EAST GOSHEN TOWNSHIP PLANNING COMMISSION

Meeting Agenda Wednesday, November 2, 2022 7:00 PM

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. October 5, 2022
- F. Subdivision and Land Development Applications
 - 1. 14 Reservoir Road Residential Subdivision (Presentation)
- G. Conditional Uses and Variances
 - 1. Miller Property Residential Subdivision (Recommend / Possible Approval)
 - a. A site visit was done at the property on Tuesday 10-18-2022.
 - Attached is the Township Engineer second review and comment letter dated October 27, 2022.
 - c. Attached is the Resident Notice Letter sent out on October 12,2022
 - d. Attached is the Recommendation and Draft Motion Letter 10-28-2022
- H. Ordinance Amendments
 - Noise Ordinance Standards in Zoning Ordinance (Recommend and Possible Approval)
 - a. Attached is the Chester County Planning Commission letter.
 - b. Attached is the Public Notice.
 - c. Attached is the Recommendation and Draft Motion Letter 10-22-2022
- Old Business
 - 1. Applebrook Golf Club Turf Maintenance Area Update No Action Required
 - a. A letter to grant a continuance of the 90-day time limit was granted allowing for an additional 90 days from the date of the letter. Letter was dated 10-6-2022 the new deadline date is 1-4-2022.
 - b. The Township Staff received update plans for Applebrook on 10-5-2022. These are revised Preliminary/Final Plans based on Township Engineer review letter and comments.
 - c. The Township and Applebrook continue to work on the legal issues.
 - 2. The Malvern institute Update No Action Required
 - a. Preliminary Approval was granted by the Board of Supervisors on July 5, 2022.
- J. New Business
- K. Liaison Reports
- L. Correspondence
- M. Announcements

Bold Items indicate new information to review or discuss.

1	<u>Draft</u>
2	EAST GOSHEN TOWNSHIP
3	PLANNING COMMISSION MEETING
4	October 5, 2022
5	
6 7	The East Goshen Township Planning Commission held their regular monthly meeting on Wednesday October 5, 2022 in the Township Building.
8	Members present are highlighted:
9	Chair – Ernest Harkness
10	Vice Chair – John Stipe
11	Dan Daley
12	Edward Decker
13	Michael Koza
14	Mark Levy
15	Michael Pagnanelli
16	
17	Also present was:
18	Duane Brady, Zoning Officer
19	Derek Davis, Township Manager
20	Nathan Cline, Township Engineer
21	David Shuey, Township Supervisor
22	Michael Lynch, Township Supervisor
23	John Hertzog, Township Supervisor
24	
25	COMMON ACRONYMS:
26	BOS – Board of Supervisors CPTF – Comprehensive Plan Task Force
27 28	BC – Brandywine Conservancy CVS – Community Visioning Session CB – Conservancy Board SWM – Storm Water Management
20 29	CB – Conservancy Board SWM – Storm Water Management CCPC – Chester Co Planning Commission ZHB – Zoning Hearing Board
30	CCT C - Chester Co Tiunning Commission 2115 - Zoning Tieuring Bouru
31	FORMAL MEETING – 7 p.m.
32	1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a
33	moment of silence to remember our troops and first responders.
34	2. Ernest asked if anyone would be recording the meeting and if there were any public
35	comments about non-agenda items. There was no response.
36	3. The tracking log was checked and no need for a workshop meeting.
37	4. The minutes of the August 3, 2022 and September 7, 2022 meetings were approved as
38	amended.
39	
40	
41	SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS
42	1. 14 Reservoir Road Residential Subdivision (Initial Submission) — This is an initial submission for the
43	PC members to review for the next meeting.
44	
45	COMPTTONIA TORICAND HARMAN
46	CONDITIONAL USES AND VARIANCES
47	1. Miller Property Residential Subdivision for 1010 Hershey Mill Road. Those present for the owner
48	were Lou Colagreco, Attorney; Michael Hartman, Project Manager; and TR Moser, Moser Construction
49 50	Management. Mr. Colagreco explained what the application is for and mentioned that they received and replied to the Township Engineer's letter. This is a conditional use proposal, and the Planning
51	Commission can be for or against it also with conditions. This is a very preliminary engineering plan. A
52	final plan will follow. It has to go to the PA DEP for permits for stormwater management. Ernest
53	mentioned that it will also go to Chester County Planning Commission for review.
. –	· · · · · · · · · · · · · · · · · · ·

PC 10-5-22 draft 1

- 1 Mr. Hartman reviewed the plan that was sent out today with some revisions. The property is 16 acres
- 2 with 9 acres of open space. There is an existing single-family residence and a barn. He has done some
- 3 preliminary calculations for the stormwater basins. The single entrance goes over a stream. There is a
- 4 pipeline for the existing house. Ernest recommended checking to see if a pipeline study is required. Ed
- 5 Decker commented that he feels there are issues with the setbacks. It doesn't look like it's meeting the 30
- 6 foot setback. He commented that they need to clarify the acreage. He asked about landscaping. Mr.
- 7 Hartman is going to have a more robust landscaping plan. The open space is in the center and perimeter.
- 8 Mark Levy asked about standing water. Mr. Hartman thinks the water goes down to the stream. Mike
- 9 Pagnanelli lives on Jackson Lane and spoke about the water flows. John Stipe asked if there were any
- steep slopes. Mr. Hartman pointed out that they are in the upper right hand corner of the plan. Ernest
- asked them to be sure they review the list of issues about open space areas. Also check about how many
- 12 entrances are required. Contact the fire company.

13 14

Public Comments:

- 15 <u>1. Alison Oshop, 1334 Jackson Lane</u> Their concern is the walkway that is proposed to go through to
- Goshen Downs. They feel it is too close to their property. There is always standing water in the
- 17 township easement when it rains. Goshen Downs has been very private so they don't want people
- walking through and who will maintain it?
- 19 <u>2. Lillian Fedor, 1013 Hershey Mill Road</u> She lives directly across from this property. Will the current
- driveway go away? Mr. Moser commented that they are working to incorporate the historic property into
- 21 the subdivision. There will be an HOA that will be responsible for the properties. Ms. Fedor mentioned
- 22 that water flowed onto Hershey Mill Road and the road was closed several times. Also, they feel there
- isn't enough space under the road, so it gets backed up.
- 24 3. Michael Lynch, 1226 Upton Circle He is speaking about the matter of a possible pedestrian
- connection. In a recent township survey, 72% of respondents like connecting to other developments.
- Goshen Downs has two informal trails for the neighbors to use. As a past planner, he understands the
- 27 concern about safety. He is for seeking an easement for future ability to connect walking trails and
- sewers. It should not be paved or gravel. If a fence is used, he would prefer post and rail to keep the open feeling.
- 30 4. Bill Guyer, 1560 Tanglewood Dr. He is concerned about connecting the two communities. If someone is injured on the trail, the HOA would be responsible.
- 32 <u>5. David Shuey, Hershey Mill Estates</u> He asked what the acreage is for the wetlands. Mr. Hartman
- commented that they don't have that information yet. Ernest thinks the ordinance doesn't allow for building on wetlands.
- 6. Sharon Kinch, 1330 Jackson Lane She commented that they have no interest in having people walking near their property.

37 38

- Ernest thanked everyone for their input. He reviewed what their comments covered.
- 39 Ernest mentioned that they will try to set up a site walk for the Planning Commission members.

40 41 42

43

44

ORDINANCE AMENDMENTS

1. Noise Ordinance Standards in Zoning Ordinance (Initial Submission) – Duane spoke about Derek's memo. He explained that they are taking items in the ordinance regarding noise and will put them into a separate ordinance.

45 46

- Bill Guyer, 1560 Tanglewood Dr Mr. Guyer provided copies of his "Request to Defer Approval of
- 48 Draft Noise Ordinance Proposal". He feels they should wait for feedback from the Chester County
- Planning Commission. Their neighbor has built a bandstand and has professional band concerts on a regular basis during the warmer months. Parking on the streets poses problems for access to driveways
- regular basis during the warmer months. Parking on the streets poses problems for access to driveways.

 Decibels of 60-70 are considered loud. He feels the 5 decibel increase isn't necessary and will cause
- 52 problems for residents. The band stage is 30-40 feet from his property.

PC 10-5-22 draft 2

Ernest recommended he file a complaint with the township for the band. The PC will take his concerns into consideration when reviewing the response from Chester County. Duane explained that the complaint about the band should come to him. He will do a formal review of the ordinance and contact the neighbor if necessary. 6 7 **OLD BUSINESS** 1. Applebrook Golf Club Turf Maintenance Area – Update -No Action Required. Duane provided Nate's letter and the Chester County letter for the Planning Commission to review. He is working on the comments. NEW BUSINESS - None LIAISON REPORTS 1. Board of Supervisors – John mentioned that they are keeping the general meetings to a minimum because they are working on the 2023 budget. So far, they are short by \$741K. Ed Decker asked about the Milltown Dam. John commented that they finally received the DEP permit. Now they can start the engineering study and bidding and hope to start next Spring. There was a discussion about the process that has to be done before work can begin. **CORRESPONDENCE** - None **ADJOURNMENT** There being no further business, Mike Koza made a motion to adjourn the meeting. Mark seconded the motion. The meeting was adjourned at 8:20 pm. The next regular meeting will be held on Wednesday, November 2, 2022 at 7:00 pm. Respectfully submitted,

Ruth Kiefer, Recording Secretary

PC 10-5-22 draft 3

East Goshen Township Planning Commission Application Tracking Log

July 6, 2022 PC Meeting

Application Name	Application (CU,LD,ZO, SD, SE, C,	rype (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
Paoli Pike Trail ALT Route	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Bold = New Application or PC action required

14 Reservoir Raod SD P 9/28/2022 9/28/2022 1/3/2023

1010 Hershey Mill Road, Miller CU S 8/30/2022 8/30/2022 NA
Applebrook Golf Club LD P 7/27/2022 7/27/2022 8/17/2022 8/29/2022

27/2022 7/27/2022 8/17/2022 8/29/2022 11/9/2022

Completed in 2022

The Malvern Institute	LD	Р	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	(5) 7/31/2022	2/2/2022	2/15/2022	NA	2/28/2022	PC Made rec to BOS for Prelim. App on June 1
14 Broad St.	V	Р	3/28/2022	3/28/2022	NA	NA	3/30/2022		5/4/2022	5/6/2022	5/19/2022	5/27/2021	P
EWT 537 Special Study	NA	NA	NA	NA	NA	NA.	NA	NA	NA	NA	NA	NA	A
Applebrook Golf Club	LD	Р	7/27/2022	7/27/2022	8/17/2022	8/29/2022						11/9/2022	

Completed in 2021

Small Wireless Facilities	ZO	F	NA	NA	NA	NA	NA	NA	NA	NA	12/7/2021	NA	AD
Imperial Marble, 1311 WCP	V	Sk	10/25/2021	10/25/2021	NA	NA	10/28/2021		11/3/2021	11/16/2021	12/14/2021	12/24/2021	A
14 Reservoir Rd. / Glossen	V	Sk	5/25/2021	5/25/2021	NA	NA	5/27/2021		6/2/2021	7/6/2021	7/15/2021	7/23/2021	A
ESKE Development LLC	V	S	4/20/2021	4/20/2021	4/27/2021	NA	4/27/2021		5/5/2021	5/11/2021	5/26/2021	6/18/2021	Α
Albert and Lynn Greto	V	S	4/26/2021	4/26/2021	NA	NA	4/29/2021		5/5/2021	6/1/2021	6/8/2021	6/25/2021	D
1365 Enterprise Drive	V	Sk	4/1/2021	4/1/2021	NA	NA	4/1/2021		5/5/2021	5/18/2021	TBD	5/31/2021	A
198 Oneida Ln	V	Sk	1/26/2021	1/27/2021	NA	NA	1/28/2021		2/3/2021	1/162021	2/25/2021	3/26/2021	Α
eline HMS / Consultation Zone C	r ZO / S	DRAFT	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	AD

KEY

A - Approved

AD - Adopted

D - Denied

P - Pending



One South Church Street Second Floor West Chester, PA 19382 T: 610-429-8907 F: 610-429-8918

www.pennoni.com

October 21, 2022

EGOST 00135

Duane Brady, Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA 19380

RE: Glosson, 14 Reservoir Road

Dear Duane:

As requested, we have reviewed the following information, prepared by Yerkes Associates, Inc., regarding the referenced submission:

- "Subdivision Plan for 14 Reservoir Road" (six sheets) dated June 1, 2022, last revised September 14, 2022;
- "Stormwater Management Report for 14 Reservoir Road" dated June 24, 2022; and
- "Pre- and Post-Development Drainage Area Plans" dated June 1, 2022.

The applicants/owners, Jeffrey and Michelle Glosson, are proposing to subdivide UPI 53-6-80 (±2 acres) into two (2) parcels. There is an existing dwelling, attached garage and pool to remain on proposed Lot 1 (±1.1 net acres); Lot 2 (±0.834 net acres) is a proposed flag lot containing a single-family dwelling, garage and deck/patio. The parcel is located on the west side of Reservoir Road approximately 920 feet south of its intersection with Park Avenue, within the *R-3 Medium Density Suburban Residential District*. The proposed dwelling is proposed to be served by public water supply and public sanitary sewer.

The Zoning Hearing Board per a Decision & Order dated July 21, 2021, approved the following variance:

1. From §240-23.B(2)(b)[2][e] allowing for the required width of the pole portion of the flag lot to be reduced from 40 feet to 24 feet.

We offer the following comments:

ZONING (§240)

- The applicant shall prove to the satisfaction of the Township that the proposed driveway will have adequate access for emergency vehicles (§240-23.B(2)(b)(2)[d]); defer to Township staff/Fire Marshall.
- 2. It appears no steep or very steep slopes exist; please confirm and add a note to the plan indicating the same. (§240-25.C & §205-33.B(9))
- 3. On lots of one acre or less, a maximum of one storage shed of a maximum floor area of 120 square feet and a maximum height of 12 feet at its highest point may be placed or erected within the required side and/or rear yards of the property (§240-32.P(1(a))). We recommend a note be added to the *Title Plan* (Sheet 1) for Lot 2.

4. Any residential subdivision or land development shall give careful attention to providing attractive landscaping. (§240-27) It may be appropriate to provide landscaping to screen the existing residences to the north and east.

SUBDIVISION (§205)

- 5. We recommend that the plan be titled Preliminary (and/or) Final Subdivision Plan. If the applicant is seeking joint Preliminary/Final approval, a waiver should be requested from §205-28.
- 6. Please provide the location and elevation of the bench mark to which contour elevations refer. (§205-30.B(8)
- 7. The Bulk Zoning Table on Sheet 1 should indicate conformance for each proposed lot. (§205-30.C(4)(j)
- 8. Prior to plan recording, a PA DEP planning module or exemption approval shall be provided. (§205-33.B(22))
- 9. The existing water connection for Lot 1 is not indicated on the plans. (§205-33.B(10))
- 10. Size and invert elevation of all sanitary manholes and lines shall be indicated. (§205-33.B(15))
- 11. A 'will serve' letter regarding the availability of public water shall be provided. (§205-40.E)

STORMWATER MANAGEMENT (§195)

- 12. Regarding Water Quality (§195-19), Infiltration (§195-20) and Peak Rate Control (§195-22):
 - a. It is unclear in which part of the proposed system infiltration is taking place; please clarify.
 - b. The Basin 1 outlet appears to be at the same elevation as the bottom of the storage area; it is unclear how this configuration will allow for infiltration.
 - c. The Basin 1 volume calculation (Page 31) does not match the Basin 1 Pond Report (Page 43).
 - d. There is no exfiltration indicated in the Basin 1 Pond Report; please clarify.
 - e. A clay liner is indicated for Basin 1; please clarify the intent.
 - f. The function of the vertical clay wall is unclear; please clarify the intent.
 - g. The subgrade curbs in Basins 2, 3, 4 and 5 appear to function as weirs. It appears that these basins will retain the portion of the runoff volume below the weir elevations without a lower outlet; please clarify.
 - h. The basin bottoms appear to follow the grade slope; basin bottoms should be relatively flat.
 - i. We attempted to recreate the hydraulic model using HydroCAD. It appears that the proposed system functions during storm events below the five-year storm; using the ten-year and above storms, the model generates errors. Please clarify how the system functions during larger storm events; it may be useful to provide HydroCAD files.

- j. It is unclear how runoff enters Basin 1 from the designated drainage area; additional spot elevations should be indicated, along with clarifications regarding roof drains.
- k. It appears the limit of disturbance was utilized as the area tributary to the proposed BMPs. The design should utilize the actual tributary areas to each individual BMP and indicate the same on the drainage area plans and runoff models.
- Please provide Worksheet 4 type calculations for each proposed BMP.
- 13. A level spreader is proposed for Basin 5; please indicated on the plan and provide a detail, including appropriate permanent erosion controls measures for the discharge.
- 14. Provide a statement on the plan, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality and that a revised erosion and sediment control plan shall be submitted to, and approved by the Township for a determination of adequacy prior to construction of the revised features. (§195-27.A(3))
- 15. Provide the engineer's design signature block required per §195-27.A(4).
- 16. Please clarify the total extent of the upstream area draining through the site. (§195-27.B(12))
- 17. Provide all BMP operations and maintenance requirements. (§195-27.F)
- 18. A stormwater operations and maintenance agreement will be required to be record; this agreement should include the same operation and maintenance requirements as the plan, specific to each proposed BMP. (§195-27.F)
- 19. Easements granting the Township access to the stormwater management BMPs is required; a blanket easement is acceptable. (§195-39)
- 20. Observation ports should be provided for all subsurface BMPs to monitor BMP function.
- 21. Due to the unique stormwater systems proposed, it may be a appropriate to schedule a meeting to review the design concepts further.

SANITARY SEWER (§188)

- 22. The plans shall include the East Goshen Township Sewer Lateral Detail (attached).
- 23. Please confirm the proposed sanitary sewer line has a minimum of 2% slope and provide associated profiles.
- 24. The plans shall clearly indicate cleanout locations per §188-31.C(3).
- 25. Proposed sewer lines shall be a minimum of five feet from side property lines. (§188-31.B(8))

GENERAL

- 26. A plan legend should be provided.
- 27. The plan is subject to review by the Township Fire Marshall, Historic Commission, Conservancy Board and Chester County Planning Department.
- 28. Proposed easements (electric service, shared driveway) and legal descriptions for each lot shall be submitted for review by the Township prior to recording.
- 29. Note the project is not within 660 feet of the center line of any hazardous liquid pipeline or natural gas transmission pipeline, therefore no *Pipeline Awareness Study* is required. (§205-40.1)

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI

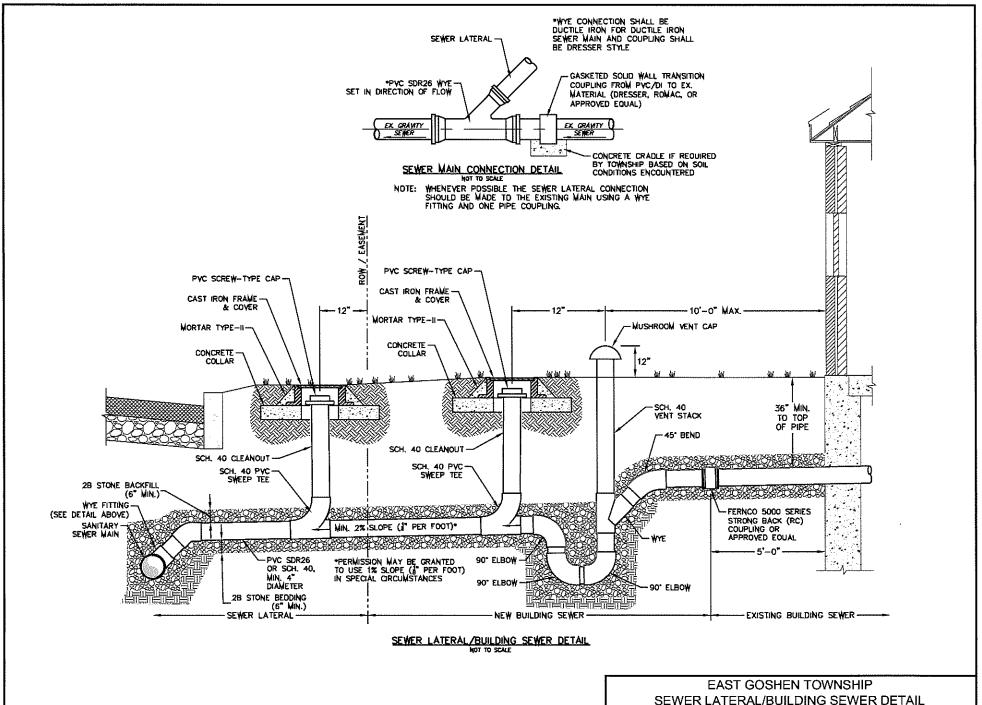
Nathan M. Cline, PE Township Engineer

cc (via e-mail): Mark Miller, Public Works

Derek Davis, Township Manager Nick Cirilli, PE, Yerkes Associates, Inc.

Jeffrey and Michelle Glosson

Mike Ellis, PE







PREPARED BY: PENNONI ASSOCIATES INC. Newark, DE

DETAIL NO.: CREATED: REVISED:

\$\$01 2014-09-30 N/A

Duane Brady

From: Nathan M. Cline < NCline@Pennoni.com>

Sent: Friday, October 21, 2022 11:36 AM

To: Duane Brady; Derek Davis

Cc: Mark Miller; Michael Ellis; Nick Cirilli; Mike Barbieri; jsglosson@gmail.com

Subject: Glosson, 14 Reservoir Road

Attachments: Pennoni - Glossin, 14 Reservoir Road 2022-10-21.pdf

Importance: High

Follow Up Flag: Follow up Flag Status: Flagged

Please see attached review letter for the referenced project.

Thanks

Nathan M. Cline, PE

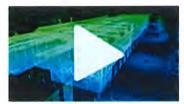
Office Director

Pennoni

One South Church Street, 2nd Floor | West Chester, PA 19382

Direct: +1 (610) 422-2453 | Mobile: +1 (610) 888-8564

www.pennoni.com | NCline@Pennoni.com



Watch: UAS Data Collection

Memorandum

East Goshen Township 1580 Paoli Pike

West Chester, PA 19380

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

E-mail: dbrady@eastgoshen.org

Date: 9-28-2022

To: Planning Commission

From: Duane J. Brady Sr., Zoning Officer

Re: 14 Reservoir Road SD / Residential Lot

Dear Commissioners,

The Township staff has received a SD application for 14 Reservoir Road. The proposal is to create a second residential lot on the existing property. The application has been reviewed for completeness and was accepted by Township Staff on September 28, 2022.

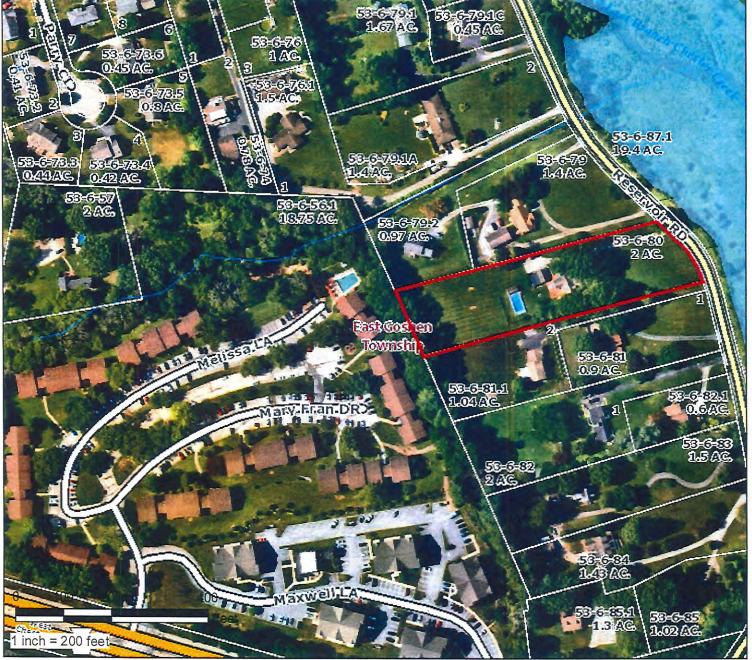
Background Information:

- Existing single-family residential lot on 2-acre lot is to be subdivided into 2 lots.
- The existing dwelling and structures (In-ground pool, shed, and detached garage will remain, and the lot will be reduced to approximately 1.2 acres (48,560 square feet).
- > Township bulk zoning requirements will be maintained.
- > A new lot will be created with a leg access to the new dwelling.
- > A new single-family residence is proposed to be 2,500 to 3,000 square feet.
- The new lot will be approximately 0.8 acres (34,460 square feet).
- The new lot will be a flag lot with a flagpole section variance by the Zoning Hearing Board. The variance changed the pole portion from 40 feet to 24 feet wide.

Zoning Information:

- ❖ The property is in the R-3 Medium Density Residential District.
- Single-family detached dwellings are a use permitted by right.
- The minimum lot area is 18,000 square feet.
- The front yard is 30 feet, the side yard is 20 feet, and the rear yard is 30 feet.
- The minimum building height is 30 feet (3 stories).
- Total impervious cover is 35%.
- ❖ Total building cover is 25%.
- The zoning also, notes that design and landscaping controls in 240-27D shall apply to residential development in this district.

14 Reservoir Road SD 9-28-2022



COUNTY OF CHESTER

PENNSYLVANIA



Find Address Information

PARID: 5306 008 000 00

UPI: 53-6-80

Owner1: GLOSSON JEFFREY SCOTT

Owner2: GLOSSON MICHELLE APRIL

Mail Address 1: 14 RESERVOIR RD

Mail Address 2: WEST CHESTER PA

Mail Address 3: ZIP Code: 19380

Deed Book: 9154

Deed Page: 952

Deed Recorded Date: 07/31/2015

Legal Desc 1: WS OF RESERVOIR RD Legal Desc 2: 2 AC DW G & DET GAR

Acres: 2 LUC: R-10

Lot Assessment: 97530

Property Assessment: 95150

Total Assessment: 192680 Assessment Date: 12/15/2021 7:48:09

Property Address: 14 RESERVOIR RD Municipality: EAST GOSHEN

School District: West Chester Area

Map Created: Wednesday, September 28, 2022



County of Chester

Limitations of Liability and Use: County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.



EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

RECEIVED
JUL 0 7 2022

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

	Date Filed.
	Application for (Circle one):
	Subdivision Cland Development CSubdivision & Land Development
۹.	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: Jeffrey S. & Michelle A. Glosson
	1. Applicant's name: <u>Jeffrey S. & Michelle A. Glosson</u> Address: <u>14 Reservoir Road, West Chester, PA 19380</u> Phone: <u>484-364-6167</u>
	Fax: _{Email:} jsglosson@gmail.com
	2. Name and address of present owner (if other than 1. above)
	Name: Oarric do doove
	Address:Phone:
	Fax: Email:
	3. Location of plan: 14 Reservoir Rd., West Chester, PA 19380
	4. Proposed name of plan:
	5. County Tax Parcel No.: 53-6-80 Zoning District: R-3
	6. Area of proposed plan (ac.): 2.0005 Number of lots: 2
	7. Area of open space (ac.): N/A
	8. Type of structures to be constructed: Residential single-family home
	9. What provisions are to be made for water supply and sanitary sewer?
	Connection to public water and sewer
	10. Linear feet of road to be constructed: Driveway 359.5'
	11. Name of Engineer: Nicholas Cirilli, Yerkes Associates, Inc.
	Phone Number: 610-644-4254 Fax: 610-640-0771
	Email address: ncirilli@comcast.net

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

12. Name of Land Planner: Same as above
Phone Number: Fax:
Email address:
 B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan. C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance. D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.
NOTICE
The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector. Owner signature Applicant/Signature Mash Defined to the Coning Officer and Building Inspector. Applicant/Signature
Administrative Use
Fees received from applicant \$basic fee, plus \$per lot
For lots = \$
Application and plan received by: Date: Date:
Application accepted as complete on:(Date)

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

SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

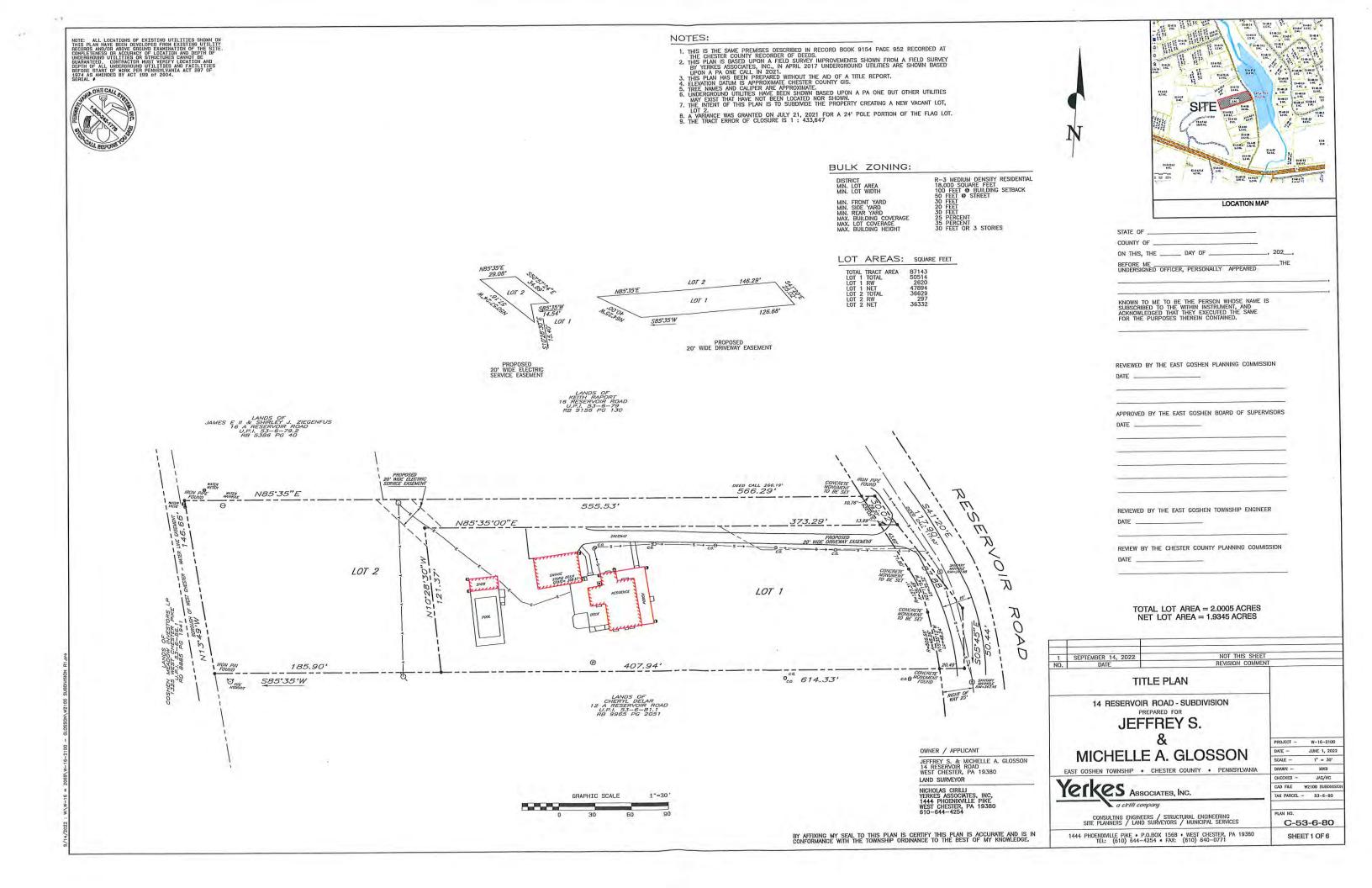
* Review the formal Planning Commission review procedure on page five.

Application for (Circle all appropriate): SubdivisionOLand Development
Applicant Information:
Name of Applicant: Jeffrey S. & Michelle A. Glosson
Address: 14 Reservoir Road, West Chester, PA 19380
Telephone Number: 484-364-6167 Fax: N/A
Email Address: jsglosson@gmail.com
Property Address: 14 Reservoir Road, West Chester, PA 19380
Property Information:
Owner's Name: Jeffrey S. & Michelle A. Glosson
Address: 14 Reservoir Road, West Chester, PA 19380
Tax Parcel Number: 53-6-80 Zoning District: R-3 Acreage: 2.0005
Description of proposed subdivision and or land Development:
Existing single-family residential property, on 2.0005 acres is to be subdivided
into 2 lots. The existing home and structures will remain and the lot will be reduced to
approximately 1.2 acres (48,560 square feet), while maintaining the township
bulk zoning requirements. A new subdivided lot, with access leg, will be utilized for
building a new single-family residence proposed to be roughly 2500-3000 square feet.
This new proposed lot will be approximately 0.8 acres (34,460 square feet) and
will conform to township bulk zoning requirements.

Return to: Chester County Planning Commission 601 Westtown Road-Suite 270

SEP 2 1 2022 Act 247 County Referral

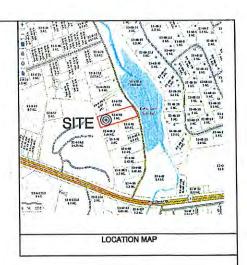
P.O. Box 2747 West Chester, PA 19380-0990 the second secon TO BE COMPLETED BY THE MUNICIPALITY To: Chester County Planning Commission Subject: Request for review of a subdivision, land development From: (Municipality) proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. Official's Name: This application must be completed by the applicant, and Position: submitted by the municipality to the above address, along Official's signature: _ with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side) Applications with ORIGINAL signatures must be submitted to CCPC. TO BE COMPLETED BY THE APPLICANT N/A Location: Development name (if applicable): N/A Owner's name: Jeffrey S. & Michelle A. Glosson 484-364-6167 Phone #: Owner's address: 14 Reservoir Rd., West Chester, PA 19380 484-364-6167 Applicant's name: Jeffrey S. Glosson Phone #: Applicant's address: 14 Reservoir Rd., West Chester, PA 19380 Architect/Engineer/Surveyor name: Yerkes Associates, Inc. 610-640-0771 Phone #: TYPE OF SUBMISSION **REVIEW FEE** TYPE OF REVIEW REQUESTED (Check all appropriate boxes) (Fee schedule on other side) New proposal ■ Attached \$ 175.00 Revision to a prior proposal Unofficial sketch plan (no fee) Not applicable Phase of a prior proposal ■ Subdivision plan Amendment/revision to recorded plan is Land development plan a new proposal Planned residential development TYPE OF PLAN Zoning ordinance (no fee) Tax parcel(s): # 53-6-80 Unofficial sketch Curative amendment (no fee) Subdivision ordinance (no fee) Preliminary Comprehensive plan (no fee) ■ Final Total area (gross acres): 2.0005 Other_ PROPOSED UTILITIES LAND USE # of lots/units ZONING DISTRICT **PLAN INFORMATION** OF PROPOSAL (Check appropriate Agriculture Length of new roads: N/A boxes) Existing: R-3 2 Number of new parking spaces: N/A Single family Water Sewer Proposed: R-3 Ownership of roads: Townhouses Public Variances/ Public 🔳 Private Twin units On-site Special exception Open space: Apartments granted: Package Public Private Mobile homes Acres: Acres: No new sewage *Commercial disposal or water HOA responsible for common facilities/areas: supply proposed *Industrial | Yes 📳 No *Institutional HOA documents provided: Other Yes 🔳 No ADDITIONAL INFORMATION (This plan has been submitted to): Traffic study included: County Health Department Date Not conducted Yes **PennDOT** DEP *Information to be filled in for Commercial, Industrial or Institutional land use ONLY Date _ *Total square footage of addition THE TERM "LOTS" to existing building: The term "LOTS" includes conveyance, tracts or parcels of land for the purpose, wheth-*Total square footage er immediate or future, of lease, transfer of ownership or building or development, as of new building(s): well as residue parcels, annexations, or the correction of lot lines.

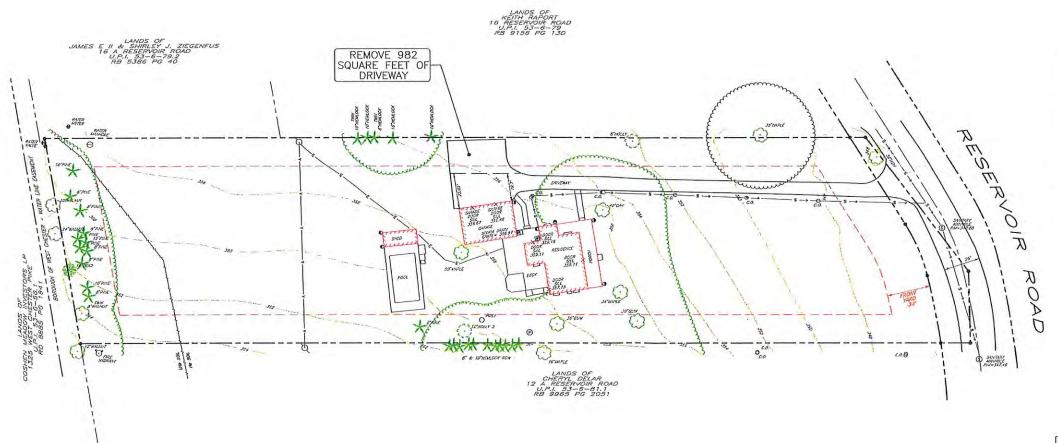




× 1







BULK ZONING:

R-3 MEDIUM DENSITY RESIDENTIAL
18,000 SQUARE FEET
150 FEET STREET
30 FEET
30 FEET
30 FEET
35 PERCENT
30 FEET OR 3 STORIES

IMPERVIOUS COVERAGE: SQUARE FEET

RESIDENCE GARAGE SHED SUB TOTAL 1934 942 241 3117 / 84226 = 3.70 PERCENT STAIRWELL POOL, DECK AND STEPS DRIVEWAY DECK FRONT STEP EAST WALK WEST WALK TOTAL 9687 / 84226 = 11.50 PERCENT

NOTES:

- 1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
 2. THIS PLAN IS BASED UPON FIELD SURRYYS BY YERKES ASSOCIATES, INC.
 3. ELEVATION DATUM IS APPROXIMATE CHESTER COUNTY GIS.
 THE SITE BENCHMARK IS THE RIM OF THE SANITARY MANHOLE.
 4. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
 5. UNDERGROUND UTILLITES HAVE BEEN SHOWN BASED UPON A PA ONE BUT OTHER UTILLITIES MAY EXIST THAT HAVE NOT BEEN LOCATED NOR SHOWN.
 6. TREE NAME AND CALIPER ARE APPROXIMATE.

TOTAL LOT AREA = 2.0005 ACRES NET LOT AREA = 1.9345 ACRES

PER TWP PLAN REQUEST REVISION COMMENT 1 SEPTEMBER 14, 2022 NO. DATE EXISTING CONDITIONS, LANDSCAPE AND DEMOLITION PLAN 14 RESERVOIR ROAD - SUBDIVISION PREPARED FOR JOSE A. GRAKDE JEFFREY S. & MICHELLE A. GLOSSON JUNE 1, 2022 EAST GOSHEN TOWNSHIP . CHESTER COUNTY . PENNSYLVANIA CAD FILE W2100 SUBDIVIS

Yerkes Associates, Inc.

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

C-53-6-80 1444 PHOENIXVILLE PIKE • P.O.BOX 1568 • WEST CHESTER, PA 19380 TEL: (610) 644-4254 • FAX: (610) 640-0771 SHEET 2 OF 6

GRAPHIC SCALE 1"=30"

LEGEND:

 DOWNSPOUT -A--- AERIAL WIRES

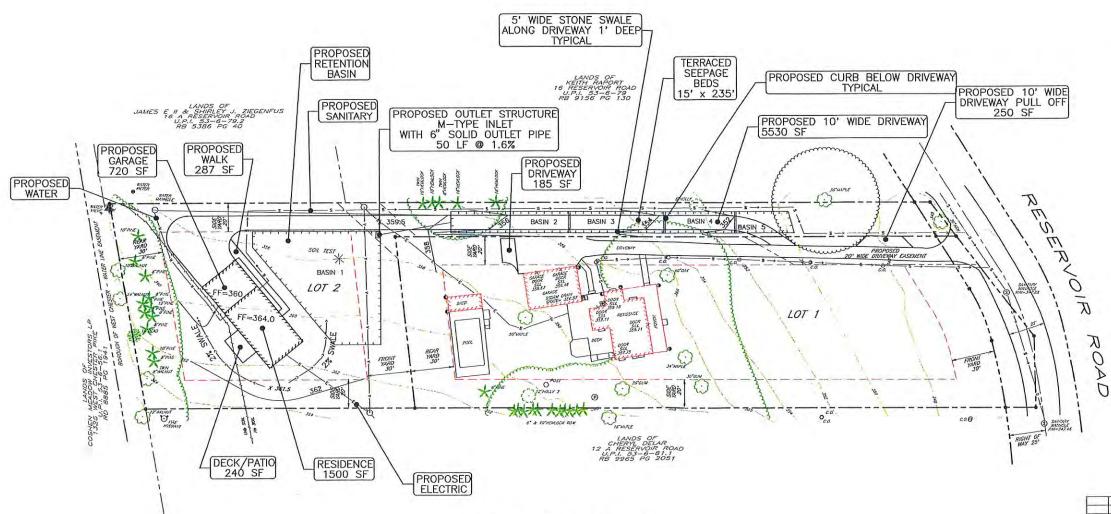
FLECTRIC METER —−E BURIED WIRES

BY AFFIXING MY SEAL TO THIS PLAN IS CERTIFY THIS PLAN IS ACCURATE AND IS IN CONFORMANCE WITH THE TOWNSHIP ORDINANCE TO THE BEST OF MY KNOWLEDGE.









PERVIOUS C	OVERAGE: SQUARE	REMOVED	ADDED	PROPOSED LOT 1	PROPOSED LOT 2
RESIDENCE GARAGE SHED SUB TOTAL STAIRWELL POOL, DECK AND STEPS DENCKY DECKY DECKY STEP EAST WALK WEST WALK	1934 942 241 3117 = 3.70 PERCENT 67 1127 4286 900 14 88 88	982	435	1934 942 241 3117 = 6.51 PERCENT 67 1127 3739 900 14 88 88	1500 720 0 2220 = 6.11 PERCENT 0 0 5530 240 0 287
TOTAL NET LOT AREA	9687 = 11.50 PERCENT 84226	36332		9140 = 19.08 PERCENT 47894	8277 = 22.78 PERCENT 36332

BULK ZONING:

GRAPHIC SCALE

R-3 MEDIUM DENSITY RESIDENTIAL
18,000 SQUARE FEET
100 FEET & BUILDING SETBACK
50 FEET & STREET
20 FEET
20 FEET
20 FEET
30 FEET
25 PERCENT
30 FEET OR 3 STORIES

1"=30"

ENGINEER JOSE GRANDE P.E YERKES ASSOCIATES, INC, 1444 PHOENIXVILLE PIKE WEST CHESTER, PA 19380 610-644-4254

BY AFFIXING MY SEAL TO THIS PLAN IS CERTIFY THIS PLAN IS ACCURATE AND IS IN CONFORMANCE WITH THE TOWNSHIP ORDINANCE TO THE BEST OF MY KNOWLEDGE.

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1	SEPTEMBER 14, 2022	PER TWP PLAN R
NO.	DATE	REVISION COM
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	14 RESERVOIR ROAI PREPARED JEFFRE	FOR
	8	OLOGOON.

MICHELLE A. GLOSSON

EAST GOSHEN TOWNSHIP * CHESTER COUNTY * PENNSYLVANIA Yerkes AS

K	ASSOCIATES, INC.
	a cirilli company
	CONSULTING ENGINEERS / STRUCTURAL ENGINEERING SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

C-53-6-80 1444 PHOENIXVILLE PIKE + P.O.BOX 1568 + WEST CHESTER, PA 19380 TEL: (610) 644-4254 + FAX: (610) 640-0771 SHEET 3 OF 6

JUNE 1, 2022

1" = 30"

CAD FILE W2100 SUBOW

DANERSHIP OF INSTRUMENTS OF SERVICE

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TEMPORARY EROSION CONTROL METHODS

COMPOST FILTER SOCK OR SILT FENCE STONE CONSTRUCTION ENTRANCE SEED, MULCH OR STRAW LIMIT DISTURBANCE TO IMMEDIATE WORK AREA EROSION MATTING

PERMANENT EROSION CONTROL METHODS

1. PERMANENT GROUND COVER (SEEDING, SOD OR MULCH)
2. IMPERWOUS COVERAGE

GENERAL NOTES

ENVIRONMENTAL INDEMNIFICATION

1. DISTURBED AREAS ON WHICH ACTIVITIES HAVE CEASED MUST BE SEEDED AND MULCHED WITHIN TWENTY (20) DAYS.

DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISH GRADE OR WILL NOT BE DISTURBED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED WITHIN ONE YEAR MUST BE SEEDED AND MULCHED.

2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN A MANNER SUCH THAT ALL EROSION AND ARYWATER POLLUTION IS MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLUTION ABATEMENT SHALL BE FOLLOWED.

3. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED IN PROPER WORKING ORDER UNITL THE SITE HAS BEEN STABLIZED AND. INSPECTED ON A DAILY BAS AND AFTER EACH RUNOFF EVENT. CLEAN OUT, REPAIR, REPLACE, REGRADE, RESED, REMULCH OR REINSTALL NETTING AS NOCESSARY. ANY PREVENTATIVE AND/OR REMEDIAL MAINTENANCE WORK REQUIRED TO CONTROL MUST BE PERFORMED IMMEDIATELY.

4. SHOULD UNFORESSEEN EROSIVE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO REMED'S SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTRION SHOULD BE GIVEN TO FROZEN SLOPES. STOCKPILES OF WOOD CHIPS, HAYBALES, CRUSHED STONE AND OTHER MULCHES SHALL BE RELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF PROSION.

5. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISION OF 25 PA CODE, CHAPTER 10.2. PROSION AND SEDIMENT CONTROL MERSURES.

5. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISION OF 25 PA CODE, CHAPTER 10.2. PROSION AND SEDIMENT CONTROL MERSURES SHALL BE TAKEN BY THE CONTRACTOR TO TELIMINATE UNINCESSARY DAMAGE. ON THE PROVISION OF DESTINE TO THE CONTROL OF EXISTING TREES AND SHRIBS SHALL BE TAKEN BY THE CONTROL MEASUR

7. PROTECTION OF EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNINECESSARY DAMAGE.
8. THE SITE WILL BE CONSIDERED PERMANENTLY STABALIZED WHEN ALL PERMANENT CONTROL MEASURES HAVE BEEN COMPLETED AND ARE OPERATIONAL, TEMPORARY CONTROL MEASURES REMOVED AND UNIFORM EROSION RESISTANT PERENNIAL VEGETETION IS ESTABLISHED TO THE POINT WHERE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING A RUMOFF EVENT. THE STANDARD FOR VEGETATIVE COVER S. A UNIFORM COVERAGE OR DETISTIVE OF 70% ACROSS THE DISTURBED AREA. THE TOWNSHIP REMOVED IN A UNIFOR THE DETISTING PROBLEM OF THE STANDARD FOR VEGETATIVE COVER S. A UNIFORM COVERAGE OR DETISTIVE OF 70% ACROSS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENTIBLE AND SETULATION. RUMOFF FROM PROBLEM BY THE DISTURBED AND STURDING AS SEDIMENT REMOVAL OR RETENTION FACILITY BEFORE BEING DISCHARGED FROM THE SITE OF THE STANDARD PROBLEM OF THE STANDARD OF THE STANDARD PROBLEM OF THE STANDARD PROBLEM OF THE STANDARD OF THE STANDARD PROBLEM OF THE STANDARD OF THE ST

10. EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STREILZED AND FULLT FOUNDAIL BEPORE ANT AND BED ISTURBED.

11. TEMPORARY CONTROL MEASURES MUST BE REMOVED AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED AFTER CONCURRENCE OF THE TOWNSHIP ENGINEER.

AREAS DISTURBED DURING REMOVAL OF TEMPORARY MEASURES MUST BE IMMEDIATELY REMEDIATED AND STABILIZED.

12. THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MAIERIALS AND WASTES, IN ACCORDANCE WITH THE DEPARTMENT'S SOULD WASTE MANAGEMENT REGULATIONS IN TITLE 25, PENNSYLVANIA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

13. A COPY OF THIS FLAN SET MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

14. ANY REVISIONS TO THIS PLAN SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.

15. STOCKPILE HEIGHTS MAY NOT EXCEED 35 FEET IN HEIGHT AND SLOPES SHALL BE 2:1 OR FLATTER.

16. NOTE TO CONTRACTOR: THIS PLAN CAN BE USED FOR CONSTRUCTION ONLY AFTER ALL REQUIRED AGENCY APPROVALS ARE FINALIZED, PERMITS ARE ISSUED AND WRITTEN AUTHORIZATION TO PROCEED IS GRANTED BY THE OWNER.

17. NEWLY GRADED SLOPES OF OVER 25% MUST BE STABILIZED WITH SOOD OR EROSION CONTROL BLANKET.

18. NO GRADING CHARGES SHALL BE SHOWN WITHIN FIVE (5) FEET OF ADJOINING PROPERTIES LINE IN ORDER TO ENSURE TRANSITION TO THE GRADING ON THE ADJOINING PROPERTIES

WOODY VEGETATION AND UTILITY NOTES:

1, ALL WOODY VEGETATION TO BE RETAINED WITHIN 25' OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT DRIPLINES OR AS SHOWN ON PLANS. TOWNSHIP ENGINEER MUST APPROVE THE LOCATION OF THE TREE PROTECTION FENCE PRIOR TO START OF EARTH WORK.

WHERE EXCAVATION TRENCHES ARE PROPOSED WITHIN THE DRIPLINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AUDIDING COMPACTION.
 THE TOWNSHIP ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO THE START OF

4. ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATES FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCUPACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004.

5. CONTRACTOR TO PROTECT OR RELOCATE UTILITIES AS NEEDED.

6, MAINTAIN MINIMUM COVER OVER ALL EXISTING AND PROPOSED UTILITIES AT ALL TIMES.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION AND SEDIMENT CUNTROL MEASONES DURING CONSTRUCTION.

2. THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES IN GOOD CONDITION AFTER COMPLETION OF CONSTRUCTION AND EXPIRATION OF ANY CONTRACTOR'S WARRANTY OBLIGATION.

3. VECETATION SHALL BE MOWED WHENEVER NECESSARY TO MAINTAIN A PLEASING APPEARANCE AND DISCOURAGE WEED GROWTH. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH. THAT JOINTS BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE RELVED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOD STRIPS SHALL BE REDUCTED TO THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOD STRIPS SHALL BE REDUCTED TO THE STRIPS SHALL BE REPLAYED WITH THE SUBSURFACE SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEDED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANGE TO ROOT PROPERLY. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANGE TO ROOT PROPERLY. BERDSHOWN OF STRAW COVER WILL BE REPEATED AFTER EACH SIZEABLE STORM EVENT UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT WEEKLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE.

EROSION ARE EVIDENT. AT WEEKLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE.

7. AFTER SLOPES ARE ESTABLISHED, WEEKLY INSPECTIONS SHALL BE MADE TO DETERMINE THE DURABILITY OF THE STABILIZATION MEASURES. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAIN.

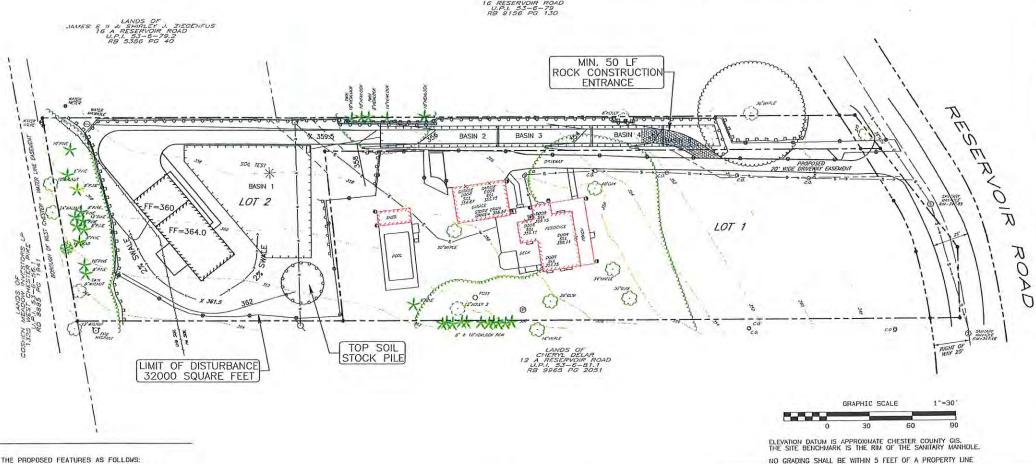
8. ANY SILT BARRIER WHICH HAS BEEN EITHER UNDERMINED OR TOPPED IS TO BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLET.

9. SILT BARRIER SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES DURING CONSTRUCTION. SEDIMENT IS TO BE REMOVED, SPREAD AND STABILIZED ON SITE WHEN BUILD UP HAS ACCUMULATED TO 1/2 FROM THE BOTTOM OF THE BARRIER.

10. THE CONSTRUCTION ENTRANCE IS TO BE CLEANED EVERYDAY IF NECESSARY.

11. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY.

AND ON A DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING AND RENETTING MUST BE PERFORMED IMMEDIATELY.



STAGING OF CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE

THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND MASTES IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE ENVIRONMENTAL PROTECTION'S AT AND 287.1 ET SEQ. . HE CONTRACTOR SHALL NOT BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE.

- 1. THE CONTRACTOR SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT LEAST THREE
 (3) WORKING DAYS BEFORE ANY EARTH DISTURBANCE IS STARTED. CALL TOLL-FEE:
 (1-B00-242-1776. UTILITY LOCATIONS SHOWN ARE APPHOXIMATE AND MUST BE FIELD VERIFIED
 BY CONTRACTOR. THE CONTRACTOR SHALL NOTIFY TOWNSHIP ENGINEER 4B HOURS BEFORE
 THE START OF EARTH WORK.
- CALL PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS PRIOR TO EARTH DISTURBANCE ACTIVITIES. TOWNSHIP ENGINEER MUST BE NOTIFIED FOLLOWING INSTALLATION OF PROTECTIVE BARRIERS AND PRIOR TO ANY EARTH DISTURBANCE.
- FIELD DELINEATE THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLANS. ALL WORK SHALL BE WITHIN THIS LIMIT.
- INSTALL TREE PROTECTION FENCE AS SHOWN ON PLANS AND DETAILS. TREATMENT OF THE IMPACTED TREES PRIOR TO CONSTRUCTION TO PROTECT THE ROOT SYSTEM SHALL BE PERFORMED. THE TOWNSHIP ARBORIST MUST APPROVE THE PROTECURE. CONTRACTOR MUST MAINTAIN TREE PROTECTION FENCING UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED.
- . INSTALL SILT FENCE, AND/OR COMPOST FILTER SOCK AS SHOWN ON THE PLANS. CONTRACTOR MUST MAINTAIN ALL EROSION CONTROLS IN PROPER WORKING ORDER UNTIL COMPLETION OF SITE WORK UPSLOPE AND DISTURBED AREAS ARE 70% STABILIZED. DAMAGED OR MALFUNCTIONING SILT FENCE MUST BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS.
- NOTIFY TOWNSHIP ENGINEER FOLLOWING INSTALLATION OF PROTECTIVE BARRIERS AND 48 HOURS PRIOR TO EARTH DISTURBANCE. THE MAXIMUM TIME OF EXPOSURE FOR BARE SOIL AREAS SHALL BE TWENTY (20) DAYS BEFORE STABLIZATION MEASURES ARE IMPLEMENTED.

