

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
May 13, 2020 - 7:00 PM

During this tele-conference Conservancy Board meeting, public comment will be handled as follows:

- Participants are asked to call in by 6:55 pm.
 - Participants will be asked to identify themselves when being accepted into the meeting
 - The public will be muted during the meeting when the Members are talking.
 - The Chairman will ask for public comment on agenda items and participants will be unmuted and given an opportunity to ask questions and make comments.
 - Participants wishing to comment must state their name and address and must speak one at a time.
1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
 2. **APPROVAL OF MINUTES**
March 11, 2020
 3. CHAIRMAN’S REPORT
 4. OLD BUSINESS
 - **Tree and Street Tree Resolution**
 - **Keep East Goshen Beautiful Day**
 - **Clymer's Woods Tree Maintenance**
 5. SUB DIVISION REVIEW
 6. NEW BUSINESS
 - **Synthes Land Development Application**
 7. VARIANCES/CONDITIONAL USES
 8. BOARD MEMBER CONCERNS
 9. LIAISON REPORTS
 10. CORRESPONDENCE
 11. DATES OF IMPORTANCE

May 18, 2020	Sustainability Advisory Committee	07:00pm
May 19, 2020	Board of Supervisors	07:00pm
May 21, 2020	Futurist Committee	07:00pm
May 25, 2020	Memorial Day – Township Closed	-----
May 27, 2020	Newsletter Articles Due	-----
May 28, 2020	Pipeline Task Force	05:00pm
 12. PUBLIC COMMENT
 13. ADJOURNMENT

DRAFT
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
March 11, 2020

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, March 11, 2020 at 7:00 p.m. at the Township Building. Members in attendance are indicated in **BOLD**:

Chairman, Walter Wujcik

Vice Chairman, Andy Tyler

Erich Meyer

Scott Sanders

Sandra Snyder

Dan Flynn

Leo Sinclair

Others present were:

Michele Truitt, Township Supervisor

Call to Order

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

Pledge of Allegiance & Moment of Silence

Walter 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 12, 2020 meeting were approved.

Chairman's Report

1. Walter sent an email to Ms. Dagan, the contact at East High School. He has not received a response yet.

Old Business

1. 2020 Keep East Goshen Beautiful Day – This event will be held on Saturday April 18, 2020. Emails will be sent to previous participants the end of March/early April. Notice will be put on Constant Contact, East Goshen signs, etc. Walter commented that if anyone has someone they want to suggest, please give him their information.

2. 2020 ABC Planning Meeting – This event was held on Tuesday January 28 at 6:00 pm. The evening meeting went well. The BOS sent out letters acknowledging goals for each ABC for 2020.

3. 2020 Spring Event – Wood chips will be put around the Clymer's Woods trees. March 21st at 9:00 am was selected. Walter will send an email to the other CB members and Eunice Alexander.

4. 2020 Fall Tree Planting – Will be discussed later.

5. East Goshen Ponds. Work on the Marydell pond is ongoing. The Township held their first meeting about the #1 pond in Bow Tree. Scott suggested that trees be planted near the water to provide shade and keep the water cool. Trees should be planted at Marydell soon.

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New Business

1. Tree and Street Tree Resolution - Mark Gordon, township Zoning Officer, notified the Conservancy Board that he was recently speaking with a local landscaper about the Tree Resolution and the landscaper recommended that the township consider adding the Eastern Red Cedar to our list. Scott had no problem with adding the Eastern Red Cedar. He also suggested that they make a list of trees that shouldn't be used. Walter will email Mark Gordon.

Liaison Report

- 1. Board of Supervisors – Walter reported for Michele Truitt that the TND overlay has been tabled until the Paoli Pike Trail is done, probably sometime in the fall.
- 2. Municipal Authority – Walter reported that the sewer plant has maintained compliance. They are installing new generators.

Any Other Matter

1. Scott asked about a plan for a walkway along Rte 352. Walter mentioned that there is a committee for this but everything is on hold for now.

Adjournment

There being no further business, Scott moved to adjourn the meeting. Erich seconded the motion. The meeting was adjourned at 8:00 p.m. The next meeting will be April 8, 2020 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

RESOLUTION NO. 2015-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, ADOPTING A LIST OF RECOMMENDED SPECIES OF TREES AND STREET TREES THAT MAY BE PLANTED WHEN REQUIRED BY THE PROVISIONS OF CHAPTER 205 OF THE EAST GOSHEN TOWNSHIP CODE, TITLED "SUBDIVISION AND LAND DEVELOPMENT".

BE IT RESOLVED THAT the Board of Supervisors hereby approves the following list of tree and street tree species that may be used to satisfy the requirements in Chapter 205 of the East Goshen Township Code, Sections 205-61 and 205-62:

Deciduous canopy trees.

1. Acer rubrum, saccharum (maple: red, sugar).
2. Catalpa speciosa (catalpa).
3. Larix laricina (tamarack).
4. Liquidambar styracifera (sweet-gum).
5. Liriodendron tulipifera (tulip tree).
6. Magnolia acuminata (cucumber tree).
7. Nyssa sylvatica (sourgum or tupelo).
8. Populus deltoides (poplar).
9. Quercus coccinea, imbricaria, phellos, rubra (oak: scarlet, laurel, willow, red).
10. Tilia americana, cordata (linden: american, littleleaf).

Understory trees.

1. Amelanchier species (serviceberry or shadbush).
2. Asimina triloba (pawpaw).
3. Betula lenta (cherry or sweet birch).
4. Betula nigra (river birch).
5. Betula papyrifera (paper birch).
6. Celtis occidentalis (hackberry).
7. Cercis canadensis (redbud).
8. Chionanthus virginicus (fringe tree).
9. Cornus florida, alternifolia (dogwood: flowering, pagoda).
10. Crataegus species (hawthorns).
11. Diospyros virginiana (common persimmon).
12. Halesia carolina (carolina silverbell).

13. Magnolia virginiana (sweetbay and other magnolias).
14. Malus species (crabapple).
15. Oxydendron arboreum (sourwood).
16. Sassafras albidum (sassafras).
17. Stewartia ovata f. grandiflora (mountain stewartia).
18. Styrax obassia (fragrant snowbell).
19. Viburnum prunifolium (black haw).
20. Abies concolor (white or concolor fir).
21. Pinus strobus fastigiata ('Fastigiata' Eastern White Pine).
22. Picea glauca (White Spruce)
23. Picea abies (Norway Spruce)

Street tree varieties.

1. Catalpa speciosa (northern catalpa).
2. Celtis occidentalis (hackberry).
3. Diospyros virginiana (common persimmon).
4. Carpinus betulus 'Fastigiata' (columnar hornbeam)
5. Carpinus betulus 'Frans Fontaine' (columnar hornbeam)
6. Carpinus caroliniana (American Hornbeam)
7. Acer Campestre (Hedge maple)
8. Acer Griseum (Paperbark maple)
9. Quercus imbricaria (laurel or shingle oak).
10. Quercus phellos (willow oak).
11. Tilia cordata (littleleaf linden).
12. American elm cultivars, 'Valley Forge' and 'New Harmony'"

RESOLVED AND ADOPTED this 20th day of January, 2015.

