

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
April 11, 2018
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
[March 14, 2018](#)
3. CHAIRMAN’S REPORT
4. OLD BUSINESS
 - a. [Continue discussing plans for “Keep East Goshen Beautiful” Day](#)
 - b. Spring Planting Recap - March 17
5. SUB DIVISION REVIEW
 - a. [1506 Meadowbrook Drive](#)
6. NEW BUSINESS
 - a. Marydell Pond (7:30 PM)
 - i. [Consider improvements to Marydell Pond](#)
 - ii. Consider organization of Marydell Pond Committee
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

April 12, 2018	Historical Commission	07:00 pm
April 16, 2018	Futurist Committee	07:00 pm
April 17, 2018	Board of Supervisors	07:00 pm
April 21, 2018	Keep EGT Beautiful Day	-----
April 25, 2018	Zoning Hearing Board	07:00 pm
May 01, 2018	Board of Supervisors	07:00 pm
May 02, 2018	Planning Commission	07:00 pm
May 03, 2018	Park and Rec Commission	07:00 pm

May 08, 2018

Pension Committee

10:00 am

12. PUBLIC COMMENT
13. ADJOURNMENT

Draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
March 14, 2018

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, March 14, 2018 at 7:00 p.m. at the Township Building. In attendance were: Chairman Erich Meyer, Andy Tyler, Walter Wujcik and Scott Sanders. Others in attendance: Mike Lynch and Janet Emanuel, Township Supervisors; Mark Miller, Director of Public Works; and Jon Altshul, Director of Finance.

Call to Order

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

Pledge of Allegiance & Moment of Silence

Erich 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 February 14, 2018 meeting were approved.

New Business

1. Pond Study – Rick Ttrailes, Sr. Director of Landscape Planning at Natural Lands and Mike Toth of Toth Brothers were present to discuss the pond study. Mike Toth commented that, since the ponds are under 100 acres, they are not regulated by the state. He reviewed the ponds and the results of his inspections. Some materials/mud can be dredged and kept on site rather than trucked away. He described the process they would use to dredge a pond. Work on site would be at least a month. Landscaping could take a year. The ponds with aeration are in better condition. Mike Lynch mentioned that the Board of Supervisors will review the study and set priorities. Mike Toth will make a priority list and get it to the supervisors.

The Board continued their discussion. Janet mentioned that some residents of Marydell have volunteered to be on a pond committee. Scott mentioned that the Board was thinking of selecting a pond as a test site so the residents can understand what needs to be done and why. Also, they could put signs around the pond explaining what is being done.

Old Business

1. Keep East Goshen Beautiful – The YMCA wants to help with approximately 20 people. Walter will check with Sandy about emails to the existing list.

2. Spring Planting – On Saturday March 17, 2018 the Board members will meet at the boardwalk in the historic area at 9:00 am and walk the area along E. Boot Road to check the trees and see what needs to be done.

Liaison Reports

Municipal Authority - Walter reported that the plant is running well. They may have to look at sewer rates.

1 Board of Supervisors – Mike mentioned that yesterday East Goshen was in court with
2 Sunoco about noise violations. Sunoco was found guilty of several of the violations. He feels
3 they will probably appeal. The BOS is working on the police contract, which expires the end
4 of this year. The Planning Commission is looking at residential open space in the ordinance.
5 The Zoning Hearing Board and BOS took at tour of Malvern Institute.

6
7
8 **Adjournment**

9 There being no further business, Scott moved to adjourn the meeting. Walter seconded the
10 motion. The meeting was adjourned at 8:45 p.m. The next meeting will be April 11, 2018 at
11 7:00 pm.

12
13 Respectfully submitted,

14
15
16
17 Ruth Kiefer
18 Recording Secretary

East Goshen Township Conservancy Board

"KEEP EAST GOSHEN BEAUTIFUL DAY"

Saturday, April 21, 2018

The East Goshen Township Conservancy Board has scheduled the townships annual "Keep East Goshen Beautiful Day" for Saturday, April 21, 2018. This is the 33rd year for this event and it is a great way to jump-start spring-cleaning efforts in our neighborhoods and throughout the Township.

WHO: East Goshen Township Conservancy Board

WHAT: Annual "Keep East Goshen Beautiful Day"

WHEN: Saturday, April 21, 2018

WHERE: East Goshen Township, Chester County, Pennsylvania

WHY: To clean up litter from our roadsides and open spaces.

What to do:


- Please come to the East Goshen Township Building located at 1580 Paoli Pike in West Chester, PA on Saturday, April 21, 2018 between 8:00 & 9:00 AM to register, get refreshments, and to pick up supplies (gloves, trash bags and vests.)
- Let us know if April 21st does not work for you and/or your group and we can leave supplies at the township building's front desk.
- Also, please let us know what day you will be performing the cleanup. So, when we do the street assignments on Saturday, we can save that stretch of road for you and/or your group and we can inform public works when to pick up the trash bags.

Please call the Township at 610-692-7171 for more information, to let us know you will help, and/or to reserve a particular stretch of road for your group, organization or family.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 4/5/2018
To: Conservancy Board
From: Mark Gordon, Township Zoning Officer 
Re: 1506 Meadowbrook Dr.

Conservancy Board Members:

The Township has received a Subdivision and Land Development application for 1506 Meadowbrook Dr. The parcel is approximately 2 acres and the applicant proposes to subdivide the lot creating one new building lot for a single family home.

I do not have enough copies to send everyone however the plan is attached electronically to the agenda.

The applicant has provided a plan sheet showing the proposed buffer plantings required by the Zoning Variance Decision however they have not provided a landscape plan as outlined in the ordinance and will require a waiver from that requirement.

Recommendation:

Staff has no object to the Conservancy Board taking action on the plan at this time.

Draft Motion:

Mr. Chairman, I move that the Conservancy Board recommend that the Planning Commission support the requested waiver from §205-36 (Landscape Plan) and approve the Preliminary / Final Subdivision Plan for 1506 Meadowbrook Drive dated 8/1/2017, last revised 2/20/2018 with the following conditions:

1. The evergreen buffer planting shall be extended the entire length of the property along the rear property line to create a "Complete evergreen landscape buffer" as required by the ZHB decision.
2. The evergreen buffer plantings shall be a minimum of 8' at time of planting.
3. A mix of at least three deer resistant species shall be used.
4. Tree Protection fencing shall be installed to protect all trees that are proposed to be saved including the row of mature Hemlock trees along the easterly property line.

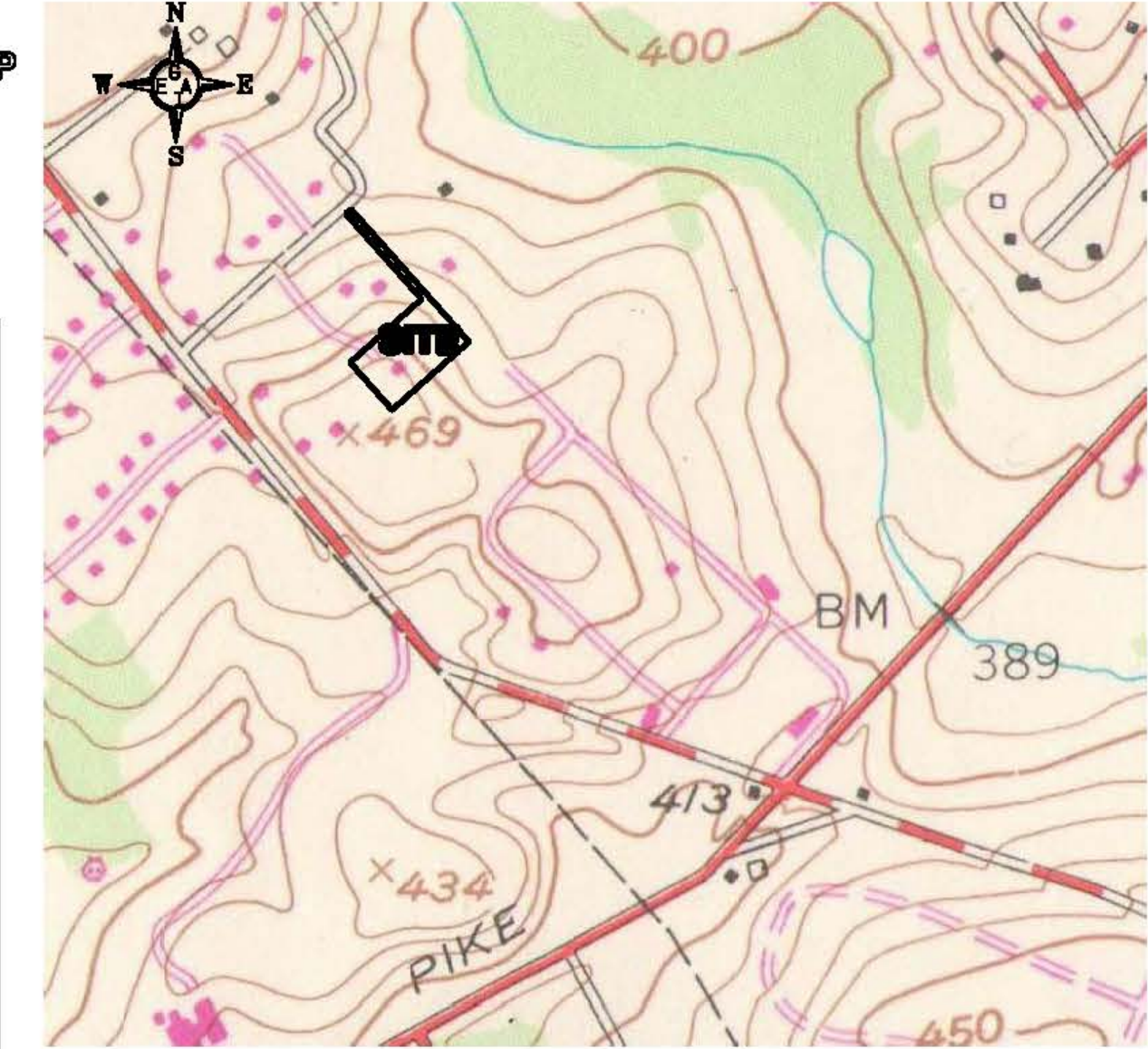
5. The applicant shall submit a detailed foundation planting plan when building permits are applied for.
6. All notes and plans shall be revised to address these conditions prior to approval of the plan.
7. The applicant shall address all outstanding engineering comments to the satisfaction of the Planning Commission, staff and the Township Engineer.

GENERAL NOTES:

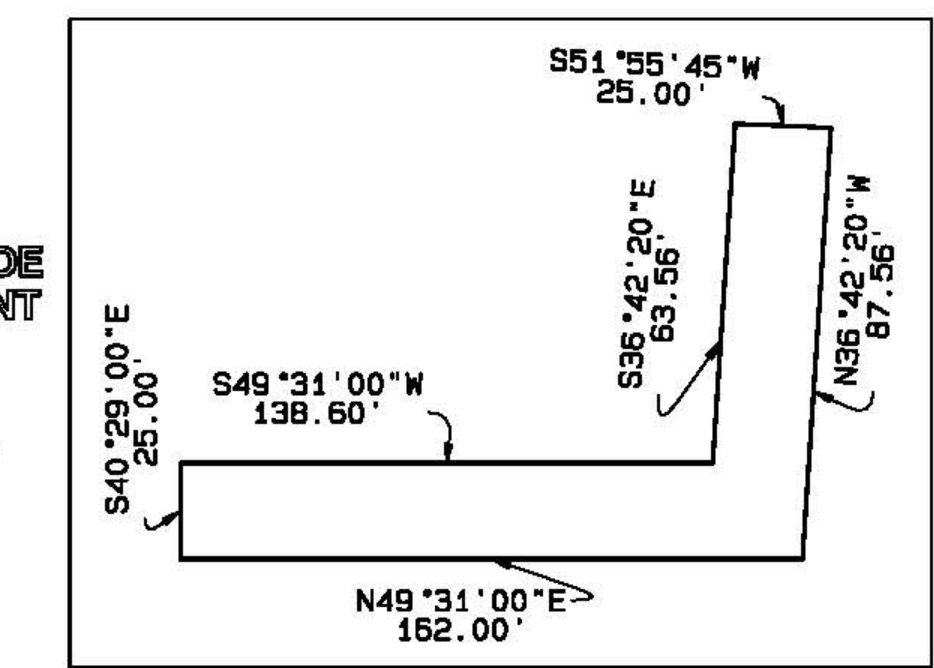
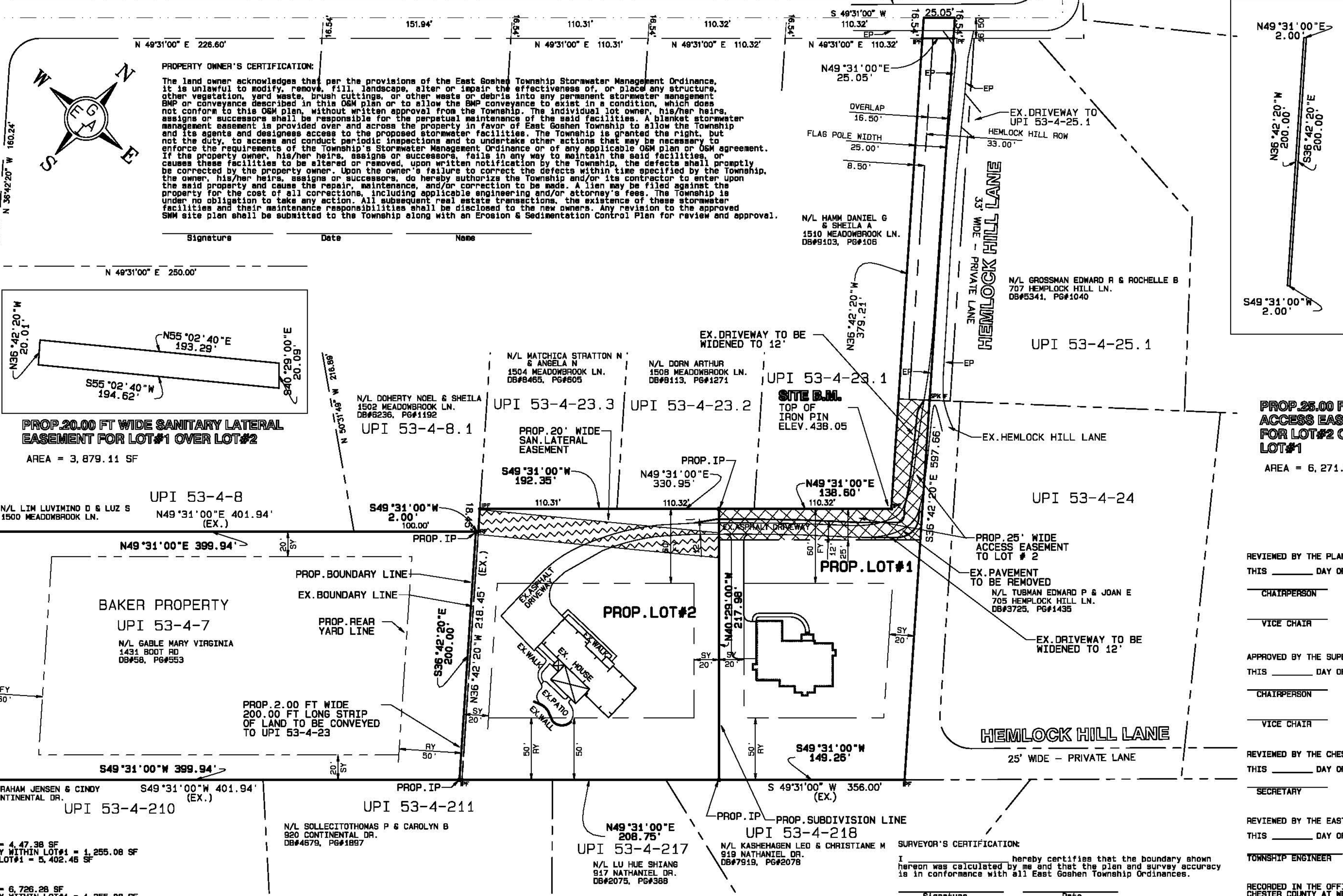
- Both proposed lots will be served by public sewer and on-lot water.
- Lot # 2 is currently connected to public sewer and has an on-lot water well.
- Lot # 1 will be connected to the existing public sewer via an easement in Lot # 2.
- A well permit from the Chester County Health Department is required before an occupancy permit is issued.
- Iron pins shall be set at property corners.