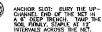
- 7. CONSTRUCT THE PROPOSED FEATURES AS FOLLOWS:
- a. REMOVE EXISTING FEATURES AS INDICATED ON PLAN.
- b. STRIP TOPSOIL AND STORE IN THE LOCATION SHOWN.
- d. INSTALL STORMWATER MANAGEMENT SYSTEMS. INSURE NO SEDEMENT ENTERS THE SYSTEM,
- e. FINE GRADE AND SEED. SOD OR MULCH ALL DISTURBED AREAS AS DETAILED IN 'SURFACE STABILIZATION CRITERIA' NOTES.
- B. FINALIZE GRADING AND STABILIZE ALL DISTURBED AREAS.
- 10. EROSION AND SEDEMENT CONTROLS SHALL BE MONITORED AND MAINTAINED IN PROPER WORKING ORDER UNTIL 70% STABILIZATION IS REACHED AND APPROVED BY THE TOWNSHIP ENGINEER, NITH TOWNSHIP ENGINEER APPROVAL REHOVE EROSION AND SEDEMENT CONTROLS, SEED & MULCH AREA DISTURGED.

SURFACE STABILIZATION CRITERIA

ALL SOIL STABILIZATION SHALL BE IN ACCORDANCE WITH THE PRODUCTS INSTRUCTIONS OR AS REQUIRED BY THE TOWNSHIP ENGINEER. SAID INSTRUCTIONS SHALL BE APPLIED UNTIL THE SITE HAS BE STABILIZED.



SEPTEMBER 14, 2022 **E&S AND CONSERVATION PLAN** OFESSIONALA JOSE A. GRANDE 14 RESERVOIR ROAD - SUBDIVISION PREPARED FOR JEFFREY S. Jose Xtrandly & W-16-2100 JUNE 1, 2022 MICHELLE A. GLOSSON 1" = 30" EAST GOSHEN TOWNSHIP . CHESTER COUNTY . PENNSYLVANIA MAR CHECKED -JAG YEIKES ASSOCIATES, INC. CAD FILE W2100 SUBDIVISION AX PARCEL - 53-6-80 a cirilli compay CONSULTING ENGINEERS / STRUCTURAL ENGINEERING SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES C-53-6-80 1444 PHOENIXVILLE PIKE * P.O.BOX 1568 * WEST CHESTER, PA 19380 TEL: (610) 644-4254 * FAX: (610) 640-0771

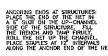






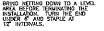












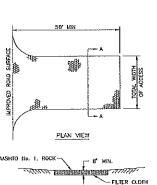




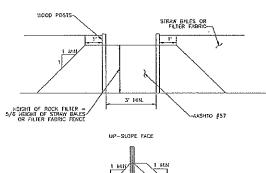
2. STAPLE PATTERN PER
WANUFACTURERS SPECIFICATION

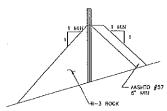
EROSION CONTROL BLANKETING

NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE



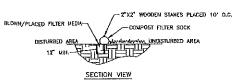


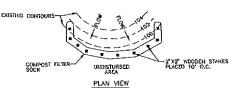
1. TO BE USED WHERE SILT FEMCE HAS BEEN UNDERMINED OR TOPPED

SEDIVENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ROCK FILTER OUTLET

NOT TO SCALE





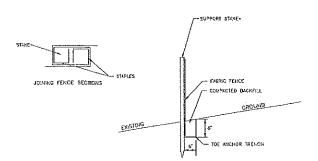
ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS
ORGANIC PORTION	FIBROUS AND ELONGATED
Нq	5.5-8.0
MOISTURE CONTENT	35%-55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCELITRATION	5.0 dS/m MAXIMUM

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ADOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANIBER DESCRIBED ELSEWHERE IN THE PLANE. SOCKS SHALL BE INSPECTED WEDLY AND ATTER EACH RUNOFF EVENT, DAMAGED SOCKS SHALL BE REPARED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTOR.

BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTOGEGRADABLE SOCKS AFTER I YEAR, POLYPROPHENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTUREN'S DEFOUNDMENTAGES UPOR STABILIZATION OF THE ARCA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMONTO. THE SOCK MAY BE LEFT IN PLACE AND YEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CLIT OPEN AND THE WINCH SPEED AS A SOLE SLIPPI EMPTH.

COMPOST FILTER SOCK

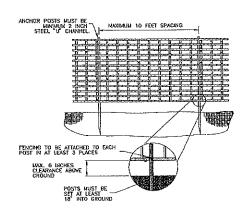
NOT TO SCALE



. STAKES SPACED @ 8' MAXIMUM. DISE 2" X Z" WOOD OR EQUIVALENT STEEL STAKES. FILTER FABRIC FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE SARRIER MUST BE EXTENDED AT LEAST B FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ADOME GROUND HEIGHT OF THE FENCE.

SILT FENCE

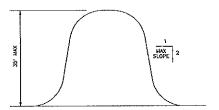
NOT TO SCALE



1. PROTECTION BARRIER SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY MISIBLE MATERIAL (PLASTIC GRANGE CONSTRUCTION FENCE OR SHOW FENCE MAY BE USED).

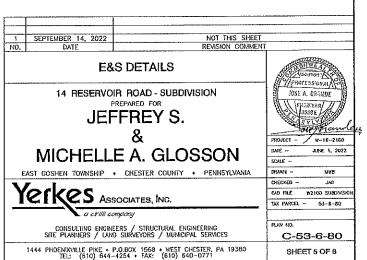
2. PROTECTION PARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.

TREE PROTECTION FENCE NOT TO SCALE



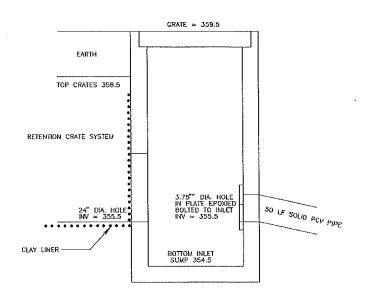
SEED AND MULCH IMMEDIATELY OR COVER WITH 5 MIL PLASTIC IF RECESSARY, OR AS DIRECTED BY TOWNSHIP FOR BUST CONTROL

TOPSOIL STOCKPILE DETAIL NOT TO SCALE

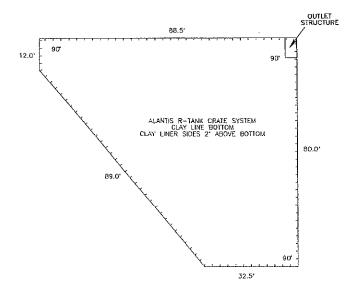


SECTION A~A

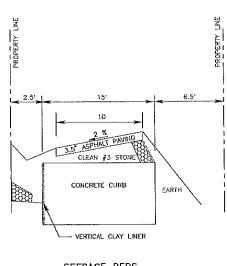
NOT TO SCALE



OUTLET STRUCTURE NOT TO SCALE



RETENTION BED NOT TO SCALE



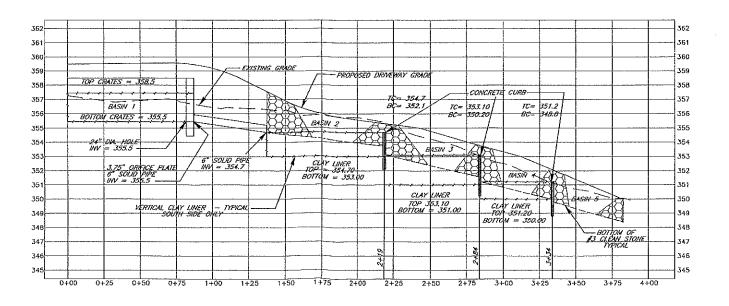
SEEPAGE BEDS NOT TO SCALE

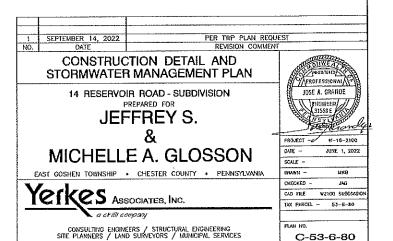
Environmental Management & Consulting, Inc.

INFILTRATION TEST REPORT FOR ON-LOT DISPOSAL OF STORMWATER

SHWT Mothing Limiting Zone encountered to @28"

	Text	Start				Drop (In.)				
Kala No.	Dispth (In.)	Dopth (In.)	PST	P\$2	1	2	3	4	5	- 6
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Time:]	:30	20	200	:20	:30	:30		





1444 PHOEMXVILLE PIKE • P.O.80X 1558 • WEST CHESTER, PA 19380 TEL: (610) 644-4254 • FAX: (610) 640-0771

C-53-6-80

SHEET 6 OF 6

Memorandum

East Goshen Township 1580 Paoli Pike West Chester, PA 19380

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

E-mail: dbrady@eastgoshen.org

Recommendations and Draft Motion

Date: 10-28-2022

To: Planning Commission

From: Duane J. Brady Sr., Township Zoning Officer Re: 1010 Hershey Mill Road – Miller Property

Hershey Mills Open Space Sketch Plan

Conditional Use Application.

Dear Planning Commission,

The Township staff and Engineer have reviewed the Conditional Use application and recommend approval with conditions at this time.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve the 1010 Hershey Mill Road – Miller Property, Open Space Sketch Plan Conditional Use Application with the following conditions:

1. Township Engineer second submission letter dated October 27,2022, all unresolved and comment items be answered to the Townships satisfaction.

Thank you, Decone & Bearly

Duane J. Brady Sr.

East Goshen Township

Zoning Officer

BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP CHESTER COUNTY 1580 PAOLI PIKE, WEST CHESTER, PA 19380 (610) 692-7171

codes@eastgoshen.org

Date: October 12, 2022

RE: 1010 Hershey Mill Road – Miller Property Hershey Mills Open Space Sketch Plan Conditional Use Application

Dear Property Owner:

The purpose of this letter is to inform you that a conditional use application for the property at 1010 Hershey Mill Road has been submitted to the Township. The applicant is proposing a residential subdivision of the miller property. The property will be developed under the Single-Family Open Space Development Option section 240-36 of the Township Zoning Ordinance. The development is for fifteen lots which includes existing barn and house, and thirteen new homes.

Pursuant to Township policy, abutting property owners are notified of conditional use applications. The public meetings projected for the project's review and potential approval are:

November 2, 2022 - Planning Commission meeting at 7pm. (Possible Approval).

November 15, 2022 - Board of Supervisors at 7pm. (Hearing for Conditional Use).

All meetings are held at the East Goshen Township Building located at 1580 Paoli Pike West Chester, PA 19380 and are open to the public. These meeting times are subject to change. The plans are available for review during normal business hours. Please call the Township's Codes Department with any questions or concerns at 610-692-7171.

Respectfully,

Deers of Breedle Duane J. Brady Sr. East Goshen Township

Director of Codes and Zoning

Fast Cjoshen Township

hester County, Pennsylvania

Deputy Fire Marshal



One South Church Street Second Floor West Chester, PA 19382 T: 610-429-8907 F: 610-429-8918

www.pennoni.com

October 27, 2022

EGOST 00134

Duane Brady, Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA 19380

RE: 1010 Hershey Mill Road

Conditional Use/Sketch Plan - 2nd Submission

Dear Duane:

As requested, we have reviewed the following information, prepared by dH Enterprises, Inc., regarding the referenced submission:

- "Open Space Development Layout Plan" (one sheet) dated August 22, 2022 (no revision date); and
- Conditional Use application and transmittal letter.

The applicant and equitable owner, Grove Meadow Developers LLC of Berwyn, on behalf of the owners, Mark & Christine Miller of Wayne, request conditional use approval to subdivide and develop UPI 53-1-19 (±16.1 acres) with fifteen (15) single-family residential lots developed under the *Single-Family Open Space Development Option* (§240-36). Two (2) of the lots contain existing buildings and/or historic resources. The parcel is located on the west side of Hershey Mill Road (T-452) approximately 1,950 feet north of its intersection with Greenhill Road, within the R-2 Low Density Residential District and proposed to be required conditional use approval. The development is proposed to be served by public water supply and public sanitary sewer.

We offer the following comments, based upon the resubmission, discussions at the October Planning Commission meeting, adjacent resident feedback and a site visit (new comments in bold/italics):

1. It is unclear if area and bulk regulations within the underlying R-2 District not specifically addressed or amended within the *Single-Family Open Space Development Option* are applicable. Further discussions with the Zoning Officer and Township Solicitor may be required.

Resolved.

2. Each single-family detached dwelling shall be separated from any other single-family detached dwelling by a minimum of 30 feet. (§240-36.C(1)) There are multiple locations where this requirement is not met.

Resolved. The proposed homes are separated by at least 30 feet.

3. There shall be a minimum of three off-street parking spaces for each unit. Each parking space shall be designed so that the motor vehicle may proceed to and from the parking space provided for it without requiring any other vehicle to be moved. (§240-36.C(6))

Resolved. Additional parking spaces are now indicated.

Rolled curb is required for the proposed cartway width of 18-feet. (240-36.C(4))

Resolved. Rolled curb is now indicated.

5. Please note storage sheds are not a permitted accessory use. (§240-36.D(2)(a))

Resolved, See Note 8.

- 6. Regarding open space:
 - a. The land development plans shall contain the following statement: "Open space land may not be separately sold, nor shall such land be further developed or subdivided." The subdivision or land development plans shall further designate the use of open space, the type of maintenance to be provided and a planting plan or schedule (§240-36.E).

Resolved. See Note No 1.

b. All required common open spaces shall be protected by a conservation easement. Ownership for the open space area shall be by any of the following procedures: ownership by Township, a nature organization, individuals, or other (§240-36.E(2)). It is anticipated that the Township prefers a HOA manage the open space, but this should be discussed further with the Board and appropriate management plans, agreements and/or easements established.

Resolved. Open space to be owned by an HOA; see Notes 4 & 5.

- c. The developer shall provide designated planting and areas suitable for active or passive recreation within open space areas. The use of species of vegetation that are native to the area is encouraged. (§240-36.E(3))
 - Resolved. General landscaping locations have been indicated; additional design pending submission of subdivision and land development plans.
- d. If the Board determines that an area is needed for active recreation, then a suitable area shall be provided. (§240-36.E(5)(b))
 - Pending. A central green area is provided and is subject to review by the Planning Commission and Board.
- e. Open space plans areas shall be designated per §240-36.E(5)(g)) as lawn, natural area, recreation area or planting area.

Resolved. Duplicate comment with No. 6f, below.

f. Common open space areas that are not already wooded and are not approved as lawn, natural areas or recreation areas shall be attractively and extensively landscaped, according to a plan approved by the Board. (§240-36.E(5)(g)) Consideration to buffering adjacent properties should be considered.

Pending. General landscaping and green areas have been indicated; additional design pending submission of subdivision and land development plans. See additional new comments below.

The Township Planning Commission, the Conservancy Board, the Park and Recreation Board and the Historical Commission shall be given the opportunity to inspect the property with the applicant and the design team, in order to determine which areas of the property or which views should be preserved. (§240-36.F(2)) We recommend a site visit be offered to these parties and Township staff and Officials prior to preliminary plan submission.

Resolved. A site visit was scheduled and completed on October 18, 2022.

7. Per discussions with Township Solicitor, it is the Township's opinion that the applicant is proceeding in accordance with §240-36.E(6).

No action necessary.

- 8. Regarding flag lots:
 - Per §240-23.B(2)(b)[2][c], a maximum of one (1) one flag lot may be created from each parent lot that existed as a single and separate lot of record at the time of adoption. Two (2) flag lots are proposed.
 - Pending. The applicant has indicated that they will request a condition be applied via the Conditional Use process and in conjunction with the preservation of the existing historic resources to permit the proposed layout; see comment No. 13, below.
 - b. The 'pole' portion of the flag lot shall maintain a minimum lot width of forty (40) feet for its full length. (§240-23.B(2)(b)[2][e]) Thirty (30) feet is proposed.

Resolved. The flag portions of Lots 14 & 15 have been widened to 40 feet for its entire length.

9. We recommend reviewing the environmental protection requirements of §240-25 and flood prone area regulations of §240-26 prior to preliminary submission.

No action necessary.

10. Note the process and procedures for conditional use approvals per §240-31.

No action necessary.

11. A historic resource impact study (HRIS), prepared by a registered architect specializing in historic preservation and adaptive reuse of historic buildings and structures, shall be submitted to the Township as part of the preliminary plan submission per §240-38.10.A(1).

Pending.

12. Residential conversion of any structure designated as an historic resource into one or more dwelling units is permitted as a conditional use, subject to the requirements of §240-38.5.A(2)(c). (§240-38.5.A(2)) The Township and/or Historic Commission should confirm the extent of existing historic resources on site, notably Lot 14, which appears to propose re-use of an existing barn. Additional conditional use approval for this may be required.

Pending.

13. All area and bulk regulations and design standards otherwise applicable in the underlying zoning district shall apply to the use or reuse of an historic resource. However, in order to facilitate the use of the historic resource permitted §240-38.5, the Board of Supervisors, as part of the conditional use approval, may grant modifications to the otherwise applicable area and bulk regulations applicable to the use or adaptive reuse of the historic resource. In no event shall the Board of Supervisors grant modifications to the height requirement and design standards applicable to the historic resource. The applicant should clarify if any modifications are requested.

Pending.

14. The applicant should contact Mike Ellis, PE (mellis@pennoni.com) and Mark Miller to discuss sanitary sewer requirements; upgrades to the conveyance and/or pump station may be necessary.

Pending. However, a sanitary sewer easement to Goshen Downs should be considered.

15. Stormwater conveyance through the site from the adjacent stormwater management basin to the west shall be accommodated, including any necessary stormwater easements.

Pending. Applicant has acknowledged the off-site stormwater conditions and has indicated it is feasible to incorporate conveyance and possible detention/retention within their site.

16. It may be appropriate to consider pedestrian connections to the neighborhoods to the west and east such as a trail and/or access easement to the Township owned parcel on Jackson Lane (UPI #53-1M-21) and a pedestrian crossing, per PENNDOT regulations, across Hershey Mill Road to Tanglewood Drive.

Pending. Based on adjacent resident feedback and discussions with all parties:

- a. It may be appropriate to consider an access easement/right-of-way only to the adjacent Township parcel, with no formal/physical trail connection.
- Any easement/right-of-way should be clearly demarcated via post and rail fencing (or similar) and clearly indicated on the plan.
- c. Trail access through the site to a Hershey Mill Road pedestrian crossing should be considered, via an asphalt surface that minimizes conflicts with proposed driveways.
- 17. Please contact our office 48-hours in advance of any stormwater management testing.

Pending.

18. Please include the Township in any pre-application meetings and/or submissions to the Chester County Conservation District and/or PADEP.

Pending.

19. It may be appropriate to remove the existing driveway and stream crossing if Lot 15 will be accessed via the proposed road.

Pending. Applicant will explore permitting for this removal.

Page 5

20. It is unclear why 16- and 20-foot setbacks from the right-of-way are indicated.

Resolved. These setbacks have been removed.

- 21. The following items are required for a sketch plan (§205-27.B):
 - a. Graphic scale; Resolved
 - b. Proposed water supply and sewage features; Outstanding
 - c. Soil types; Outstanding

NEW COMMENTS

- 22. As part of a conditional use application for any residential development where the tract proposed for the principal use is located within 660 feet of the center line of any hazardous liquid pipeline or natural gas transmission pipeline a pipeline awareness study will be required; please confirm the distance to the Adelphia pipeline to the west. (§205-40.1)
- A trail/sidewalk easement should be provided along the frontage of Hershey Mill Road for future connections.
- 24. Site layout and grading should be sensitive of existing fencing, vegetation and hedgerows that provide screening for adjacent properties, and the landscape plan address should address gaps in these areas.
- 25. The applicant confirmed that the building/impervious areas indicated are intended to be the 'maximum' permitted for each lot, and the stormwater system will be design to accommodate the same.
- 26. Proposed fencing should consider the context of the area; it may be appropriate to restrict any fencing to post and rail.
- 27. Submission is subject to Fire Marshall review.

Should you have any further questions or comments, please contact the undersigned.

Sincerely,

PENNONI

Nathan M. Cline, PE Township Engineer

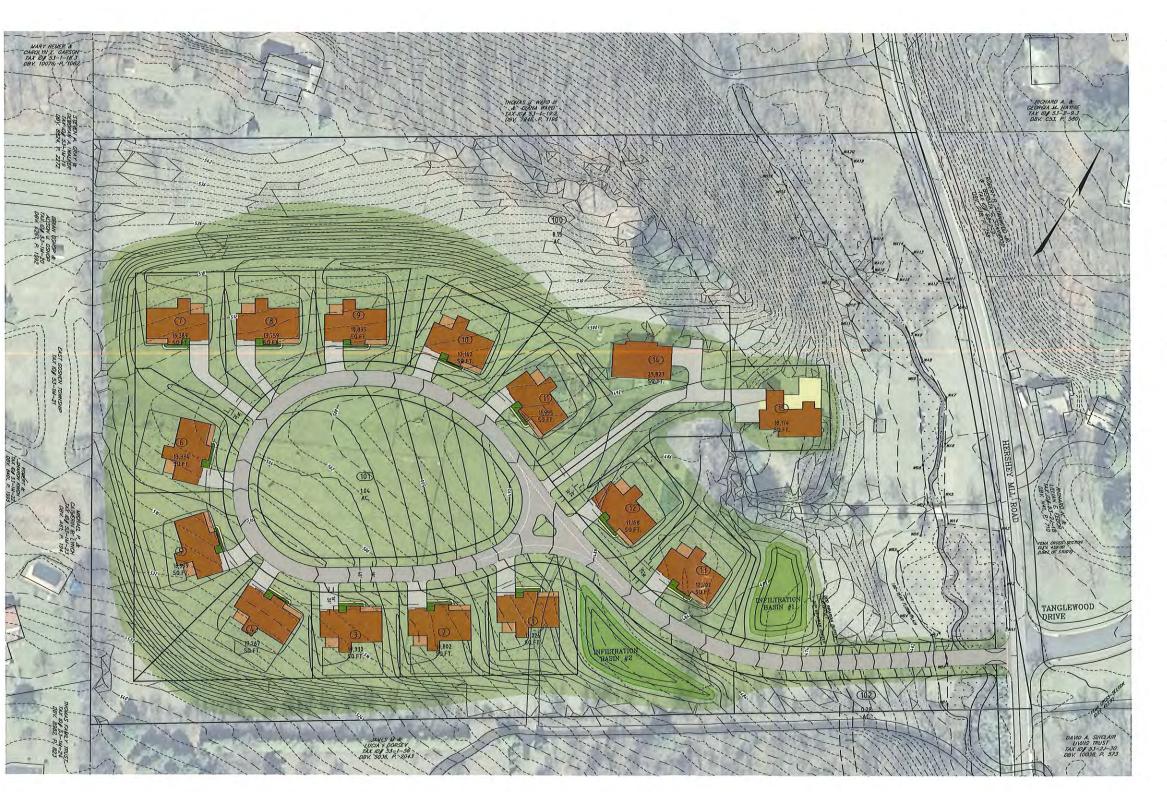
cc (via e-mail): Derek Davis, Township Manager

Mark Miller, Public Works

Bill Christman, Township Solicitor

Michael D. Hartman, PE, dH Enterprises

Grove Meadow Developers LLC





SOURCE OF TITLE: PINS 53-1-19

SCOPE:
SNIGLE FAMILY OPEN SPACE DEVELOPMENT
TOTAL UNITS:
TOTAL AREA:

PROPOSED DENSITY: WATER SERVICE: SEWER SERVICE:

ZONING DATA TABULATION LOW DENSITY RESIDENTIAL DISTRICT (R-2)

FRONT YARD

QUALIFYING OPEN SPACE 9.47 ACRES

VICINITY MAP SCALE: 1"=800"

HATCH LEGEND

STEEP SLOPES - 15-25%

STEEP SLOPES - 25%+

OPEN SPACE DEVELOPMENT OPTION REQUIRED OPEN SPACE (55% OF TRACT) 8.70 ACRES

2815 PENN AVENUE WEST LAWN, PA 610-927-4242

Description

Live Franchisch And Worder Product Franchisch (2014 Aufl.