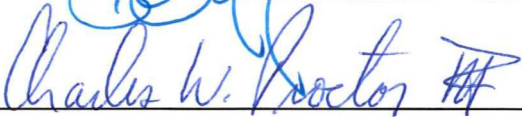
ATTEST:



**EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS**











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: 5/8/2020

To: Conservancy Board

From: Mark Gordon, Township Zoning Officer

Re: Synthes USA Land Development Application



Dear Commissioners,

The Township has received a Land Development application from Synthes USA for their facility at 1303 Goshen Parkway. As you may recall, Synthes came before the CB in 2017 seeking support for their CU application to increase the total impervious coverage allowance on the property from 55% to 60%. Subsequently the Board of Supervisors approved that CU application. That approval is included in your packet.

The Synthes Land Development application proposes an approximately 1,900 square foot building addition on the north side of the existing medical equipment manufacturing facility.

I have included several pages from the plan for your review and comment, including the Landscape plan and the Stormwater management plan.

In 2017 the Conservancy Board recommended that the applicant consider implementing "best management practices" in their storm water management design submission. The applicant is proposing a sub-grade Stormwater infiltration structure to facilitate the maximum infiltration.

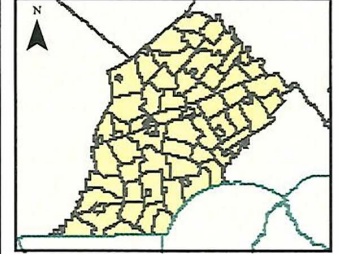
Staff Recommendation: At this point staff believes it is appropriate for the CB to forward a recommendation on the proposed landscaping and storm water management proposed for this application to the Planning Commission for their consideration.

Draft Motion: Mr. Chairman, I move that we recommend that the Planning Commission approve the Synthes USA Land Development application with the following conditions:

1. The applicant agrees to add additional trees on the north side of the northern parking area.
2. The applicant agrees to amend the proposed plant and tree species to those identified in the Township trees species resolution.

1303 Goshen Parkway

COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 5303 000 11200
 UPI: 53-3-1.12
 Owner1: SYNTHES USA HQ INC
 Owner2:
 Mail Address 1: C/O JOHNSON & JOHNSON INDIRECT TAX
 Mail Address 2: 1125 TRENTON HARBOURTON RD
 Mail Address 3: TITUSVILLE NJ
 ZIP Code: 08560
 Deed Book: 7582
 Deed Page: 1235
 Deed Recorded Date: 2/3/2009
 Legal Desc 1: NS GOSHEN PKWY
 Legal Desc 2: 8.6 AC & IND BLDG PARCEL
 2 Acres: LUC:
 8.6
 M-20
 Lot Assessment: \$ 696,000
 Property Assessment: \$ 2,971,030
 Total Assessment: \$ 3,667,030
 Assessment Date: 12/19/2019
 Property Address: 1303 GOSHEN PW
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
 Thursday, May 7, 2020
 MG
 County of Chester
 EGT CODE DEPT



Limitations of Liability and Use:
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□ - LIGHT STANDARDS ○ - LANDSCAPING / TREES

EAST GOSHEN CONSERVANCY

September 29, 2017

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: Synthes USA CU Application / Impervious Coverage Increase
Landscaping

Dear Commission Members:

At their meeting on September 13, 2017 the Conservancy Board voted in favor of the following motion:

Madame Chairman, I move that we recommend approval of the Synthes USA Conditional Use application to increase the impervious cover on their property to 60% with the following conditions.

1. The applicant return to the Conservancy Board during the Land Development review process to present their landscape plan.
2. The applicant adjusts the proposed plantings on the plan in order to meet the requirements of the Airport Zoning for landscape plantings within the airport approach zone of the property.
3. The applicant consider implementing a variety of best practice methods to deal with storm water runoff from the increased impervious coverage.

Sincerely,



Mark A. Gordon
Zoning Officer

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

October 18, 2017

Mr. Kyle Turner
Synthes USA Inc.
1302 Wrights Lane East
West Chester, PA. 19380

Re: Synthes USA CU Application
Impervious Coverage Increase
1303 Goshen Parkway TPN 53-3-1.12

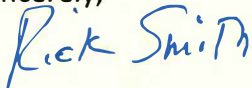
Dear Kyle:

At the public hearing on October 17, 2017 the Board of Supervisors approved the conditional use application of Synthes USA to increase the impervious cover on their property at 1303 Goshen Parkway to 60% with the following conditions.

1. All outstanding comments from the Township Engineer are addressed on the Land Development plan.
2. The applicant return to the Conservancy Board during the Land Development review process to present their landscape plan.
3. The applicant adjusts the proposed plantings on the plan in order to meet the requirements of the Airport Zoning for landscape plantings within the airport approach zone of the property.
4. The applicant considers implementing a variety of best practice methods to deal with storm water runoff from the increased impervious coverage.
5. The applicant shall screen the outdoor storage facility as required by §240-24E.(2)., of the East Goshen Township Zoning Ordinance, with a fence that will conceal it from adjacent properties.
6. The applicant shall follow all applicable Federal, State and Local laws and ordinances.

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.
Township Manager

cc: Brenden P. Burke, Esquire

CIVIL INDEX SHEET PRELIMINARY / FINAL LAND DEVELOPMENT

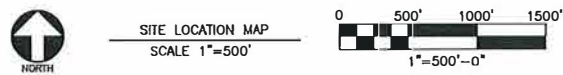
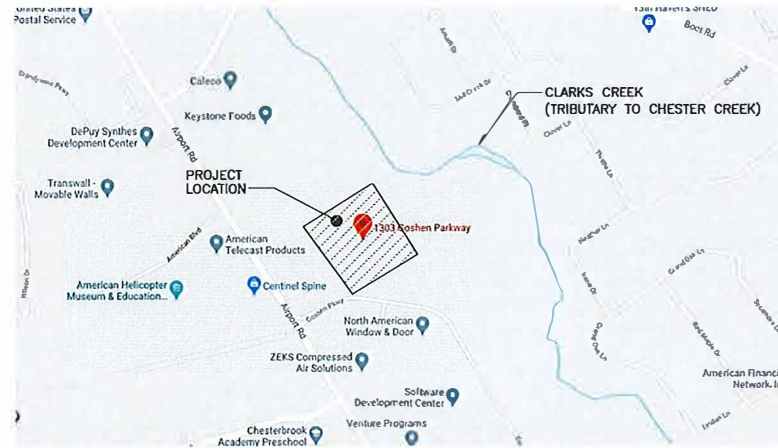
JABIL FINISHING PLANT EXPANSION 1303 GOSHEN PARKWAY