MEADOWBROOK LANE
33' WIDE

**PROP. 2.00 FT WIDE
200.00 FT LONG STRIP
OF LAND TO BE
CONVEYED FROM
UPI 53-4-7
TO UPI 53-4-23**
AREA = 400.00 SF



USGS LOCATION MAP
WEST CHESTER, PA QUAD
SCALE: 1" = 600'



**PROP. 26.00 FT WIDE
ACCESS EASEMENT
FOR LOT#2 OVER
LOT#1**
AREA = 6, 271.00 SF

**PROP. 20.00 FT WIDE SANITARY LATERAL
EASEMENT FOR LOT#1 OVER LOT#2**
AREA = 3, 879.11 SF

REVIEWED BY THE PLANNING COMMISSION OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
THIS _____ DAY OF _____

CHAIRPERSON _____ MEMBER _____ MEMBER _____

VICE CHAIR _____ MEMBER _____

APPROVED BY THE SUPERVISORS OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
THIS _____ DAY OF _____

CHAIRPERSON _____ SUPERVISOR _____ SUPERVISOR _____

VICE CHAIR _____ SUPERVISOR _____

- REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____
- SECRETARY _____
- REVIEWED BY THE EAST GOSHEN TOWNSHIP ENGINEER
THIS _____ DAY OF _____
- TOWNSHIP ENGINEER _____
- RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA.
IN PLAN BOOK _____ PAGE _____
THIS _____ DAY OF _____
- RECORDER OF DEEDS _____
- EAST GOSHEN TOWNSHIP ZONING HEARING BOARD DECISION OF 10/3/2017 GRANTING THE FOLLOWING VARIANCES:**
- A variance from the minimum lot width at the street line requirements of Section 240-96 for Proposed Lots#1 and #2;
 - A variance in the street frontage requirement of Section 240-25.8 (a) for Proposed Lot#1 and #2; and
 - A variance from the minimum pole width requirement of Section 240-25.8 (2) (b) [2] (e) for Proposed Lot#2.
- Conditions:
- Applicants shall create the greatest possible sight triangle at the top of the driveway near the existing home, which is at the northeast corner of Proposed Lot#1 where the driveway takes a 45-degree turn toward Hemlock Hill Lane;
 - Applicants shall provide a complete evergreen landscape buffer for properties adjacent to the property that are located along Nathaniel Drive;
 - Applicants shall provide a large pull-off area along Hemlock Hill Lane to ensure safety for pedestrians and motorists using the lane; such pull-off area shall equal or exceed the area shown on Exhibit A-5;
 - Applicants shall pave the pull-off area with porous pavers and widen the shared driveway serving Lots#1 and #2 to be 12 feet, and add Proposed Lot#2 into the existing Shared Driveway Easement Maintenance Agreement;
 - Applicants shall finalize the subdivision with Mrs. Baker, so that both Proposed Lot#1 and Lot#2 will comply with the one-acre lot area requirement;
 - Applicants shall comply with all representations made during the hearing and as set forth in the exhibits.

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL NO. 20170472360
DATE: 02/16/2017

LOT AREAS

LOT	AREA [SF]	AREA [AC]
EXISTING	87, 491.21	2.0086 (GROSS)
PROP. LOT# 1	43, 995.00	1.0100 (GROSS)
PROP. LOT# 2	43, 581.67	1.0005 (NET)
EXISTING	85, 213.70	1.9582 (GROSS)
UPI 53-4-7	80, 213.70	1.8416 (NET)
PROPOSED	84, 813.70	1.9474 (GROSS)
UPI 53-4-7	78, 813.70	1.8323 (NET)

REQUESTED WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- SECTIONS 205.28 & 205.31: COMBINE THE PRELIMINARY AND FINAL REVIEW AND APPROVAL PROCESS.

ZONING ORDINANCE R-2: LOW-DENSITY RESIDENTIAL DISTRICT

EX. PROPERTY AREA = 87, 491.21 SF (GROSS), 87, 077.89 SF (NET)

SECTION	DESCRIPTION	REQUIRED	PROVIDED	VARIANCE	COMMENTS	NOTES
240-9.8 (1)	PERMITTED USES:	SINGLE FAMILY DETACHED DWELLING	NO			1
240-9.8	MIN. LOT AREA	43, 580 SF	LOT#1: 43, 581.67 SF (NET) LOT#2: 43, 586.21 SF	NO		
	MIN. LOT WIDTH	150 FT	LOT#1: 159.69 FT LOT#2: 198.32 FT	NO	AT BLDG. LINE	
	MAX. LOT COVERAGE	60 FT	LOT#1: 25.05 FT LOT#2: 0 FT	NO	AT STREET LINE	2
		25%	LOT#1: 6.1% PROPOSED LOT#2: 6.1% EXISTING	GRANTED	AT STREET LINE BUILDINGS	3
	MAX. BUILDING HEIGHT	35%	LOT#1: 12.4% PROPOSED LOT#2: 18.2% EXISTING	NO	TOTAL IMPERVIOUS COVER	
	MIN. FRONT YARD	3	3	NO	STORIES	
	MIN. SIDE YARD	30 FT	30 FT	NO	FEET	
	MIN. REAR YARD	45 FT	LOT#1: 60 FT LOT#2: 60 FT	NO		
	AVE. FRONT YARD	60 FT	50 FT	NO		
	MIN. SIDE YARD	20 FT	20 FT	NO		
	MIN. REAR YARD	50 FT	50 FT	NO		
	STREET FRONTAGE	EACH LOT	LOT#1 YES, LOT#2 NO	GRANTED		3
240-23.8 (2) (a)	MAX. POLE LENGTH	40 FT	379.21 FT	NO	TO LOT#1 CORNER	
240-23.8 (2) (b) [2] (b)	MIN. POLE WIDTH	40 FT	25 FT	GRANTED	EX. CONDITIONS PROP. LOT#1	

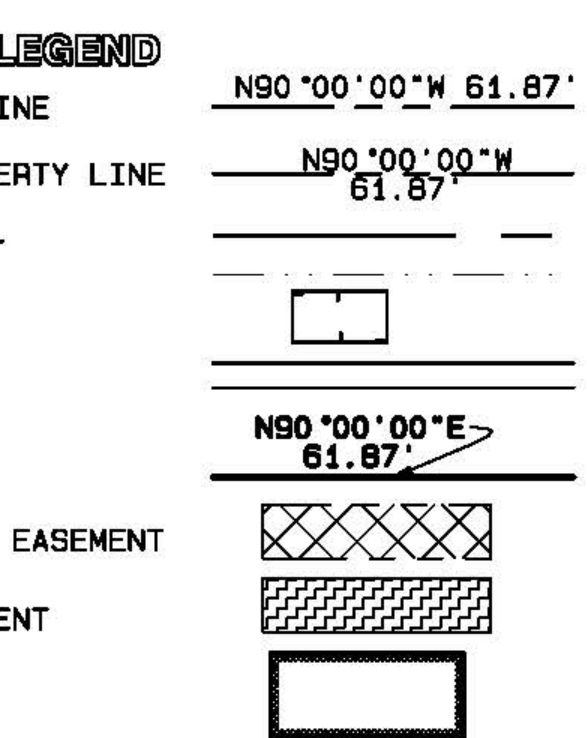
SURVEYOR'S CERTIFICATION:
I, _____ hereby certify that the boundary shown hereon was calculated by me and that the plan and survey accuracy is in conformance with all East Goshen Township Ordinances.

Signature _____ Date _____

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
On this _____ day of _____, before me, the undersigned, a notary public of the Commonwealth of Pennsylvania, personally appeared _____ who acknowledges himself/herself to be owner and/or equitable owner of the property shown on this plan, and that he/she acknowledges the same to be his/her act and plan and desires the same to be recorded as such according to law.

Notary Public _____
My Commission Expires: _____

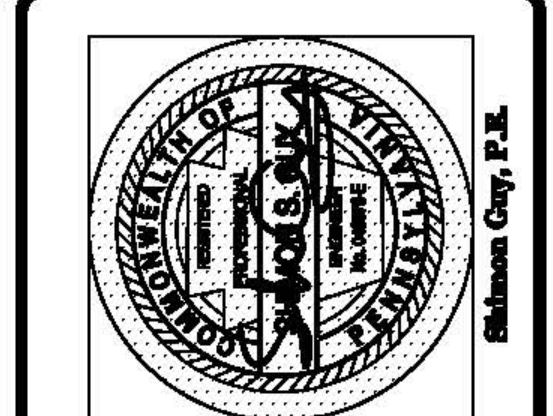
- UTILITY NOTES:**
- PROPOSED LOTS TO BE SERVED BY PUBLIC SEWER.
 - EACH LOT WILL HAVE AN ON-LOT WATER SUPPLY WELL.
 - LOT#1 WILL ACCESS PUBLIC SEWER THROUGH AN EASEMENT IN LOT#2.
- ZONING NOTES:**
- THE TOTAL AREA OF THE LOT TO BE SUBDIVIDED WILL INCREASE THROUGH THE PURCHASE OF A STRIP OF LAND FROM THE ADJACENT PROPERTY UPI 53-4-7 AND ADDED TO THE SUBJECT PROPERTY. THE AREA OF THE LAND TO BE PURCHASED IS 450.00 SF.
 - THE EXISTING UPI 53-4-23 PROPERTY HAS A FRONTAGE OF 25.05 FT AT THE STREET LINE. THE DRIVEWAY TO THE PROPERTY IS KNOWN ALSO AS HEMLOCK HILL LANE. A PRIVATE ROAD THAT PROVIDES ACCESS TO THIS PROPERTY, AS WELL AS 4 ADDITIONAL PROPERTIES, THE DRIVEWAY OF PROPOSED LOT # 2 WILL ACCESS FROM THE EXISTING HEMLOCK HILL LANE AND AN ACCESS EASEMENT THROUGH PROPOSED LOT # 1 AND WILL NOT HAVE A SEPARATE FRONTAGE ON A PUBLIC ROAD.



PROPERTY OWNER:
STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB. 5051, PG. 2296
TMP # 53-4-23

GRAPHIC SCALE 1"=50'
0 50 100 150

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REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/18	PROP. PCSM

Project:
PROPOSED RESIDENTIAL SUBDIVISION
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380
EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA

Applicant:
STEPHEN & DENISE LEGENSTEIN
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Plan Title:
PRELIMINARY / FINAL
SUBDIVISION PLAN

Guy Engineering Associates, Inc.
Consulting Engineers
3508 Goshen Road
Newtown Square, PA 19073
(610) 355-0862

Project File:
SUBDIV 9-17-PRO

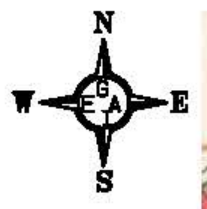
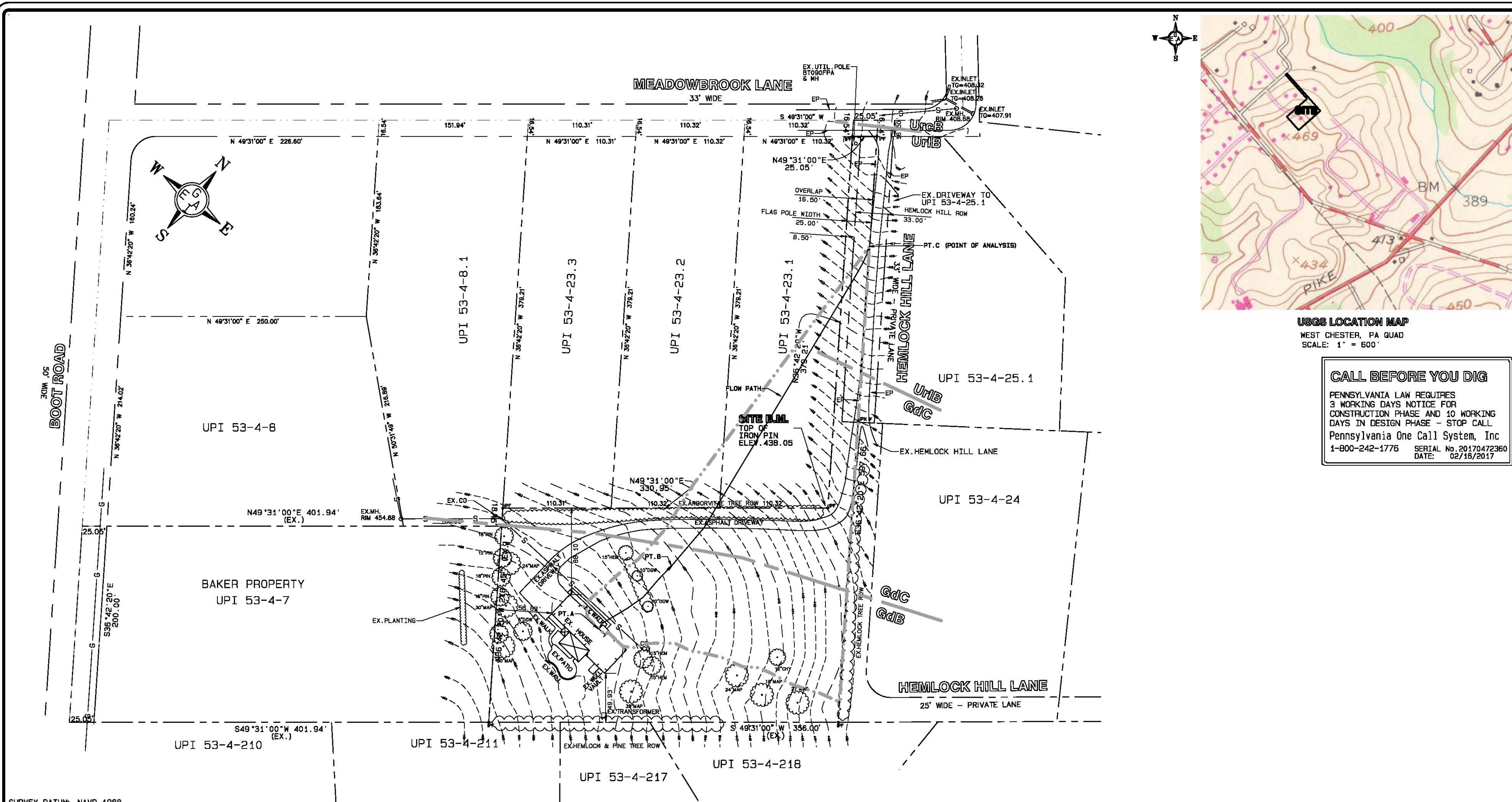
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Checked: S.G.

Drawn: S.G.

