area should be blocked off and burned again in the Spring probably March and then use a blower to remove organic debris. Future burns

1 will be done depending on what grows back, probably in 3 years. There should be before
2 and after photos taken of the conditions of the barren. To start our Maintenance Plan:
3 quarterly inspections should be done; organic material should be removed; check with
4 invasives and pest control services (especially for poison ivy); and manage the area for deer.
5 Construction and installation of a kiosk was discussed. Sandy will send a copy of her notes
6 to the Park & Rec Commission.
7

8 **Public Comment:**

9 Mary Ellen Miller, 1507 Wilson Rd – She voiced concern about the burning especially
10 regarding poison ivy, which can be dangerous if breathed in. Besides notifying the residents
11 on the website and/or mail, she suggested they post a sign in the park informing residents
12 of the burning.
13

14 **Any Other Matter**

15 **2018 Budget -** The 2018 Budget will be presented at the November 14 Board of Supervisors
16 meeting.
17

18 **Adjournment**

19 There being no further business, Walter moved to adjourn the meeting. Patti seconded the
20 motion. The meeting was adjourned at 8:00 p.m. The next meeting will be December 13,
21 2017 at 7:00 pm.
22

23 Respectfully submitted,
24
25

26
27 Ruth Kiefer
28 Recording Secretary



**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 10/28/2017

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.

Don H. Carpenter
Owner Signature
West Chester Area School District

George J. Hartman III
Applicant Signature

Administrative Use

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

For — lots = \$ 350⁰⁰

Application and plan received by: *Michelle L. L...* 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.

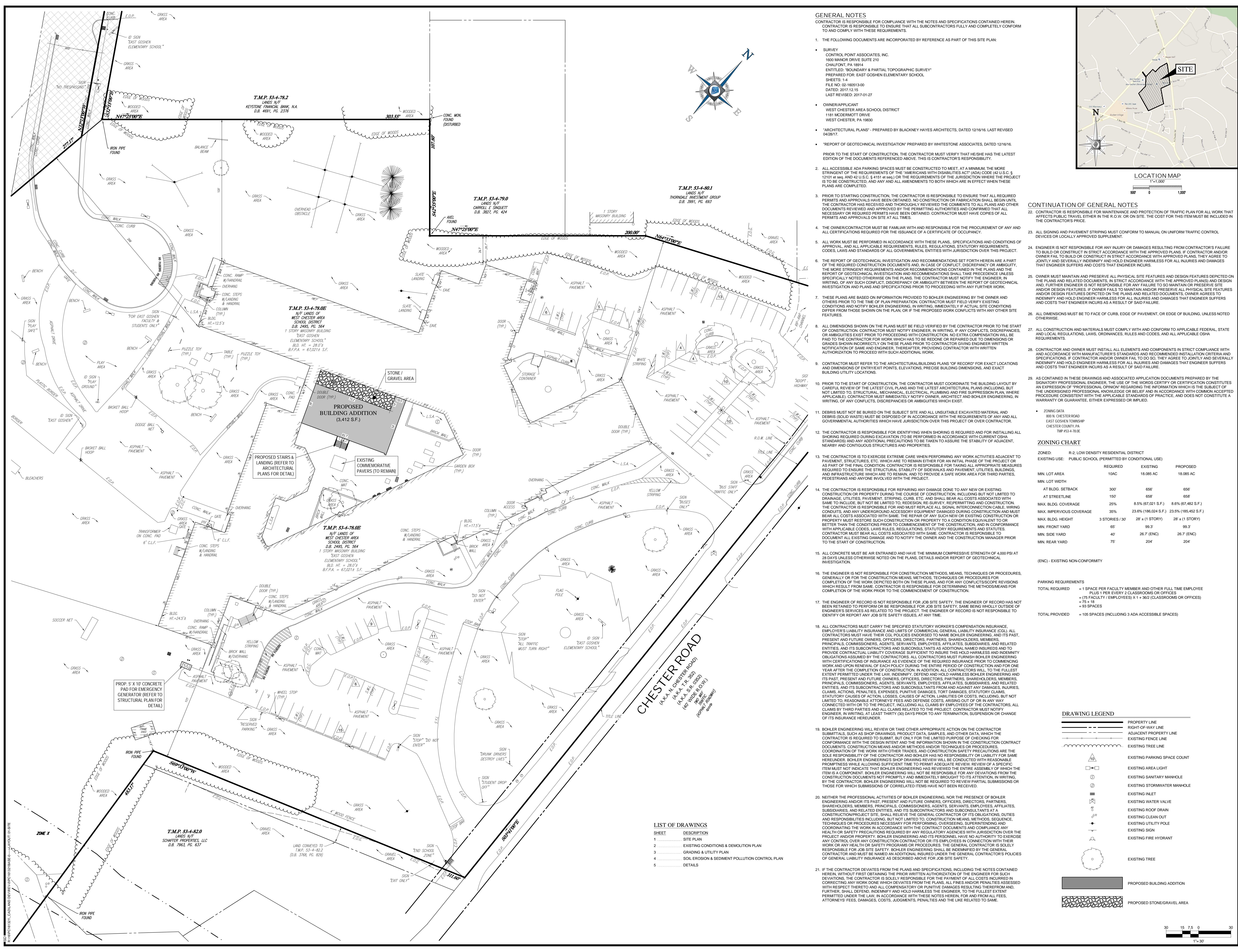
**EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION**