RECORD OWNER/APPLICANT:
SYNTHES USA HQ INC
1302 WRIGHTS LANE E
WEST CHESTER, PA 19380

ARCHITECT:
JOHNSRUD ARCHITECTS, A BERGMANN COMPANY
2700 INTERPLEX DRIVE
TREVOSE, PA 19053

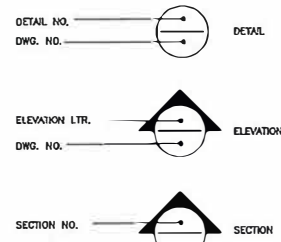
MEP ENGINEER:
GENESIS ENGINEERS
1 SENTRY PARKWAY, SUITE 100
BLUE BELL, PA 19422

CIVIL & STRUCTURAL ENGINEER:
MAINSTAY ENGINEERING GROUP, INC.
1750 WALTON ROAD
BLUE BELL, PA 19422



ABBREVIATIONS

Ø	AT	(N)	NEW NUMBER
BC	BOTTOM CURB	NO	NO
BG	BELOW GRADE	OC	ON CENTER (S)
BUDG	BUILDING	PC	POINT OF CURVATURE
BW	BOTTOM OF WALL	PSI	POUNDS PER SQUARE INCH
CAU	CAULKER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	S	SLOPE
CONT	CONTINUOUS OR CONTINUE	SAN	SANITARY SEWER
D	DIAMETER	SF	SQUARE FOOT
DWG	DRAWING	SPC	SPECIFICATION (S)
DYL	DOUBLE YELLOW LINE	SHL	SINGLE WHITE LINE
(E)	EXISTING	TC	TOP CURB
EL	ELEVATION	TO	TOP OF GRADE
EP	EDGE OF PAVEMENT	TOP	TOP OF PAVEMENT
EX	EXISTING	ISLAB	TOP OF SLAB
F.F.E.	FINISHED FLOOR ELEVATION	TYP	TYPICAL
F.S.	FLARED END SECTION	TW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION	UG	UNDERGROUND
GALV	GALVANIZED	UOH	UNLESS OTHERWISE NOTED
INV	INVERT	VF	VERIFY IN FIELD
LF	LINEAL FOOT	W	WEST
MAX	MAXIMUM	W/E	WITH WATER VALVE
ME	MATCH EXISTING	WWF	WELDED WIRE FABRIC
MEW	MIDDLE EACH WAY		
MH	MANHOLE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MON	MONUMENT		



WARNERS REQUESTED FROM CHAPTER 205 (SUBDIVISION & LAND DEVELOPMENT ORDINANCE)

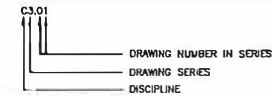
SECTION 205-40: A WARNER IS REQUESTED FROM THE PROVISION TO PROVIDE A WATER STUDY. NO NEW WATER SERVICES ARE PROPOSED.

SECTION 205-39: A WARNER IS REQUESTED FROM THE PROVISION TO PROVIDE A TRAFFIC IMPACT STUDY. THERE WILL BE NO INCREASE / DECREASE IN THE NUMBER OR LOCATION OF SITE DRIVEWAYS.

SECTION 205-37C(2): A WARNER IS REQUESTED FROM THE PROVISION TO PROVIDE A MINIMUM INSIDE DIAMETER OF 15 INCHES. PIPES ARE SIZED APPROPRIATELY ACCORDING TO FLOW WITH A MINIMUM OF 6 INCHES.

DRAWING SCHEDULE CIVIL

DRAWING NUMBER NOMENCLATURE

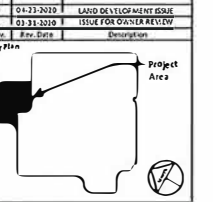


DRAWING NUMBER	DRAWING TITLE	DATE	ISSUE DESCRIPTION
C0.01	CIVIL INDEX SHEET	04-23-2020	ISSUE FOR OWNER REVIEW
C0.11	CONDITIONAL USE PLAN*	04-23-2020	ISSUE FOR OWNER REVIEW
C0.12	LAND DEVELOPMENT PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C1.01	EXISTING FEATURES AND DEMOLITION PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C1.11	CONSERVATION PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C3.01	SITE IMPROVEMENTS PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C3.11	SITE GRADING PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C3.21	SITE UTILITIES PLAN (1 OF 2)	04-23-2020	ISSUE FOR OWNER REVIEW
C3.22	SITE UTILITIES PLAN (2 OF 2)	04-23-2020	ISSUE FOR OWNER REVIEW
C4.01	STORM UTILITIES PROFILE	04-23-2020	ISSUE FOR OWNER REVIEW
C5.01	LANDSCAPE PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C6.01	PRE-DEVELOPMENT DRAINAGE PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C6.02	POST-DEVELOPMENT DRAINAGE PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C6.03	STORMWATER MANAGEMENT PLAN	04-23-2020	ISSUE FOR OWNER REVIEW
C7.01	CIVIL DETAILS SHEET (1 OF 2)	04-23-2020	ISSUE FOR OWNER REVIEW
C7.02	CIVIL DETAILS SHEET (2 OF 2)	04-23-2020	ISSUE FOR OWNER REVIEW
C7.11	CONSERVATION DETAILS SHEET	04-23-2020	ISSUE FOR OWNER REVIEW

* REFERENCE DOCUMENT



THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED AS "CONSTRUCTION ISSUE". THE INTENDED USE OF THESE DRAWINGS SHALL BE ONLY AS INDICATED IN THE ISSUANCE DESCRIPTION OF THE DRAWING TITLE BLOCK. MAINSTAY ENGINEERING GROUP, INC. SHALL ASSUME NO LIABILITY FOR DRAWINGS THAT ARE USED FOR ANY PURPOSE OTHER THAN INDICATED ON THESE DRAWINGS.



JABIL

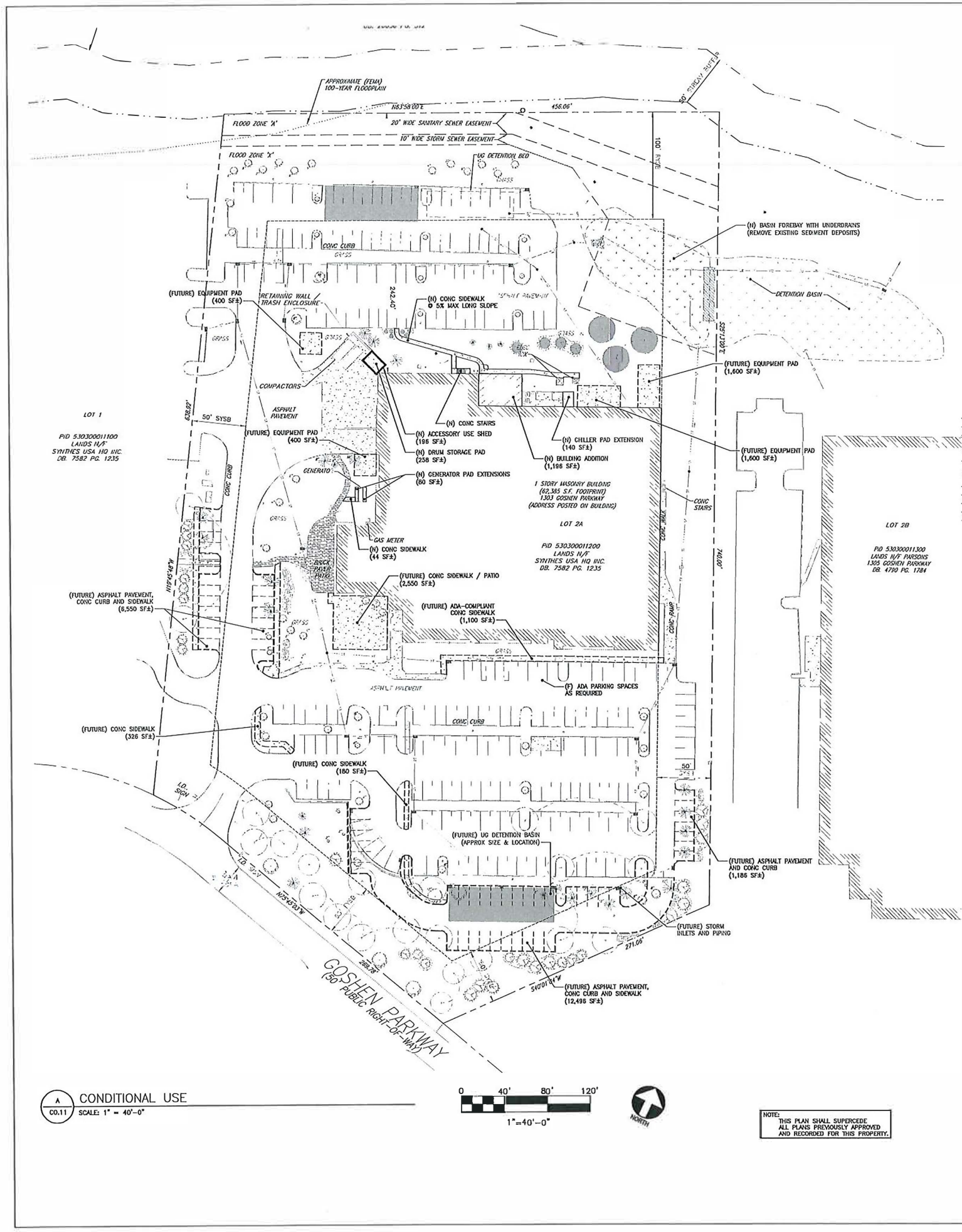
1303 Goshen Parkway
West Chester, PA 19380