Date: 8/01/2017

Sheet: 1 OF 1



USGS LOCATION MAP
WEST CHESTER, PA QUAD
SCALE: 1" = 600'

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL No. 20170472360
DATE: 02/16/2017

SURVEY DATUM: NAVD 1988

EXISTING PROPERTY DATA

UPI	ADDRESS	OWNERS	DEED BK	PAGE	AREA (SF) (PER DEED)
53-4-23	1506 MEADOWBROOK LA	LEGENSTEIN STEPH & DENISE	5051	2296	87,120
53-4-7	1431 BOOT RD	GABLE MARY VIRGINIA	P58	553	82,764
53-4-25.1	701 HEMLOCK HILL LA	GROSSMAN EDWARD R & ROCHELLE B	5341	1040	49,614
53-4-23.1	1510 MEADOWBROOK LA	HAMM DANIEL G & SHEILA A	9103	106	43,560
53-4-23.2	1508 MEADOWBROOK LA	DORN ARTHUR	8113	1271	43,560
53-4-23.3	1504 MEADOWBROOK LA	MATCHICA STRATTON N & ANGELA N	8465	605	43,560
53-4-8.1	1502 MEADOWBROOK LA	DOHERTY NOEL & SHEILA	6236	1192	56,628
53-4-8	1500 MEADOWBROOK LA	LIM LUVIMING D & LUZ S			60,984
53-4-210	919 CONTINENTAL DR	ABRAHAM JENSEN & CINDY			30,866
53-4-211	920 CONTINENTAL DR	SOLLECITO THOMAS P & CAROLYN B	4679	1897	26,556
53-4-217	917 NATHANIEL DR	LU HUE SHIANG			34,542
53-4-218	919 NATHANIEL DR	KASHEHAGEN LEO & CHRISTIANE M	7919	2078	28,248
53-4-24	705 HEMLOCK HILL LA	TUBMAN EDWARD P & JOAN E	3725	1435	69,696

THIS PLAN HAS BEEN PREPARED BASED ON THE FOLLOWING INFORMATION SOURCES:
BOUNDARY & TOPOGRAPHIC SURVEY PLAN, PREPARED BY R.H. SMITH SURVEYORS,
WEST CHESTER, PA DATED 7/29/2017,
EAST GOSHEN TOWNSHIP ZONING MAP:
A PLAN ENTITLED "PLAN OF SUBDIVISION FOR ANTHONY D'AMBROSIO" PREPARED
BY HENRY S. CONREY, INC., DATED 8/14/1977;
A PLAN ENTITLED "FINAL TITLE PLAN" PREPARED BY D.L. HOWELL & ASSOCIATES,
INC., DATED 10/30/2001, LAST REVISED 3/11/2002;
A PLAN ENTITLED "FINAL SUBDIVISION PLAN FOR BRUCE & AUDREY A. ATKINS"
PREPARED BY JOHN D. STAPLETON III, DATED 11/3/1992;
CHESTER COUNTY CHESCO VIEWS WEBSITE FOR DEEDS AND OWNERSHIP INFORMATION;
CHESTER COUNTY RECORDER OF DEEDS;
GUY ENGINEERING ASSOCIATES, INC. HAS NOT PERFORMED ANY FIELD SURVEY
OF THE PROPERTY AND IS NOT RESPONSIBLE FOR ANY ERRORS, INACCURACIES
OR OMISSIONS OF INFORMATION SHOWN ON THIS PLAN.

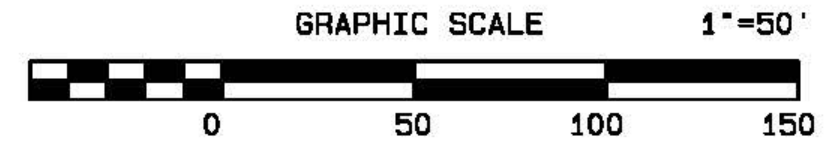
FLOOD HAZARD NOTE:
THE SITE IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD. PER FEMA FIRM
NUMBER 42029C02156 EFFECTIVE 09/29/2017, FOR EAST GOSHEN, PA, PANEL NUMBER 420277.

EXISTING SOILS ON SITE:
GdB: Gladstone Gravelly Loam, 3 - 8% slopes, HSG "B"
GdC: Gladstone Gravelly Loam, 8 - 15% slopes, HSG "B"
UrCb: Urban Land - Califon Complex, 0 - 8% slopes, HSG "B" (assumed)
UrB: Urban Land - Gladstone Complex, 0 - 8% slopes, HSG "B" (assumed)

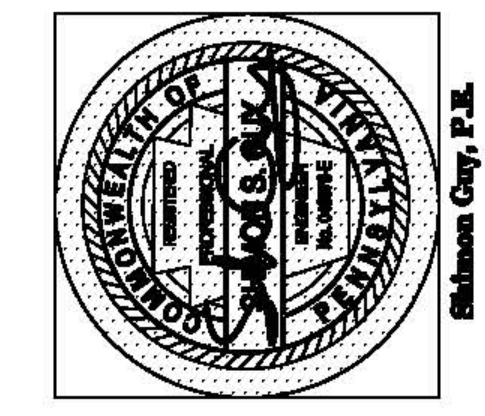
LEGEND

- EX. PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. ROAD R.O.W.
- EX. TITLE LINE
- EX. PAVEMENT
- EX. BUILDING
- EX. TREE
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. CONTOUR
- SOILS BOUNDARY
- EX. DRAINAGE AREA BOUNDARY

PROPERTY OWNER:
STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



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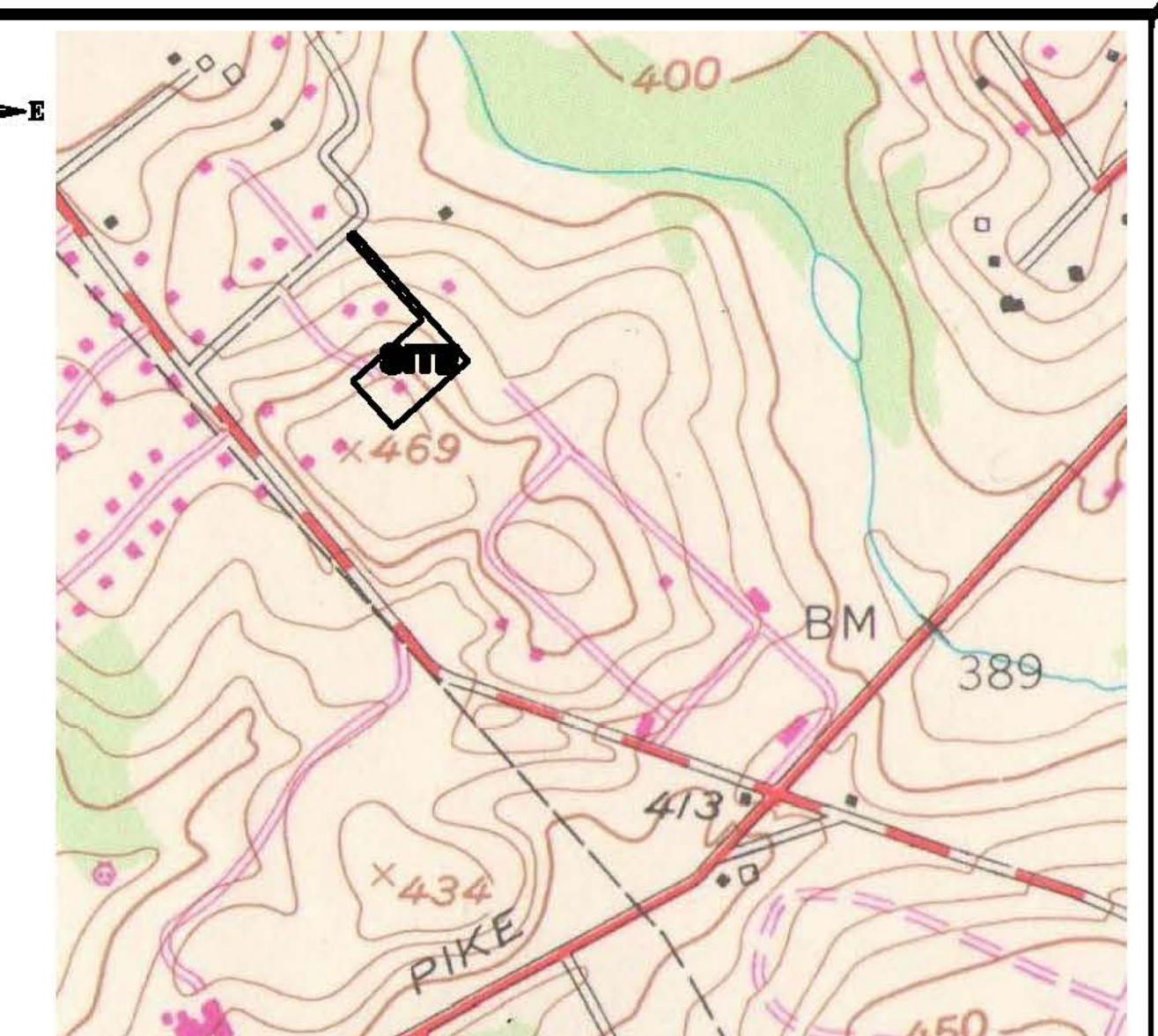
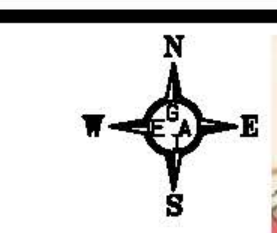
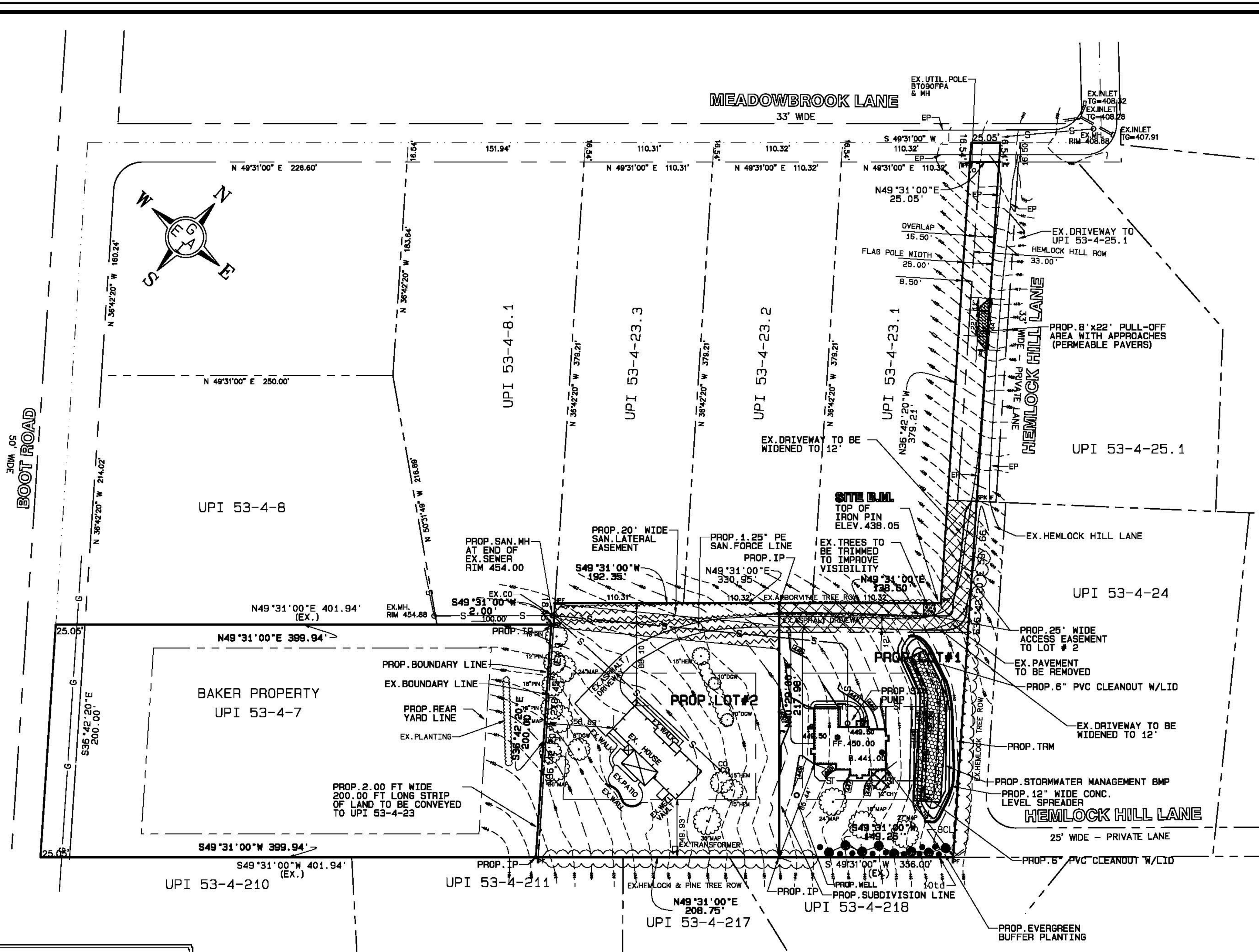
Scale: 1"=50'

Checked: S.G.

Drawn: S.G.

Date: 8/01/2017

SHEET



USGS LOCATION MAP
WEST CHESTER, PA QUAD
SCALE: 1" = 600'

- UTILITY NOTES:**
1. PROPOSED LOTS TO BE SERVED BY PUBLIC SEWER.
 2. EACH LOT WILL HAVE AN ON-LOT WATER SUPPLY WELL.
 3. LOT#1 WILL ACCESS PUBLIC SEWER THROUGH AN EASEMENT IN LOT#2.
 4. THE END OF THE PUBLIC SANITARY SEWER AT THE WEST CORNER OF LOT # 2 SHALL BE EXCAVATED AND THE EXISTING CLEANOUT SHALL BE REPLACED WITH A SANITARY MANHOLE. THE INVERT ELEVATION OF THE MANHOLE WILL BE DETERMINED AT THE TIME OF CONSTRUCTION TO MATCH THE INVERT ELEVATION OF THE EXISTING PIPE. THE EXISTING LATERAL SERVING LOT # 2 WILL BE CONNECTED TO THE MANHOLE. THE NEW FORCE LINE FROM LOT # 1 WILL BE CONNECTED TO THE MANHOLE AS WELL. ALL WORK SHALL BE PERFORMED WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT.

- ZONING NOTES:**
1. THE TOTAL AREA OF THE LOT TO BE SUBDIVIDED WILL INCREASE THROUGH THE PURCHASE OF A STRIP OF LAND FROM THE ADJACENT PROPERTY UPI 53-4-7 AND ADDED TO THE SUBJECT PROPERTY. THE AREA OF THE LAND TO BE PURCHASED IS 400.00 SF.
 2. THE EXISTING UPI 53-4-23 PROPERTY HAS A FRONTAGE OF 25.05 FT AT THE STREET LINE. THE DRIVEWAY TO THE PROPERTY IS KNOWN ALSO AS HEMLOCK HILL LANE. A PRIVATE ROAD THAT PROVIDES ACCESS TO THIS PROPERTY, AS WELL AS 4 ADDITIONAL PROPERTIES.
 3. THE DRIVEWAY OF PROPOSED LOT # 2 WILL ACCESS FROM THE EXISTING HEMLOCK HILL LANE AND AN ACCESS EASEMENT THROUGH PROPOSED LOT # 1 AND WILL NOT HAVE A SEPARATE FRONTAGE ON A PUBLIC ROAD.
 4. THE SUBJECT PROPERTY AND ALL ADJACENT PROPERTIES ARE ZONED R-2, LOW DENSITY RESIDENTIAL DISTRICT.