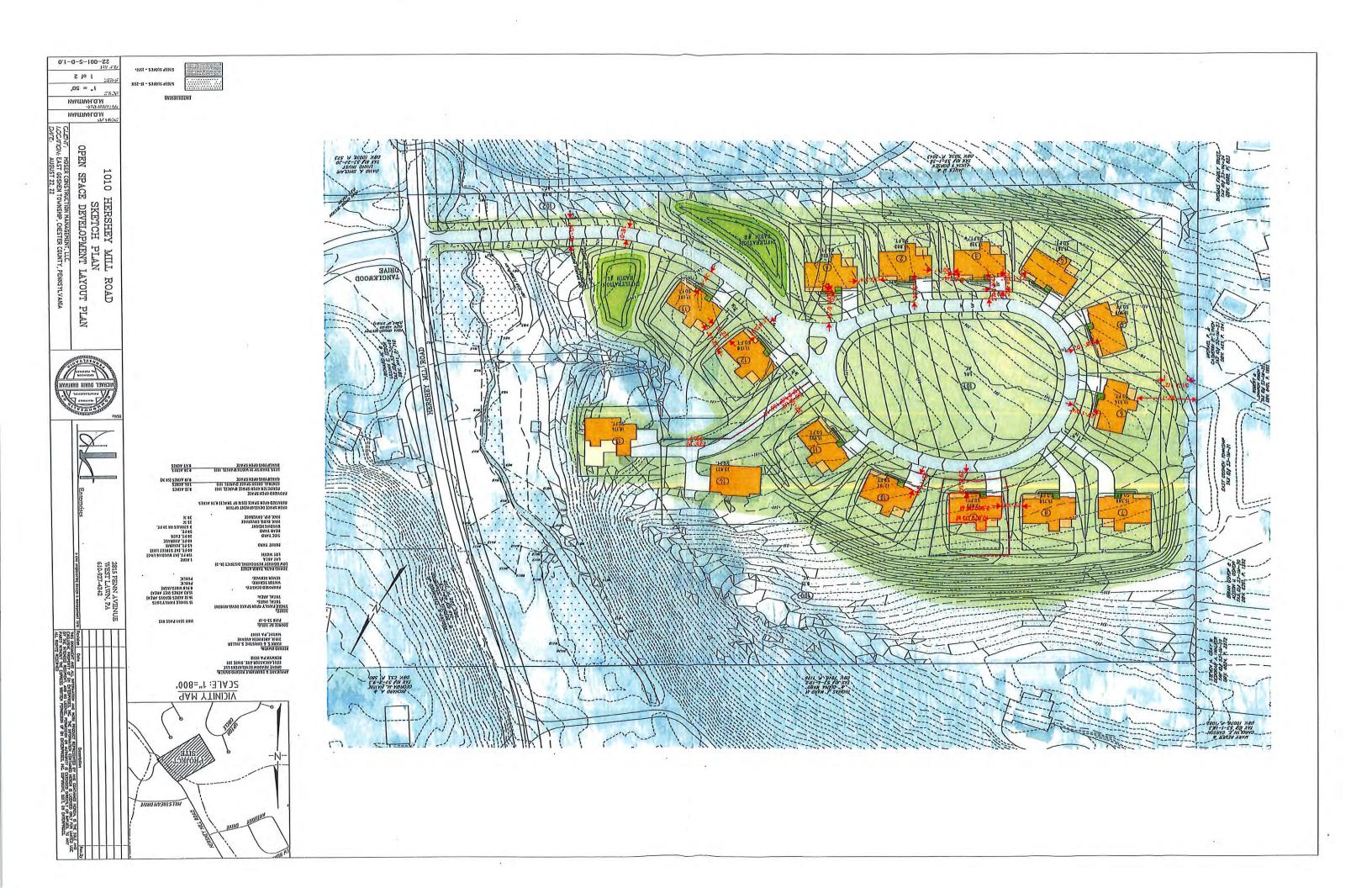
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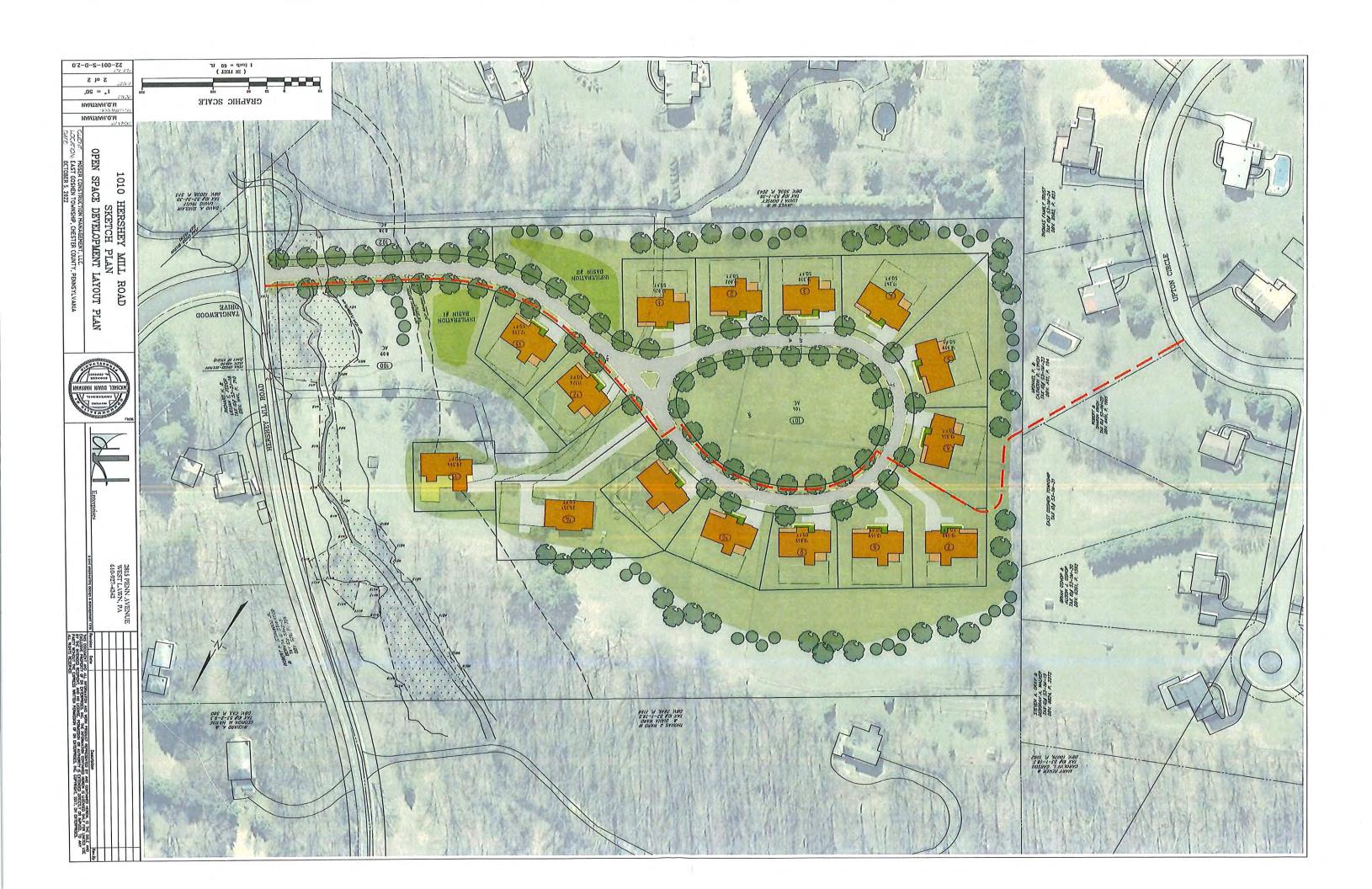
1010 HERSHEY MILL ROAD SKETCH PLAN OPEN SPACE DEVELOPMENT LAYOUT PLAN

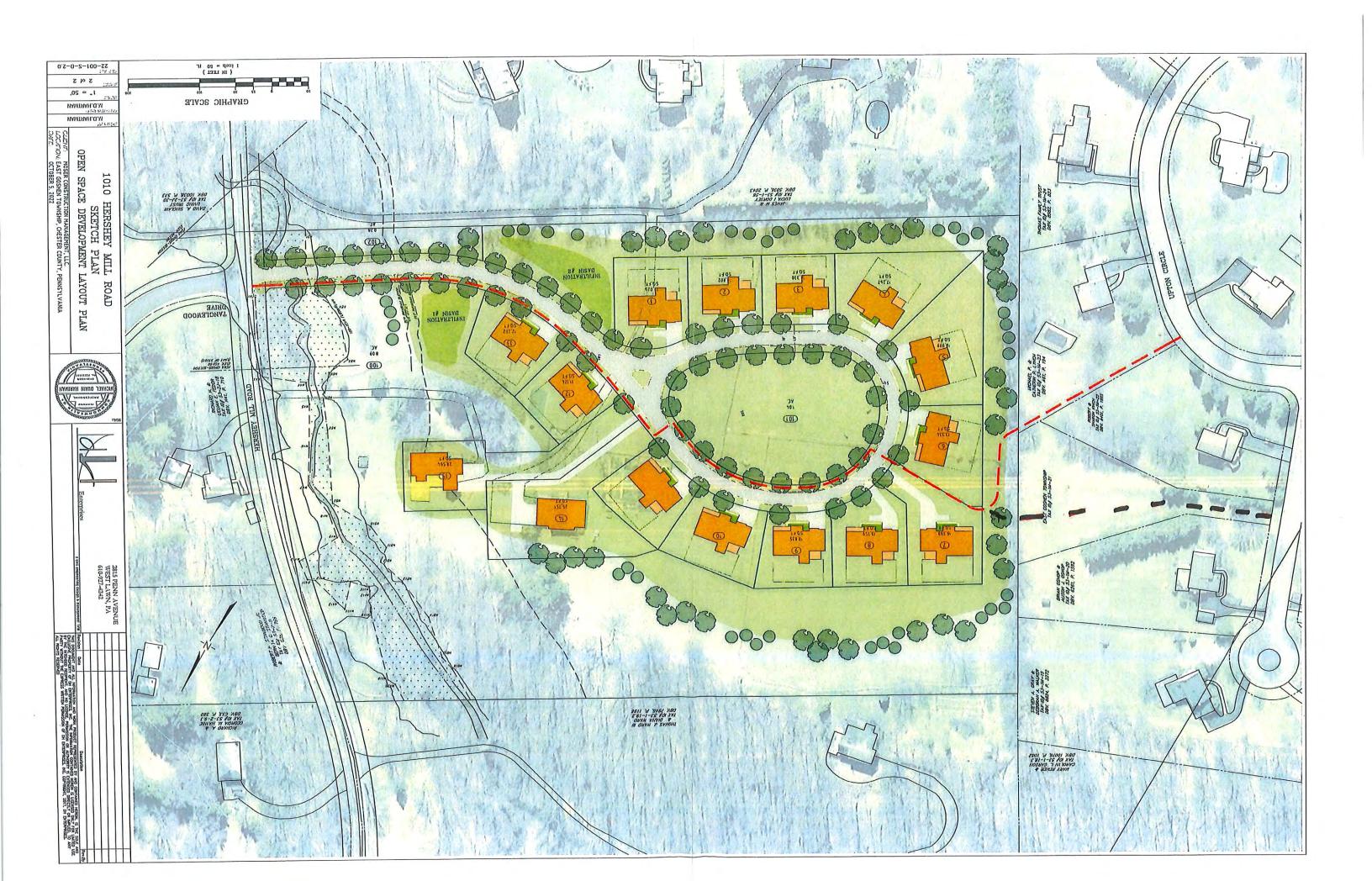
M.D.HARTMAN M.D.HARTMAN 1" = 50' 1 of 2

22-001-S-D-1.0









Memorandum

East Goshen Township 1580 Paoli Pike West Chester, PA 19380

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

E-mail: dbrady@eastgoshen.org

Recommendations and Draft Motion

Date: 10-22-2022

Planning Commission To:

From: Duane J. Brady Sr., Township Zoning Officer Noise Ordinance Standards in Zoning Ordinance

Dear Planning Commission,

The Board of Supervisors after several months of meetings have come up with new combined Noise/Nuisance Ordinance that have been tweaked in the following ways:

- A limit on the ability to request noise waivers to four (4) per year.
- Making sure noise waivers are requested at least fourteen (14) days prior to the
- Adding "toxic chemicals" as s nuisance/health hazard.
- Tweaking times of day for certain noise-related activity in residential neighborhoods as well as a slight change in decimal levels.

Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors approve changes and accept the changes to Chapter 156 Noise and Chapter 240 Zoning. Also, that the New Chapter 156 Noise and Nuisances be approved as provided and written.

Dune J Brody Sz. Duane J. Brady Sr. East Goshen Township

Zoning Officer



THE COUNTY OF CHESTER

COMMISSIONERS Marian D. Moskowitz Josh Maxwell Michelle Kichline

Brian N. O'Leary, AICP Executive Director PLANNING COMMISSION Government Services Center, Suite 270 601 Westtown Road P. O. Box 2747 West Chester, PA 19380-0990 (610) 344-6285 Fax (610) 344-6515



October 26, 2022

Derek Davis, Township Manager East Goshen Township 1580 Paoli Pike West Chester, PA 19380

Re: Zoning Ordinance and Miscellaneous Ordinance Amendments - Noise and Nuisances

East Goshen Township – ZA-09-22-17384 and MA-10-22-17398

Dear Mr. Davis:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Miscellaneous Ordinance Amendments, which were received by this office on September 27, 2022 (we note that the draft ordinance is identified as "Solicitor Draft – 9.27.22"). The proposed zoning ordinance amendment was reviewed pursuant to the provisions of Section 609(e) of the Pennsylvania Municipalities Planning Code, and we offer the following comments to assist in your review of the proposed amendments.

DESCRIPTION:

- 1. The Township proposes the following amendments to the Township Code:
 - A. Repeal Chapter 156-Noise in its entirety, to be replaced by the proposed ordinance language in Section 1, entitled Chapter 156 Noise and Nuisances. We note that Article I Noise includes standards on noise limits, exceptions to noise limits, enforcement provisions, other remedies, and waivers. Article II Nuisances addresses health hazards and nuisances, including the planting, cultivating and growing of bamboo;
 - B. Delete Section 240-24.C of the Zoning Ordinance, Noise Control, in its entirety;
 - C. Delete Section 240-24.D of the Zoning Ordinance, Vibration Control, in its entirety;
 - D. Amend Section 240-31.C(3)(h)[2][b][ii][C], pertaining to a study demonstrating compliance with the noise standards in Chapter 156 of the Township Code for commercial communications antenna on a commercial communications support structure;
 - E. Amend Section 240-31.C(3)(h)[3][c][ii][B]{3}, pertaining to a study demonstrating compliance with the noise standards in Chapter 156 of the Township Code for commercial communications antenna on an existing structure not previously approved for installation;
 - F. Amend subsection [6] of Section 240-31.C(3)(p), the conditional use standards for junkyards (including automobile salvage yards), by replacing the existing language with a reference to see the general performance standards of Article V and the noise and nuisance regulations of Chapter 156; and
 - G. Amend Section 240-31.C(3)(aa)[14], by replacing the existing language with a reference that, for a public utility facility and/or public utility building, all uses shall be conducted in compliance with applicable governmental regulations, including the general performance standards of this chapter and the noise and nuisance regulations of Chapter 156.

email: ccplanning@chesco.org • website: www.chescoplanning.org

Page:

Re: Zoning Ordinance and Miscellaneous Ordinance Amendments – Noise and Nuisances

East Goshen Township – ZA-09-22-17384 and MA-10-22-17398

COMMENTS:

We endorse the Township's efforts towards adopting the proposed noise control standards under the provisions of the Township Code, instead of the Pennsylvania Municipalities Planning Code (PA MPC). The creation of noise is an activity that relates more closely to personal behavior rather than the matters that Article VI (Zoning) in the MPC allows municipalities to regulate, which includes the use of land, the location and density of development and related activities.

- 3. Section 156-3.A(1) provides sound level limits for three land use categories: Residential, public space, open space, agricultural, or institutional; commercial or business; and industrial. We note that there are lower sound level limits at nighttime for the first two land use categories. We recommend that the Township consider applying the lower (nighttime) sound level limit for these categories to either Sundays and legal holidays, or weekends and legal holidays. The following are examples of other Chester County municipalities that have such standards in their noise ordinances:
 - Birmingham Township https://ecode360.com/9022012.
 - West Goshen Township https://ecode360.com/16233184.
 - West Whiteland Township https://ecode360.com/28606637.
- 4. Existing Section 156-3 of the Township Code contains numerous definitions related to noise. While some of these definitions have been incorporated into the text of the draft ordinance (e.g., impulsive sound is defined within Section 156-3.B(2)), other terms such as pure tone, and sound level, are not defined at all in the draft ordinance language. The Township should ensure that definitions are provided for all noise-related terms. We also recommend, for ease of use purposes, that all definitions be provided within a definitions subsection in Article I-Noise of Chapter 156. We note that a definitions subsection is provided for the proposed nuisance standards in Article II of Chapter 156.
- 5. Section 156-5 appears to identify the list of municipal officials that may have the power to administer the terms of this chapter ("A summary citation under this Chapter may be filed by any Township law enforcement officer, zoning officer, code enforcement officer, Township Manager, or any other person designated by the Board of Supervisors"). We also note that, while the existing ordinance language states that the noise control program shall be administered by the "Noise Control Office(r)," this term is not provided in the draft ordinance language.

We note that code enforcement officers and the Township Manager may not be available at times when noise complaints are likely to be filed, such as in the late evening or early morning hours, and they may not be able to respond immediately at other times, especially when the noise is of a transient nature. Other municipal officials, such as law enforcement officers, may be better suited to enforce a noise ordinance in those and other circumstances.

6. Consideration should be provided by the Township to either exempt school events and school activities (e.g., sporting events, band practice, etc.) from these standards, or indicate that these types of activities are subject to the waiver standards set forth in Section 156-7. If waivers are required for these activities, then consideration should be provided for allowing more than four waivers in any calendar year for school events and school activities as appropriate.

Page:

Re: Zoning Ordinance and Miscellaneous Ordinance Amendments – Noise and Nuisances

East Goshen Township – ZA-09-22-17384 and MA-10-22-17398

7. The Township should review the language provided in Section 156-3(D)(2) pertaining to noise sources. As currently written ("...by any other means or methods which are physically annoying to the comfort of any reasonable person..."), this does not appear to be objective criteria that can be enforced by the Township. The Township Solicitor may wish to further explore the regulation of low-frequency noise as there may be objective ways to measure these frequencies. While we currently are not aware of specific ordinances in Chester County that address the issue, there may be other examples that address this issue.

8. Section 156-11 addresses the prohibition of the planting, cultivating and/or growing of bamboo within the Township. We recommend that the Township, in its review of the proposed standards, refer to Swarthmore Borough's bamboo ordinance, which is available online at:

https://www.swarthmorepa.org/DocumentCenter/View/242/Ord-Bamboo05-04-15?bidId=.

Additional information on invasive plant species is provided in the County Planning Commission's "Landscaping with Native Plants" planning eTool, which is available at: https://www.chescoplanning.org/MuniCorner/eTools/72-NativePlants.cfm.

<u>RECOMMENDATION</u>: The Township should consider the comments in this letter before acting on the proposed amendments.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Senior Review Planner

PUBLIC NOTICE

NOTICE IS GIVEN that the Board of Supervisors of East Goshen Township will hold a public hearing to consider passage of the following ordinance during its regular meeting on November 15, 2022, at 7:00 p.m. at the Township Municipal Building located at 1580 Paoli Pike, West Chester, PA 19380. Following the public hearing, the Board will consider enactment of the proposed ordinance at its regular meeting of the Board of Supervisors. A full text copy of the ordinance is available for public examination without charge or may be obtained for a charge not greater than the cost thereof at the Municipal Building. For further information, please contact Derek Davis, Township Manager (610-692-7171). The preamble and a brief summary prepared by the solicitor listing the provisions in reasonable detail follows:

AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, REPEALING CHAPTER 156 OF THE EAST GOSHEN TOWNSHIP CODE OF ORDINANCES, "NOISE", AND REPLACING IT WITH A NEW CHAPTER 156, TITLED "NOISE AND NUISANCES", IN ORDER TO EFFECTIVELY REGULATE NOISE AND **NUISANCE DISTURBANCES** IN THE TOWNSHIP; TO REMOVE NOISE REGULATIONS FROM THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE; AND TO CLARIFY NOISE NUISANCE STANDARDS FOR SPECIFIC PRINCIPAL USES. EFFECTIVE FIVE DAYS FROM ENACTMENT.

<u>Section 1</u>. Repeals Chapter 156 of the Code of Ordinances, "Noise", and replaces it with a new Chapter 156 titled "Noise and Nuisance", which provides regulations for noise and other nuisances within the Township.

<u>Section 2</u>. Deletes Subsection C, "Noise Control", from Section 240-24 of the Township Zoning Ordinance, "General Performance Standards".

Section 3. Deletes Subsection D, "Vibration Control", from Section 240-24 of the Township Zoning Ordinance, "General Performance Standards".

<u>Section 4</u>. Amends the noise regulation standards required for conditional use approval for commercial communications antenna erected on commercial support structures in Section 240-31 of the Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31.C(3)(h)[2][b][ii][C].

Section 5. Amends the noise regulation standards required for conditional use approval for commercial communications antenna erected on existing structures in Section 240-31 of the Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31. C(3)(h)[3][c][ii][B]{3}.

<u>Section 6</u>. Amends the noise regulation standards required for conditional use approval for junkyards in Section 240-31 of the Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31.C(3)(p)[6].

Section 7. Amends the noise regulation standards required for conditional use approval for public utility facilities and buildings in Section 240-31 of the Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31.C(3)(aa)[14].

Section 8. Contains a severability clause.

<u>Section 9</u>. Authorizes the codification of this ordinance by General Code.

Section 10. Contains a repealer clause.

Section 11. This ordinance shall become effective upon enactment as provided by law.

William R. Christman III, Township Solicitor

Please publish twice on October 31, 2022, and November 7, 2022 and send proof of publication and statement to Derek Davis, Township Manager, 1580 Paoli Pike, West Chester, PA 19380.

cc: Derek Davis, Township Manager Duane Brady, Zoning Officer Cara Fitzpatrick, Court Reporter

MEMO

Date: September 27, 2022

From: Derek Davis, Township Manager

To: Planning Commission

Re: Noise Ordinance Standards in Zoning Ordinance

A few months back, the Board of Supervisors began exploring changes to the noise ordinance. After several meetings, we have come up with a new combined Nosie/Nuisance Ordinance that was tweaked in the following ways.

• A limit on the ability to request noise waivers to four (4) per year

- Making sure noise waivers are request at less fourteen (14) days prior to the event
- · Adding "toxic chemicals" as a nuisance/health hazard
- Tweaking times of day for certain noise-related activity in residential neighborhoods as well as a slight change in decimal levels.

The board voted to advertise the attached ordinance.

Normally, a noise and nuisance change with a stand-alone ordinance would not be brought to the Planning Commission, but, part of this change is taking all noise standards out of the Zoning Ordinance. In speaking with our solicitor, it is very rare for a municipality to have noise standards in zoning and it is even rarer to have noise standards in two separate areas of the code. It makes it confusing for those looking to comply with noise standards.

Please review the attached language. As far as a path forward, we plan to bring this back to the Planning Commission at the November meeting with the letter from Chester County, which we do not have yet. This memo was to simply introduce the topic.

The ordinance is attached and Sections 2-7 (starting at the bottom of page 12) reference the changes in the zoning code. As you will see, as far as the Zoning Ordinance, which is the purview of the Planning Commission, all of the changes to the code are a simple deletion of any mention of noise standards.

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

Ordinance	No.				
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AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA, REPEALING CHAPTER 156 OF THE EAST GOSHEN TOWNSHIP CODE OF ORDINANCES, TITLED "NOISE", AND REPLACING IT WITH A NEW CHAPTER 156, TITLED "NOISE AND NUISANCES", IN ORDER TO EFFECTIVELY REGULATE NOISE **DISTURBANCES** IN NUISANCE AND TOWNSHIP; TO REMOVE NOISE REGULATIONS FROM THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE; AND TO CLARIFY NOISE AND NUISANCE STANDARDS FOR SPECIFIC PRINCIPAL USES. EFFECTIVE FIVE DAYS FROM ENACTMENT.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township that the East Goshen Township Code of Ordinances, as amended, is hereby further amended as follows:

SECTION 1. Chapter 156 of the Code of Ordinances, titled "Noise", is hereby repealed and replace with the following:

Chapter 156 Noise and Nuisances

Article I - Noise

§ 156-1 Title.

This chapter shall be known and may be cited as the "East Goshen Township Noise Ordinance."

§ 156-2 Purpose; intent; authority.

- A. Excessive sound is a hazard to the public health, safety, and welfare and to the quality of life of the residents of East Goshen Township, interfering with the quiet enjoyment of residential and public property and the operation of businesses.
- B. It is the policy of the Board of Supervisors to prevent, to control, or to mitigate environmental factors including noise pollution that may jeopardize the health, safety, or welfare of Township residents and businesses.
- C. The Township is empowered to define conduct that constitutes disturbing the peace by § 1527 of the Second Class Township Code, 53 P.S. § 66527, to abate and to prohibit

nuisances on private and public property pursuant to § 1529 of the Second Class Township Code, 53 P.S. § 66529, and to provide for enforcement of noise pollution ordinances by summary offense by § 1601(c.1)(2) of the Second Class Township Code, 53 P.S. § 66601(c.1)(2).

§ 156-3 Establishing limits on noise.

All sound exceeding the limits established hereinbelow are hereby declared to be a public nuisance, and may be abated by administrative or judicial proceedings, fines, and penalties herein provided.

A. Limits established.

(1) No person shall operate or cause to be operated on private or public property any source of continuous sound (that is, any sound which is static, fluctuating, or intermittent with a recurrence greater than one time in any fifteen-second interval) in such a manner as to create a sound level that exceeds the limits set forth in the following table for the land use of the property receiving the sound, as measured at or within the boundary of the said receiving property.

		Sound Level Limit	
Receiving Land Use Category	Time	(dBA)	
Residential, public space, open space, agricultural, or institutional	7:00 a.m. to 7:00 p.m.	65	
	7:00 p.m. to 7:00 a.m.	55	
Commercial or business	7:00 a.m. to 10:00 p.m.	70	
	10:00 p.m. to 7:00 a.m.	65	
Industrial	At all times	75	

(2) The proper designation of "receiving land use category" shall be determined by the Township representative taking the sound measurement for the purposes of enforcement of these provisions.

B. Correction for character of sound.

- (1) For any source of sound which emits a pure tone, the maximum sound level limits set forth in the above table shall be reduced by five dBA.
- (2) For any source of sound which emits an impulsive sound (a sound of short duration, with an abrupt onset and rapid decay and an occurrence of not more than one time in any fifteen-second interval) the maximum sound level shall not

exceed 20 dBA over the ambient sound level, regardless of time of day or night or type of receiving land use.

C. Measurement of sound.

- (1) For the purpose of measuring sound to determine compliance with the provisions of this chapter, test equipment, methods, and procedures shall conform to the latest approved standards of the American National Standards Institute (ANSI), or equivalent entity as may be identified by the Board of Supervisors.
- (2) Test equipment shall be operated in accordance with the manufacturer's instructions, specifically including calibration requirements as necessary to assure an accurate measurement.
- (3) The measurement of the sound shall be taken at or beyond the property line of the property from which the sound being measured is emanating.

D. Noise sources defined as nuisances.

- (1) The following sources of noise are hereby defined as public nuisances and subject to control by the Township, regardless of decibel level:
 - (a) A domesticated animal that makes a noise continuously or persistently for a period of 15 minutes or more in such a manner as to disturb persons beyond the property line of the property whereupon such animal is kept.
 - (b) The operation, playing, or permitting of operation or playing of any musical instrument, radio, television, sound amplifier, audio equipment, or similar device between the hours of 9:00 p.m. and 8:00 a.m. in such a manner as to disturb persons beyond the property line of the property upon which such devices are located.
 - (c) Performing any construction operation or operating or permitting the operating of any tools or other equipment used in construction, drilling, blasting, demolition, excavation, extraction of stone, or other such activities, except between the hours of 7:00 a.m. and 7:00 p.m., prevailing time, Monday through Friday, between the hours of 9:00 a.m. and 5:00 p.m., or at any time on Sunday.
 - (d) The operation of an internal combustion engine in such a manner as to disturb persons beyond the property line of the property upon which the engine is located.
 - (e) The operation or permitting of operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool, or similar device used out of doors between the hours of 9:00 p.m. and 7:00 a.m. in such a manner to disturb persons beyond the property line of the property upon which such device is being operated.

(2) In addition to the above, it is hereby declared to be a nuisance and shall be unlawful for any person, firm, or business entity to make, cause, or allow to be made or caused upon a property owned, occupied, or controlled by him or it any excessive noises or sounds by means of vehicles, machinery, equipment (including sound amplification equipment and musical instruments), or by any other means or methods which are physically annoying to the comfort of any reasonable person or which are so harsh, prolonged, unnatural, or unusual in their use, time, and place as to occasion physical discomfort or which are otherwise injurious to the lives, health, peace, and comfort of the inhabitants of the Township.

§ 156-4 Exceptions to noise limits.

The following noise sources are hereby exempted from the maximum permissible sound levels provided hereinabove and are furthermore deemed not to be nuisances:

- A. Devices used to alert persons to the existence of an emergency.
- B. Noise associated with emergency work to provide electricity, water, or other utilities when the public health or safety is at risk.
- C. Noise caused by the operation of snow removal and other emergency equipment.
- D. Hand-held power tools and yard maintenance equipment operated on a residential property between the hours of 7:00 a.m. and 9:00 p.m.
- E. Noise caused by construction activity between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday.
- F. Noise attributable to agricultural operations.
- G. Public events authorized by the Township.
- H. Noise from trains.
- I. The unamplified human voice.
- J. Private events for which a waiver under § 156-7 has been granted.

§ 156-5 Enforcement; violation and penalties.

A. Any person or business entity who or which shall violate any of the provisions of this chapter shall, upon summary conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, be punishable by a fine of not less than \$100 nor more than \$1,000, plus costs of prosecution and, in default of such fine and costs, by imprisonment for a term not exceeding 30 days. Each violation of any of the provisions of this chapter shall be deemed to be a separate and distinct offense. A summary citation under this Chapter may be filed by any Township law enforcement officer, zoning officer, code enforcement officer, Township Manager, or any other person designated by the Board of

Supervisors.

B. In addition to the above, the Township may institute an action for injunctive relief to prohibit or abate any activity in violation of the provisions of this chapter.

§ 156-6 Other remedies.

Nothing in this chapter shall be construed to impair any cause of action or legal remedy thereof of any person or the public for injury to or damage arising from the emission or release into the atmosphere or ground from any source whatsoever of noise in such a place or manner, or at such levels which may give rise to such cause of action.

§ 156-7 Waivers.

- A. No more than <u>four (42)</u> times in any calendar year, applicants may request a waiver from any of the parameters specified herein upon demonstrating evidence of the following, as determined at the sole discretion of the Township Manager:
 - (1) The temporary operation or causation of such sound, under the circumstances, will not severely jeopardize the health, welfare or safety of the citizens of East Goshen Township;
 - (2) The denial of such a permit will impose excessive hardship on the applicant, the community, or other persons;
 - (3) The operation will not have an adverse effect on contiguous land use; and
 - (4) The operation will not exceed 30 days.
- B. Requests shall be submitted to the Township Manager or his/her designee and shall include the time, duration and reason for the requested waiver. The request should include a list of the names and addresses of all properties within 500 feet of the property upon which the waiver is requested. The request should be submitted at least seven-fourteen (714) days prior to the commencement of the noise source, unless such advance notice is impossible or impracticable under the circumstances.
- C. The fee for a waiver request shall be set forth from time to time by resolution of the Board of Supervisors.
- D. Waivers granted by the Township Manager or his/her designee shall be issued in writing, may contain conditions and restrictions in order to ensure that the intent of this Chapter is implemented, and shall be kept on the premises upon which the waiver is in effect for the duration specified.
- E. Upon the granting of a waiver, the Township shall send notice to all properties within 500 feet of the subject property as soon as practicable.
- F. Failure to abide by the terms of this Chapter, or the conditions and restrictions imposed

upon the granting of a waiver, may result in the revocation or suspension of the waiver, as well as a one-year ban on obtaining further waivers from the provisions of this Chapter.