Project Title
FINISHING PLANT EXPANSION

Project No. 054-19C-02-006
Drawn By: ASH
Check ed By: BFC
Discipline: CIVIL

Drawing Title
CIVIL INDEX SHEET

Drawing No.
C0.01



- GENERAL NOTES:**
- SITE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY.
 - SOIL DATA TAKEN FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES AND PER PLAN REFERENCED IN NOTE #1.
 - ALL INLET GRATES ARE TO BE SANIPEDED TWO INCHES.
 - ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EAST GOSHEN TOWNSHIP DESIGN SPECIFICATIONS.
 - ALL SIGNS SHALL CONFORM WITH SECTION 240-22 OF E.G.T.

CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776

- UTILITIES TO BE NOTICED:**
- AQUA PA (CLEAR - NO FACILITIES)
 - AT & T (CLEAR - NO FACILITIES)
 - COAST CABLE (DID NOT RESPOND)
 - CROWN CASTLE (FACILITIES PRESENT)
 - DEPHY SYNTHES (FACILITIES PRESENT)
 - EAST GOSHEN TWP MUNICIPAL PLUMB LEVEL 3 COMMUNICATIONS (CLEAR - NO FACILITIES)
 - PECO ENERGY (FACILITIES PRESENT)
 - SUNOCO PIPELINE/ATLANTIC PIPELINE/CHEVRON (CLEAR - NO FACILITIES)
 - TRANSCONTINENTAL GAS PIPELINE CORP. (CLEAR - NO FACILITIES)
 - VERIZON PENNSYLVANIA (DID NOT RESPOND)

CERTIFICATE OF CONFORMANCE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

David F. Citro
DAVID F. CITRO, P.E.

OWNER/APPLICANT:
SYNTHES USA HQ INC
1302 WRIGHTS LANE EAST
WEST CHESTER, PA 19380-3417

USE	DESCRIPTION	GFA (SF)	REQUIRED
PRODUCTION	1 space per 1,000 sq. ft. of gross floor area or 1 space per employee on the largest shift, whichever is greater.	58,700	59
OFFICE	4 spaces per 1,000 sq. ft. of gross floor area or 1 space per each employee on the largest shift, whichever is greater.	5,000	20
REQUIRED PARKING BASED ON EMPLOYEE COUNT			
EMPLOYEE COUNT @ MAXIMUM SHIFT CHANGE		192	192
PARKING TOTAL			
		192	252
			288

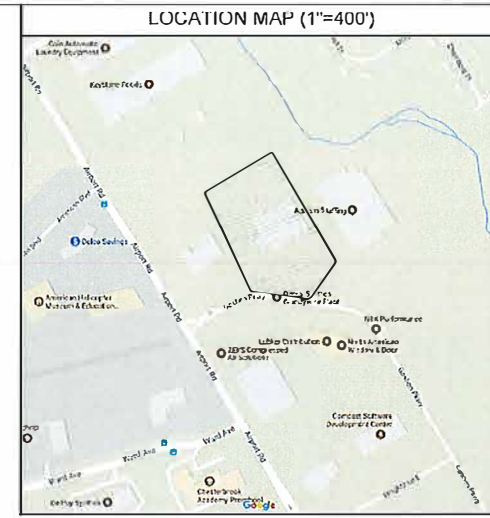
ZONING SUMMARY

2303 GOSHEN PARKWAY, EAST GOSHEN, PA
COUNTY OF CHESTER

ZONING DISTRICT	LAND USE	PRODUCTION	FLOOD HAZARD ZONE
I-1	INDUSTRIAL	X	A

CATEGORY	REQUIRED	EXISTING	PROPOSED
LOT AREA	174,240 SF	376,010 SF	376,010 SF
LOT WIDTH	200 FT	345 FT	345 FT
BUILDING COVERAGE	16.59%	62.38%	17.03%
MAX IMPERVIOUS COVERAGE	60%	55%	59.61%
MAX BUILDING HEIGHT	35 FT	28 FT	28 FT
FRONT YARD	50 FT	172.24 FT	172.24 FT
REAR YARD	100 FT	242.40 FT	242.40 FT
SIDE YARD	50 FT	50 FT	50 FT

*60% TOTAL IMPERVIOUS COVER ALLOWED BY CONDITIONAL USE [SECTION 240-31.C.(3)] (req).
STORMWATER MANAGEMENT WILL BE DESIGNED FOR THE MAXIMUM ALLOWABLE IMPERVIOUS COVER (60%).



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
ON THE _____ DAY OF _____ A.D. 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES HIMSELF TO BE THE _____ OF _____ A CORPORATION, AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS _____ THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA, THIS _____ DAY OF _____, 20____

CHAIRMAN _____ MEMBER _____
VICE-CHAIRMAN _____ MEMBER _____
MEMBER _____ MEMBER _____

APPROVED BY THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA, THIS _____ DAY OF _____, 20____

CHAIRMAN _____ SUPERVISOR _____
VICE-CHAIRMAN _____ SUPERVISOR _____
SUPERVISOR _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

SECRETARY _____

APPROVED BY THE EAST GOSHEN TOWNSHIP ENGINEER:
DATE _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____

(DEPUTY) RECORDER OF DEEDS _____

- EXISTING FEATURES LEGEND**
- RIGHT-OF-WAY
 - PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - FLOODPLAIN LINE
 - BUILDING
 - RETAINING WALL
 - CURB
 - DEPRESSED CURB
 - CONCRETE PAD
 - CONCRETE WALK
 - RFBAP
 - PAVEMENT
 - CHAIN LINK FENCE
 - LIGHT POLE
 - FIRE HYDRANT
 - UG STORM
 - UG SWM
 - SURFACE SWM

- NEW WORK LEGEND**
- BUILDING ADDITION
 - CONC STAIRS
 - CONC WALK
 - CONC PAD
 - SURFACE SWM
- FUTURE WORK LEGEND**
- CONC WALK
 - CONC CURB
 - CONC WALL
 - CONC PAD
 - STRIPING

- SITE DATA**
- PROPERTY IS KNOWN AS LOTS 55-3-1.12 IN THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA.
 - LOT AREA = 376,010 S.F. OR 8,6320 AC.
 - NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE-GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM GROUND SURVEY PERFORMED BY FIRST ORDER, LLC.
 - DATE OF FIELD SURVEY = MARCH 16, 2017 BY FIRST ORDER, LLC.