FLOOD HAZARD NOTE:
THE SITE IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD. PER FEMA FIRM NUMBER 42029C02156 EFFECTIVE 09/29/2017, FOR EAST GOSHEN, PA, PANEL NUMBER 420277.

NOTE:
TRIM, SUCH AS NORTH AMERICAN GREEN P300 OR EQUAL SHALL BE PLACED ON THE GROUND DOWNSLOPE FROM THE LEVEL SPREADER TO THE EAST PROPERTY LINE.

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL No. 20170472360
DATE: 02/16/2017

LOT AREAS			
LOT	AREA [SF]	AREA [AC]	
EXISTING	87,491.21	2.0085 (GROSS)	
	87,077.89	1.9990	
PROP. 1	43,995.00	1.0100 (GROSS)	
	43,581.67	1.0005 (NET)	
PROP. 2	43,896.21	1.0077	

PROPOSED ORNAMENTAL LANDSCAPING

(PER TOWNSHIP REQUIREMENTS)

TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
ORNAMENTAL MV TREE		MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1.5" CAL.	B&B	2
DECIDUOUS SHRUB	hq	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT	B&B	5
DECIDUOUS SHRUB	cs	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	24" HT	B&B	5
EVERGREEN SHRUB	im	ILEX X MESERYEAEA	CHINA GIRL HOLLY	24" HT	B&B	5
EVERGREEN SHRUB	tm	TAXUS X MEDIA HICKSII	HICKS YEW	24" HT	B&B	5

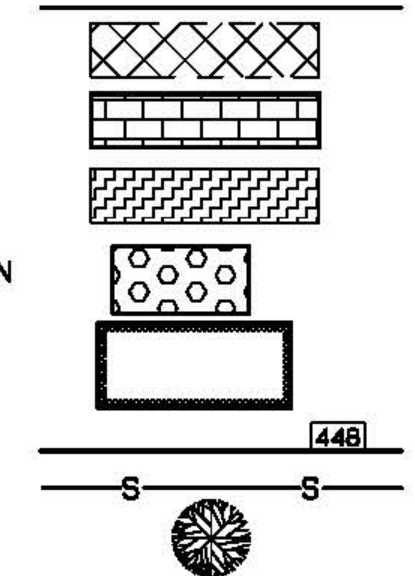
NOTE:
ORNAMENTAL LANDSCAPING TO BE PLANTED BY THE HOMEOWNERS AROUND SITE PER THEIR PREFERENCE.

PROPOSED BUFFER PLANTING

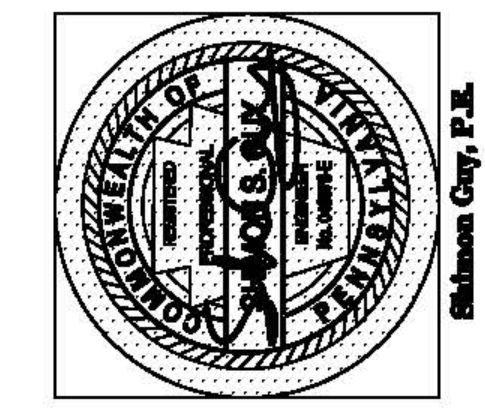
TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY
EVERGREEN CL TREE	CL	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	4'-5' HT	B&B	8
EVERGREEN SHRUB	td	TAXUS DENSIFORMIS	DENSE SPREADING YEW	24"-30" HT	B&B	10

LEGEND

EX. PROPERTY LINE	N90°00'00"W 51.87'	PROP. LOT LINE
ADJACENT PROPERTY LINE	N90°00'00"W 51.87'	PROP. DRIVEWAY
EX. ROAD R.O.W.		PROP. DRIVEWAY EASEMENT
EX. TITLE LINE		PROP. PULL-OFF AREA PERMEABLE PAVERS
EX. PAVEMENT		PROP. PAVEMENT
EX. BUILDING		PROP. SANITARY LATERAL EASEMENT
EX. TREE		PROP. TRIMMED VEGETATION
EX. DEAD TREE TO BE REMOVED		PROP. BUILDING
EX. SANITARY SEWER		PROP. CONTOUR
EX. GAS LINE		PROP. SANITARY LATERAL
EX. CONTOUR		PROP. TREE



PROPERTY OWNER:
STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/18	PROP. PCSM

Project:
PROPOSED RESIDENTIAL SUBDIVISION
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380
EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA

Applicant:
STEPHEN & DENISE LEGENSTEIN
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Plan Title:
PRELIMINARY / FINAL
CONSTRUCTION
IMPROVEMENTS PLAN
LOT # 1

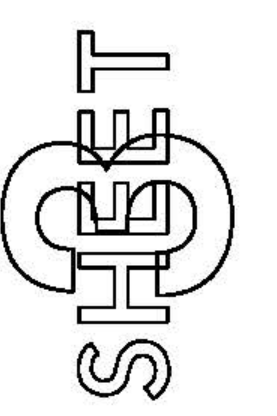
Project File:
SUBDIV B-17-PRO

Scale: 1"=50'

Checked: S.G.

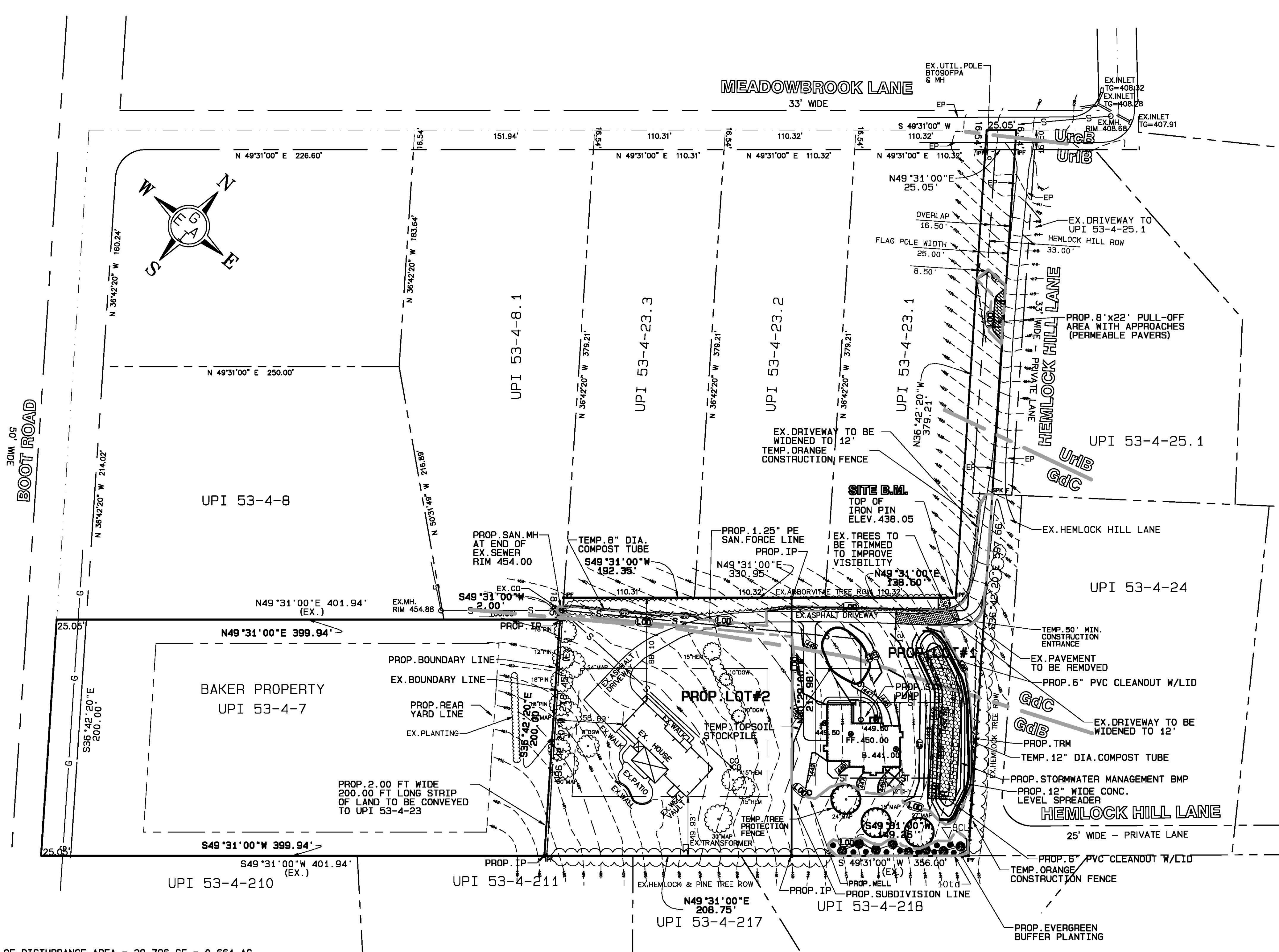
Drawn: S.G.

Date: 8/01/2017



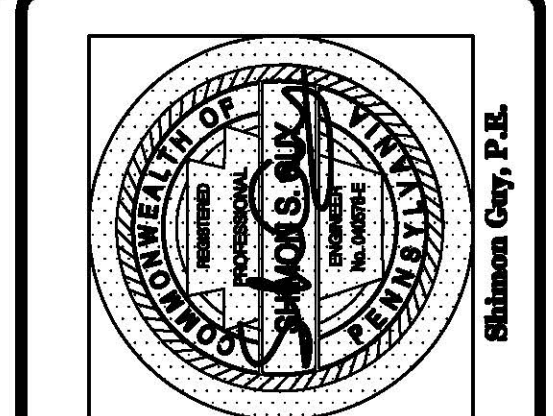
OF: 6

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- CONSTRUCTION SEQUENCE:**
1. INSTALL ORANGE CONSTRUCTION FENCE AND COMPOST TUBES WHERE INDICATED ON THE PLAN.
 2. DELINEATE AND MARK THE LIMIT OF DISTURBANCE IN THE FIELD.
 3. INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE.
 4. STRIP TOPSOIL AND STOCKPILE WHERE INDICATED ON THE PLAN. SURROUND STOCKPILE WITH COMPOST TUBES.
 5. CONSTRUCT HOUSE AND DRIVEWAY BASE COURSE.
 6. EXCAVATE AND INSTALL STORMWATER MANAGEMENT BMP. INSTALL ROOF DRAIN PIPES AND CONNECT TO BMP.
 7. INSTALL SANITARY MANHOLE AT THE END OF THE EXISTING SANITARY SEWER AT CORNER OF UPI 53-4-7 AND UPI 53-4-8.1. ANY AND ALL DISTURBANCE IN ADJACENT PROPERTIES SHALL BE RESTRICTED TO WITHIN THE SANITARY SEWER EASEMENT OF EAST GOSHEN TOWNSHIP. CONNECT LOT # 2'S LATERAL TO THE NEW MANHOLE.
 8. INSTALL SANITARY SEWER FORCE LINE AND CONNECT TO MANHOLE.
 9. DIG AND INSTALL WATER WELL.
 10. FINE GRADE SITE.
 11. PLANT BUFFER TREES AND SHRUBS. PLANT OTHER TREES AND SHRUBS PER PLAN.
 12. INSTALL PERMEABLE PAVERS PULL-OFF AREA ALONG DRIVEWAY.
 13. INSTALL TOPSOIL IN AREAS TO BE VEGETATED. PLANT, SEED AND MULCH WHERE NECESSARY.
 14. REMOVE CRUSHED STONE ENTRANCE FROM EXISTING DRIVEWAY.
 15. INSTALL NEW DRIVEWAY WITH POROUS ASPHALT. REPAIR EXISTING DRIVEWAY. REPAVE WHERE NECESSARY.
 16. AFTER THE ENTIRE DISTURBED ARE HAS BEEN STABILIZED, REMOVE ALL TEMPORARY ERS MEASURES. ANY AREA THAT IS DISTURBED DURING SUCH OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

- EROSION & SEDIMENTATION CONTROL NOTES:**
1. Erosion and sedimentation controls must be constructed, stabilized and functional before site disturbance within the tributary areas of these controls.
 2. After the final site stabilization has been achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be stabilized immediately.
 3. Sediment traps must be protected from unauthorized acts of third parties.
 4. Filter compost tubes must be installed at level grade. Both ends of each tube section must extend at least ten feet upslope at 45 degrees to the main tube alignment.
 5. Sediment must be removed when accumulations reach half the above ground height of the tube.
 6. Any tube section which has been undermined or topped must be immediately replaced or strengthened with additional tubes.
 7. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.
 8. Any disturbed area, on which activity has ceased, and which will remain exposed must be stabilized immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within one year, may be stabilized in accordance with temporary seeding specifications. Disturbed areas which are either at finished grade or will not be disturbed in one year, may be stabilized in accordance with permanent seeding specifications.
 9. Diversions, channels, sedimentation basins, sedimentation traps and stockpiles must be stabilized immediately.
 10. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
 11. Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance must include inspections of all erosion and sedimentation controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately.



REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/18	PROP. PCSM

Project:
PROPOSED RESIDENTIAL SUBDIVISION
 1506 MEADOWBROOK LANE
 WEST CHESTER, PA 19380
 EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA

Applicant:
STEPHEN & DENISE LEGENSTEIN
 1506 MEADOWBROOK LANE
 WEST CHESTER, PA 19380

Plan Title:
 PRELIMINARY / FINAL
**EROSION & SEDIMENTATION
 POLLUTION CONTROL PLAN**
 LOT # 1

Guy E Engineering Associates, Inc.
 Consulting Engineers
 3508 Goshen Road
 Newtown Square, PA 19073
 (610) 355-0862

Project File:
 SUBDIV B-17.PRO

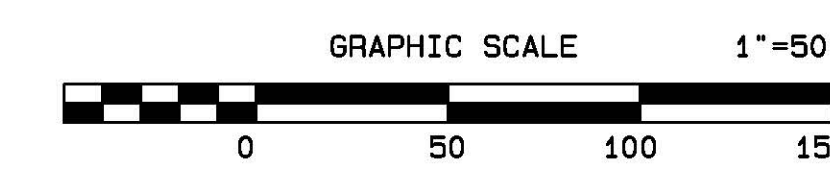
Scale: 1"=50'

Checked: S.G.

Drawn: S.G.

Date: 8/01/2017

PROPERTY OWNER:
 STEPHEN & DENISE LEGENSTEIN
 DEED RECORDED: DB.5051, PG.2296
 TMP # 53-4-23



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LIMIT OF DISTURBANCE AREA = 28,796 SF = 0.661 AC

COMPOST TUBE NOTE:
 COMPOST TUBES TO BE PLACED DOWNSLOPE OF CONSTRUCTION ACTIVITIES ON SITE SHALL BE 8" DIA., EXCEPT ALONG THE EAST PROPERTY LINE OF LOT 1, WHERE THE COMPOST TUBE SHALL BE 12" DIA.