Article II - Nuisances

§ 156-8 Title.

This chapter shall be known as the "East Goshen Township Nuisance Ordinance."

§ 156-9 Definitions and word usage.

A. The following words, when used in this chapter or any accompanying resolution, shall have the meaning ascribed to them in this section, except in those incidences where the context clearly indicates a different meaning:

ABANDONED OR JUNKED MOTOR VEHICLES

Any vehicle in a nonserviceable or nonoperational condition, or without having both a current inspection sticker and current registration plate.

BAMBOO

Any monopodial (running) tropical or semi-tropical grasses from the genera Bambusa, including, but not limited to, Bambusa, Phyllostachys, Fallopia and Pseudosasa, as well as common bamboo, golden bamboo, arrow bamboo, and Japanese bamboo.

BAMBOO OWNER

Any property owner and/or resident, corporation and/or other entity who has planted and/or grows bamboo, or who maintains and/or cultivates bamboo on his/her/its property, or who permits bamboo to grow or remain on any property in East Goshen Township, even if the bamboo has spread from an adjoining property. Any property owner and/or resident, corporation and/or other entity owning, residing, occupying or doing business on property on which bamboo is found shall be considered a bamboo owner. A property owner and/or resident, corporation and/or other entity will not be considered to be a bamboo owner if:

- (1) He/she/it has provided satisfactory proof to East Goshen Township that, within a reasonable period of time not to exceed 60 days after discovering the encroachment of bamboo onto the subject property from an adjoining or neighboring property, he/she/it advised the owner of such property of his/her/its objection to the encroachment of the bamboo; and
- (2) He/she/it has initiated steps for the removal of the bamboo from the property, including remedies at law.

NUISANCE

The unreasonable, unwarrantable, or unlawful use of or activity on any public or private property which causes injury, damage, hurt, inconvenience, annoyance or discomfort to any person or resident in the legitimate enjoyment of his reasonable rights of person or property. This shall include any activity, condition, structure or improvement which shall constitute a threat or potential threat to the health, safety, or welfare of the citizens of the Township.

OWNER

The actual person owning, leasing, occupying or having charge of any premises within the Township, whether individual, partnership, association or corporation.

PERSON

Every natural person, association, partnership, firm, club, society, company, corporation or any organization of any kind. Whenever used in connection with prescribing or imposing a penalty, or both, the term as applied to a partnership shall include the individual partners, or any of them, and as applied to corporations or associations shall include the individual officer(s) thereof.

SUPERVISORS

The Board of Supervisors of East Goshen Township, Chester County, Pennsylvania.

TOWNSHIP

East Goshen Township, Chester County, Pennsylvania.

B. For the purposes of this chapter, the single shall include the plural, and the masculine shall include the feminine and the neuter.

§ 156-10 Health hazards and nuisances prohibited.

It shall be unlawful for any person to create or maintain any condition, activity or use upon their property which could directly or indirectly cause a nuisance or health hazard to residents of the Township. While not intended to be a comprehensive list, the establishment, maintenance, operation or continuance of any of the following, at any time within the Township, is hereby declared to be a nuisance under the terms of this chapter:

- A. The maintenance, storage or accumulation of the following:
 - Garbage or rubbish;
 - (2) Junk material, including, but not limited to, unused or abandoned machinery, equipment or appliances, and all forms of waste and refuse of any type of materials, including, but not limited to, toxic chemicals, scrap metal, glass, industrial waste or other similar materials; and
 - (3) Any other materials which are conducive to the harboring of vermin, or otherwise cause a potential health hazard or nuisance.
- B. The maintenance, storage or accumulation of one or more abandoned or junked motor vehicles.
- C. The ownership or maintenance of abandoned or neglected buildings, structures, sidewalks or premises which shall pose or constitute any of the following conditions or hazards:
 - (1) A fire hazard;

- (2) A danger of infestation by vermin;
- (3) An area, building or condition which is or which might potentially serve as an area of play or general attraction for children, or the public in general;
- (4) Buildings, structures, sidewalks or premises, or parts thereof, which have been damaged by fire, wind or other causes so as to become dangerous to life or safety of the occupants or to others in the vicinity;
- (5) Buildings, structures, sidewalks or premises, or parts thereof, which have become or are so dilapidated, decayed or unsafe that they are unfit for human habitation or are likely to cause injury to occupants or to others in the vicinity;
- Buildings or structures having inadequate facilities for egress in case of fire or panic, or those having insufficient stairways, fire escapes or other means of access and egress;
- (7) Buildings, structures, sidewalks or premises, or parts thereof, which are in such condition that they may fail, collapse, break down, or otherwise cause damage to property or injury to members of the public;
- (8) Allowing or permitting any excavation, material excavated or obstruction on or joining any highway, street or road, to remain opened or exposed without the same being secured by a suitable barricade, a temporary fence or other protective materials; and
- (9) Any other condition which the Supervisors shall deem to be a health hazard, potential health hazard, or nuisance.
- D. The draining or flowing, or allowing to drain or flow, whether natural or artificial, of any foul or offensive water or drainage from any dwelling, sink, bathtub, wash stand, lavatory, water closet, swimming pool, privy, or cesspool of any kind or nature whatsoever, or any foul or offensive drainage of any kind, from any property into or upon any adjoining property, or onto or along any public highway, road, street, avenue, lane or alley.
- E. The burning of garbage, tires or other tar products.
- F. Permitting or allowing any well or cistern to be, or remain, uncovered.
- G. Permitting the growth of any grass, weed, noxious weeds or any vegetation whatsoever, to conceal any rubbish, garbage, trash or any other violation of this chapter.
- H. Pushing, shoveling or otherwise depositing snow upon the cartway or traveled portion of any public highway, road or street which is maintained by the Township or by the Commonwealth of Pennsylvania, and allowing the same to remain thereon.
- I. The establishment, maintenance, carrying on or permitting of any use or activity which is dangerous, injurious, offensive or damaging to the property of others, or which prevents the

reasonable use, comfort or enjoyment of the property of others by reason of flames, odor, smoke, fumes, dust, gas, noise, dirt, vibration or emission of electromagnetic waves. In determining the offensive or damaging nature of any of the aforesaid items, the Township is not required to make quantitative measurements by instrumentation or other testing, but, instead, may utilize the reasonable and substantial determinations of affected individuals, property owners or occupiers, as well as testimony of the Supervisors, or other persons authorized by the Township.

- J. The setting, maintenance, operation, conduct or permitting of the establishment and maintenance of fire, combustion or manufacturing, or commercial or other process which is or shall be accompanied by constant, periodic or occasional emission of smoke, odor, sparks, ash particles, burned sawdust and debris, or the creation and spreading of ash, debris, poison and like materials on surrounding or adjacent property to the annoyance, disturbance or detriment of surrounding property owners, residents, passersby or the traveling public.
- K. The storing of gasoline, kerosene or other petroleum products in excess of 5,000 gallons, except by gasoline service stations or petroleum products companies.
- L. Removing or altering the embankment of a stream so as to alter the natural flow of the stream.
- M. Interfering with the flow of a stream, creek or other waterway, by means of a dam, construction or otherwise.
- N. The permitting, growth or maintenance of ragweed, chicory, thistle, goldenrod, poison ivy, poison oak, sumac, or other similar vegetation, in such a manner that it extends or borders upon or overhangs any street, roadway, sidewalk or other public place.
- O. The permitting, growth or maintenance of any grass, weeds or other such vegetation, not edible or planted for some useful or ornamental purpose, so as to exceed a height of six inches. Excluded from this subsection are wooded areas and open fields or acreage to within 100 feet of any building or structure.

§ 156-11 Bamboo.

East Goshen Township has determined that the planting, cultivating and growing of certain running plants, particularly those plants commonly referred to as "bamboo," within East Goshen Township has a negative impact on the health, safety and welfare of the citizens of East Goshen Township and the public at large, as the uncontrolled planting, cultivating and growth of said bamboo plants results in the destructive spread of said plants onto private and public property and thereby constitutes a nuisance within East Goshen Township. East Goshen Township has therefore determined that is in the best interests of the citizens of East Goshen Township and the public at large to control the planting, cultivating and/or growing said bamboo plants within East Goshen Township, primarily by prohibiting the future planting, cultivating and/or growing said bamboo plants within East Goshen Township, and by requiring the use of barriers to prevent the invasive spread of existing bamboo plants within East Goshen Township.

- A. For purposes of this chapter, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted, cultivated and/or grown by, and/or with the consent of, the subject property owner, tenant, and/or any other individual, entity or corporation then having control of and/or over the subject property, subject to the definition of "bamboo owner," above.
- B. Prohibition. Upon the effective date of this section, the planting, cultivating and/or growing of bamboo shall be prohibited within the Township. No persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall plant, cultivate, and/or cause to grow any bamboo on any real property within the Township. Any person who plants, cultivates, and/or grows, and/or causes or allows to be planted, cultivated and/or grown, bamboo within the Township shall be deemed to be in violation of this chapter and shall be subject to such penalties as are set forth herein.
- C. This section shall not be deemed to alter or abrogate any rights at common law, or otherwise, that any persons, property owners, tenants, and/or other individuals, entities, and/or corporations may have to recover the cost of removal of any bamboo found on their own property that has encroached from a neighboring property.
- D. Exceptions. Notwithstanding the prohibitions set forth in § 156-11.B, above, upon the effective date of this section, persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall be permitted to plant, cultivate, and/or cause to grow bamboo on any real property within the Township only if:
 - (1) The root system of such bamboo is entirely contained within an above-ground-level planter, barrel or other vessel of such design, material, and location as to prevent completely the spread of growth of the bamboo root system beyond the container in which it is planted; or
 - (2) The root system of such bamboo is contained within and/or restricted by a barrier, constructed in accordance with the following specifications, and installed by an experienced installer with certification provided to the Township:
 - (a) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of 40 mils, or more;
 - (b) Each portion or sheet of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - (c) The barrier shall be installed not less than 30 inches deep;
 - (d) The barrier shall be circular or oblong shaped;
 - (e) Not less than three inches of the barrier shall protrude above ground level around the entire perimeter of the bamboo; and

- (f) When installed, the barrier shall slant outward from the bottom to top.
- (3) Any and all bamboo existing pursuant to this shall, at all times, be located, trimmed and maintained so that no bamboo, or any part thereof, shall be within 10 feet of any property line, curb, and/or sidewalk, nor within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
- E. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this section may remain on such property subject to compliance with the following:
 - (1) The bamboo shall not be within 10 feet of any property line, curb, and/or sidewalk, or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
 - (2) Any bamboo owner whose property contains bamboo that is located within 10 feet of any property line, curb, and/or sidewalk, or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township shall remove such bamboo and shall abate the growth of such bamboo so that it is not within 10 feet of any property line, curb, and/or sidewalk, nor within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
 - A bamboo owner shall further be responsible to ensure that any bamboo planted and/or growing on the property of the bamboo owner prior to the effective date of this section is maintained such that it does not encroach or grow upon any adjoining or neighboring property or properties, including all public property and public rights-of-way. If the Township determines that any such bamboo, or part thereof, has been allowed to encroach, grow upon, extend roots across, and/or extend branches, stalks and/or leaves over any public right-of-way and/or any private property not owned by and/or in the possession of the bamboo owner, the bamboo owner shall be required to comply with the provisions of § 156-11.D above.
- F. Replanting prohibited. Any bamboo either planted or caused to be planted or existing on a property prior to the effective date of this section may not be replanted or replaced in kind once such running bamboo is or has become, for any reason, dead, destroyed, uprooted or otherwise removed, unless such replanting is consistent with the provisions of § 156-11.D above.

§ 156-12 Notice to abate nuisances.

Whenever a condition constituting a nuisance or health hazard is permitted or maintained, the Supervisors, or persons authorized by the Township, may give the owner of the property in which said nuisance is located, and any other person permitting the maintenance of such a nuisance, written notice to completely remove, repair or abate the same. Said notice shall require such removal, repair, or abatement within 15 days of the date of such notice. Said notice shall be

served in one of the following matters:

- A. By personal delivery;
- B. By certified mail, return receipt requested, to the last known address of the owner;
- C. By posting a copy of the notice upon the premises; or
- D. By publishing a copy of the notice in a local paper of general circulation within East Goshen Township, Chester County, Pennsylvania, once a week for three consecutive weeks.

§ 156-13 Violations and penalties.

Any person or business entity who or which shall violate any of the provisions of this chapter shall, upon summary conviction thereof in an action brought before a magisterial district judge in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, be punishable by a fine of not less than \$100 nor more than \$1,000, plus costs of prosecution and, in default of such fine and costs, by imprisonment for a term not exceeding 30 days. Each violation of any of the provisions of this chapter shall be deemed to be a separate and distinct offense. When a violation continues beyond the time limit as may be set forth in an NOV, each day that a violation continues beyond the time limit shall be deemed a separate and distinct offense. When a person or entity who or which has been issued an NOV is found again to be in violation of this chapter and issued another NOV within 12 months of the previous NOV, the fine shall be double the amount of the previous fine up to a maximum fine of \$1,000 for each separate and distinct offense.

§ 156-14 Abatement of nuisances by Township.

In addition to, or instead of, invoking the penalties set forth in the preceding section, the Township, or persons authorized by the Township, may, in the event of any continued violations of this chapter, enter upon the offending premises and remove, repair or alter any nuisance, hazard or dangerous structure or condition on such property, or otherwise abate any identified nuisance or health hazard. Further, the Township may collect the costs of such removal or abatement, together with any penalty and costs as granted in summary proceedings, from the owner of the property or premises. The actual costs of such removal, together with the penalties, costs and reasonable attorney's fee, shall be a lien upon such premises, and may be enforced against the property and recovered by the Township in the manner prescribed for the levying and collecting of municipal liens under appropriate law.

§ 156-15 Injunctive relief.

The Township may, by means of a complaint in equity or other appropriate filing, compel the owner of a structure or premises declared a nuisance to comply with the terms of any notice of violation, or seek any other appropriate relief, including an injunction, from any court of competent jurisdiction.

SECTION 2. Section 240-24 of the East Goshen Township Zoning Ordinance, titled "General Performance Standards", is hereby amended to delete Subsection C, titled "Noise Control", as

well as the subsection's constituent paragraphs, and is replaced with the following:

C. Reserved.

SECTION 3. Section 240-24 of the East Goshen Township Zoning Ordinance, titled "General Performance Standards", is hereby amended to delete subsection D, titled "Vibration Control", and is replaced with the following:

D. Reserved.

SECTION 4. Section 240-31 of the East Goshen Township Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31.C(3)(h)[2][b][ii][C], is hereby repealed and replaced with the following:

[C] A study demonstrating compliance with the noise standards in Chapter 156 of the Code of Ordinances. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards of Chapter 156 of the Code of Ordinances;

SECTION 5. Section 240-31 of the East Goshen Township Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31. C(3)(h)[3][c][ii][B]{3}, is hereby repealed and replaced with the following:

A study demonstrating compliance with the noise standards in Chapter 156 of the Code of Ordinances. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in Chapter 156 of the Code of Ordinances;

SECTION 6. Section 240-31 of the East Goshen Township Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31. C(3)(p)[6], is hereby repealed and replaced with the following:

[6] See the general performance standards of Article V and the noise and nuisance regulations of Chapter 156.

SECTION 7. Section 240-31 of the East Goshen Township Zoning Ordinance, titled "Conditional Uses; Additional Standards for Specific Principal Uses", Subsection 240-31.C(3)(aa)[14], is hereby repealed and replaced with the following:

[14] All uses shall be conducted in compliance with applicable governmental regulations, including the general performance standards of this chapter and the noise and nuisance regulations of Chapter 156.

SECTION 8. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 9. General Code is hereby authorized to make any necessary formatting and numbering changes needed in order for this Ordinance to be made consistent with the formatting and numbering standards applicable to the East Goshen Township Code of Ordinances as published by General Code.

SECTION 10. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 11. This Ordinance shall become effective five days after enactment.

ENACTED and ORDAINED this	day of, 2022.
	BOARD OF SUPERVISORS EAST GOSHEN TOWNSHIP
	Michele Truitt, Chair
	John Hertzog, Vice Chair
	Cody Bright, Member

	Michael Lynch, Member	
	David E. Shuey, Member	
ATTEST:		
Derek J. Davis, Secretary		

MEMO

Date: September 27, 2022

From: Duane J. Brady Sr., Zoning Officer

To: Planning Commission

RE: Noise Ordinance Standards in Zoning Ordinance

Zoning Ordinance Sections to be changed or deleted:

240-24 General Performance Standards Subsection C, titled Noise Control (Existing Language). (Page 12 Section 2 of MEMO)

C. Noise control.

(1) No person shall operate or cause to be operated, on private or public property, any source of continuous sound (any sound which is static, fluctuating or intermittent with a recurrence greater than one time in any fifteen-second interval) in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in the following table when measured at or within the property boundary of the receiving land use.

Continuous Sound Levels by Receiving Land Use			
Receiving Land Use Category	Time		
Residential, public space,	7:00 a.m. to 10:00 p.m.		
open space, agricultural or institutional	10:00 p.m. to 7:00 a.m. plus Sundays and legal holiday		
Commercial or business	7:00 a.m. to 10:00 p.m.		
	10:00 p.m. to 7:00 a.m. plus Sundays and legal holiday		
Industrial	At all times		

- (2) For any source of sound which emits a pure tone, the maximum sound level limits set forth in the above table shall be reduced by 5 dBA. For any source of sound which emits an impulsive sound (a sound of short duration, with an abrupt onset and rapid decay and an occurrence of not more than one time in any fifteen-second interval) the excursions of sound pressure level shall not exceed 20 dBA over the ambient sound pressure level, regardless of time of day or night or receiving land use. Such analysis should be based upon using the fast meter characteristic of a Type II meter, meeting either ANSI specifications S1.4 1971 or a later standard.
- (3) The maximum permissible sound levels by the receiving land use category as listed in the previous table shall not apply to any of the following noise sources:
- (a) The emission of sound for the purpose of alerting persons to the existence of an emergency.
- **(b)** Emergency work to provide electricity, water, or other public utilities when public health or safety are involved.
- (c) Domestic power tools.
- (d) Explosives and construction operations.

- (e) Agriculture.
- (f) Motor vehicle operations.
- (g) Public celebrations specifically authorized by the Township.
- (h) Surface carriers engaged in commerce by railroad.
- (i) The unamplified human voice.

240-24 General Performance Standards Subsection D, titled Vibration Control (Existing Language). (Page 13 Section 3 of MEMO)

<u>D.</u> Vibration control. Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source, if on private property or at 50 feet from the source or if on a public space or public right-of-way, shall be prohibited. For the purposes of this section, "vibration perception threshold" means the minimum ground- or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means, including but not limited to sensation by touch or visual observation of moving objects.

240-31 Conditional Use; Additional Standards for Specific Principal Uses, Subsection C(3)(h)[2][b][ii][C], (Existing Language). (Page 13 Section 4 of MEMO)

- <u>C.</u> Standards for conditional uses and special exception uses and certain permitted-by-right uses. (3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection <u>C (2)</u>. The following specific standards shall be met for the applicable use, unless a more restrictive standard is established by another section of this chapter: (h) Wireless communications facilities.
- [2] Standards for commercial communications antenna erected on a commercial communications support structure. All applicants seeking to construct, erect, relocate or alter a commercial communications support structure shall comply with the following regulations. Applicants seeking to modify and/or co-locate on an existing wireless telecommunications facility or existing wireless support structure that has been previously approved for wireless telecommunications shall not be subject to the conditional use procedures set forth in this section, provided that the modification and/or co-location meet all of the requirements of the Pennsylvania Wireless Broadband Collocation Act, 53 P.S. § 11702.1 et seq., including the definitions of "collocation" and "modification" in such Act. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.
- [b] Conditional use application.
- [ii] Miscellaneous information and reports. The conditional use application shall be accompanied by the following:
- **[C]** A study demonstrating compliance with the noise standards in § **240-24** of this chapter. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in this chapter;

240-31 Conditional Use; Additional Standards for Specific Principal Uses, Subsection C(3)(h)[3][c][ii][B]{3}, (Existing Language). (Page 13 Section 5 of MEMO)

- C. Standards for conditional uses and special exception uses and certain permitted-by-right uses. (3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection C (2). The following specific standards shall be met for the applicable use, unless a more restrictive standard is established by another section of this chapter:
- (h) Wireless communications facilities.
- [3] Standards for commercial communications antenna erected on an existing structure.
- [c] All applicants seeking to construct, erect, or locate a commercial communications antenna on an existing structure that has not been previously approved for the installation of commercial communications antenna and their support members shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.
- [ii] Conditional use.
- [B] Miscellaneous information and reports. The conditional use application shall be accompanied by the following:
- {3} A study demonstrating compliance with the noise standards in § 240-24 of this chapter. In instances where there are multiple carriers or multiple equipment boxes proposed to be built on one site, the applicant must demonstrate that the cumulative noise from all carriers' equipment shall comply with the noise standards in this chapter;

240-31 Conditional Use; Additional Standards for Specific Principal Uses, Subsection C(3)(p)[6], (Existing Language). (Page 13 Section 6 of MEMO)

- <u>C.</u> Standards for conditional uses and special exception uses and certain permitted-by-right uses. (3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection <u>C (2)</u>. The following specific standards shall be met for the applicable use, unless a more restrictive standard is established by another section of this chapter:
- (p) Junkyard (includes automobile salvage yard).
- [6] See the noise or dust regulations of Article $\underline{\mathbf{V}}$.

240-31 Conditional Use; Additional Standards for Specific Principal Uses, Subsection C (3) (aa) [14], (Existing Language). (Page 13 Section 6 of MEMO)

<u>C.</u> Standards for conditional uses and special exception uses and certain permitted-by-right uses.

(3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection <u>C (2)</u>. The following specific standards shall be met for the applicable use, unless a more restrictive standard is established by another section of this chapter:

(aa) Public utility facility and/or public utility building.

[14] All uses shall be conducted in compliance with applicable governmental regulations, including the noise and lighting regulations in this chapter.



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

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

October 6, 2022

Via Electronic Mail Only: bchristman@lambmcerlane.com

William R. Christman III, Esquire Lamb McErlane PC 24 E. Market Street, PO Box 565 West Chester, PA 19381

Re: Revised Preliminary/Final Plan

Applebrook Golf Club – Turf Maintenance Area East Goshen Township, Chester County, PA

Dear Bill,

My client hereby grants a continuance of the 90 day time limit provided for in Section 508 of the Municipalities Planning Code, within which the Board of Supervisors must act on the land development plan & application of Applebrook Associates for the Turf Management Golf Course Accessory Buildings' expansion project. The extension granted herewith is for an additional 90 days from the date of this letter. A decision by the Board rendered within 90 days of the date of this letter shall be timely under the forgoing Section 508.

Very truly yours,

Brian L. Nagle

/cfg cc:

Duane Brady, Director of Code Enforcement/Zoning Officer [via Electronic Mail Only: dbrady@eastgoshen.org]

Ronald C. Nagle, Esquire [via Electronic Mail Only: rnagle@macelree.com]
Mary Kay Gaver, Esquire [via Electronic Mail Only: mkgaver@macelree.com]

4718360v1 011605.71524

Memorandum

East Goshen Township 1580 Paoli Pike West Chester, PA 19380

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

E-mail: dbrady@eastgoshen.org

Revised Plans and Information

Date: 10-22-2022

To: Planning Commission

From: Duane J. Brady Sr., Zoning Officer

Re: Applebrook LD / Turf Maintenance Area

Dear Commissioners,

The Township staff has received Revised Preliminary/Final Plans dated October 5, 2022. The revised plans are in response to the Township Engineer review letter dated September 1, 2022. Please review the information. Large hard copies will be available at the 11-2-2022 meeting.



83 Chestnut Road P.O. Box 447 Paoli, PA 19301 610-644-4623 610-889-3143 Fax www.chesterv.com

October 5, 2022

Duane Brady, Zoning Officer East Goshen Township 1580 Paoli Pike West Chester, PA. 19380

Re: Revised Preliminary/Final Plan

Applebrook Golf Club – Turf Maintenance Area East Goshen Township, Chester County, PA CVE Project No. 20558-0015

Dear Mr. Brady,

We have received the review letter from Pennoni Associates, Township Engineer, dated September 1, 2022. Based on the comments contained in this review letter, we have made the following revisions to the plans. Comments are shown in italicized text and the responses are shown in bold text.

ZONING

1. For the purpose of the review, we considered the buildings as accessory uses to the golf course; however, on separate properties. We recommend that the Zoning Officer/Township Solicitor should review the same; note (§340-30.1©(1)(g)) and our additional comment below (No. 11).

No revisions pending a determination from the Township Zoning Officer and/or Solicitor.

2. Per §240-20.B, a perimeter building setback is required due to its proximity to Paoli Pike. However, §240-20.F(1) & §240-20.F(2)© indicate a perimeter building setback requirements is not applicable for a planned golf course development. It is unclear if the proposed work is considered a planned golf course development and thus not required. We recommend that the Zoning Officer/Township Solicitor should review further.

No revisions pending a determination from the Township Zoning Officer and/or Solicitor.

3. Per §240-20.F(3)(c), a front yard setback of 50 feet is required. There appear to be areas where this setback from Hibbard Lane is not met; however, it is unclear if this requirement applies to Hibberd Lane. We recommend that the Zoning Officer/Township Solicitor review further.

No revisions pending a determination from the Township Zoning Officer and/or Solicitor.

4. New structures shall incorporate a complete visual screen for all rooftop structures (except roof mounted solar panels), including but not limited to, heat pumps, cooling towers and other mechanical equipment. All rooftop structures (except roof-mounted solar panels) shall be screened from view by a single piece of the building structure which is aesthetically compatible



Duane Brady, Zoning Officer East Goshen Township October 5, 2022 CVE Project No. 20558-0015 Page 2 of 5

in design, materials and color with the building facade, and which is at least equal in height to the highest rooftop structure. (§240-20.H(1))

No mechanical equipment is planned for the roof tops at this time.

5. All outdoor storage facilities for fuel, raw materials and products stored outdoors shall be enclosed by a fence of a type, construction and size as shall be adequate to protect and conceal the facilities from any adjacent properties. Fencing shall not only encompass the question of safety, but also of screening, and the screening shall preferably be evergreens. All national Occupational Safety and Health Administration (OSHA) regulations shall be met (§240-24.E(2)).

A screening fence exists around a portion of the site. This fence will be extended to screen the entire yard area that will not be screened by the buildings. A detail of the fence has been added to the plans.

6. Buffer yards are required to be provided as part of any new or expanded development of a principal commercial use, principal industrial use, townhouse development or apartment development along any lot line that would be contiguous to lot(s) within a residential district. Also, any outside industrial storage area visible from a lot in a residential district shall be separated by a buffer yard from such lot. (§240-27.C(2)). It is unclear if this section is applicable.

No revisions pending a determination from the Township Zoning Officer.

7. Landscaped plant screening shall be provided in each buffer yard. This screening shall be composed of mostly evergreen shrubs and trees arranged to form both a low-level and a high-level screen (§24027.C(3(a))). Supplemental landscaping to the existing vegetation is provided in some areas; as this site is adjacent to the Township Park, we recommend that the Conservancy Board review further.

No revisions pending Conservancy Board review.

8. All outdoor storage or truck loading areas shall be completely screened from view from any adjacent public street right-of-way and any residential district which is contiguous to or across the street from the storage or loading areas (§240-27.C(4(a))). Supplemental landscaping to the existing vegetation is provided in some areas; as this site is adjacent to the Township Park, we recommend that the Conservancy Board review further.