CONDITIONAL USE PLAN

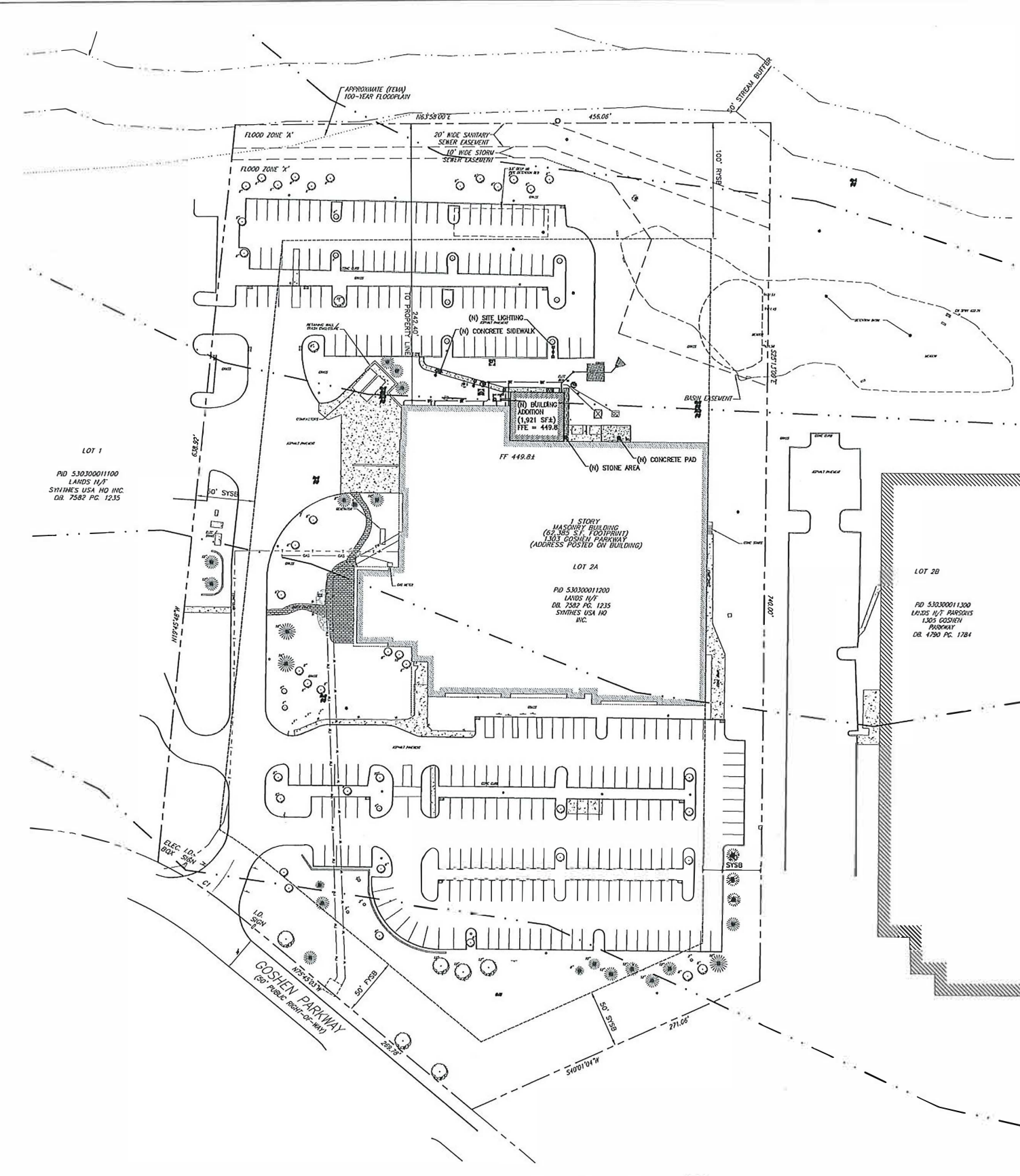
DEPUY SYNTHES BRANDWINE PLANT UPGRADE PROJECT
WESTER CHESTER CHESTER COUNTY, PA

DATE: 08/25/2017
DRAWN: JPD
REVIEWED: DFC
SCALE: AS NOTED
PROJECT ID: 16466.1

CO.11

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

PRELIMINARY NOT FOR CONSTRUCTION



GENERAL NOTES:
 1. SITE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY.
 2. SOIL DATA TAKEN FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES AND PER PLAN RECORDED IN NOTE #1.
 3. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH EAST GOSHEN TOWNSHIP DESIGN SPECIFICATIONS.

CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776

UTILITIES TO BE NOTIFIED:

- AQUA PA (CLEAR - NO FACILITIES)
- AT & T (CLEAR - NO FACILITIES)
- COMCAST CABLE (DID NOT RESPOND)
- CROWN CASTLE (FACILITIES PRESENT)
- DEPHY SYSTEMS (FACILITIES PRESENT)
- EAST GOSHEN TWP MUNICIPAL NJM
- LEVEL 3 COMMUNICATIONS (CLEAR - NO FACILITIES)
- PECO ENERGY (FACILITIES PRESENT)
- SUNOCO PIPELINE/ATLANTIC PIPELINE/CHEVRON (CLEAR - NO FACILITIES)
- TRANSCONTINENTAL GAS PIPELINE CORP. (CLEAR - NO FACILITIES)
- VERIZON PENNSYLVANIA (DID NOT RESPOND)

CERTIFICATE OF CONFORMANCE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

DAVID F. CITRO, P.E.