EXISTING SOILS ON SITE:
 GdB: Gladstone Gravelly Loam, 3 - 8% slopes, HSG "B"
 GdC: Gladstone Gravelly Loam, 8 - 15% slopes, HSG "B"
 UrCb: Urban Land - Califon Complex, 0 - 8% slopes, HSG "B" (assumed)
 Ur1B: Urban Land - Gladstone Complex, 0 - 8% slopes, HSG "B" (assumed)

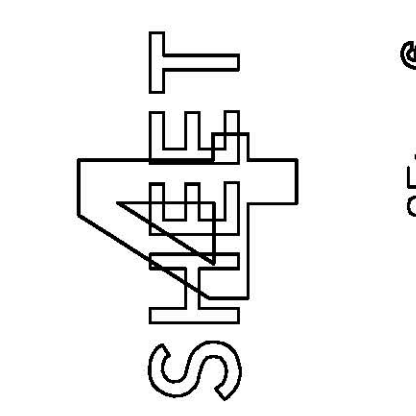
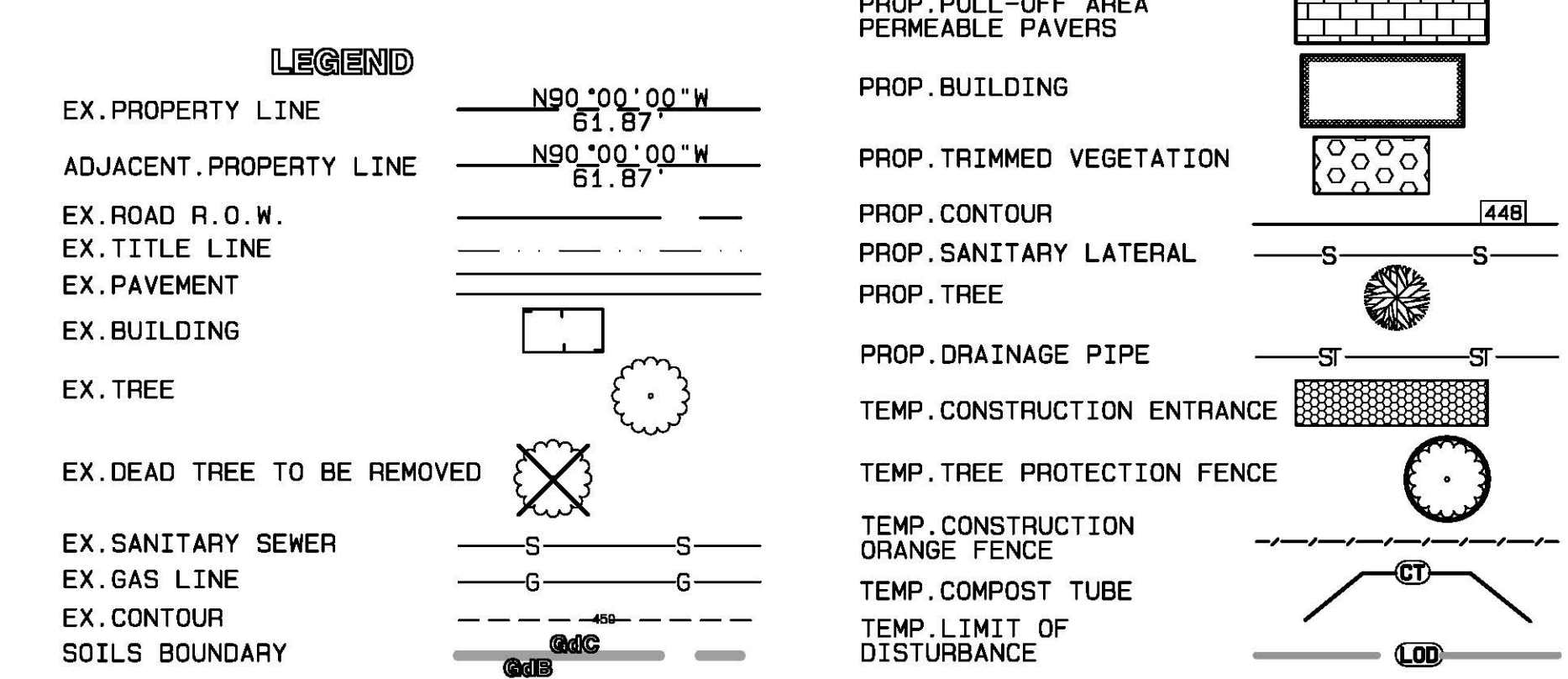
SURVEY DATUM: NAVD 1988

THIS PLAN HAS BEEN PREPARED BASED ON THE FOLLOWING INFORMATION SOURCES:
 BOUNDARY & TOPOGRAPHIC SURVEY PLAN, PREPARED BY R.H. SMITH SURVEYORS, WEST CHESTER, PA DATED 7/29/2017;
 EAST GOSHEN TOWNSHIP ZONING MAP;
 A PLAN ENTITLED "PLAN OF SUBDIVISION FOR ANTHONY D'AMBROSIO" PREPARED BY HENRY S. CONREY, INC., DATED 8/14/1977;
 A PLAN ENTITLED "FINAL TITLE PLAN" PREPARED BY D.L.HOWELL & ASSOCIATES, INC., DATED 10/30/2004, LAST REVISED 3/11/2002;
 A PLAN ENTITLED "FINAL SUBDIVISION PLAN FOR BRUCE & AUDREY A. ATKINS" PREPARED BY JOHN D. STAPLETON III, DATED 11/3/1992;
 CHESTER COUNTY CHESCO VIEWS WEBSITE FOR DEEDS AND OWNERSHIP INFORMATION;
 CHESTER COUNTY RECORDER OF DEEDS;
 GUY ENGINEERING ASSOCIATES, INC. HAS NOT PERFORMED ANY FIELD SURVEY OF THE PROPERTY AND IS NOT RESPONSIBLE FOR ANY ERRORS, INACCURACIES OR OMISSIONS OF INFORMATION SHOWN ON THIS PLAN.

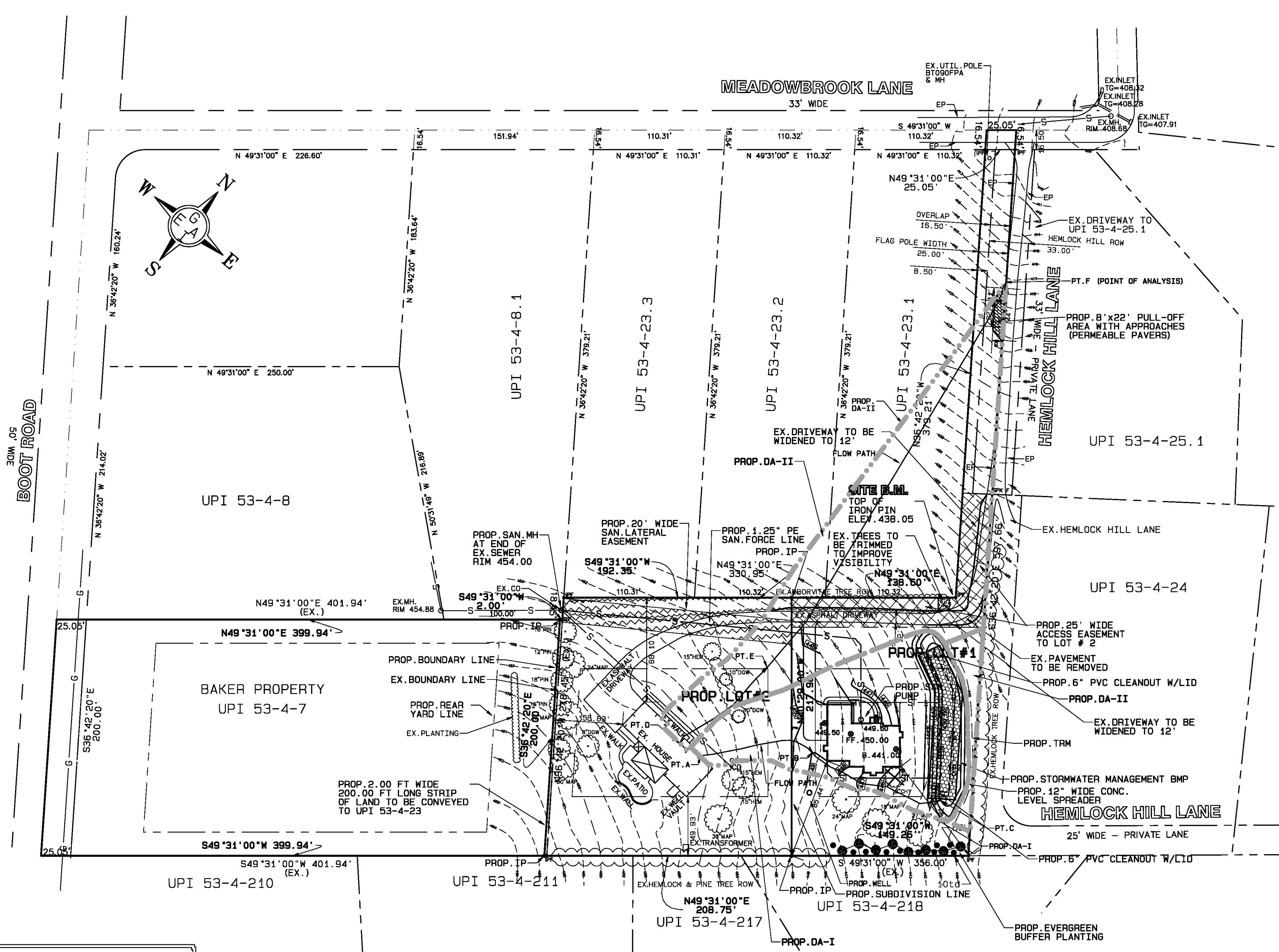
CALL BEFORE YOU DIG

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

Pennsylvania One Call System, Inc
 1-800-242-1776 SERIAL No. 20170472360
 DATE: 02/16/2017



MEADOWBROOK LANE
33' WIDE

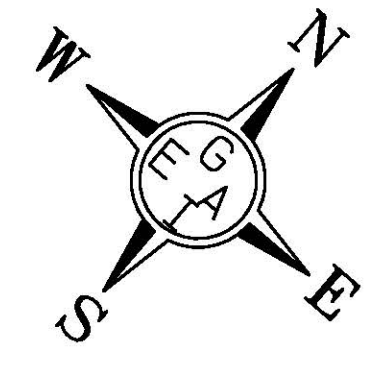


EAST GOSHEN O&M NOTES

1. The person or entity responsible for the operation and maintenance of a BMP or conveyance shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least 2 years. A copy of these records shall be submitted to the Township.
2. Upon final inspection, the Municipality shall inform the person responsible for the operation and maintenance whether the submission of periodic (annual or other frequency) inspections and maintenance reports will be required.
3. The owner of each BMP and conveyance shall keep on file with the Township the name, address and telephone number of the person responsible for maintenance activities and implementation of the O&M plan. In the event of a change, new information shall be submitted by the BMP or conveyance owner to the Township within 10 days of the change.
4. All stormwater management structures shall be inspected at least 2 times per year. The overlying vegetation should be maintained in good condition, and care should be taken to avoid excessive compaction by mowers.

INFILTRATION BED CONSTRUCTION NOTES

1. Excavation shall be performed with equipment that will not compact the bottom of the bed. Equipment shall not be allowed on excavated area of the infiltration bed at any time during its construction.
2. The bottom of the bed shall be scarified immediately prior to the placement of the geotextile fabric on the bottom of the bed.
3. The bed shall be protected during construction. Sediment shall not be allowed to be washed back into the bed, both during the time when the bottom of the bed is open, and once the stone is placed.
4. Only uniformly graded, clean aggregate, free of fines, slate, shale, clay, silt, and vegetative material shall be used. The supplier of the stone shall provide certification of the porosity of the stones delivered to the site.
5. Compaction of the infiltration bed shall be avoided to the fullest extent possible. Heavy equipment and traffic shall be restricted from traveling over the proposed location of the infiltration bed to minimize compaction of the soil. Excavation of the bed shall be completed with relatively light tracked equipment or from outside the bed to avoid compaction of the bed floor.
6. Construction equipment shall only be allowed on the top of the stone after it has been placed to its full depth and to allow completion of the placement of the stone and backfill.
7. Drainage filter fabric shall be placed in accordance with manufacturer's directions, including pipe penetrations and should overlap a minimum of 16 inches.
8. During site construction all facility components shall be protected from sedimentation using storm inlet protection in accordance with the PADEP Chapter 102 regulations, as amended, and the Erosion and Sediment Pollution Control Manual, as amended. Inlet protection shall remain until the contributory drainage area has achieved full stabilization.



CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1775 SERIAL No. 20170472360
DATE: 02/16/2017

PROPOSED ROOF DRAIN PIPES:

ALL ROOF DRAINS SHALL BE PIPED TO THE PROPOSED
STORMWATER MANAGEMENT BMP.
DRAIN PIPES SHALL BE 4" DIA. PVC AT 0.02 FT/FT MIN.

DOUBLE-RING INFILTRATION TEST RESULTS:

INFILTRATION TESTING WAS PERFORMED BY KATHERINE HEED AND
PROVIDED TO GUY ENGINEERING.
TEST PIT TP-1:
SURFACE ELEVATION = 441.00
DEPTH = 48
TEST ELEVATION = 437.00
INFILTRATION RATE = 2.50 IN/HR
TEST PIT TP-2:
SURFACE ELEVATION = 441.00
DEPTH = 48
TEST ELEVATION = 437.00
INFILTRATION RATE = 6.98 IN/HR
MEASURED AVERAGE INFILTRATION RATE = 4.74 IN/HR
DESIGN INFILTRATION RATE = 2.37 IN/HR

EXISTING SOILS ON SITE:

GdB: Gladstone Gravelly Loam, 3 - 8% slopes, HSG "B"
GdC: Gladstone Gravelly Loam, 8 - 15% slopes, HSG "B"
UrcB: Urban Land - Caliron Complex, 0 - 8% slopes, HSG "B" (assumed)
Ur1B: Urban Land - Gladstone Complex, 0 - 8% slopes, HSG "B" (assumed)

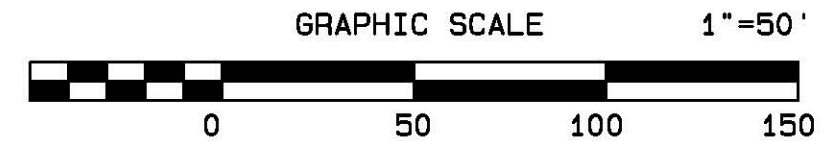
LEGEND

- EX. PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. ROAD R.O.W.
- EX. TITLE LINE
- EX. PAVEMENT
- EX. BUILDING
- EX. TREE
- EX. DEAD TREE TO BE REMOVED
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. CONTOUR

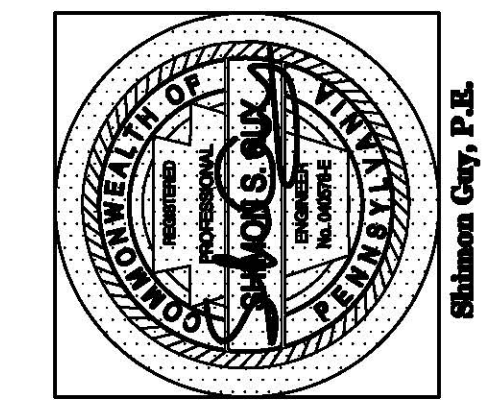
- PROP. LOT LINE
- PROP. DRIVEWAY
- PROP. DRIVEWAY EASEMENT
- PROP. PULL-OFF AREA PERMEABLE PAVERS
- PROP. SANITARY LATERAL EASEMENT
- PROP. TRIMMED VEGETATION
- PROP. BUILDING
- PROP. CONTOUR
- PROP. SANITARY LATERAL
- PROP. TREE
- PROP. DRAINAGE PIPE
- INFILTRATION TEST LOCATION
- PROP. CRUSHED STONE INFILTRATION BED
- PROP. STORMWATER DISTRIBUTION PIPE
- PROP. DRAINAGE AREA BOUNDARY

PROPERTY OWNER:

STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: 08.5051, P6.2296
TMP # 53-4-23



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REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/19	PROP. PCSM

Project:
PROPOSED RESIDENTIAL SUBDIVISION
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380
EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA
Applicant:
STEPHEN & DENISE LEGENSTEIN
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Plan Title:
**PRELIMINARY / FINAL
POST CONSTRUCTION
STORMWATER MANAGEMENT
PLAN - LOT # 1**

Project File:
SUBDIV B-17.PRO

Scale: 1"=50'

Checked: S.G.