Application Process Checklist (Administrative use only):

| <u>Item</u> | <u>Date Complete</u> |
|---|-----------------------------|
| 1. Completed Township Application Form: | <u>11-23-17</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. GARDON</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> |

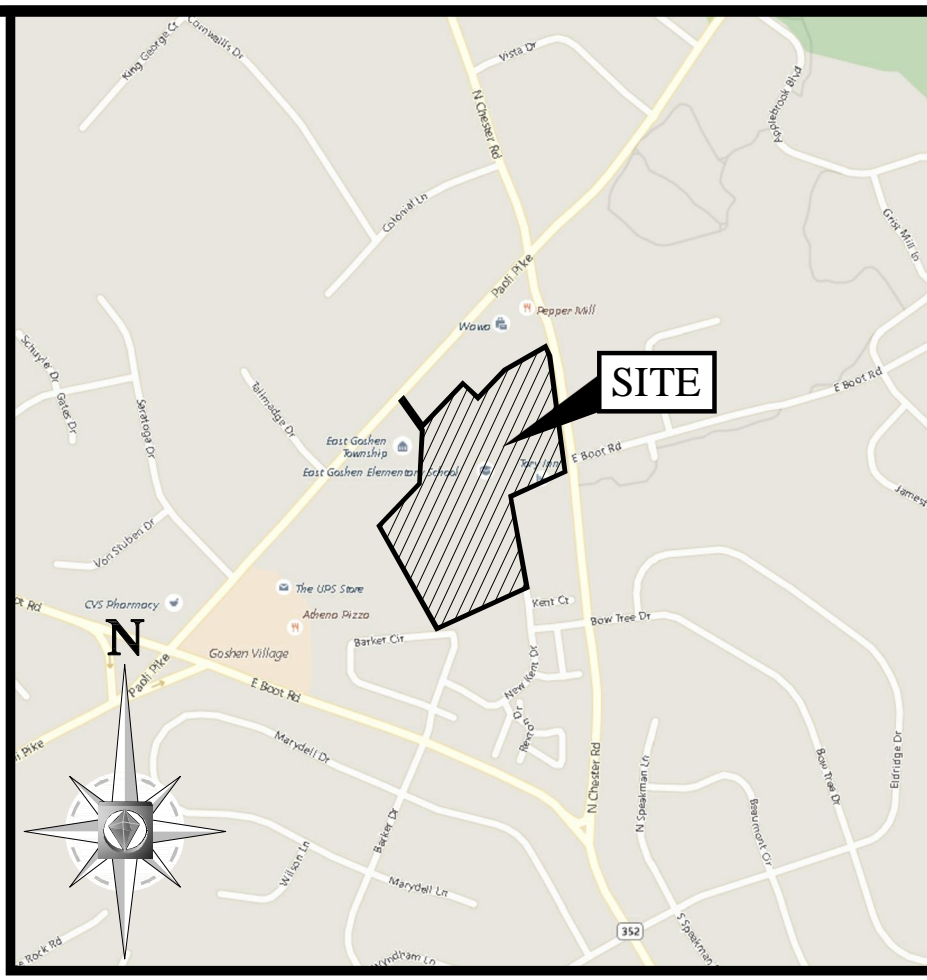
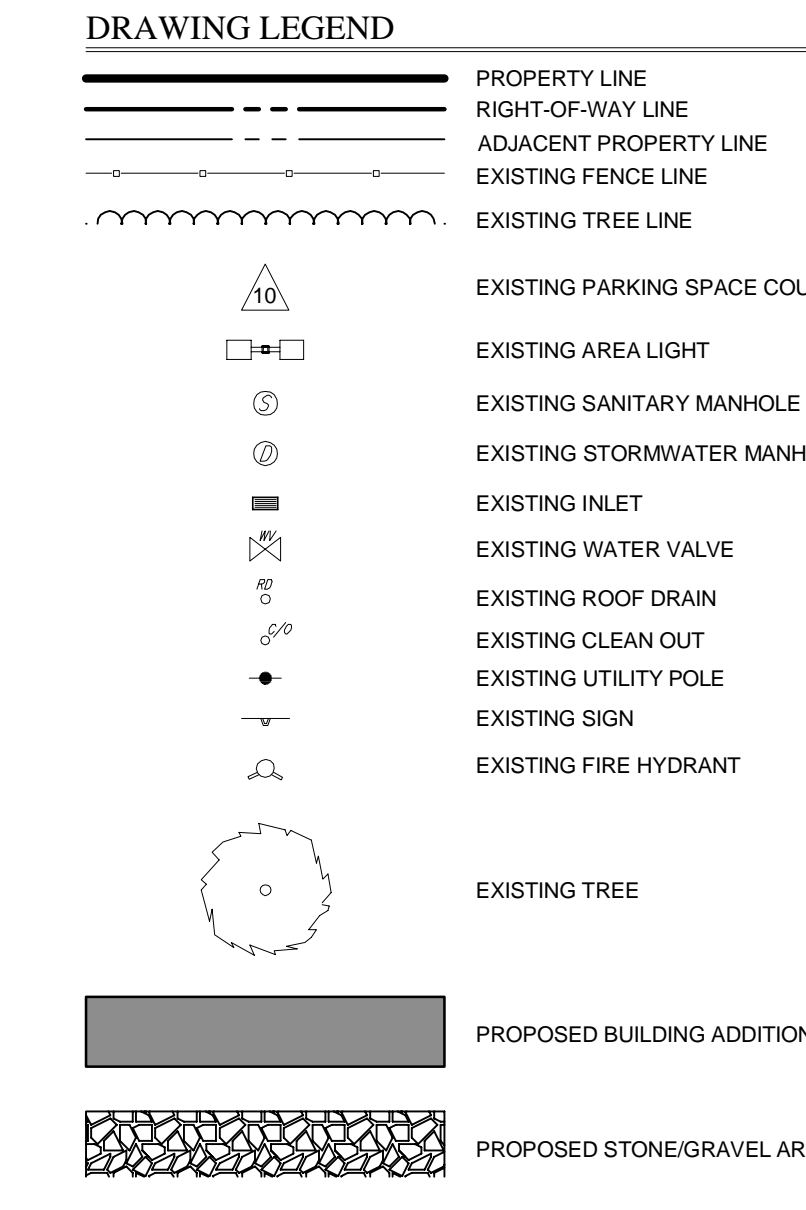