OWNER/APPLICANT:
 SYTHIES USA INC
 1302 WRIGHTS LANE EAST
 WEST CHESTER PA 19380-3417

REQUIRED PARKING BASED ON GROSS FLOOR AREA

USE	DESCRIPTION	GFA (SF)	REQUIRED
PRODUCTION	1 space per 1,000 sq. ft. of gross floor area or 1 space per employee on the largest shift, whichever is greater	59,289	60
OFFICE	4 spaces per 1,000 sq. ft. of gross floor area or 1 space per employee on the largest shift, whichever is greater	5,000	20
REQUIRED PARKING BASED ON EMPLOYEE COUNT			
EMPLOYEE COUNT @ MAXIMUM SHIFT CHANGE	REQUIRED	EXISTING	
PARKING TOTAL	192	252	

ZONING SUMMARY
 1303 GOSHEN PARKWAY, EAST GOSHEN, PA
 COUNTY OF CHESTER
 I-1 LIGHT INDUSTRIAL PRODUCTION

CATEGORY	REQUIRED	EXISTING	PROPOSED
LOT AREA	374,240 SF	376,010 SF	376,010 SF
LOT WIDTH	200 FT	345 FT	345 FT
BUILDING COVERAGE	16.59%	62.385 SF	17.10%
MAX IMPERVIOUS COVERAGE	60%	225,806 SF	55.73%
MAX BUILDING HEIGHT	35 FT	28 FT	28 FT
FRONT YARD	50 FT	172.24 FT	172.24 FT
REAR YARD	100 FT	242.40 FT	242.40 FT
SIDE YARD	50 FT	50 FT	50 FT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
 ON THE _____ DAY OF _____ A.D. 20____
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESPONDING IN PERSONALLY APPEARED _____ WHO ACKNOWLEDGES HIMSELF TO BE THE _____ OF A CORPORATION, AND THAT HE HAS EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID CORPORATION BY HIMSELF AS _____ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA, THIS _____ DAY OF _____ 20____	MEMBER
CHAIRMAN	MEMBER
VICE-CHAIRMAN	MEMBER
MEMBER	MEMBER
MEMBER	MEMBER

APPROVED BY THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA, THIS _____ DAY OF _____ 20____

CHAIRMAN	SUPERVISOR
VICE-CHAIRMAN	SUPERVISOR
MEMBER	SUPERVISOR
MEMBER	SUPERVISOR

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____

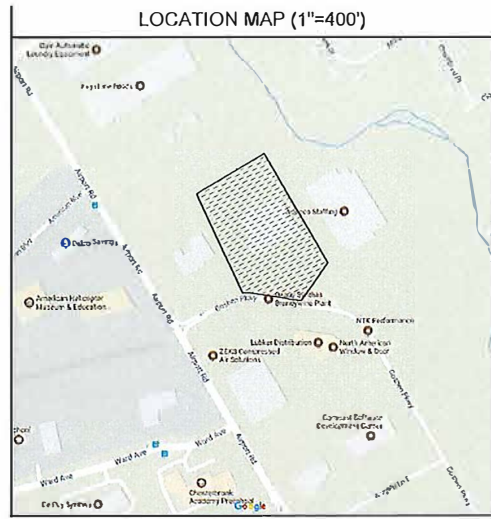
SECRETARY

APPROVED BY THE EAST GOSHEN TOWNSHIP ENGINEER:

DATE _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____

(DEPUTY) RECORDER OF DEEDS



EXISTING FEATURES LEGEND

[Symbol]	RIGHT-OF-WAY
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EASEMENT LINE
[Symbol]	FLOODPLAIN LINE
[Symbol]	BUILDING
[Symbol]	RETAINING WALL
[Symbol]	CURB
[Symbol]	DEPRESSED CURB
[Symbol]	CONCRETE PAD
[Symbol]	CONCRETE WALK
[Symbol]	RP/RP
[Symbol]	PAVEMENT
[Symbol]	CHAIN LINK FENCE
[Symbol]	LIGHT POLE
[Symbol]	FIRE HYDRANT
[Symbol]	UG STORM
[Symbol]	UG SWM
[Symbol]	SURFACE SWM
[Symbol]	NRCS SOILS BOUNDARY

NEW WORK LEGEND

[Symbol]	BUILDING ADDITION
[Symbol]	CONC STAIRS
[Symbol]	CONC WALK
[Symbol]	CONC PAD
[Symbol]	SURFACE SWM

FUTURE WORK LEGEND

[Symbol]	CONC WALK
[Symbol]	CONC CURB
[Symbol]	CONC WALL
[Symbol]	CONC PAD
[Symbol]	STRIPING

SITE DATA

- PROPERTY IS KNOWN AS UPI 53-3-112 IN THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA.
- LOT AREA = 376,010 S.F. OR 8.6320 AC.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
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- TOPOGRAPHIC INFORMATION SHOWN HERETOX TAKEN FROM GROUND SURVEY PERFORMED BY FIRST ORDER, U.C.
- DATE OF FIELD SURVEY = MARCH 16, 2017 BY FIRST ORDER, LLC.

LAND DEVELOPMENT PLAN
 CO.12 SCALE: 1" = 40'-0"

SOILS SUMMARY - 100% OF AREA OF INTEREST

SYMBOL	SOIL NAME	DEPTH TO WEATHERED ROCK (ft)	DEPTH TO WATER (ft)	HYDRIC SOIL	SURFACE RUNOFF	HYDROLOGIC SOIL GROUP
CcB	CALIFON LOAM, 3-8% SLOPES	>20	>8	NO	HIGH	D
CcA	COKESBURY SILT LOAM, 0-3% SLOPES	>20	>0	YES	HIGH	C/D
GcC	GLADSTONE GRAVELLY LOAM, 6-15% SLOPES	>65	>80	NO	N/A	B
NvB	NESHAMINY SILT LOAM, 3-8% SLOPES	>60	>80	NO	LOW	C
NvC	NESHAMINY SILT LOAM, 8-15% SLOPES	>60	>80	NO	MED	C

PER SECTION 04-111.A.(1) OF THE WEST GOSHEN TOWNSHIP CODE, NO TREE SHALL BE ALLOWED TO GROW TO WITHIN THE NONPRECISION INSTRUMENT RUNWAY APPROACH ZONE, SLIDING 20 FEET OUTWARD FOR EACH FOOT UPWARD BEGINNING AT THE END OF AND AT THE SAME ELEVATION AS THE PRIMARY SURFACE AND EXTENDING TO A HORIZONTAL DISTANCE OF 5,000 FEET ALONG THE EXTENDED RUNWAY CENTER LINE.

APPROXIMATE ELEVATION OF THE AIRPORT RUNWAY: 455.00
 DISTANCE FROM RUNWAY TO PROPERTY LINE: 547 LF
 MAXIMUM ALLOWABLE TREE HEIGHT @ PROPERTY LINE: 492.00
 DISTANCE FROM "TALLEST TREE" TO RUNWAY (PROJECTED): 932 LF
 MAXIMUM ALLOWABLE TREE HEIGHT @ PLANTING LOCATION: 511.00
 MATURE HEIGHT OF PROPOSED TREES: 466.00

WAVERS REQUESTED FROM CHAPTER 205 (SUBDIVISION & LAND DEVELOPMENT ORDINANCE)

SECTION 205-40: A WAIVER IS REQUESTED FROM THE PROVISION TO PROVIDE A WATER STUDY. NO NEW WATER SERVICES ARE PROPOSED.

SECTION 205-29: A WAIVER IS REQUESTED FROM THE PROVISION TO PROVIDE A TRAFFIC IMPACT STUDY. THERE WILL BE NO INCREASE / DECREASE IN THE NUMBER OR LOCATION OF SITE DRIVEWAYS.

SECTION 205-32(C): A WAIVER IS REQUESTED FROM THE PROVISION TO PROVIDE A MAXIMUM INSIDE DIAMETER OF 16 INCHES. PIPES ARE SIZED APPROPRIATELY ACCORDING TO FLOW WITH A MINIMUM OF 6 INCHES.