Drawn: S.G.

Date: 8/01/2017

Guy Engineering Associates, Inc.
Consulting Engineers
3508 Goshen Road
Newtown Square, PA 19073
(610) 355-0862

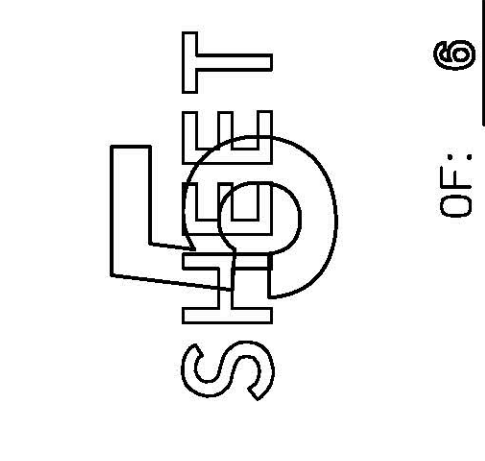
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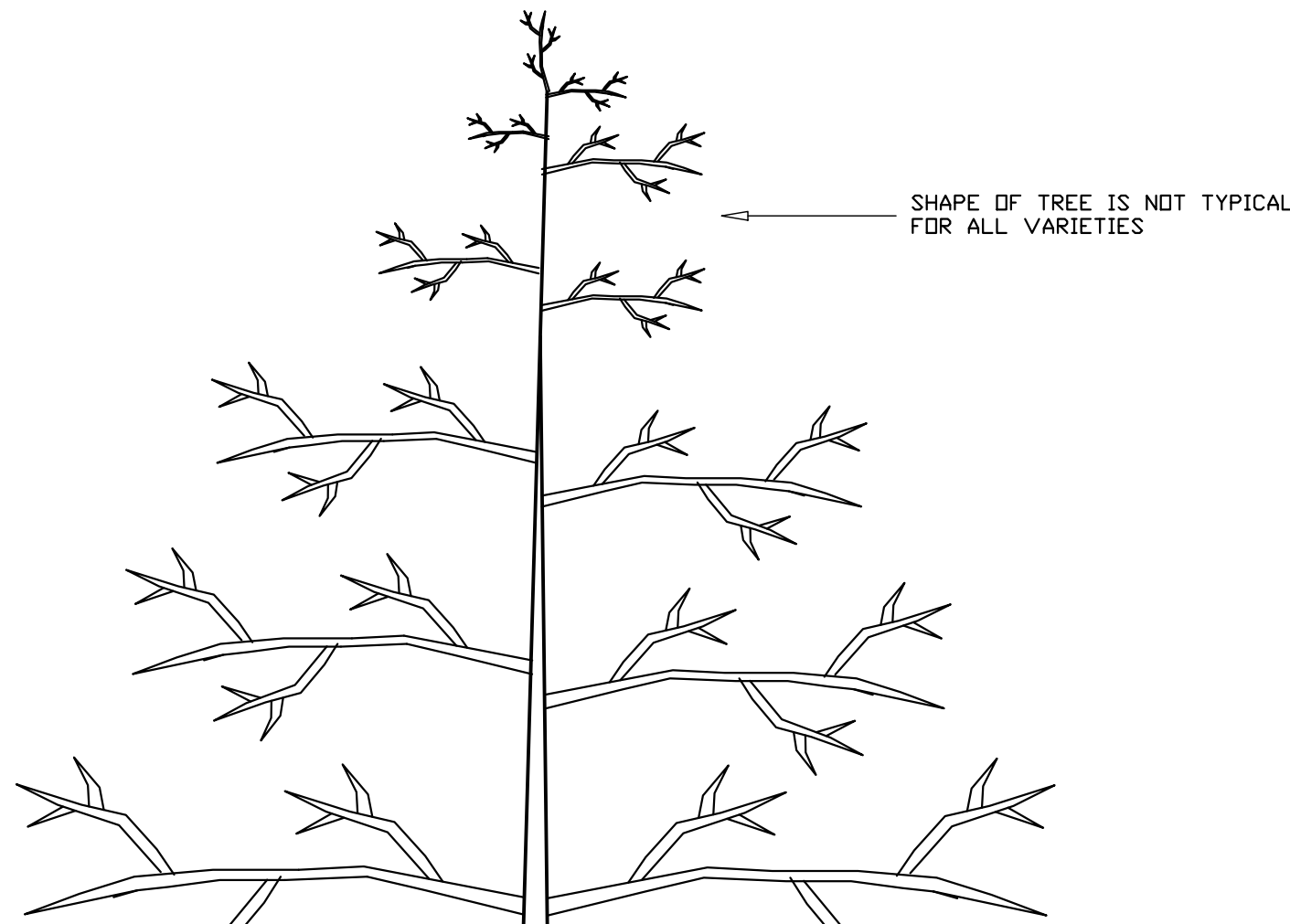
Scale: 1"=50'

Checked: S.G.

Drawn: S.G.

Date: 8/01/2017





SHAPE OF TREE IS NOT TYPICAL FOR ALL VARIETIES

3"-2"x4" HARDWOOD STAKES ABOVE GROUND TO LOWEST BRANCHES.

DOUBLE STRAND #12 GAUGE GALV. WIRE TWISTED IN RUBBER HOSE 6" FROM TOP OF STAKE UP TO LOWEST BRANCHES.

1"x1"x57" HIGH #12 GAUGE WIRE STAPLED TO OUTSIDE OF STAKES OR WOOD SLAT SNOW FENCE.

WRAP TRUNK AND LARGE BRANCHES WITH WATERPROOF TREE WRAP SECURED WITH TWINE.

TYPICAL TREE PROTECTION DETAIL DURING CONSTRUCTION (N.T.S.)

TEMPORARY SEEDING:
 LIME: 190 lbs/1000 sf
 Ground limestone incorporated 4 inches into soil.
 FERTILIZER: 25 lbs/1000 sf
 10-20-20 incorporated 4 inches into soil.
 SEED: 1.0 lbs/1000 sf
 Annual ryegrass
 140 lbs/1000 sf
 Straw mulch

Minimum Standard for Limestone and Fertilizer:
 Limestone shall be applied at a rate of 1 ton per acre.
 Fertilizer shall be applied at a rate of:
 Nitrate nitrogen 30 lbs/acre average
 Phosphorous 100 lbs/acre average
 Potassium 120 lbs/acre average

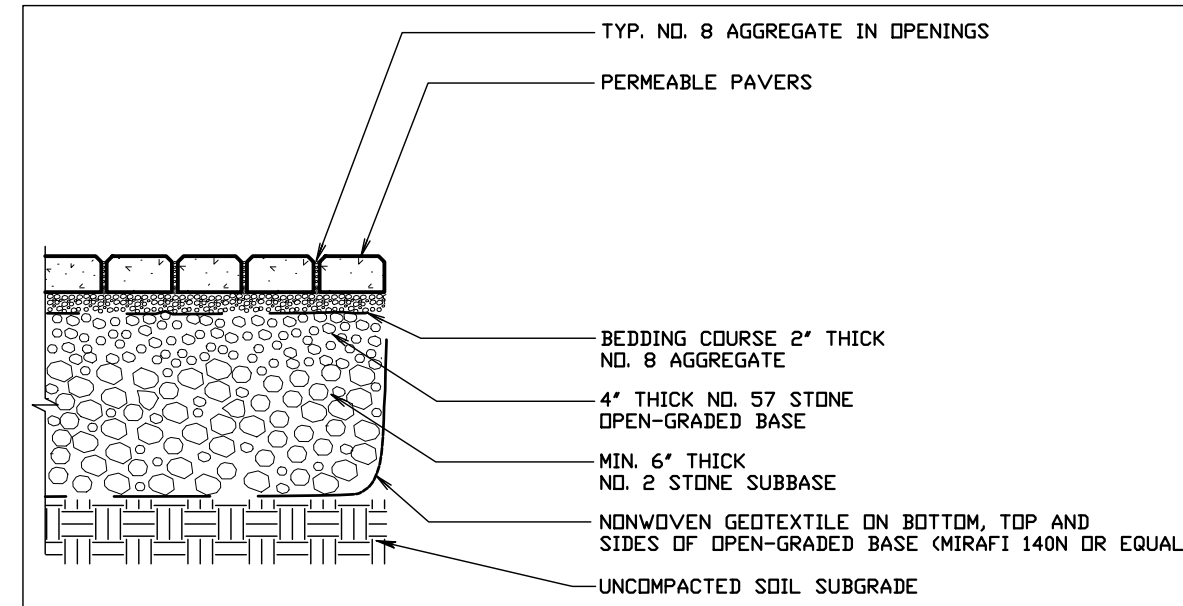
PERMANENT SEEDING:
 LIME: 190 lbs/1000 sf
 Ground limestone incorporated 4 inches into soil.
 FERTILIZER: 25 lbs/1000 sf
 10-20-20 incorporated 4 inches into soil.
 SEEDING:
 Lawn and mowed areas - Kentucky Bluegrass - 30 lbs/ac
 Restop - 3 lbs/ac
 Perennial Ryegrass - 20 lbs/ac
 Total Seeding = 53 lbs/ac
 OR
 Perennial-Fine Fescue - 40 lbs/ac
 Restop - 3 lbs/ac
 Perennial Ryegrass - 20 lbs/ac
 Total Seeding = 63 lbs/ac
 Slopes or unmowed areas - Crown Vetch - 25 lbs/ac
 Perennial Ryegrass - 25 lbs/ac
 Total Seeding = 50 lbs/ac

Planting date: March 1st to May 15th, and August 15th to October 1st.
 Mulch: Straw at a rate of 140 lbs/1000 sf. Mulch shall be secured by approved methods.

NOTE:
 THE SILT FENCES ALONG SCHWAB AND INDUSTRY ROADS SHALL BE ERECTED "SUPER FILTER FABRIC FENCE" AS RECOMMENDED BY THE PA DEP HANDBOOK OF BEST MANAGEMENT PRACTICES AND THE MONTGOMERY COUNTY CONSERVATION DISTRICT.

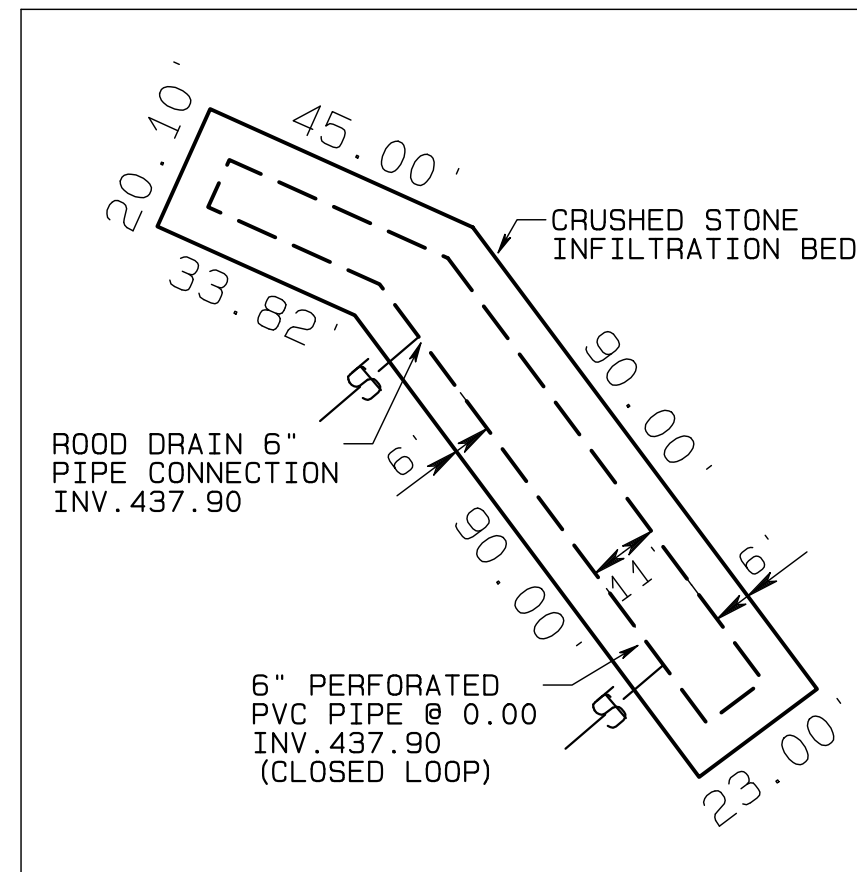
TEMPORARY RISER IN SEDIMENT TRAP SHALL BE 18" PERFORATED CMP WITH 45" CMP OUTLET.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF HATFIELD TOWNSHIP, PA DEPT. OF TRANSPORTATION, HATFIELD TOWNSHIP MUNICIPAL AUTHORITY, OR OTHER GOVERNMENT AGENCY HAVING JURISDICTION. SEE HATFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

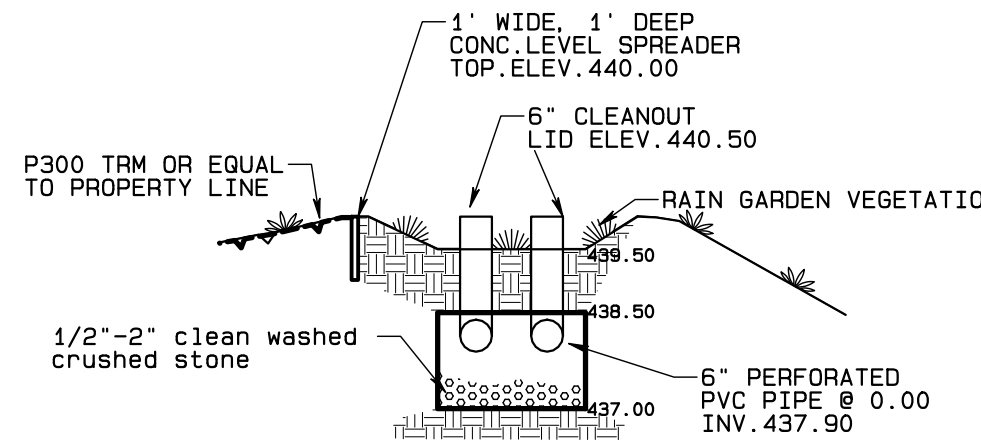


PERMEABLE PAVERS AND STORMWATER BED DETAIL N.T.S.