The only residential properties adjacent to the development or across Paoil Pike.

Buffering has been proposed along the Paoli Pike frontage. In addition, the design of the maintenance area has the buildings screening the outdoor activities within the yard.

9. The parking, loading, ingress and egress areas shall be provided with sufficient lighting for security purposes ((§240-27.C(7(a))). A lighting plan was not provided.

A Lighting Plan will be provided in the future.



Duane Brady, Zoning Officer East Goshen Township October 5, 2022 CVE Project No. 20558-0015 Page 3 of 5

10. If the applicant is proposing restrictions, easements and/or covenants for the development, they shall be submitted to the Township for review prior to approval of the final development plans (§240-27.F). It our understanding modifications to existing documents are pending.

No revisions pending a determination from the Township Solicitor.

11. Note maintenance buildings for storage and maintenance of equipment directly related to the golf course use may be located off site on property contiguous to the golf course, provided that there is direct access to and from the accessory buildings to the golf course over a private street or driveway serving the golf course and a subdivision plan of the off-site property is approved by the Board of Supervisors. (§340-30.1(C)(1)(g)) No further action is required, but it may be appropriate to include this as a note on the plans.

A note has been added to Sheet 2.

SUBDIVISION AND LAND DEVELOPMENT

12. Soil types should be added to the plans. (§205-27.B(10)).

Please see Note #8 on Sheet 2.

13. The plans shall clearly indicate the property is owned by East Goshen Township and Applebrook Golf Course has an easement for this portion of the property. (§205-33.B(33)) Further, it is unclear if the Township should be a co-applicant and/or signature blocks provided.

East Goshen Township has been noted as the property owner on Sheet 1. The appropriate signature blocks will be signed and executed once a determination has been made by the Township Solicitor regarding which signature blocks are required.

14. Location and elevation of the bench mark to which contour elevations refer (§205-30.B(8)).

Please see Note #5 on Sheet 2.

15. A certification of ownership shall be signed and notarized by the owner(s) of the property. (§205-33.B(17)).

This will be executed at the time of final plan approval (see comment #13 above).

16. The applicant shall provide the Township with either of the following as appropriate prior to recordation of the final plan: A copy of the letter from the Department of Environmental Protection approving the Act 537 planning module for the project, a copy of the letter from the Department of Environmental Protection approving the exemption from the requirement to prepare the Act 537 planning module, or a copy of the letter from the Department of Environmental Protection approving the Form B waiver for the project (§205-33.B(22)).

A request for Planning exemption has been forwarded to PADEP. The final determination of DEP will be forwarded to the Township.



Duane Brady, Zoning Officer East Goshen Township October 5, 2022 CVE Project No. 20558-0015 Page 4 of 5

17. Such private deed restrictions and/or a statement of any restrictions previously imposed in accordance with §205-33.C(2).

No revisions pending a determination from the Township Solicitor.

STORMWATER MANAGEMENT

18. The site plan includes a vehicle fueling station which is considered a stormwater hotspot, in addition to a wash station and materials storage. Please include appropriate pretreatment for the proposed infiltration BMP. (§195-15.N(2)).

Inlet filters have been added to the revised plans.

19. The disturbed area appears to be greater than one (1) acre; therefore, an NPDES permit is required. Please include the Township and our office in all correspondence and/or meetings with the Conservation District. (§195-17.A(1)(b)) As the Township owns the property, they may be required to be the applicant or co-applicant.

Acknowledged. An NPDES Permit will be submitted to the Chester County Conservation District as required. We will copy the Township on all correspondence.

20. Per recent discussions with the design engineer, they indicated that the stormwater management design is being revised due to soils testing results and a pending revision to one of the buildings. We will review the stormwater management when the revised plans are submitted.

No action

GENERAL

21. The plans appear to an easement or right-of-way from Paoli Pike along the southern portion of site. The proposed administration/maintenance/equipment storage building extends into this area.

The legal issues associated with this easement are being reviewed with the Club's attorney and the Township Solicitor. The easement followed the former driveway into the site; the physical driveway has since been removed. The need for the easement no longer exists, so we may be able to extinguish it.

22. The plan should clarify Hibberd Lane is a private road.

Hibberd Lane has been noted to be a private road.

23. Please indicate the existing well location.



Duane Brady, Zoning Officer East Goshen Township October 5, 2022 CVE Project No. 20558-0015 Page 5 of 5

The existing well has been added to the plans.

24. Please indicate the existing sanitary sewer connection.

The approximate location of the existing sewer line has been added to the plans.

25. An existing septic tank is indicated; please clarify if this is to be removed.

The text identifying the existing manhole as a septic tank has been removed. The manhole contains the existing grinder pump; there is no septic tank

26. The plan is subject to Fire Marshall/Emergency Management review.

No action pending Fire Marshal review.

These revisions should address the concerns raised by the Township Engineer in his review letter. We are also in the process of preparing a Pipeline Awareness Study as required and noted by the Planning Commission at our last meeting. This report will be submitted at a future date.

Enclosed are 10 sets of the revised plans, 10 copie sof the revised Landscape Plan and 3 copies of the revised Stormwater Management Report. A link to electronic copies of the enclosed information will be provided in a separate email. Please let me know if you have any questions or need additional information.

Very truly yours.

Chester Valley Engineers, Inc.

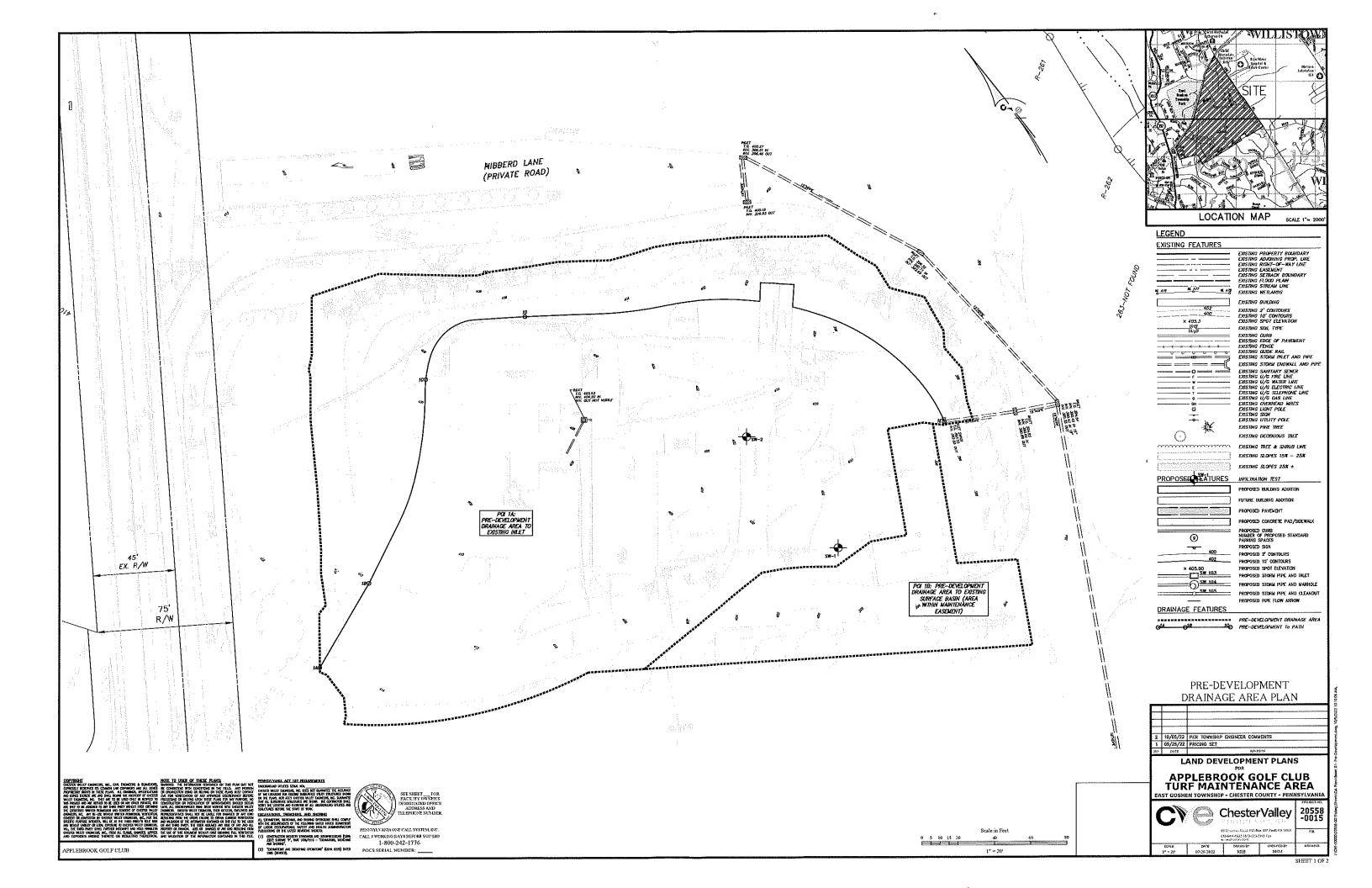
Brett H. MacKay, RLA, AICP, LEED-AP

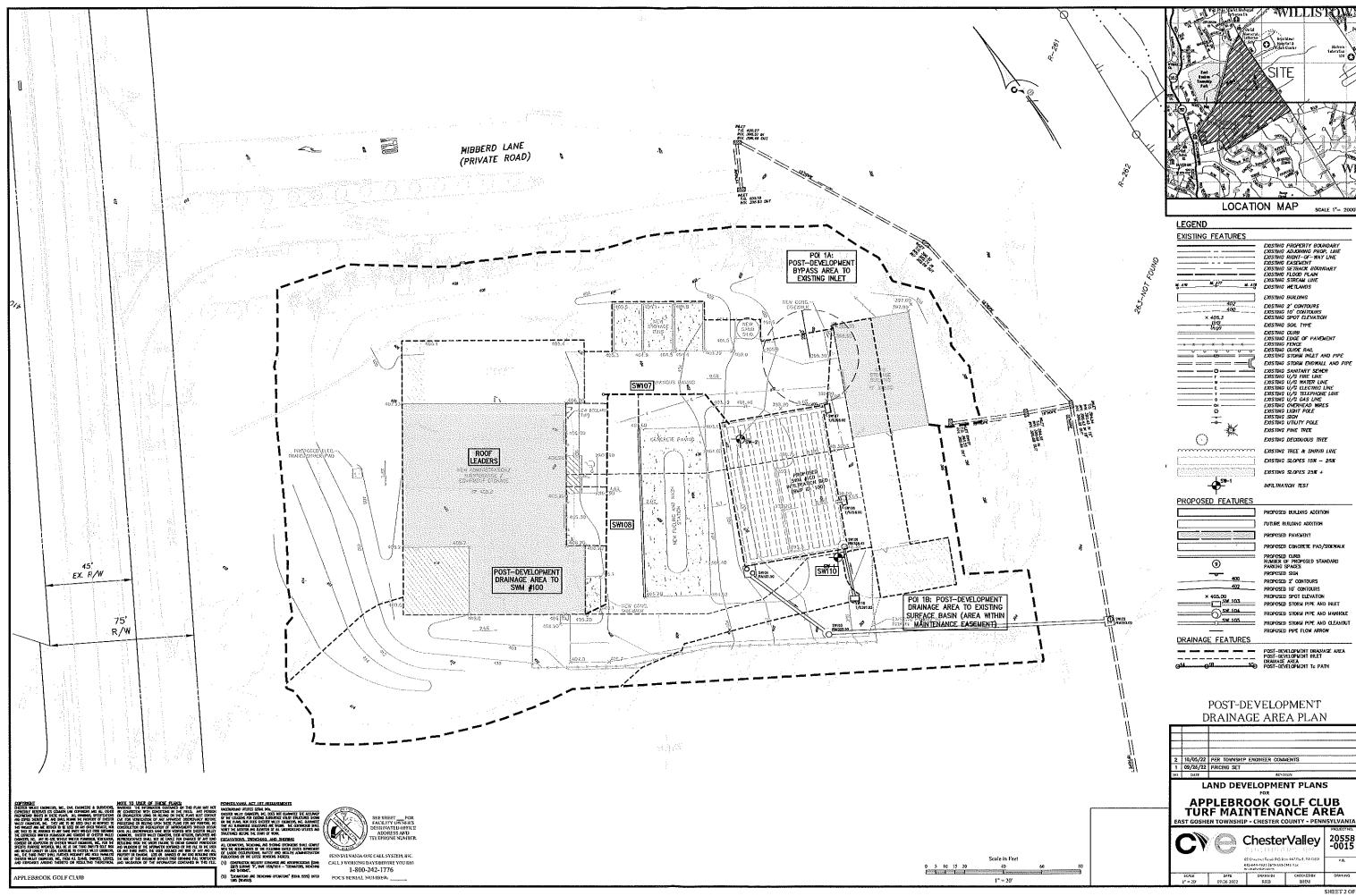
Senior Associate

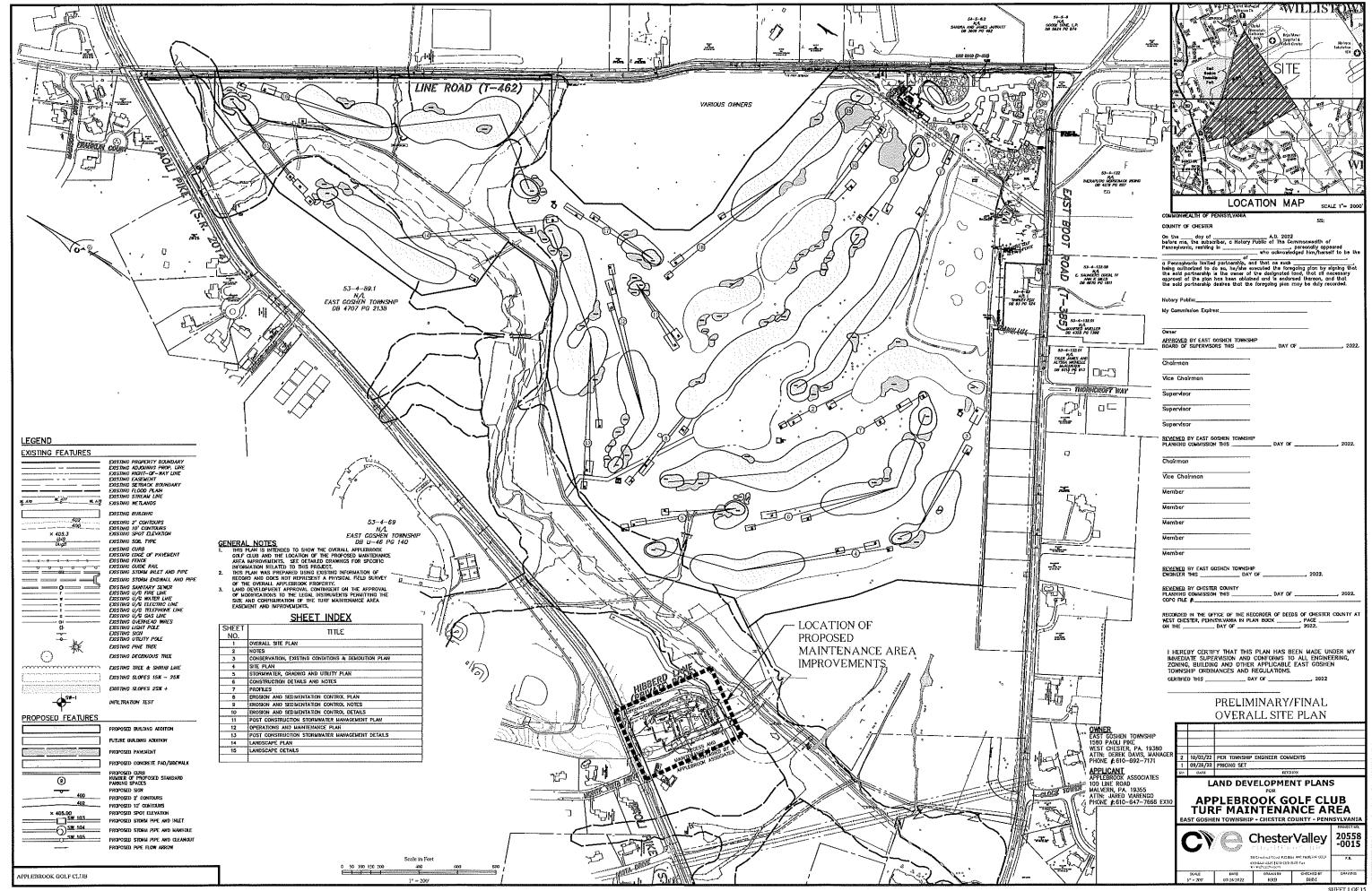
cc: Nate Kline, P.E., Pennoni Associates

Jared Viarengo, Applebrook

Brian Nagel, Esq.







UTILITY NOTES

- All storm sewer construction shall be in accordance with PennDOT Specifications, Form 406, as lest revised, and with the current PennDOT Roodway Construction (RC) Standards.
- 2. All roadway materials must be obtained from a PennDOT approved source. 3. All storm sewers are measured centerline to centerline of the storm sewer
- All RCP pipe shall be Class ill reinforced cement concrete pipe in accordance with PennBOT specifications, Form 408, Section 604.
- All atorm sewer kilets sholl be precest and built in accordance with current Penn DOT RC standards, 10. All liniet boxes sholl be "standard" PennDOT inlat boxes unless otherwise noted.
- All PVC storm pipe shall be SOR 35 and meet the requirements of ASTM D3034 Specifications. Installation shall be in accordance with the
- All High Density Polyethylene (HDPE) pipe shall be corrugated exterior / smooth Interior pipe conforming to ASIM F-405.
- All Inlats shall be equipped with PennDOT Structural Steal, Bicycle Sofe Grates in conformance with the latest PennDOT standards (Form 408).
- 9. All storm pipes shall be installed into the structure face of an junction structure with the walls of the pipe motorial clearing the walls of the structure. No connection of pipes through the corner of a structure shall be permitted unless the structure is specifically designed for such penetration.
- Expanded etructures (in place of standard structures) shall be provided where specified or in situations where the connecting pipe diameter does not allow for the use of a standard box.
- Provide manhala steps in all drainage structures where the height exceeds 5 feet. Steps shall conform to PennDOT standards, Form 408, tatest edition.
- 12. All underground stormwater control structures shall be installed in accordance with the product manufacturer's standard specifications and details. The contractor shall became familiar with these specifications and details whether included in the plan set and it.
- Provide water quality (oil and grit) filters on all inlets that discharge surface runoff into an underground stammater BMP.

LIST OF WAIVERS
WAIVERS REQUESTED FROM ORDINANCE NO. 205, THE EAST GOSHEN
TOWNSHIP SEDDINGON AND LAND DEVELOPMENT ORDINANCE:
1. 205-01 PRELIMINARY AND FINAL SUBMISSION — TO PERMIT THE
SUBMISSION OF A COUBINED PRELIMINARY / FINAL PLAN.

- 2. 205-37.C.7 STORM SEWER SYSTEM TO PERMIT 12" DIAMETER
- 2. 205-37.C.? STORIN SEWER SYSTEM: TO PERHIT 12" DIAMETER STORMWATER PIPES.

 3. 205-39 TRAFIC IMPACT STUDY AS THERE ARE NO NEW MUBBERS AND NO NEW BEHDCHES AMTICAPITED FROM THIS PROJECT, THERE WILL BE NO ADDITIONAL TRAFFIC TO THE GOLF CLUB.

 4. 205-40 WATER SUPPLY STUDY THE PROPOSED BUILDING MILL HAVE REPLACEMENT BATHROOM FACUTIES TO BE USED BY CAPICITES USING THE MAINTAINACE FACILITY. THERE MILD BE NO INCREASE IN THE NUMBER OF EMPLOYEES.

 240-39.10.A.1 HISTORICAL RESOURCE IMPACT STUDY WAIVER FROM THE REQUIREMENT TO PREPARE AND SUBMIT AN HISTORICAL RESOURCES IMPACT ASSESSMENT (WAVER BY THE BOARD OF SUPERMISORS IN PERMITTED BY THIS SECTION).

ACCESS NOTE.

PER SECTION 240-30.1.(1/Ng) - MAINTENANCE BUILDINGS FOR STORAGE
AND MAINTENANCE OF EQUIPMENT DIRECTLY RELATED TO THE COLF COURSE.

USE MAY BE LOCATED OFF SITE ON PROPERTY CONTINUOUS TO THE COLF
COURSE. PROPUDE THAT THERE IS ORIECT ACCESS TO AND FROM THE
ACCESSORY BUILDINGS TO THE GOLF COURSE OVER A PRIVATE STREET OR
DRIVEWAY SERVING THE GOLF COURSE AND A SUBDIVISION PLAN OF THE
OFF-SITE PROPERTY IS APPROVED BY THE BOARD OF SUPERNISORS.

THE TURF MAINTENANCE AREA PRESENTLY HAS A PHYSICAL CONNECTION TO THE GOLF COURSE ACROSS HIBBARD LANE.

- CENERAL NOTES

 1. THIS PROJECT PROPOSES TO INSTALL A NEW TURF MAINTENANCE BUILDING AND RELATED SITE IMPROVEMENTS, REPLACING PORTIONS OF THE EXISTING FACILITIES. THESE FOR UILES PROJECT IN EXISTING FACILITIES. THE PROPOSED IN STRUCTURE PROJECT IN THE PROPOSED IN STRUCTURE PROPOSED IN PROVEMENTS.

 2. THIS PROPERTY BEING THE PROJECT IN STRUCTURE PROPOSED IN PROVEMENTS.

 3. DISSING TURF MAINTENANCE AREA IS WITHIN AN EXISTING EASCHENT OVER A BOUNDARY INFORMATION TAKEN FROM EXISTING PLANS OF RECORD.

 4. BOUNDARY INFORMATION TAKEN FROM EXISTING PLANS OF RECORD.

 5. FILLD TOPOCRAPHIC SURVEY PERFORDED BY CHISTER VALLEY ENGINEERS, INC., PAOU PA IN COTOBER 2021. ELEVATIONS BASED ON N.G.U.D. 1929 DATUM. BENCHMARK IS PIDE DISS ON SOUTHEAST CORRER OF BRIDGE OVER RIBLEY CREEK ON ROUTE 332, 300 +/- FEET SOUTH OF THE PROPOSED LINE OF THE PROPOSED BY CHISTING PLANS OF RECORD.

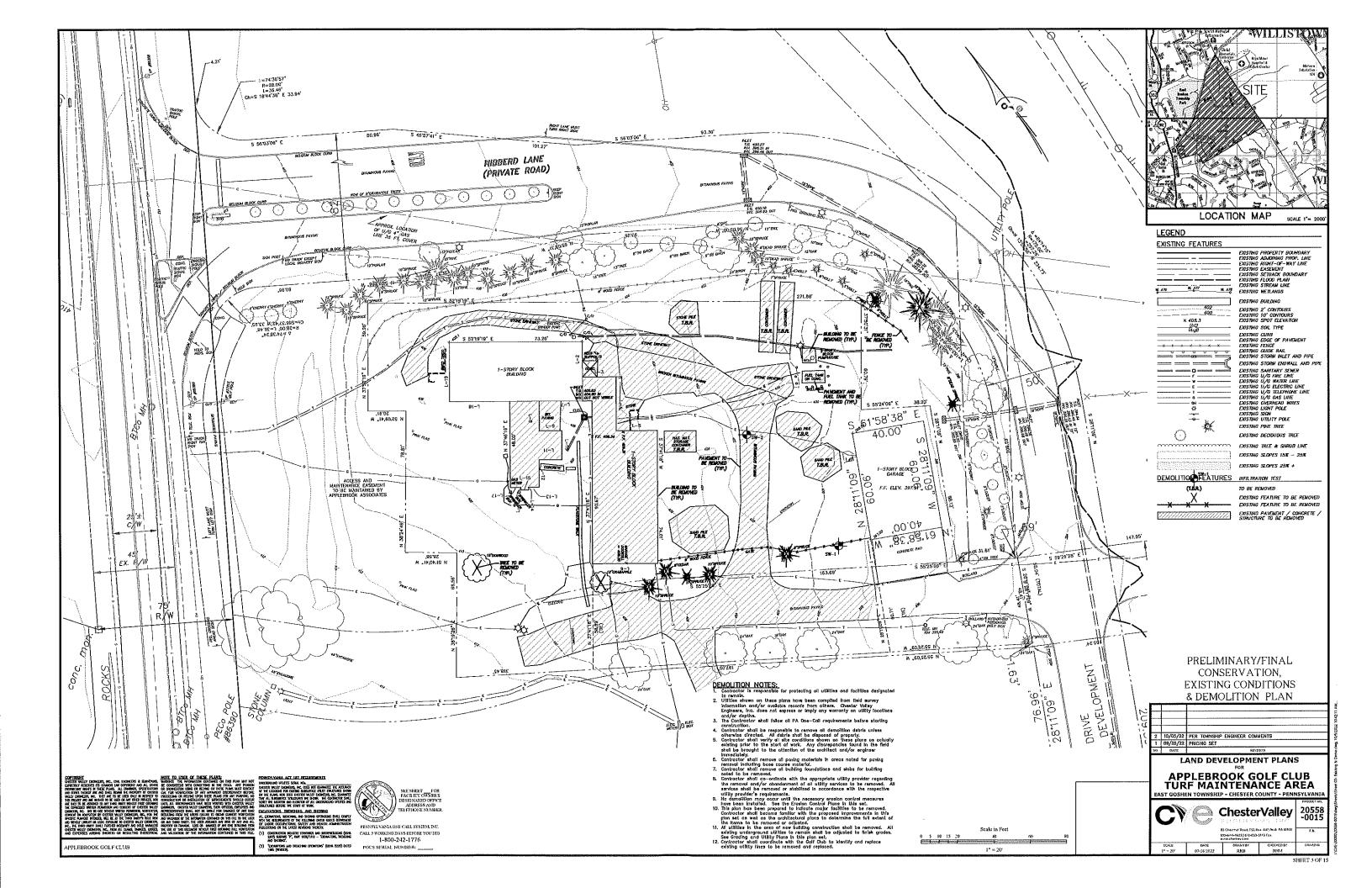
 6. SERVICE CORNICTION OF SERVICED BY CHISTING PUBLIC SANTARY SEWER SERVICE CONNECTION AND ON-STIE WELL WAITER.