Professional Seal
 DAVID F. CITRO
 REGISTERED PROFESSIONAL ENGINEER
 COMMONWEALTH OF PENNSYLVANIA
 PE075273
 DATE: 04-23-2020

JOHNSRUD ARCHITECTS
 A Bergmann Company
 JohnsRud & Associates Architects, LLC
 2700 Interlata Drive, Trevose, PA 19053
 Phone 215-639-4200 • www.johnsrud.com

GENESIS ENGINEERS

Mainstay ENGINEERING GROUP, INC.
 CIVIL & STRUCTURAL ENGINEERS
 1750 WALTON ROAD, BLUE BELL, PA 19422

THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNLESS EXPLICITLY NOTED AS "CONSTRUCTION ISSUE". THE INTENDED USE OF THESE DRAWINGS SHALL BE ONLY AS INDICATED IN THE ISSUANCE DESCRIPTION OF THE GRAPHIC TITLE BLOCK. MAINSTAY ENGINEERING GROUP, INC. SHALL ASSUME NO LIABILITY FOR DRAWINGS THAT ARE USED FOR ANY PURPOSE OTHER THAN INDICATED ON THESE DRAWINGS.

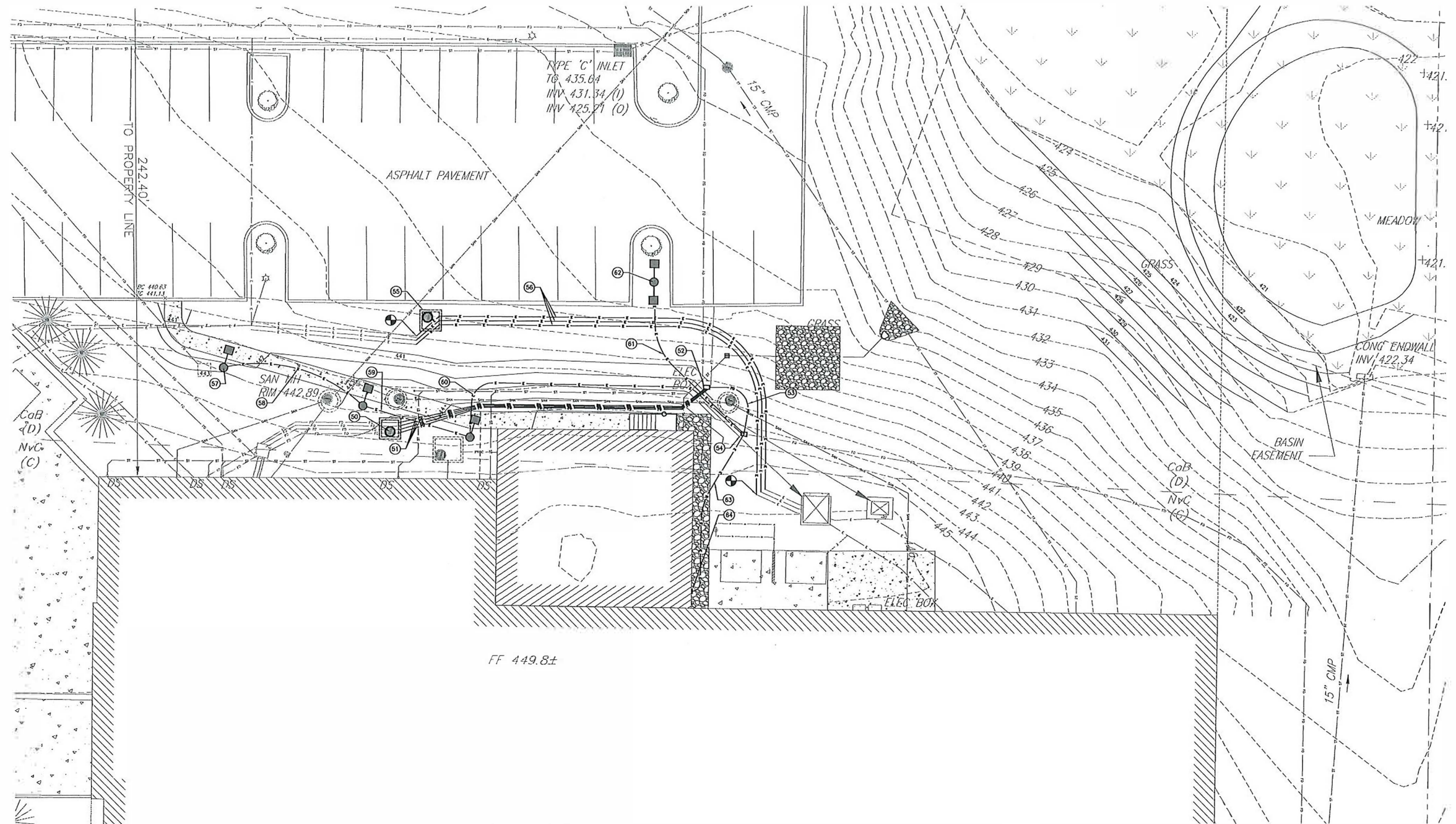
Rev.	Rev. Date	Description
B	04-23-2020	LAND DEVELOPMENT ISSUE
A	03-31-2020	ISSUE FOR OWNER REVIEW

JABIL
 1303 Goshen Parkway
 West Chester, PA 19380

Project Title
FINISHING PLANT EXPANSION

IA Project No. _____ Drawn By: _____ Lead: _____ Checked By: _____
 (04-111C-01-006) AMH DFC MEM
 Date: _____
LAND DEVELOPMENT PLAN

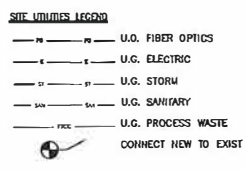
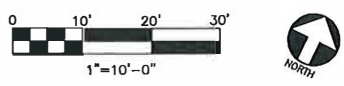
Drawing No.
CO.12



**SITE UTILITIES PLAN
ELECTRIC AND FIBER OPTIC**

A
C3.22

SCALE: 1" = 10'-0"



- (50) (N) FIBER OPTICS MANHOLE
ELEV. 444.25
- (51) (N) FIBER OPTICS FEED (75 LF±)
- (52) (N) MANHOLE
- (53) (N) FIBER OPTICS (45 LF±)
- (54) (N) FIBER OPTICS PULL BOX
- (55) (N) ELECTRIC MANHOLE
RUC 439.00
- (56) (N) ELECTRICAL FEED (114 LF±)
- (57) (N) PATHWAY SITE LIGHTING (TYP OF 3)
SEE DETAIL 4/07.02 & ELECTRICAL DWGS
- (58) (N) ELECTRICAL FEED (55 LF±)
- (59) (N) ELECTRICAL FEED (26 LF±)
- (60) (N) ELECTRICAL FEED (78 LF±)
- (61) (N) ELECTRICAL FEED (44 LF±)
- (62) (N) AREA SITE LIGHTING
SEE DETAIL 4/07.02 & ELECTRICAL DWGS
- (63) (N) ELECTRICAL FEED (41 LF±)
- (64) (N) MAIL BOX
SEE ELECTRICAL DWGS