NOTE:
 PERMEABLE PAVERS EP HENRY ECOCOBLE OR EQUAL, 3-1/8" THICK

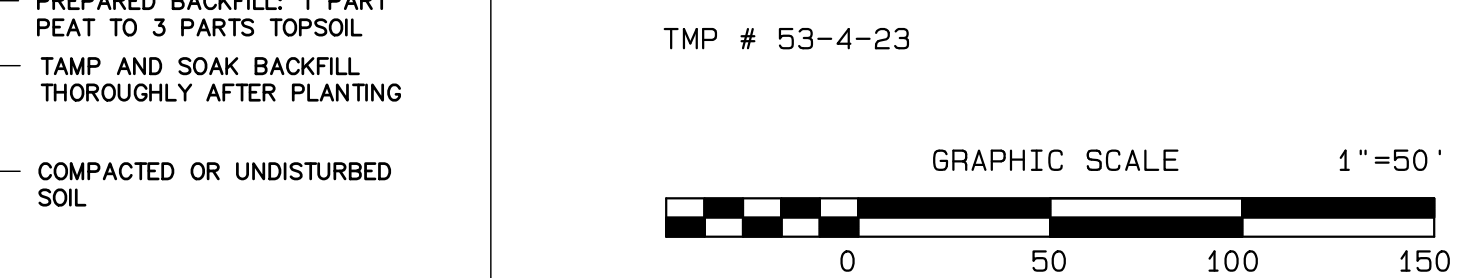
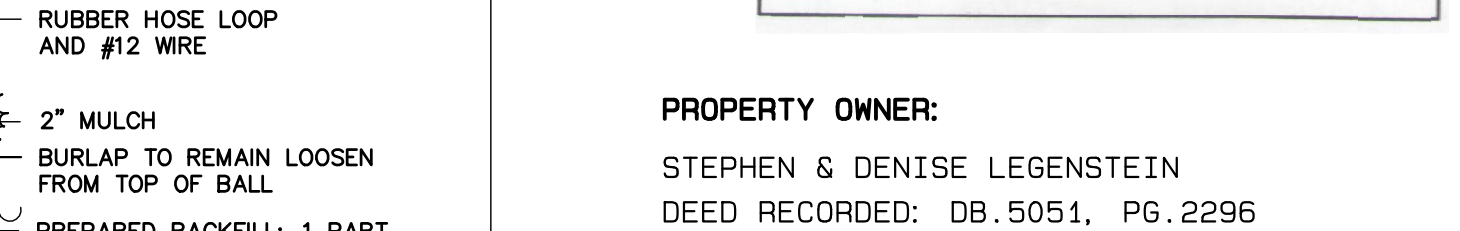
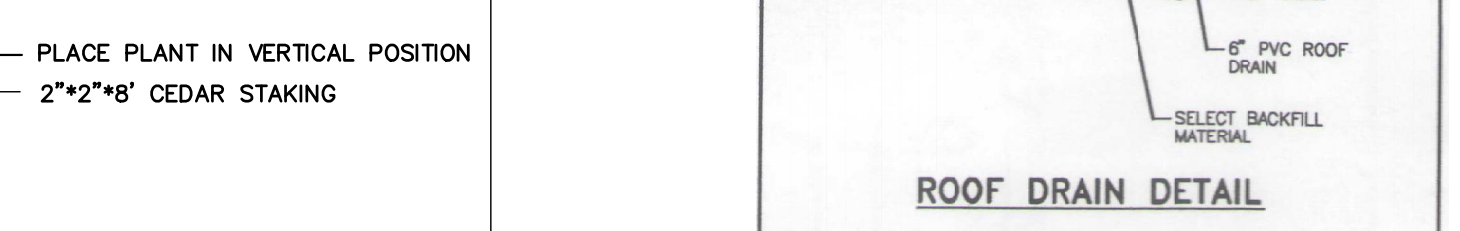
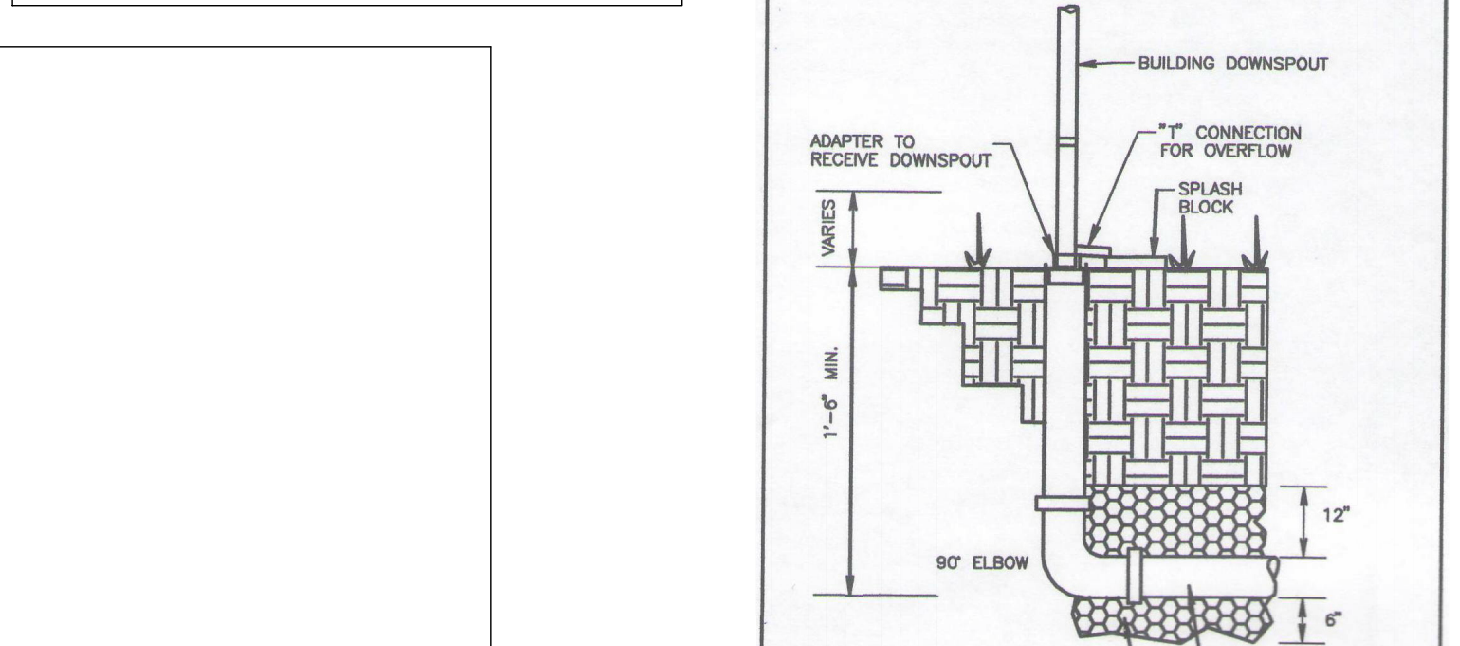
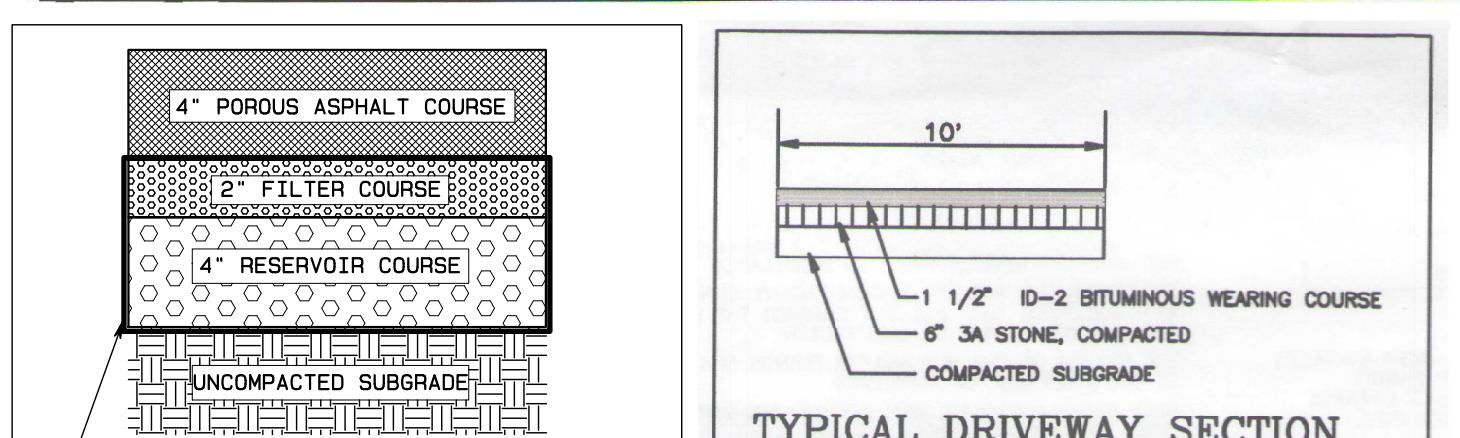
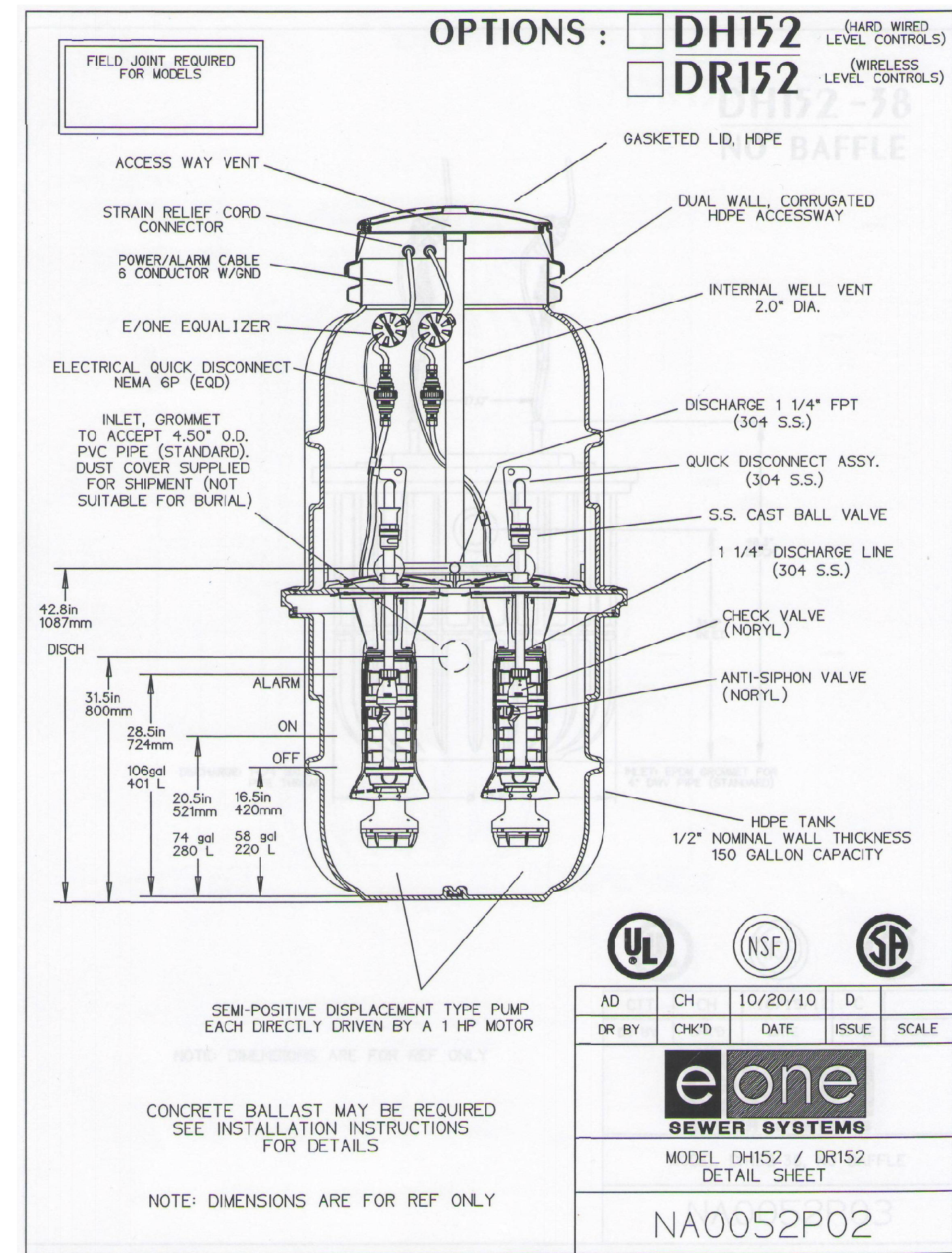


CRUSHED STONE INFILTRATION BED DETAIL 1"=30'

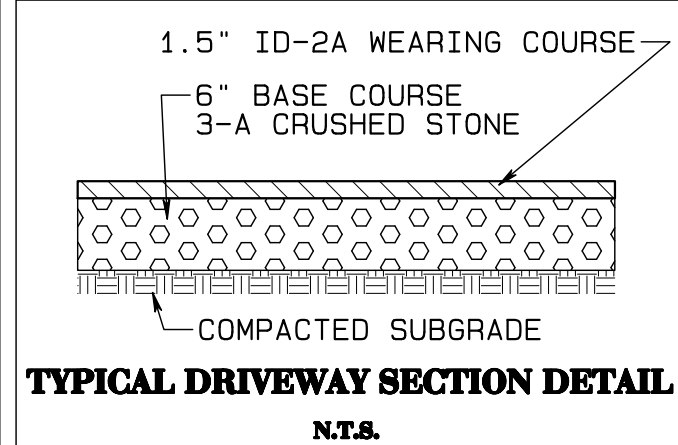


NOTES:
 1. The crushed stone bed shall be wrapped on top, bottom and sides with non-woven drainage fabric, such as Mirafix 140N, or approved equal.
 2. Excavation for the infiltration BMP shall be performed with equipment that will not compact the bottom of the facility.
 3. The bottom of the BMP shall be scarified prior to placement of fabric and aggregate.
 4. Only clean aggregate with documented porosity, free of fines, shall be allowed.
 5. The contractor shall contact the Township to have the construction of the infiltration BMP inspected. Inspection of the BMP must start prior to placement of stone.