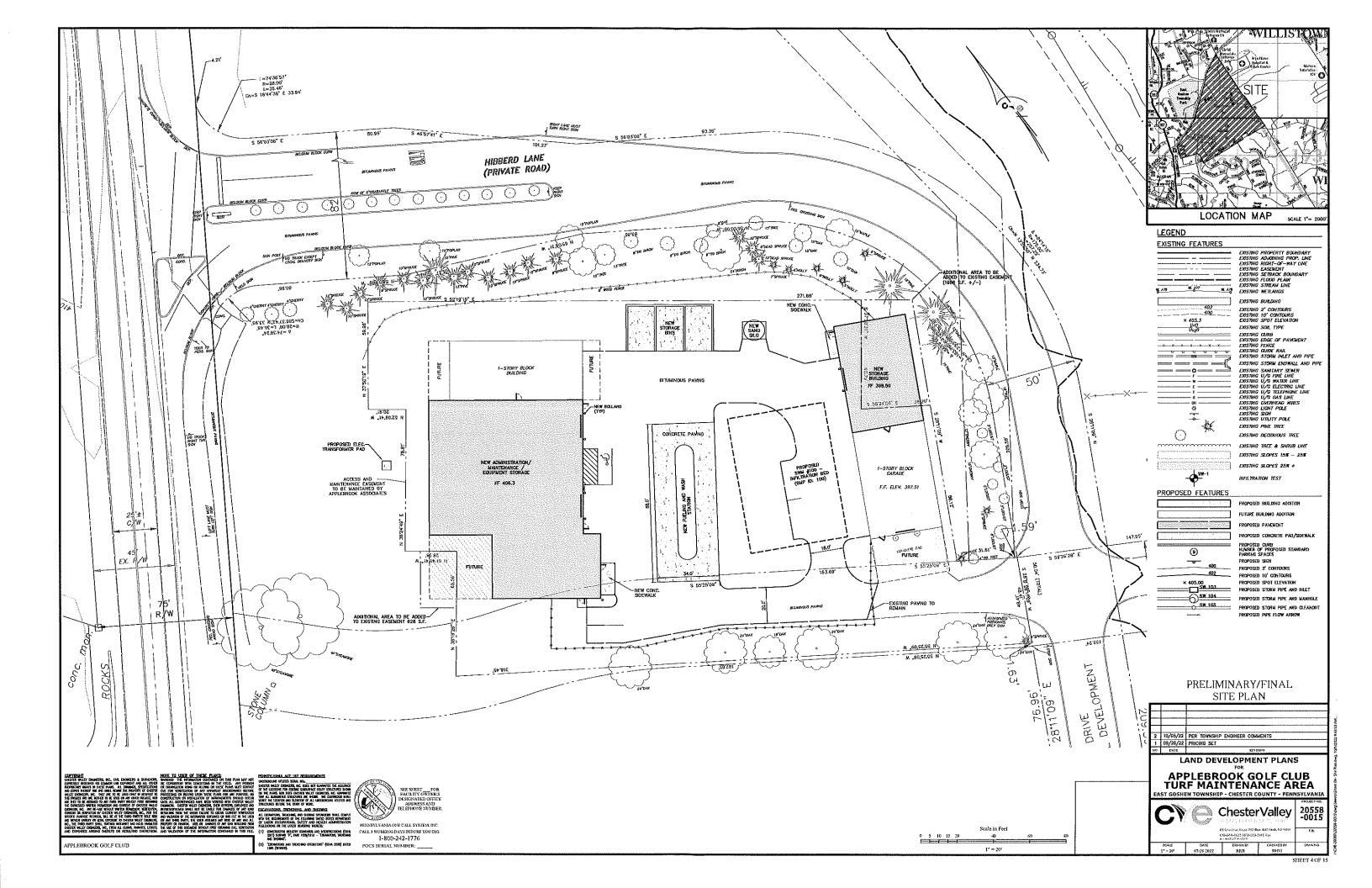
 7. THIS PROPERTY IS CONDED 1-2 PLANIED BY EXISTING PUBLIC SANTARY SEWER SERVICE CONNECTION AND ON-STIE WELL WAITER.

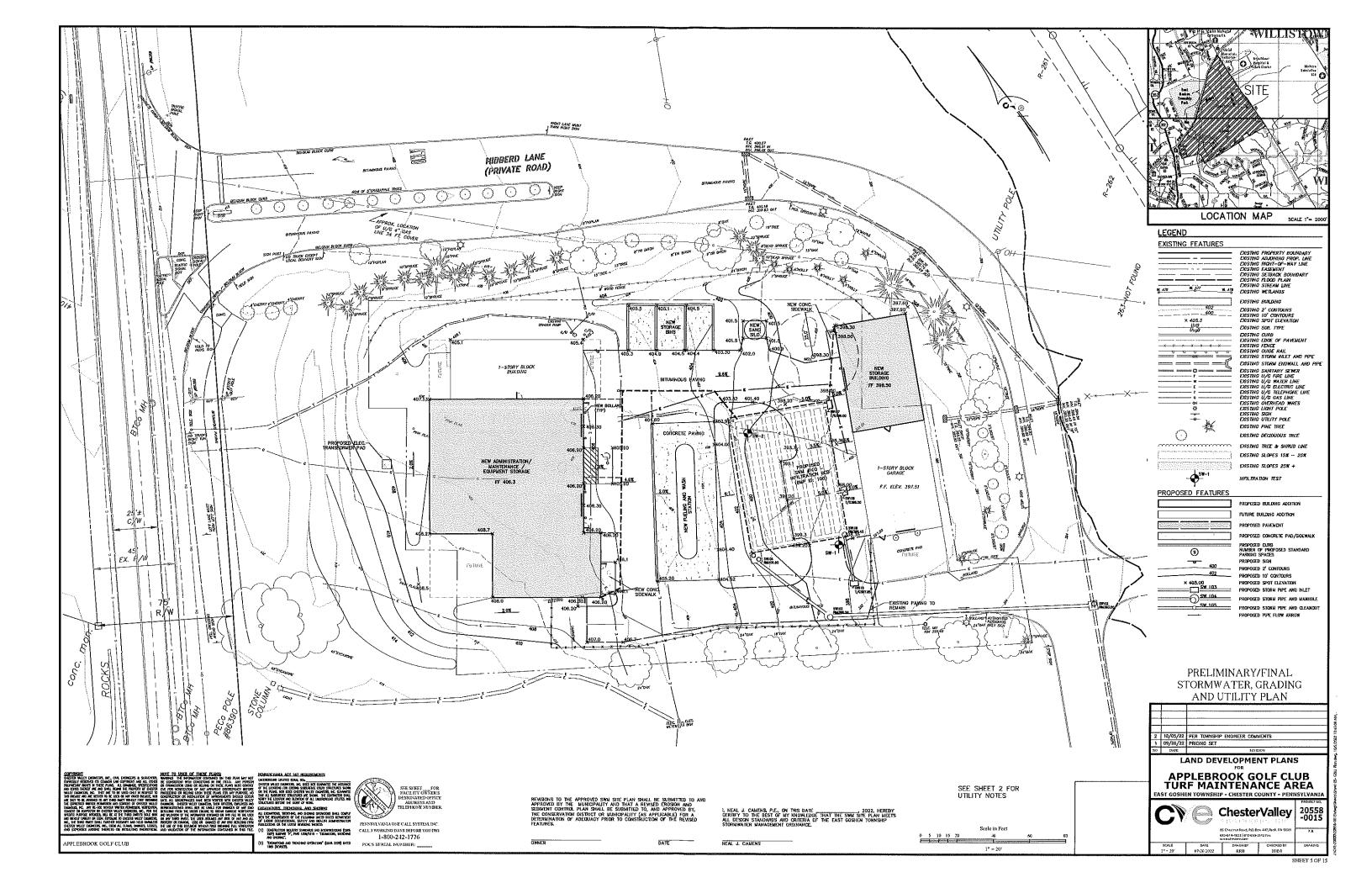
 8. SOIL TYPE WITHIN THE PROJECT AREA OF THE PROPERTY IS GLADSTONE GRAFULY LOAN (CAB) AXT DISK SURVEY PREPARED BY NATURAL RESOURCES CONSERVATION SERVICE OF REPORT OF THE PROPERTY IS ONE ACCORDANCE WITH THE PLANIED SERVICE WITH THE PLANIED SERVICE OF REMAINT. FLOOR HAZARD (CONE "X") AS SHOWN OF THE SOIL SURVEY PREPARED BY NATURAL RESOURCES CONSERVATION SERVICE OF THE USBALL AND A THE PROPERTY FOR THIS PROJECT IS DESIGNATED AS AN AREA OF RIBINAL FLOOR HAZARD (CONE "X") AS SHOWN OF THE PROPERTY FOR THE PROPERTY FOR THE PROPERTY IS ONE ACCORDANCE TO THE WAIT AND A THE ACCORDANCE OF THE USBALL AND A THE PROPERTY FOR THE

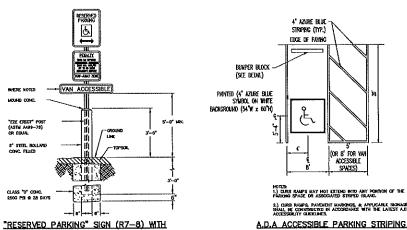
PRELIMINARY/FINAL NOTES

2	10/05/22	PER TOWNSH	P ENGINEER COUN	ENTS	
1	09/26/22	PRICING SET			
NO.	DATE		MEVES	ION	
LAND DEVELOPMENT PLANS FOR APPLEBROOK GOLF CLUB TURF MAINTENANCE AREA EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
(Chester	एक, मार्ग	20558 -0015
BE Christian, Robert AAF, Amely PA 1950) DO-RAH-1623 (MD-R63-1443 Fast Holymolegoter scott				P,S.,	
	SCALE S NOTED	DATE 07/26/2022	ORANNEY BER	CHECKEO BY	ERANNO









-6" DIA. STEEL (SCH. 40) PIPE BOLLARD FILLED WITH CONCRETE

ALIGN CENTER OF OPENING ON ONE SIDE WITH CENTER OF BOARD ON OPPOSITE SIDE 6"x6" POST -6" O.C. (MAX.)

1"x6" BOARD ~ (TYP.)

PLAN MEW

NOTE:
- ALL, WOOD TO BE CEDAR

BOARD ON BOARD FENCE DETAIL.

"VAN ACCESSIBLE" SIGN (R7-8P)

20" (MIN.) ø BOLLARD DETAIL TYPICAL PARKING STALL STRIPING

2) CURB RAUPS, PAYDUDIT MARCHOS, & APPUCABLE SIGNACE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LABEST AUGA ACCORDANCE WITH THE LABEST AUGA ACCORDANCE TO CREATE STATE. A.D.A ACCESSIBLE PARKING STRIPING

12

AASHTO HO, 57 COARSE

MATERIAL STORAGE PAD DETAIL

- IN WELDED WIRE FABRIC MAY BE PLACED W/
 TRANSVERSE WIRES ABOVE OR BELOW
 LONGITUDINAL WIRES.
 2. FURNISH WELDED WIRE FABRIC PER PA DOT
 PUB 408, SEC. 709.3

PA DOT CLASS A CENTRAL CONCRETE

NOTE:

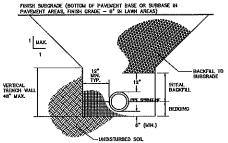
1. SIGNALIS SHALL BE CONSTRUCTED IN 30 FT, SECTIONS EXCEPT FOR CLOSURES.

- FOR CLOSURES.

 2. SECTIONS SHALL BE SEPARATED BY 1/4" THICK EXPANSION JOINT MATERIAL TO BE INSTALLED BETWEEN SECTIONS AND AT ALL STRUCTURES.

 3. SIDEMALYS SHALL BE SCORED EVERY 4 FT.

CONCRETE SIDEWALK DETAIL



TYPICAL PIPE TRENCH DETAIL

		DITIAL BACKFILL	BACKFIL TO SUBGRADE		
PAPE TYPE	BEDOWNG		BENEATH BITUNINOUS PAYMENT, CONCRETE SIDEWALK OR PAYERS (EXCEPT SEE HOTE 3)	BENEATH OTHER AREA	
ANY PIPE WITHIN PUBLIC ROW	AASHTO JEI COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	PA DOT NO. ZRC COARSE AGGREGATE	PA DOT NO. 2RC COARSE AGGR.	
STORM (METAL)	AASHTO #8 COARSE AGGREGATE	SUITABLE WATERIAL	SUTABLE NATERIAL	SULTABLE MATERIAL	
STORM (ROP)	AASHTO #8 COARSE AGGREGATE	PA DOT HO. 2A COARSE AGGR.	SUITABLE VATERAL	SUITABLE MATERIAL	
стоям (отнея)	PA DOT NO. 2A COARSE AGGR.	PA DOT NO. 2A COARSE AGGR.	SUITABLE WATERIAL	SUITABLE Material	
SANITARY	AASHTO #8 COARSE AGGREGATE	PA DOT NO. 2A COARSE AGGR.	SUITABLE WATERIAL	Suitable Material	
WATER (DDP)	HOME REQUIRED	PA DOT NO. 2A COARSE AGGR.	SUTABLE VATERIAL	Suitable Material	
WATER (TUBENG)	CELIENT CONCRETE SAND, TYPE & PA DOT, PUB. 408, \$ 703.1	CEMENT CONCRETE SAND, TYPE A, PA DOT, PUB. 408, \$ 703.1	SUITABLE WATEROAL	SUITABLE MATERIAL	
OTHER PAPE,	AASHTO #8 COARSE ACCREGATE	PA DOT NO. 2A COARSE AGOR	SUITABLE WATERIAL	SUITABLE MATERIAL	

NOTE:

1. ALTERNATIVELY, SHORE TRENCH WALLS PER OBHA OR OTHER APPLICABLE AGENCIES WITH JURISDOTION.

2. SEE PROJECT SPECHICATIONS FOR REQUIREMENTS FOR "SUITABLE MATERIAL". PA DOT #2 COARSE ACCREGATE MAY BE USED IN USE OF "SUITABLE MATERIAL" AND AUDITORY, COST TO CHARBE.

2. TOR FOR TRENCHES MIRTHE EX BITUMINOUS PAYEMENT TO REMAIN, USE PA DOT NO, ZA COARSE AGGREGATE TO BACKFILL.

READER COURSE BASE COURSE COMPACTED SUBGRADE

BITUMINOUS PAVEMENT SECTION N.T.S.

LOCATION		
DEPTH	MEDIUM DUTY: ON-SITE PARKING AREAS & DRIVEWAYS	
WEARING SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64-22, <0.3 MILLION ESALS, 9.5 MM MIX. SRL-L.	1 1/2*	
BINDER: SUPERPAYE ASPHALT MIXTURE DESIGN, WMA BINDING COURSE, PG 64-22, <0.3 MILLION ESALS, 9.5 MM MIX, SRL-L	3*	
BASE: BITUMINOUS CONCRETE	HONE	
SUBBASE: Penn DOT 2A STONE BASE	10"	

- NOTE:

 1. PROVIDENT SHOULD BE INSTALLED LATE IN CONSTRUCTION WHEN MOST HEAVY CONSTRUCTION TRAFFIC WILL

 NO LONGER COM ON-STE, PRIOR TO PAMING, THE SITE SHOULD BE PROGRECIED AGAIN, NEW SOFT AREAS
 TREATED IN ACCORDANCE WITH SOIL REMEDIATION NOTES OR SHEET 1, THE BASE LEVELED AND THICKENED

 AS REQUIRED, AND THE SITE PAWED AT THE END OF CONSTRUCTION.

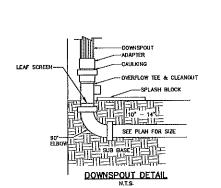
 2. FOR PAYMENTY WHERE UNCUREDED, EXTEND SUBRASE AND/OR BASE COURSE EIGHT INCHES BEYOND EACH
 REQUIRED EDGE OF THE BRORDER AND SUBRACE COURSES.

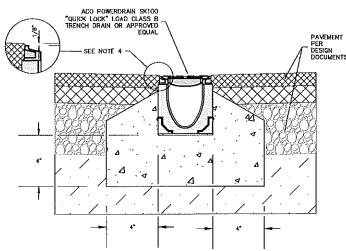
 3. FLEXBLE (AGDREGATE) BASE SHOULD BE COMPACTED TO 100X OF THE MATERIAL'S MAXIMUM DRY DENSITY
 AS PER MODIFIED PRECOTOR (ASTMO —1557).

 4. PAYMENTY MUST BE PLACED OVER WELL PREPARED SUBRADE COMPACTED TO AT LEAST 98X OF THE
 STANDARD PROCTOR (ASTMO —689) MAXIMUM DRY DENSITY ELSEMBERG AND TO AT LEAST 98X OF
 THE STANDARD PROCTOR (ASTMO —689) MAXIMUM DRY DENSITY ELSEMBERG DIRECTIONS OF ASTMO DAYSOS OR
 DISON, ALTERNATIVE RUBBER RECEINED THE MANUFACTURER'S SPECIFICATIONS MAY BE USED.

 CAR TRAFFIC SHOULD SHOULD NOT BE ALLOWED ON THE NEW PAYMENT FOR AT LEAST 3—DAYS, SIMILARLY
 NO BRUCK TRAFFIC FOR 7—DAYS.

 WHERE THE EDGE OF THE TRAIL IS ABOVE THE SURROUNDING CRADE, BITMINGUS PAYMENT SHALL BE
 FEATHERED.





NOTES:

1. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE STRUCKION.

2. IMPRICAL CORRETE STRUKKION - 4,000 PS. CONCRETE SHOULD BE WERRATED TO ELIMINATE ARE STRUKKION.

3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.

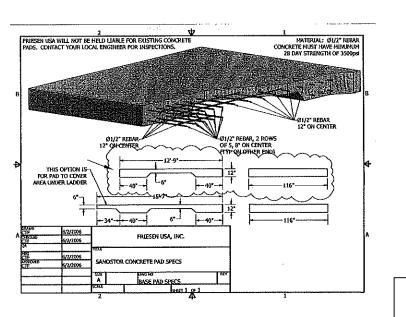
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND.

4. THE FINISHED LEVEL OF THE CONCRETE SURROUND.

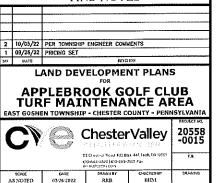
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.

6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

TRENCH DRAIN DETAIL.

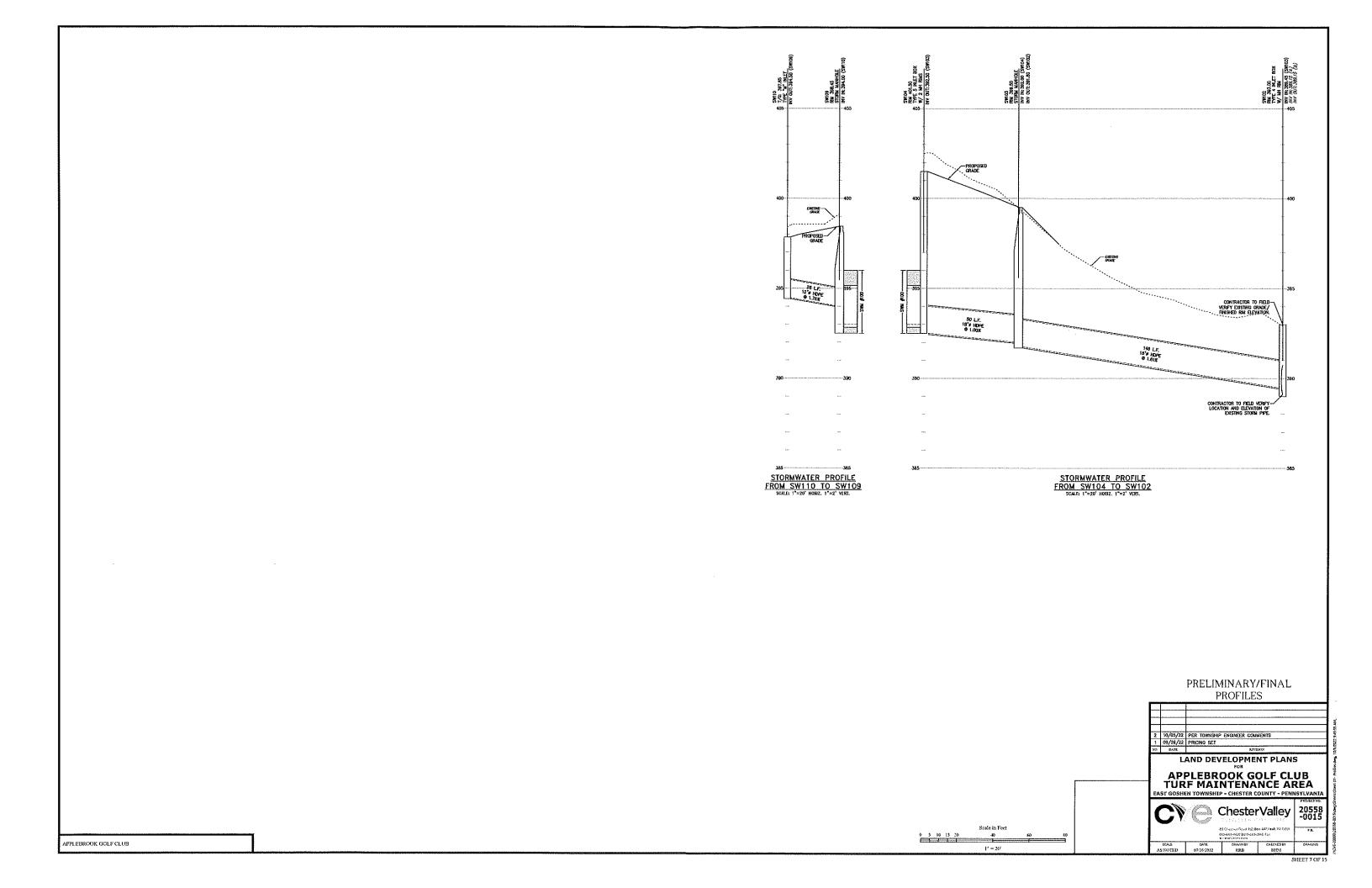


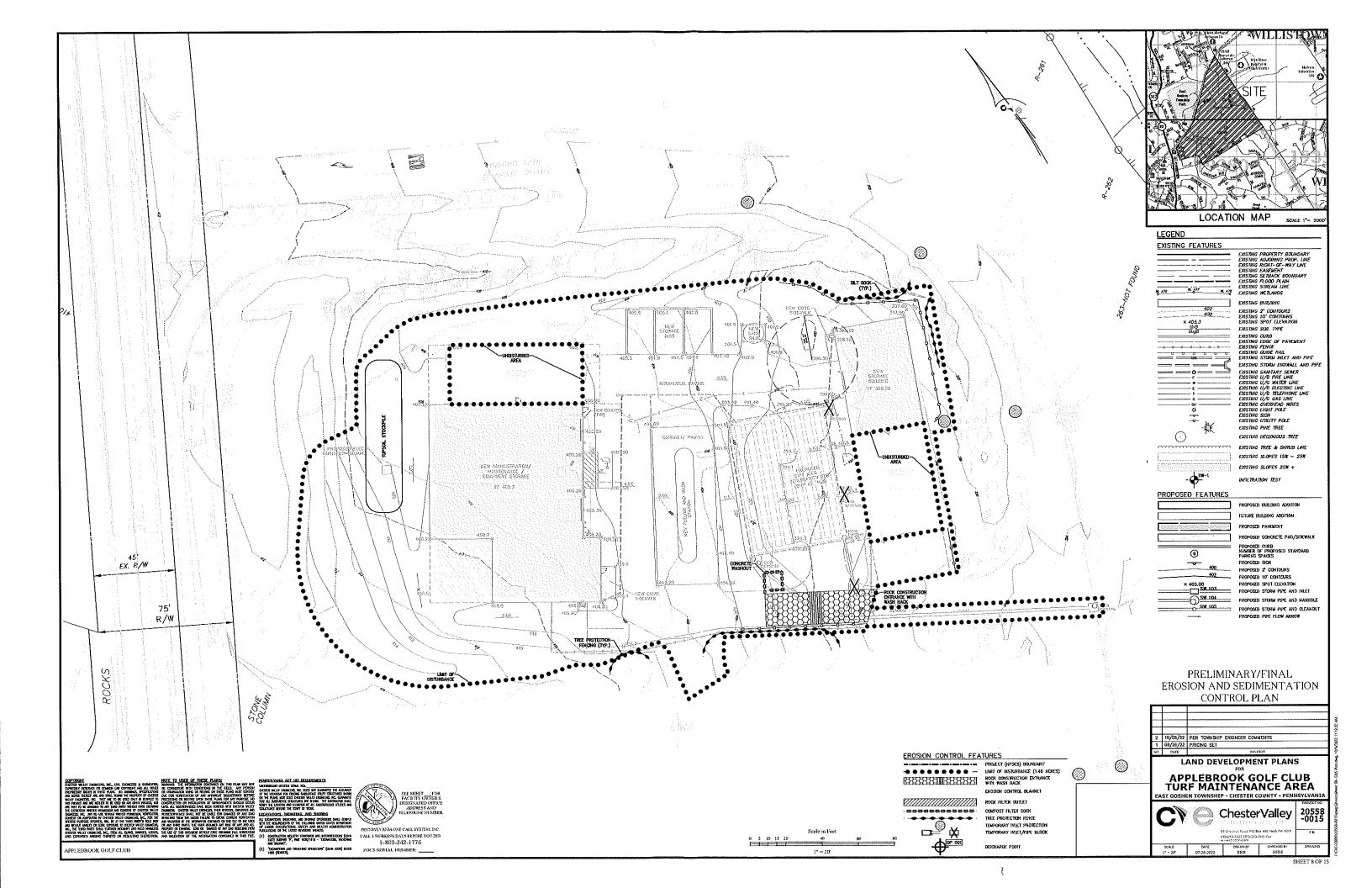
PRELIMINARY/FINAL CONSTRUCTION DETAILS AND NOTES



APPLEBROOK GOLF CLUB

PA DOT CLASS 'A'-CEMENT CONCRETE





GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS.

ALL EARTH DISTURBANCES, INCLIDING CLEARING AND CRUBBING AS WELL AS CUTS AND FILLS, SHALL BE DONE IN ACCORDANCE WITH APPROVED EAS PLANS.
A COPY OF THE APPROVED EROSON AND SEXIMENT CONTRICE PLAN (STAMPED, SIGNED, AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROCEST STEE AT LALT THESE PROCESTS THE REVIEWING ACENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPOVED PLAN PRIOR TO THE INJUSTICATION OF THOSE CHANGES. THE REVIEWING ACENCY MAY RECOURSE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.

THE OPERATOR SHALL ASSURE THAT AH EROSION AND SEXUMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY OCHSERVATION DISTRICT, AND IS BEING INPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT,
AND IS BORN BYLEMENTED AND MAINTAINED FOR ALL SOL AND/OR ROCK SPOIL AND BORROW APEAS, REGARDLESS OF THEIR LOCATIONS.

1. THE CHESTER COUNTY CONSERVATION DISTRICT (CCCD)
688 UNKNIME ROAD, SUITE \$200.

689 UNKNIME ROAD, SUITE \$200.

688 UNKNIME ROAD, SUITE \$200.

689 UNKNIME SUITE \$200.

IR. AREAS WHICH ARE TO BE TOP-SOULD SHALL BE SCAMEED TO A WHANUAL DEPTH OF 3 TO 5 INCHES (6. TO 12 INCHES OR COMPACTED SOULS) PRIOR TO THE PLACEMENT OF TOPSOUL. AREAS TO BE VEGETATED SHALL HAVE A WHINGUE A HORES OF TOO! IN PLACE PRIOR TO SERVED AND WILCHEN, LE YARDS.

3. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SUPPACE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STREETUNES, COOLDINS, THE CAME BE COMPACTED AND ACCORDANCE WITH COAL REQUIREMENTS OR COOLS.

3. ALL FILLS SHALL BE FREE OF FROZEN PARTICLES, RIVERS, NOT TO EXCEED 8 INCHES IN THICKNESS.

3. THE MATERIALS SHALL BE FREE OF FROZEN PARTICLES, RIVERS, NOT TO EXCEED 8 INCHES IN THICKNESS.

3. THE MATERIALS SHALL BE FREE OF FROZEN PARTICLES, RIVERS, ROOTS, SOO, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT MOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATIS-ACCIONY FILLS.

2.2. FROZEN MATERIALS OF SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

2.3. FILLS SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.

2.4. SEEPS OF PRINSS ELOCOMITEDED BURNE OR CONTINUOUS SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR PLASS SHALL BE PERMANENTLY STABILIZED BURDDATELY UPON REACHING HINSHED ORADE. STILL SHALL NOT THE PLAN BURDDATELY DEPORTS AND THE PLAN BURDDATELY DEPORTS AND THE PLAN BURDDATELY DEPORTS AND THE PLAN BURNDAY SHALL BE PRICE HOT BURNDAY SHALL BE PRICED AND MULCHED MURDDATELY, DURING NOT THE PLAN BURNDAY SHALL BE PRICED AND MULCHED MURDDATELY, DURING NOT THE PLAN BURNDAY SHALL BE PRICED AND SHALL BE PRICED AND MULCHED MURDDATELY, DURING NOT THE PLAN BURNDAY SHALL BE PRICEDED AND MULCHED MURDDATELY, DURING NOT SHALL BE PRICEDED AND MULCHED MURDDATELY, DURING NOT SHALL BE PRICEDED AND MULCHED MURDDATELY, DURING NOT SHALL BE PRICEDED AND MULCHED MURDATELY, DURING NOT SHALL BE PRICEDED AND MULCHED MURDADATELY, DURING NOT SHALL BE PRICEDED AND SHALL BE PRICEDED AND MURCH. DISTURBED AREAS SHALL BE PRICEDED AND MULCHED MURDA AND MURCH. DISTU

IMMEDIATELY, IN GRORE TO ENSURE RAPID VECETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE OMLY DURING THE GERUINATING SEASON.