UTILITY CONSTRUCTION NOTES

1. ALL WATER PIPING AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITIES AUTHORITY/COMPANY AND PADEP REQUIREMENTS AND STANDARDS.
2. EXISTING UTILITY INFORMATION SHOWN HEREIN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS/HER SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING DEPTHS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
3. THE CONTRACTOR SHALL CALL THE STATE "ONE-CALL" SYSTEM (800.811) NOT LESS THAN 72 HOURS NOR MORE THAN 10 WORKING DAYS PRIOR TO PLANNED WORK TO NOTIFY UTILITY OWNERS OF THE INTENT TO START WORK. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING NON-HOUSEHOLD OR NON-RESPONSIVE UTILITY OWNERS INDIVIDUALLY. ALL WORK SHALL BE COORDINATED WITH UTILITY OWNERS INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, COMMUNICATIONS, WATER, SANITARY AND STORM SEWER OWNERS, PRIOR TO THE START OF CONSTRUCTION.
4. SANITARY SEWER AND WATER MAIN TO BE SEPARATED BY A MINIMUM DISTANCE OF 10.0' HORIZONTALLY WHEN PARALLEL OR 18" VERTICALLY (UNDER COVER SCHED) WHEN HORIZONTAL SEPARATION IS LESS THAN 10.0'. CONCRETE ENCASUREMENT SHALL BE PROVIDED FOR UTILITY CROSSINGS THAT ARE SEPARATED BY LESS THAN 18".
5. WATER MAIN VALVES SHALL BE PROVIDED AS REQUIRED.
6. MANHOLE PIPE COVER SHALL BE PER MANUFACTURER'S RECOMMENDATIONS OR MUNICIPAL REQUIREMENTS, WHICHEVER IS GREATER.
7. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
8. ALIGNMENT OF UTILITIES WHICH CROSS EXISTING VEGETATION SHALL BE ADJUSTED IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION SUBJECT TO PROPER UTILITY SPACING AND EASEMENT REQUIREMENTS.
9. EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE. FIELD ADJUSTMENTS TO PROPOSED GRADING, UTILITY STRUCTURE LOCATIONS, ETC. WILL BE MADE IN AN EFFORT TO PRESERVE EXISTING TREES.
10. ALL UTILITY TRENCHES LOCATED IN PUBLIC ROADWAYS SHALL BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS.
11. METERING DEVICES AND OTHER UTILITY APPURTENANCES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, AND NATURAL GAS SHALL BE INSTALLED WHERE AND AS REQUIRED BY MUNICIPAL OR UTILITY COMPANY STANDARDS.
12. NEW ELECTRIC AND TELEPHONE UTILITIES TO BE INSTALLED UNDERGROUND.
13. PRECAST OR CAST-IN-PLACE REINFORCED CONCRETE STRUCTURES MAY BE UTILIZED FOR DRAINAGE AND SANITARY SEWER SYSTEMS INCLUDING DETENTION OUTLET STRUCTURES UPON SUBMISSION TO AND APPROVAL OF SHOP DRAWINGS BY ENGINEER. ALL SHOP DRAWINGS ARE TO BE CERTIFIED BY A STATE-LICENSED PROFESSIONAL ENGINEER.
14. ALL PRECAST AND CAST-IN-PLACE STRUCTURES ARE TO BE DESIGNED TO ASHRO HS-20 LOADING REQUIREMENTS.

UTILITY PIPE SPECIFICATIONS

1. ALL STORM SEWERS, PRECAST STORM SEWER STRUCTURES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNDOT STANDARD SPECIFICATIONS, LATEST REVISION.
2. HIGH DENSITY POLYETHYLENE PIPE (4"): ASHRO M252, TYPE S AND ASHRO M254, WATER TIGHT PER ASTM D3321. POLYISOPRENE GASKETS PER ASTM F477.
3. DUCTILE IRON (DI) PIPE AND FITTINGS: ASTM A 748 SERVICE CLASS, FLEXIBLE LINED, FASTITE JOINTS.
4. PVC PIPE (SIZES 4" - 12" IN DIAMETER): C-900 "BLUE BRUTE" PIPING PER ANKA C900-07 AND FM1612; PRESSURE CLASS 165 PSI (DR25), 235 PSI (DR18); 505 PSI (DR14). GASKETS PER ASTM F477 AND JOINTS PER ASTM D3139. FM APPROVED FOR PRESSURE CLASS 150 PSI (DR18) AND 200 PSI (DR14).
5. INSTALL PIPING BEGINNING AT LOW POINT OF SYSTEMS, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM.
6. INSTALL PIPING PITCHED DOWN IN DIRECTION OF FLOW, AT SLOPES AND COVER SIZES.
7. ALL PRECAST DRAINAGE STRUCTURES SHALL CONTAIN REINFORCING STEEL AND BE DESIGNED FOR ASHRO HS-20 LOADING.
8. STATE CERTIFIED PE SPOKES AND SEALED SHOP DRAWINGS OF ALL PRECAST DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
9. PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE NOTED ON THE PLANS.
10. ALL HSP JOINTS SHALL BE MORTARED WITH 2:1 SAND MORTAR UNLESS OTHERWISE NOTED ON THE PLANS.
11. CONDUIT OUTLET PROTECTION SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY PIPE RUN.
12. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS CONSTRUCTION OF STORM SEWER PROGRESSES IN ACCORDANCE WITH THE SEQUENCE OF CONSTRUCTION.
13. INFILTRATION/RETENTION BEDS/PIPING TO BE INSTALLED WITH NO SLOPE (S=0.00%).
14. ALL PROPOSED CLEANOUTS TO BE SET FLUSH WITH FINISHED GRADE.
15. FINAL GRATE ELEVATIONS OF ALL MANHOLE CASTINGS TO BE FLUSH WITH FINISHED GRADE (PAVED AREAS) AND SIX-INCHES (6") ABOVE FINISHED GRADE IN ALL LAWN AREAS.
16. PRECAST OR CAST-IN-PLACE REINFORCED CONCRETE STRUCTURES MAY BE UTILIZED FOR DRAINAGE AND SANITARY SEWER SYSTEMS INCLUDING DETENTION OUTLET STRUCTURES UPON SUBMISSION OF AND APPROVAL OF SHOP DRAWINGS BY ENGINEER. ALL SHOP DRAWINGS ARE TO BE CERTIFIED BY A STATE-LICENSED PROFESSIONAL ENGINEER.
17. ALL PRECAST AND CAST-IN-PLACE STRUCTURES ARE TO BE DESIGNED TO ASHRO HS-25 LOADING REQUIREMENTS.

Professional Seal
DAVID F. CITRO
REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA
PE0709273
DATE: 04-23-2020

JOHNSRUD ARCHITECTS
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2700 Interflex Drive, Trevas, PA 19053
Phone 215 639 4200 • www.johnsrud.com

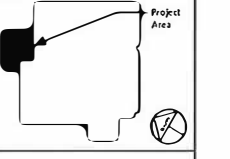
GENESIS ENGINEERS
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1755 WALTON ROAD, BLUE BELL, PA 19422

Mainstay ENGINEERING GROUP, INC.
CIVIL & STRUCTURAL ENGINEERS
1755 WALTON ROAD, BLUE BELL, PA 19422

MSG PROJECT NO. 19360

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Rev.	Date	Description
B	04-23-2020	ISSUE FOR OWNER REVIEW
A	03-30-2020	ISSUE FOR OWNER REVIEW



JABIL
1303 Goshen Parkway
West Chester, PA 19380

FINISHING PLANT EXPANSION

As Prepared By: DFC
Checked By: MEF
Drawing Title: SITE UTILITIES PLAN (2 OF 2)

SITE UTILITIES PLAN (2 OF 2)

C3.22