GENERAL NOTES
 CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- 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 18814 ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: EAST GOSHEN ELEMENTARY SCHOOL SHEETS: 1-4 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 AND THE 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.
- 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 AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 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 PERMITS AND APPROVALS 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, OF ANY DISCREPANCY OR AMBIGUITY WHICH DIFFERS FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- 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. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- 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.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING OF 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 (SOILS, WASTE) MUST BE REMOVED AND MUST BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL 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.
- 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 PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 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, CURBS, 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, INTERCONNECTION CABLE, WIRING PRODUCTS, AND ANY UNDERGROUND UTILITIES DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST BE STRICTLY IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, REGULATIONS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SUCH REPAIRS. CONTRACTOR IS RESPONSIBLE 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, INCLUDING COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 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.
- ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S 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 INSUREDS AND TO PROVIDE CONTRACTOR WITH SUFFICIENT COVERAGE 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 CONSTRUCTION PERIOD 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 ATTORNEY'S 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 HEREUNDER.
- BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PERMITS, 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 BOHLER ENGINEERING OR CONTRACTOR OR BOTH FOR SAME. HEREUNDER, BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE 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 THAT ARE 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.
- 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, LIABILITIES 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 COORDINATING ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING HAS 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 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 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, ATTORNEY'S 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 |



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 1515 MARKET STREET, SUITE 820
 PHILADELPHIA, PENNSYLVANIA 19102
 Phone: (267) 402-3400
 Fax: (267) 402-3401
 www.BohlerEngineering.com

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PD076463

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------|---------|----|
| | | | |

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 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. CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE 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 PROCEDURE 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% (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' |

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PHILADELPHIA LAW REQUIRES 2 WORKING DAYS NOTICE TO THE CITY OF PHILADELPHIA FOR ANY WORKING IN THE CITY OF PHILADELPHIA.

PA1
 1.800.242.1776

PROJECT SERIAL NUMBER
 2016131545

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 ID: 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

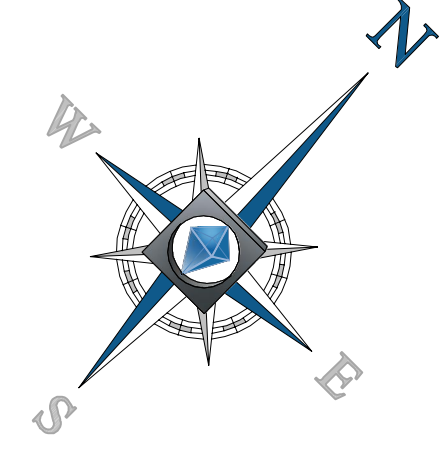
BOHLER ENGINEERING
 1515 MARKET STREET, SUITE 820
 PHILADELPHIA, PENNSYLVANIA 19102
 Phone: (267) 402-3400
 Fax: (267) 402-3401
 www.BohlerEngineering.com

G.J. HARTMAN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PD076463

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
 1
 OF 5

REVISION 0 - 2017.04.28



GENERAL DEMOLITION NOTES

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
- SURVEY CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE SUITE 210 CHALFONT, PA 18914 ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: EAST GOSHEN ELEMENTARY SCHOOL SHEETS: 1-4 FILE NO: 02-166513-00 DATED: 2017.12.15 LAST REVISED: 2017-01-27

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR TO:
- A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
7. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AND REFERENCED DOCUMENTS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
8. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR TO:
- A. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
- B. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
- C. ALL 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, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- D. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- E. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENT AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
- G. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
9. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE.
10. IN THE ABSENCE OF SPECIFIC REQUIREMENTS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S GEOTECHNICAL ENGINEER.
11. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
12. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL, AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
13. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY WHERE REQUIRED.
14. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
15. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
16. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
19. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN

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• LOS ANGELES, CA
• MEMPHIS, TN
• NEW YORK, NY
• PHOENIX, AZ
• RICHMOND, VA
• WASHINGTON, DC

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PA1 POS SERIAL NUMBER
1-800-242-1776 2016311545

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'
CADD ID: 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

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www.BohlerEngineering.com

G.J. HARTMAN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE076463

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER:
2
OF 5

REVISION 0 - 2017.04.28

SOIL DESCRIPTIONS

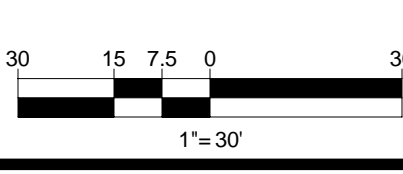
| SOIL | DESCRIPTION | HYDROLOGIC SOIL GROUP |
|------|--|-----------------------|
| GdS | GLADSTONE GRAVELLY LOAM, 3 TO 6 PERCENT SLOPES | B |
| Hs | HATBORO SILT LOAM | BD |