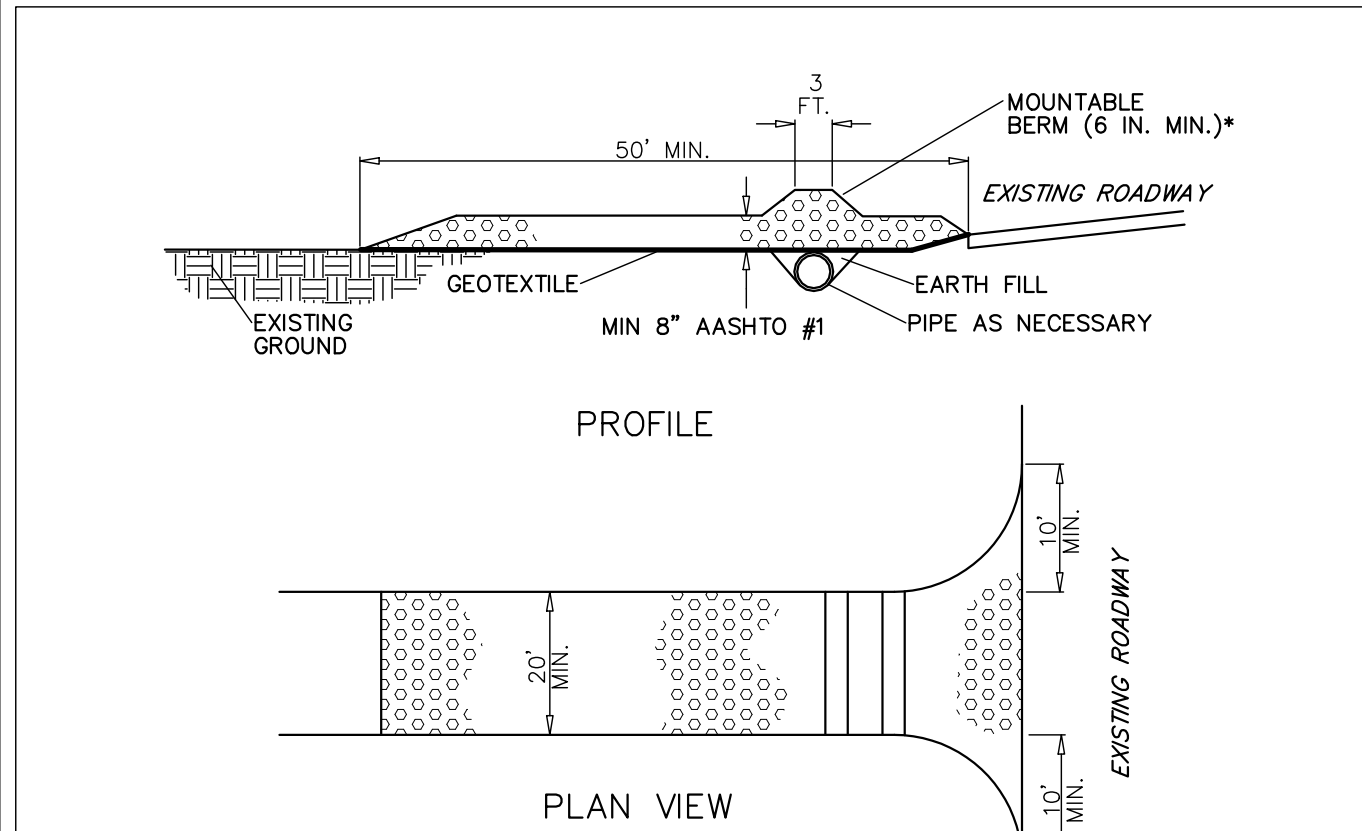
CRUSHED STONE INFILTRATION BED SECTION 1"=30' (H) 1"=3' (V)



PROPERTY OWNER:
 STEPHEN & DENISE LEGENSTEIN
 DEED RECORDED: DB.5051, PG.2296
 TMP # 53-4-23

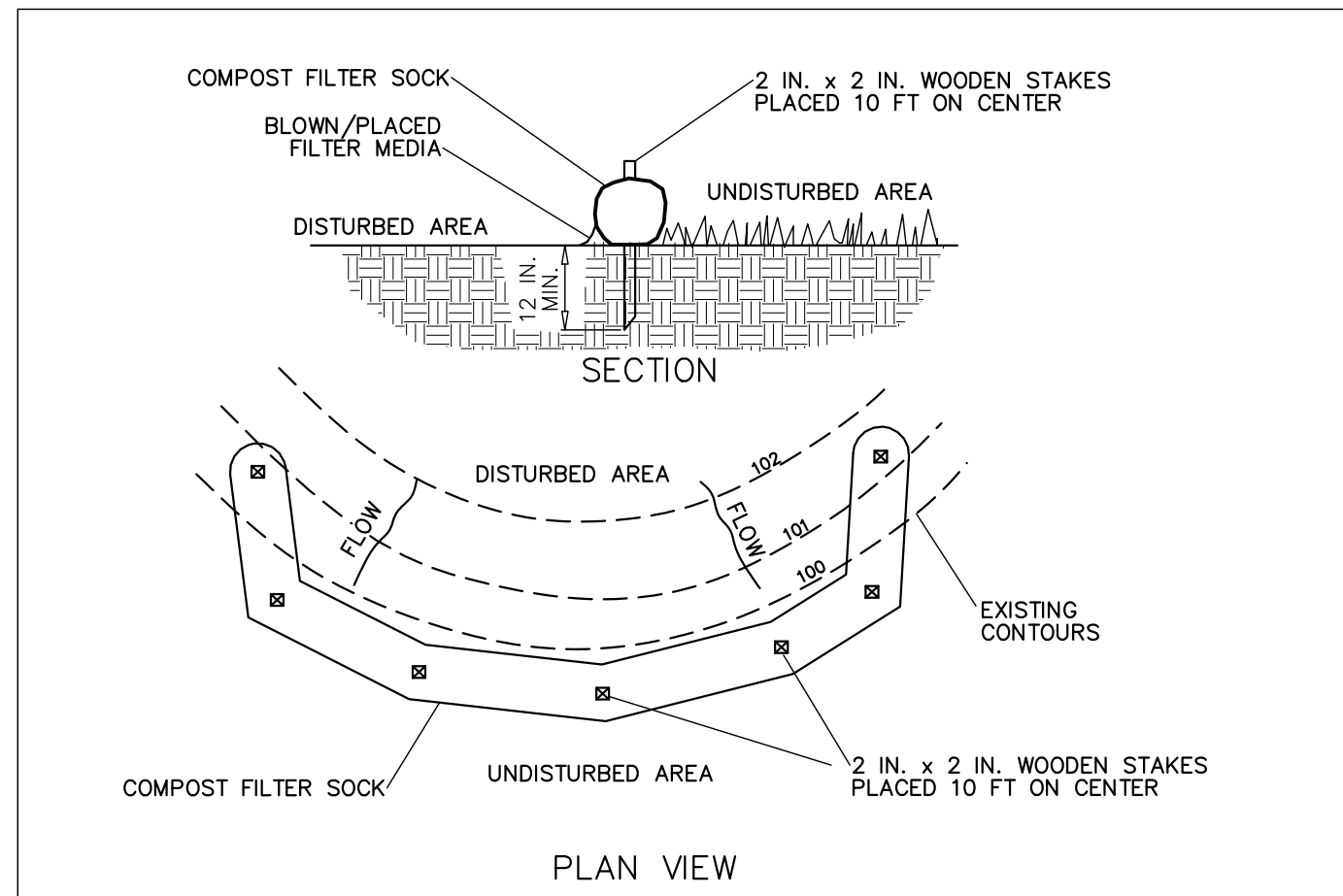


TYPICAL DRIVEWAY SECTION DETAIL N.T.S.



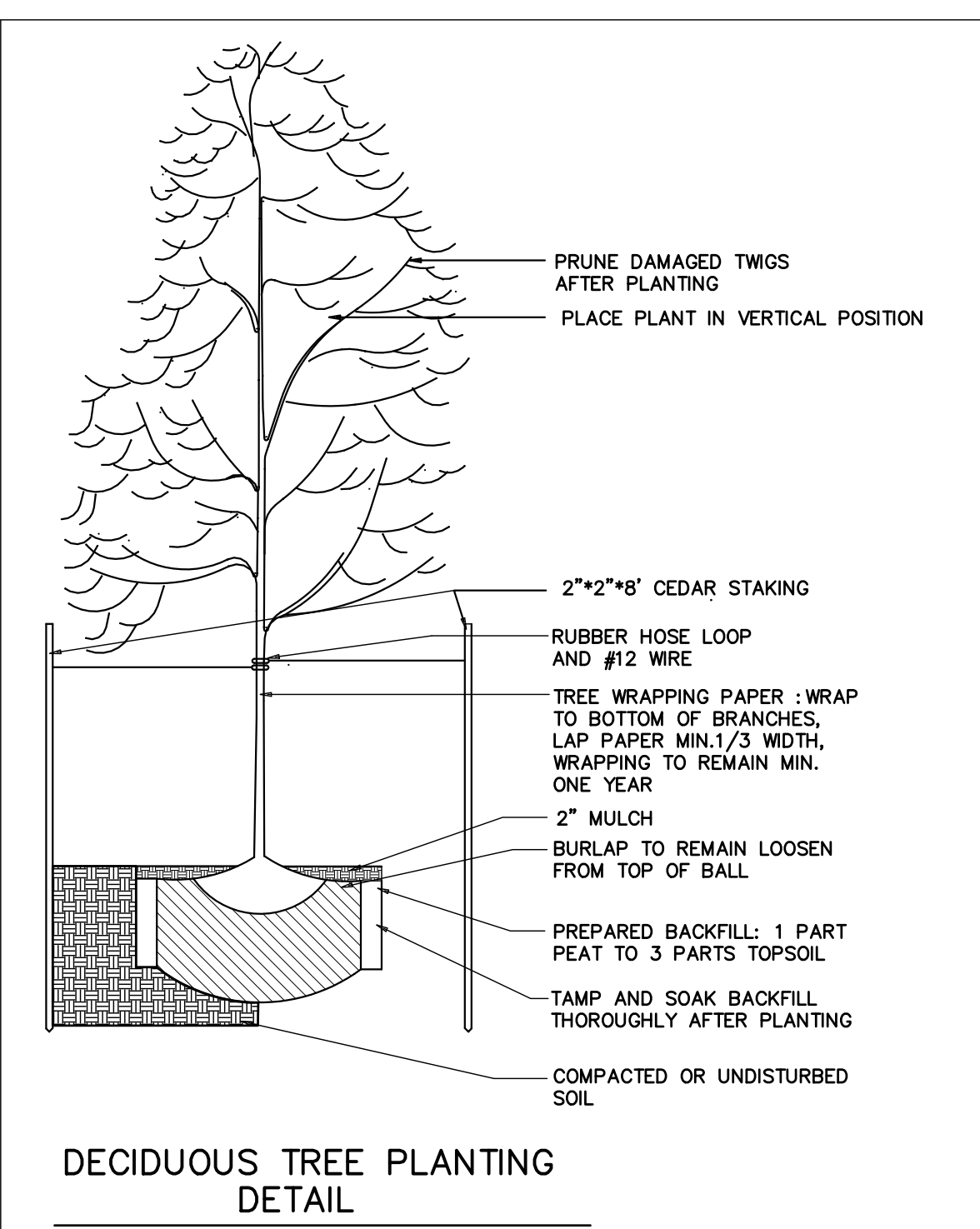
STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE NOT TO SCALE

NOTES:
 REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
 MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
 MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY. EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

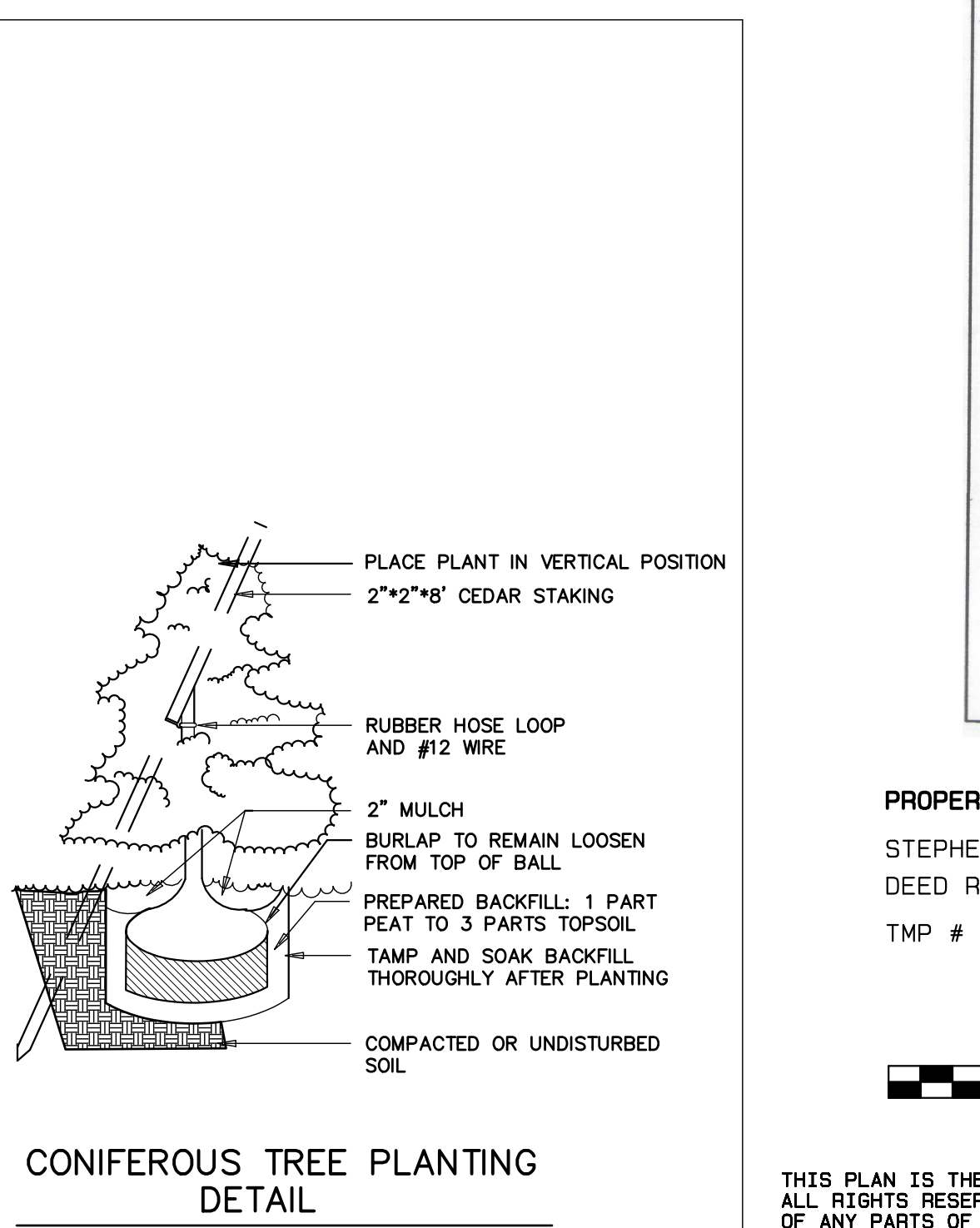


STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE

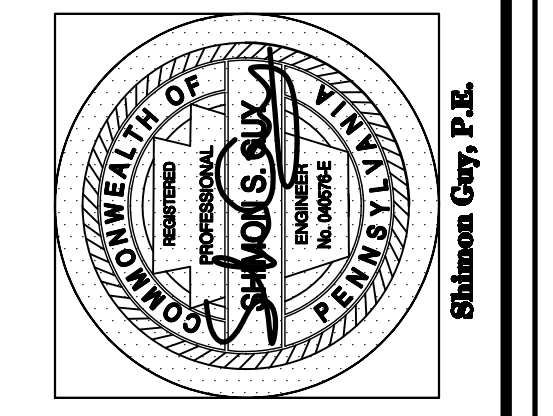
NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. REPLACED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR DISPOSED WITHIN 24 HOURS OF INSPECTION.
 BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/18	PROP. PCSM

Project:
PROPOSED RESIDENTIAL SUBDIVISION
 1506 MEADOWBROOK LANE
 WEST CHESTER, PA 19380
 EAST COSHEN TOWNSHIP, COUNTY OF CHESTER, PA

Applicant:
STEPHEN & DENISE LEGENSTEIN
 1506 MEADOWBROOK LANE
 WEST CHESTER, PA 19380

Plan Title
 PRELIMINARY / FINAL
CONSTRUCTION NOTES AND DETAILS PLAN
 LOT #1

Project File:
 SUBDIV 8-17-PRO
 Scale: 1"=50'
 Checked: S.G.
 Drawn: S.G.
 Date: 8/01/2017

OF: 6

SHEET

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Marydell Pond 2018

- Sequence
- Meet with Pennoni
- Permitting
- Draw Down
- Earth Disturbance
- Stake out
- Soil Erosion
- Order outfall structure
- Locate utilities
- Strip topsoil (seed & straw piles)
- Cut in driveway and parking area (millings)
- Draw pond down
- Capture fish and turtles – Transfer to other ponds
- Pull out piping to create baffles
(dredge)
- Install new outfall structure
- Stabilize all disturbed areas
- Trench in electrical conduit

Marydell Pond 2019

- Finish grade area
- Plantings (meadows/trees)
- Once areas are established then we remove all soil erosion
- Filter socks and fence