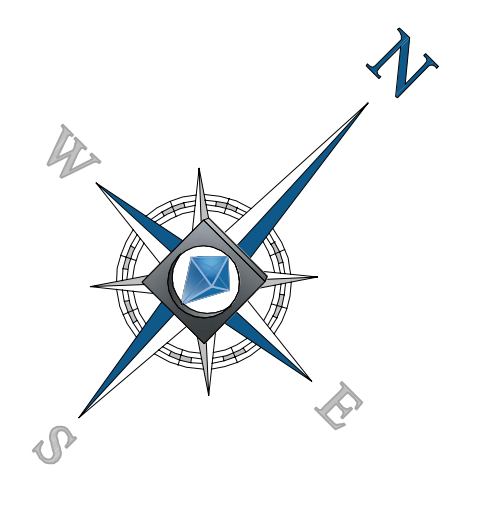
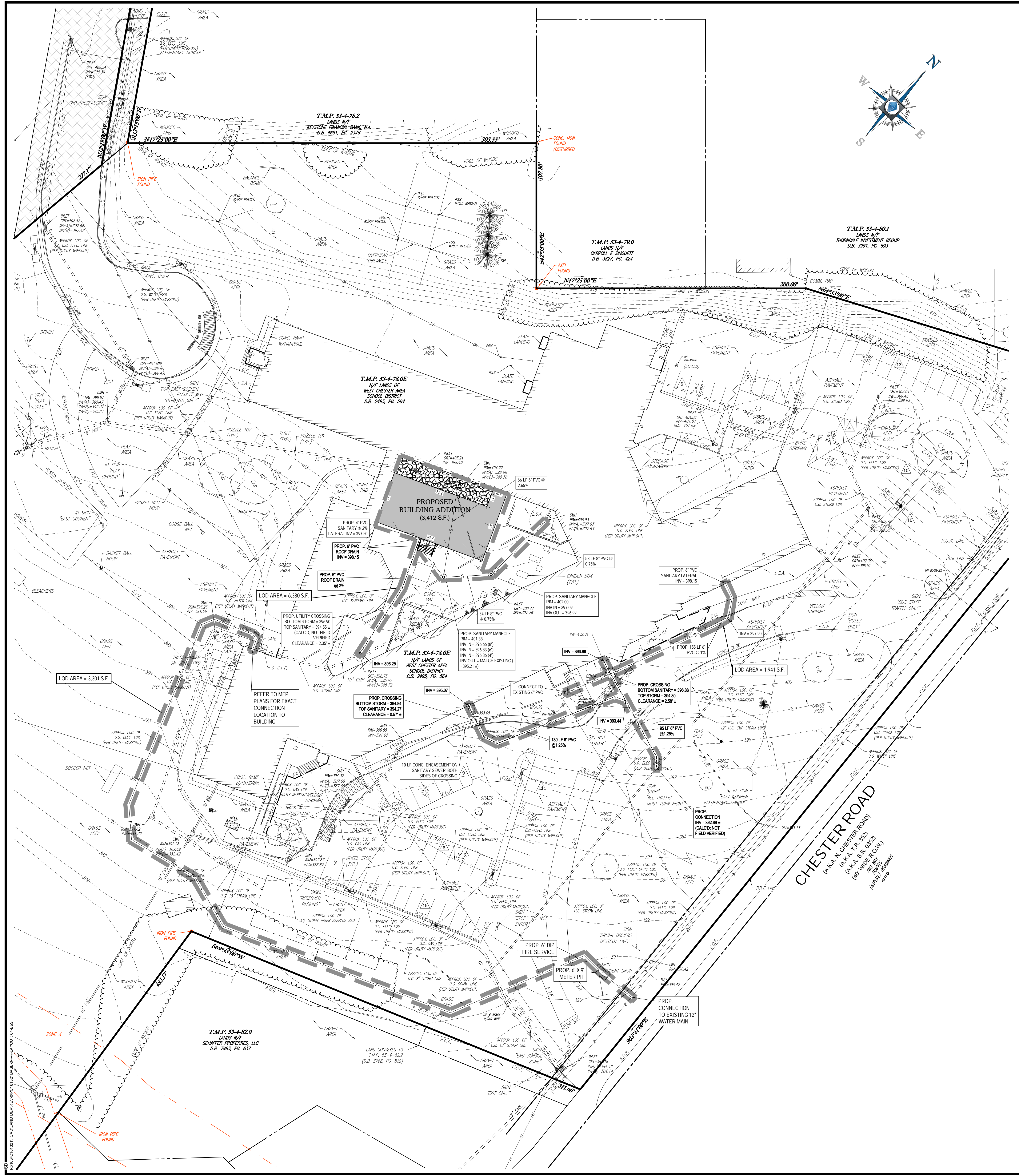
UTILITIES:

| UTILITY COMPANY | PHONE NUMBER | STATUS | COMMENTS |
|--|--------------|--------------|-----------|
| AQUA PENNSYLVANIA, INC. AT & T | 610-525-1400 | RECEIVED | NOT SHOWN |
| COMCAST CABLE COMMUNICATIONS, INC. | 215-233-3474 | NOT RECEIVED | NOT SHOWN |
| COMCAST CABLEVISION | 215-918-3137 | NOT RECEIVED | NOT SHOWN |
| EAST GOSHEN TOWNSHIP INTERSTATE ENERGY | 215-961-3800 | NOT RECEIVED | NOT SHOWN |
| PECO | 610-682-7171 | NOT RECEIVED | NOT SHOWN |
| TRANS CONTINENTAL GAS PIPE CORP. | 610-883-4300 | RECEIVED | NOT SHOWN |
| VERIZON | 610-292-8057 | NOT RECEIVED | NOT SHOWN |
| VERIZON | 215-689-3252 | NOT RECEIVED | NOT SHOWN |
| VERIZON | 610-644-7373 | NOT RECEIVED | NOT SHOWN |
| VERIZON | 800-479-1919 | NOT RECEIVED | NOT SHOWN |

DRAWING LEGEND

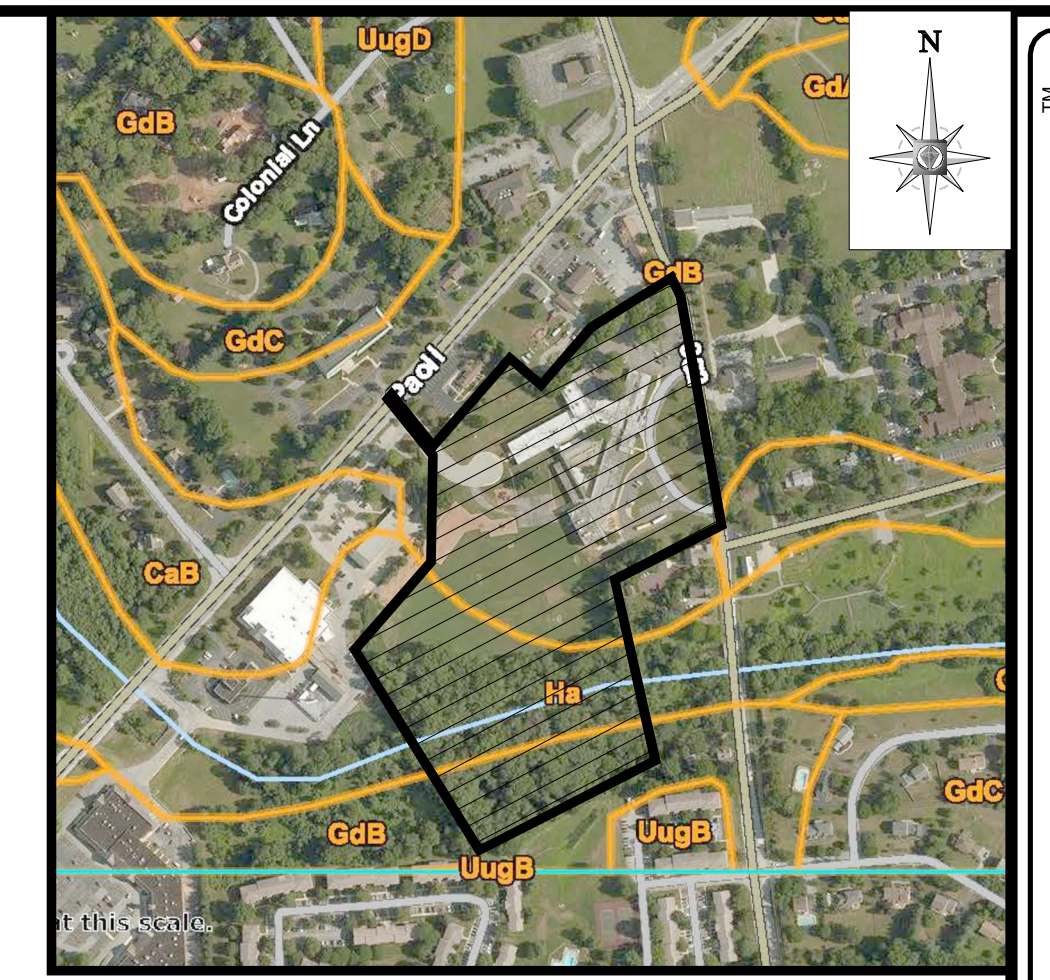
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| --- | RIGHT-OF-WAY LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EXISTING FENCE LINE |
| --- | EXISTING CONTOUR INDEX |
| --- | EXISTING CONTOUR INTERVAL |
| --- | EXISTING STORMWATER PIPE |
| --- | EXISTING SANITARY SEWER PIPE |
| --- | EXISTING 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 |
| --- | EXISTING TREE BOX TO BE REMOVED |





SEQUENCE OF CONSTRUCTION

- 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.
- 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 1-800-245-1776 FOR BURIED UTILITIES LOCATION.
- 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 EAS 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.
- 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.
- INSTALL CONSTRUCTION ENTRANCE AS DESIGNATED ON THE PLANS.
- 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 IS PERMITTED.
- PERFORM DEMOLITION OF EXISTING FEATURES NOTED TO BE REMOVED.
- INITIATE BUILDING CONSTRUCTION.
- INSTALL UTILITIES (SANITARY, STORM, WATER) PRIOR TO CONNECTIONS IN CHESTER ROAD. THE APPROPRIATE TRAFFIC CONTROL MEASURES ARE TO BE IN PLACE.
- INSTALL BITUMINOUS PAVEMENT AND CONCRETE RESTORATION IN ANY UTILITY TRENCHING AREAS.
- INSTALL FINAL VEGETATION AND RESTORE LANDSCAPING THAT IS DESCRIBED BY UTILITY TRENCHING.
- 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 STABILIZED IMMEDIATELY.
- 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 202.1 ET SEQ. 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.
- DEMOLISH.



SOIL DESCRIPTIONS

| SOIL | DESCRIPTION | HYDROLOGIC SOIL GROUP |
|------|--|-----------------------|
| GdB | GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES | B |
| Hs | HATBORO SILT LOAM | BD |

DRAWING LEGEND

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| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
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| | EXISTING STORMWATER MANHOLE |
| | EXISTING INLET |
| | EXISTING WATER VALVE |
| | EXISTING CLEAN OUT |
| | EXISTING CLEAN OUT 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 |

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTIFICATION AND 48 HOURS ADVANCE NOTICE ACCORDING TO PENNSYLVANIA TITLE 52 PA. CODE 252.4

PA1 POCS SERIAL NUMBER: 20163131545
1.800.242.1776

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'
CADD ID: PC161321B&E-0

PROJECT: PROPOSED BUILDING ADDITION (EAST GOSHEN ELEMENTARY SCHOOL) FOR WEST CHESTER AREA SCHOOL DISTRICT

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

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G.J. HARTMAN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PED76463

SHEET TITLE: SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN

SHEET NUMBER: 4 OF 5
REVISION 0 - 2017.04.28