31. UPON COUPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTINCT TO SCHEDULE A FINAL INSPECTION.

32. FAILURE TO CORRECTLY INSTALL EAS BURS, FAULURE TO PREVENT SEDIMENT LADEN RUNGEF FROM LEAVING THE SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF PREVENT SEDIMENT LADEN RUNGEF FROM LEAVING THE SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EAST BOM MAY RESULT IN ADMINISTRATIVE, COLL, AND/OR CRIMINAL PENALTIES, BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENASTAVAINA CLEAN STREAM LAW PROVIDES FOR UP TO \$10,000 FER DAY.

33. THE CONTRACTOR IS ADMISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX OR, ROSSON CONTROL RULES AND RESOLUTIONS. ITLE 20, PART 1, DEPARTMENT OF PROVISIONS OF THE APPENDIX OR, ROSSON CONTROL RULES AND RESOLUTIONS. THE 20, PART 1, DEPARTMENT OF STRUKENING FOR PROTECTION, SUPERATE C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOLUTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOLUTION OF NATURAL RESOURCES, ARTICLE III, WATER SECONCES, ARTICLE III, WATER SECONCES, ARTICLE III, WATER SECONCES, ARTICLE III, WATER THE PART OF THOSE CONTROLS BEGINS. RUNGEF FROM DISTURBED AREAS MUST PASS THROUGH A SEDIMENT RELIGIAL OR RETENTION FACULTY BEFORE LEAVING THE STELL BEAST ARE FOUND TO FAIL TO ALLEVANCE FOR DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO SECONENT TRAPS AND CHARMELS OF CONVEYANCE FOR GRADING AND ACCURRING BORROW TO CONSTRUCT THOSE CONTROLS. OR SEMENT FOLLOWED THE PERMITTED OF CO-PERMITTEE SHALL RICLIDE THE FOLLOWING THE SEMENT ARE FOUND TO FAIL TO ALLEVANCE RECEIVED. AND CHARMELS OF CONVEYANCE FOR GRADING AND ACCURRING BORROW TO CONSTRUCT THOSE CONTROLS. OR SEMENT TRAPS AND CHARMELS OF CONVEYANCE FOR GRADING AND ACCURRING BO

38. ONLY DIMTED UP SLUEY DISTURGANCE MILE DE PERMITTED OF PROFILE AND ASSESSION DISTORATION DIRECTORY OF THE MOST CONTROL ON STRUCT PROSECUTIONS.

39. ACCOUNTAGE FOUND TO FAIL TO ALERTA EROSCO OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLIDE THE FOLLOWING INFORMATION.

39. ACCOUNTAGE FOUND TO FAIL TO ALERTA MEDICAL PROVIDED THE RECOVERAGE OF THE NON-COMPUNICE.

C. THE TIME FRAME TO CORRECT THE BINDS FAULURE AND ANY POLLUTION THE PERMITTEE ON COPPUNICE.

C. THE TIME FRAME TO CORRECT THE BIND-COMPUNICE. INCLUDION OF THE SHEED THE ACCOUNT OF THE SHEED TO COMPUNICE.

C. THE TIME FRAME TO CORRECT THE BIND-COMPUNICE. INCLUDION OF EXAMENDED THE THE SOCKS, BE RARAR ASSESSMENTED LEXAMINER ON THE SHE. SLT.

39. ACCUMULATED SLT. SHALL BE REMOVED ALONG SLT FENCING OR COMPUNITE THE TEXT SOCKS, BE RARAR BESTALD ELSEMBER ON THE SHE. SLT.

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39. ACCUMULATED SLT. SHALL BE REMOVED ALONG SLT FENCING OR COMPUNITE SHE SHE SHALL SHALL BE SHEAD ELSEMBER ON THE SHE. SLT.

39. ACCUMULATED SLT. SHALL BE REMOVED ALONG SLT FENCING OR COMPUNITE SHE SHALL SH

FOLUTION.

DAY.

DAY.

WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE

BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEMCE.

F. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

SPECIAL GEOLOGIC AND SOIL CONDITIONS. NO SPECIAL SOIL OR GEOLOGICAL ISSUES ARE KNOWN.

CONSTRUCTION SEQUENCE

AT LEAST 7 DAYS PRIOR TO STATTING MAY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND CRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LIMODWINER, APPROPRIATE UNRICHAL STRICLALS, TO HORNEEZ/RISPECTUR, AND LICURSED PROFESSIONAL ENGINEER OR DESIGNEE TO AN ON-STEP PRE-CONTROLOR MEST

UPON INSTALLATION OR STABILIZATION OF ALL PERMETER SEGMENT CONTROL BUPS AND AT LEAST 3 DAYS PROOF TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMETTEE OF CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE TOWNSHIP.

AT LEAST 3 DAYS PRIOR TO STARTING MAY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PERNISTLYAMA ONE CALL SYSTEM INC. ISHALL BE NOTIFIED AT 1-800-242-1778 FOR THE LOCATION OF EXISTING LINEGRACIAND UNITES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN ORAMING DEMANDA FROM THAT SEQUENCE MUST BE APPROVED BY THE TOWNSHIP PRIOR TO IMPLEMENTATION, EACH STEP OF THE SEQUENCE SHALL BE COMPLETED REPORE PROCEEDING TO THE NEXT STEP, EXCEPT HAMEE NOTED.

PRICA TO EARTH DISTURBANCE ACTIVITY DESCRIBED IN ANY STEP OF THE CONSTRUCTION SEQUENCE, CLEAR AND GRUB AND STRIP TOPSOIL, STOCKPILE TOPSOIL IN THE DESIGNATED LOCATIONS. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT STEE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

EARTH DISTURBANCE ACTIVITIES WILL BE PREFORMED IN THE FOLLOWING SEQUENCE:

1. FIELD DELINEATE LIMITS OF DISTURBANCE WITH DRANGE CONSTRUCTION FENCING PRIOR TO EARTH MOWING ACTIVITIES.

2. INSTALL TREE PROTECTION FENCING AND COMPOST FILTER SOCKS ON DOWNSLOPE SIGE OF DISTURBED AREA MOINEY THE TOWNSHIP PRIORIECT FOLLOWING THE INSTALLATION OF PROTECTION REASONES AND PRIOR TO EARTH DISTURBANCE NO EARTH DISTURBANCE MAY COMMENCE WITH THE EAS MEASURES HAVE BEEN INSPECTED BY THE TOWNSHIP BRIGHER.

2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT AREA AS DEPICTED ON THE PRIOR OF PLANS.

3. SEDURENTATION CONTROL PLANS.

4. WHEN EAS INEXAIRES HAVE BEEN INSPECTED BY THE TOWNSHIP ENGINEER, PERFORM DEMOUTION ACTIVITIES, AS INDICATED BY THE PLANS. ALL MATERIAL GENERALED BY DEMOUTION ACTIVITIES SHALL BE DISPOSED OF BY THE CONTRACTOR USING APPROPRIAL METHODS.

4. PROCEDURE METHODS.

5. SEDURENTATION CONTROL, PLAN. TEMPORARILLY STABILIZE TOPSOL STOCKPILE.

SERMENTATION CONTINUE, FLACT REPORTED TO THE TOTAL TO THE FENCE AREA OF UNDERGROUND BED WITH PROTECTION FENCING UPON COMPLETION OF INSTALLATION.

TECHNICAL STAGE OF CONSTRUCTION: CONTACT ENGINEER PRIOR TO EXCAVATION AND FINAL GRADING OF UNDERGROUND, STORMWATER, BED., CONTACT ENGINEER PRIOR TO PLACEMENT OF GEOTEXTLE FABRIC.

MENIALIZE FORMS.

MISTALL STORM HIELTS AND STORM PIPING SHOWN ON THESE PLANS, TEMPORARILY SEAL IMLETS AS NOTED, CONTRACTOR SHOULD ENSURE THAT NO SEDIMENT OR SEDIMENT LUCEN RUNGE IS ALLOWED TO ENTER THE MEXTMATION BUY DURINED SHE CONSTRUCTION. ONLY AFTER THE THEORY OF ORDER AFEA TO THE MENTLATION BUY IS FULLY STRAILIZED (I.E. 70% STABUZATION), CAN RUNGE BE INTRODUCED TO THIS FACILITY. IF SEDMENT ENTERS THE STONE WITHIN THIS FACILITY, IF SEDMENT ENTERS THE STONE WITHIN THIS FACILITY.

FACULTY, THE STONE SHALL BE REMOVED AND REPLACED.

9. PROCEED WITH BUILDING CONTRACTION.

10. INSTALL REQUIRED UNDERGOUND UTIUTIES.

11. INSTALL REQUIRED UNDERGOUND STRUCTURES, ROOF DRAINS AND ASSOCIATED PIPES.

12. WHEN UTILITY INSTALLATION HAS BEEN COMPLETED, BEGIN CONSTRUCTION OF DRIVEWAY AND PARKING AREAS. GRADE AND STABILES WITH STONE BASE AS CONSTRUCTION ALLOWS.

STABILIZE WITH STURE BASE AS GANSTRUCTION WILLIAMS.

STABILIZE WITH STURE BASE AS GANSTRUCTION WILLIAMS.

14. HISTALL WEARING COARSE AND PARTICIPAT STREPHING AS INDICATED ON THE PLANS AND DETAILS.

15. COLLECT ALL SIT AND SEQUENT DEPOSITS IN ERGOSION CONTINUE DEMOSES AND PLACE ON SITE IN NON-ERGOSIELE AREAS, PERHAMENTLY STABILIZE ALL DISTURBED AREAS. TEMPORARY ERDSON CONTINUES MAY NOT BE REMOVED UNTIL. STABILIZATION IS ATTAINED (FOR CONTRACE OF A PERLINMAL VECTATIVE SPECIES).

16. UPON SYABRUZATION OF ALL DISTURBED AREAS, RENDVE SEALS FROM STORM INLETS. RENDVE REMAINING SEDULENT BARREASS AND CONTROLS, IMMEDIATELY STABILIZE AREAS DISTURBED BY RENOVAL PROCESS IN ACCORDANCE WITH PERMAINENT SEED AND MULCH SPECIFICATIONS.

OPERATION AND MAINTENANCE PROCEDURE

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABLIZATION AND MAINTENANCE OF ALL EROSION AND SEDMENTATION CONTROL MEASURES. INSPECTION/MAINTENANCE OF THESE MEASURES SHALL BE CONDUCTED ON A MEDILY BASIS AND AFTER EVERY MEASURABLE RAINFALL A WRITEEN REPORT DECOUNTING THE INSPECTION AND APPLICABLE REPAIRS SHALL BE KEPT ON STE AND AVAILABLE FOR INSPECTION UPON REQUEST.

2. THE OPERATION AND MAINTENANCE REQUIREMENTS FOR THE TEMPORARY EAS SMP# FOR THIS PROJECT INCLUDE THE FOLLOWING: OWNOS:

L COMPOST FILTER SOCK SHALL BE INSPECTED/MAINTAINED TO ENSURE THAT THE WOODEN STAKES AND FABRIC CONFORM TO THE STANDARO DETAIL. FABRIC WHICH IS TORN, DISTEMBED/DEFORMED OR OTHERWISE COMPROMISED SHALL BE REPLACED, ALL MAIDRIAL DEPOSITED BEHING THE COMPOST FILTER SOCK SHALL BE DISTRIBUTED ON STE AND IMMEDIATELY STABILIZED USING SEED AND MULCH.

B. STABBUZED CONSTRUCTION ENTRANCE (SCE) — THE SCE SHALL BE INSPECTED/MAINTAINED TO ENSURE THAT THE STRUCTURE CONFORMS TO THE STANDARD DETAIL. ROCK SHOULD BE MAINTAINED AT FULL DEPTH AND MAY REQUIRE REPLACEMENT AND/OR REDISTRIBUTION, MATERIAL DEPOSITED ON THE SCE SHALL BE DISTRIBUTED ON SITE AND IMMEDIATELY STABILIZED USING SEED AND MULCH.

C. ROCK FILTER OUTLET — IF INSTALLED, OUTLET SHALL BE INSPECTED/MAINTAINED TO ENSURE THAT MATERIAL IS NOT DISPLACED OR DAMACED.

STACING OF EARTH MOVING ACTIVITIES

THE OVERALL SCHEDULE OF THE PROJECT IS THAT CONSTRUCTION WILL START APPROXIMATELY DURING EARLY SPRING, 2023. THE CONTRACTOR MAY SELECT HIS SCHEDULE FOR THE SPECIFIC PORTIONS OF THE PROJECT, UNILESS OTHERWISE SPECIFIC.

SPECIFIED EROSION CONTROL MEASURES AND FACILITIES INCLIDING BUT NOT LIMITED TO CONSTRUCTION ENTRANCES MUST BE INSTALLED AND BE OPERATIONAL PRIOR TO ANY EARTH MOVING ACTIVITIES WITHIN THE UPSLOPE CRAINAGE AREAS.

FOR PIPELINE CONSTRUCTION WITHIN DRIVEWAYS AND PAYED AREAS, THE FOLLOWING STAGES ARE TO BE IMPLEMENTED
SEQUENTIALLY AS WORK PROCEEDS:

A. INSTALL INLET PROTECTION AND OTHER MEASURES AS SHOWN ON THE PLANS. THESE MEASURES SHALL BE INSTALLED AT LEAST 500 FEET AREAD OF PIPE INSTALLATION.

O, EXCAVATE TRENCHES AND DISCHARGE MATERIAL DIRECTLY INTO TRUCKS. CLEAN UP SPILLAGE WITH EACH TRUCKLOAD,

C. INSTALL PIPELINE AND BACKFILL. EROSION CONTROL FACILITIES MAY BE REMOVED WHEN TEMPORARY OR PERMANENT REPAYING IS INSTALLED AND THE AREA HAS BEER CLEANED OF ALL DEBRIS.

D. PLACE TEMPORARY PAYING OR GRAVEL SURFACE OVER TRENCH AT THE END OF EACH WORK DAY.

D, PLACE TEMPORARY PAYING OR GRAVEL SURFACE DATA REPORT AT THE POOR EACH WORK DAT.

EROSION CONTROL MAINTENANCE PROCRAM TEMPORARY

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDMENTATION BMP'S MUST BE MAINTAINED PROPERTY. MAINTENANCE
SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDMENTATION BMP'S ON A DALY BASS ATTEMPT AND THE COMPUTANCE
FINITY, ALL SITE INSPECTIONS SHALL BE BOCKLISHIED IN AN INSPECTION LOS MET FOR THIS PURPOSE. THE COMPUTANCE
ACTIONS AND THE BALE, TIME AND HAME OF THE PERSON CONCURS THE LIBER SOTTON SHALL BE NOTED. THE INSPECTION

CONTROL BE KEPT ON SITE AT ALL TIMES, AND MADE AVAILABLE TO THE INSPECTION BASIL BE REPORTED.

ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLIDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESSEDING REMUCINGO, AND REMETTING MUST BE PERFORMED INMEDIATELY, IF EROSIGN AND SEDIMENTATION BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THIS MEST ALLED WILL BE RETURN TO THE PROPERTY OF TH

WHERE BURS ARE FOUND TO FAIL TO ALLEMATE EROSION AND SEDIMENTATION POLLUTION, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION:

A) THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.

B) ALL STEPS TAKEN TO REDUCE, ELIMENATE AND PREVIOUS THE RECURRENCE OF THE NON-COMPULANCE.

C) THE TIME FRAME TO CORRECT THE NON-COMPULANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPULANCE.

VEGETATIVE STABILIZATION NOTES

AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SECTION AND MURCHING TO BEON (JE. ANTIGIPATE THE COMPLETION DATE AND SCHIDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCELEDING 15,000 SOURCE FEET, WHICH IS TO BE STRABUZED BY VECETATION, REACH FINAL GRADE WHITHOUT BEIND SEEDED AND MURCHED, WAITING UNTIL EARTHMONING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. THIS REQUIREMENT SHOULD BE GLEARLY STATED IN THE SEEDING AND MULCHING SPECIACATIONS CONTAINED ON THE PLAN ORANWIGS.

BEFORE THE SEEDING BEGINS, TOPSOIL SHOULD BE APPLIED AND ANY REQUIRED SOIL AMENDMENTS
WORKED INTO THE SOIL TO A DEPTH OF 4 TO 8 INCHES. IF COMPOST IS TO BE ADDED TO THE TUPSOIL
IT SHOULD BE WORKED INTO THE SOIL WITH THE OTHER SOIL AMENDMENTS UNLESS IT IS BEING APPLIED
AS AN EPICSOICH CONTROL BMP.

. Upon completion or temporary cessation of the Earth Disturbance activity in a special provection watershed, that portion of the project site tributary to the special protection waters to e immediately stabilized, in all other watersheds, cessation of activity for at least 4 days requires temporary stabilization.

. SURFACE ROUGHENING SHOULD BE APPLIED TO SLOPES 3H:1Y OR STEEPER UNLESS A STABLE ROCK FACE IS PROMISED OR IT GAN BE SHOWN THAT THERE IS NOT A POTENTIAL FOR SECURION POLLITION TO SURFACE WAIRTS. FOR ROUGHENED SUFFACES WITHIN SO FEET OF A SURFACE WAIRT, AND WHERE BLANKETING OF SEPEDED AREAS IS PROPOSED AS THE MEANS TO ACHIEVING PERMANENT STABILIZATION, SPRAY ON TYPE BLANKET ARE RECOMMENDED.

5. FILL SLOPES SHOULD BE SEEDED AND MULCHED AT REGULAR VERTICAL INGREMENTS - 15 TO 25 FEET MAXIMUM - AS THE FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE FILL TO PROCRESS TOWARD STABULIZATION WHILE WORK CONTINUES ON THE UPPER PORTION, MAKING PINAL STABILIZATION HELD WORK CONTINUES ON THE UPPER PORTION, MAKING PINAL STABILIZATION LEASER TO ACHEVE AND PROVIDING SOME VEGETATIVE BUFFERING AT THE BOTTOM OF THE SLOPE.

THEREVER SEED AND MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON FOR O'F THE SEED. THIS IS TO ENSURE THAT THE SEED MAKES CONTACT WITH THE UNDERLYING SOIL SOIL PREPARATION SHOULD BE COMPLETED PRIOR TO ADDING SEED TO THE HYDROSEEDING EXCUPAINT. RUNNING SEED THROUGH THE PUMPHON SYSTEM CAN RESULT IN EXCESSIVE ARRASION OF THE SEED AND REDUCE THE PERCONTAGE OF PURE LIVE SEED IN THE APPLICATION. THEREFORE ALL SITE PREPARATION SHOULD BE COMPLETED FROM TO THE ARRIVAL OF THE HYDROSEEDINE.

7. IN CHITICAL AREAS (E.G. ADAUGENT TO OR WITHIN 59 FEET OF STREAMS, PRODS, OR METLANDS) A PRODECTIVE BLANKET SHOULD BE PROVIDED FOR ALL SEEDED AREAS CONSIDERATION SHOULD BE OVEN TO USE OF MULCH WITH RETING OR PROTECTIVE BLANKETS FOR ALL SEEDED AREAS ON SLOPES 3H-IV OR STIEDERS.

8. VEHICULAR TRAFFIC SHOULD BE RESTRICTED FROM AREAS TO BE SEEDED TO PREVENT SOIL COMPACTION.

AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER AREAS DISTURBED DURING CONSTRUCTION, REACH FIRAL GRADE, STABILIZE BAMERIATELY, IN ACCORDANCE WITH SEEDING, MULCHING AND STABILIZATION SPECIFICATIONS.

1D. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA REACK FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.

11. CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.

SOIL TYPE USE LIMITATIONS AND RESOLUTIONS

SOIL TYPES POORLY SIJIED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE ORTNESS AND EXCESSIVE WETNESS LIVIT PLANT GROWTH.

RESOLUTIONS: APPLYING UNE CONSISTENT WITH RATES DETERMINED BY SOIL TESTING, SELECTING MEGETATIVE SPECIES TOLERAME TO ACROIC SOIL CONSTRONCS, AND IMPLEMENTING COMBINATIONS OF THESE MIDJOR OTHER METHODS, SPECIFIC TOLERANCE INFORMATION IS FROMED IN TABLE 1 OF THE EROSON CONTROL & CONCERNANCH PLANTINGS ON KOMBROPLAND PUBLISHED BY PLINT STATE.

LOW FERTILITY SOIL TIPES LACKING IN SUFFICIENT AUDUMS OF ESSENTIAL PLANT MUTREMS SUCH AS:
MITRODAL, PHOSPHOROUS, POTASSIAI, SUFFER, MADIESTAI, CALCAIA, ROM, MARIAMEST, BORCH, CHLORINE,
ZMC, COPPER AND MICHIGENIAI, UNIT VECETATION STABILIZATION. SOIL TESTS MICHT SE NECESSARY TO
DETERMINE STIE SPECIFIC SOIL FERTILITY.

RESOLUTIONS: INCORPORATING SCIL NUTRIENTS CONSISTENT WITH RATES DETERMIND BY SCIL TESTING, SELECUTE VECETATIVE SPECIES TOLERANT TO LOW FERRILLY SCIL CONSTITONS, AND IMPLEIDITING COMBINATION OF THESE AND OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSCIVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

ERODIBLE SOIL TYPES EXHIBITING IX VALUES GREATER THAN 0.38 OR PLASTICITY INDEX VALUES LOWER THAN 10, UNIT VEGETATIVE STABILIZATION OF CHANNELS. RESOLUTIONS: PROVIDING TEMPORARY CHANNEL LINNG, PROVIDING PERMANENT CHANNEL LINNG, DECREASING CHANNEL GRADE, BICREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING

PRIMAIRT UNINGS DITHER THAN GRASSES, AND IMPLEIENTING COMBINATION OF THESE AND/OR METHODS.
***CCCTATIVE RETARDANCE RECOMMENT IS PROPRIED IN TABLES 6 AND 7 OF THE ENGSON AND SEDIMENT
POLITIONS CONTROL MANUAL PUBLISHED BY PAPER. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES, SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE. RESOLUTIONS: SELECTING VECETATIVE SPECIES TOLERANT TO MET CONDITION, TURIS VECETATIVE AREAS, AND INFLIGUENTING COMBINATIONS OF THESE AND/OR OTHER HETHORS, SPECIARS TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE ERGSION CONTROL & CONSERVATION PLANTINGS ON MONCROPLAND PUBLISHED BY PERM STATE.

DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SQL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTRIBUTANCE.

RESOLUTIONS: SELECTING YEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLIBIENTING COMBINATION OF THESE AND/OR OTHER METHODS, SPECIFIC TOLERANCE INFORMATION IS PROMISED IN TABLE 1 OF THE ENGSION CONTROL & CONSERVATION PLANTINGS ON NONGROPLAND PUBLISHED BY POINT STATE.

SOIL TYPES SUSCEPTIBLE TO SNICKOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATION RESERVOR AREAS OF SEDILENT BASINS, SEDILENT TRAPS, STORMMATER RETERHTION BASINS, AND STORMMATER DETERHTION BASINS, AND STORMMATER DETERHTION BASINS, AND

RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOL TYPES, LINING RESERVOIR AREAS WITH IMPERALEAS, UNINGS, LIUTING STANDON WATER DEPTHS, LIMITING RETEATION TIMES AND IMPLEMENTING COMMINATIONS OF THESE AND/OR DITHER METHODS. B. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPHIC AND SEEPING POSE LIMITATIONS ON PLANGING EMBANGMENTS OF SCOMENT BASINS, SEDWENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.

RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANGUENT OF THOSE FACUITIES, LOCATING THOSE FACUITIES ON OTHER SOIL TYPES, LUXINING EMBANGMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND ORD THER METHODS.

SOILS THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WHITER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING DIMANKMENTS OF SEDMENT BASINS, SEDMENT TRAPS, STORM WATER RETENTION BASINS AND STORMWATER SECTION BASINS. RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANGUENT OF THOSE FACULTIES, LOCATING THOSE FACULTIES ON OTHER SOILS TYPES, NOT CONSTRUCTING EMBANGUENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTAGE COMENNATIONS OF THESE MAPONE DTHER METHODS.

CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOUSHED OR UNUSED CONSTRUCTION MATERIALS. GARBAGE SHALL BE COLLECTED ON-STE UNTIL RETRIEVED BY AN APPROVED DISPOSAL OR RECYCLING COMPANY, CONTRACTOR SHALL NOT INC

UXILY WASTE TO BE GENERATED AT THIS SITE:

UNUSED CONCRETE TO BE PLACED IN CONCRETE WASHOUT AREAS;

EXCESS SILT SOCK AND FENCING MATERIALS;

CONERAL RUBBISH AND DEBRIS

THERMAL IMPACTS.

THE RINGEF FROM THE PROJECT AREA THAT OUTLETS TO SURFACE WATERS OR DUSTING STORM SEMER FORMS THROUGH COMPOST FILTER SOCKS.

INTERCEPTING THE RUNOFF WITH THE ONISTE TEMPORARY BUP'S WILL TEMPORARILY STORE THE SEDIMENT LADEN WATER BERNING THE PROPOSED EAS MEASURES AND SLOWLY ALLOW CLEAN WATER TO FILTER THROUGH (I.E. REDUCHNG FLOW RATE AND VELOCITY). THE NATURAL COOLING EFFECTS OF FILTERING SEDIMENT LADEN WATER MILL HILD TO DISSPARE THE HEAT EMERGY ASSORBED BY THE STORMMATER.

EROSION AND SEDIMENT CONTROL PLAN OBJECTIVES

ENCOSION AND SEDIMENT CONTROL PLAN DIRECTIVES

THE LAMO-DISTRIBUTE ACTIVITY TO THE TERRAIN THROUGH MATCHING PROPOSED GRADES AS CLOSE
THE ENSTIND AS POSSIBLE.

MINING BARE SOIL EXPOSURE AND THE EXTENT AND DURATION OF EARTH DISTURBANCE THROUGH THE
USE OF TEMPORARY STABILIZATION TECHNIQUES AND A CETALED CONSTRUCTION SEQUENCE.

RETAIN EXSTRING VECTATION MHEMEVER FEASIBLE AND APPROPRIATE BY MADMIZING PROTECTION OF
EXISTING DRAINAGE LEATURES AND VEGETATION.

MININGES SOIL COMPACTIONS BY DELINEATING LIMITS OF DISTURBANCE IN ONLY THOSE AREAS NECESSARY
STABILIZED DISTURBED AREAS BIMIDILATELY AFTER GRADING WITH TEMPORARY SECRING AND MULCHING.

STABILIZED DISTURBED AREAS BIMIDILATELY AFTER GRADING WITH TEMPORARY SECRING AND MULCHING.

MININGES LENGTH AND STEEPINESS OF SLOPES BY IMPLICIENTING THE APPROPRIATE TEMPORARY EAS BMP.

STORMMATER RUNDIF.

SEEDING AND MULCHING SPECIFICATIONS

IEMPORARY: SEEDING SHALL BE ANNUAL RYE GRASS APPLIED AT 48 LBS. PER ACRE. URING TO BE APPLIED AT 1 TOM/ACRE. 10-10-10 FRENIZER TO BE APPLIED AT 50 OLBS./ACRE. HAY OR STRAW MIJECH TO BE APPLIED AT 3 TOMS/ACRE.

PERMANENT.
USING TO BE APPLIED AT 6 TON/ACRE.
10-10-20 FERTNIZER TO BE APPLIED AT 1000 LBS./ACRE.
HAY OR STRAW MUICH TO BE APPLIED AT 3 TONS/ACRE.

CONTRACTOR SHALL VERIFY PERMANENT SEEDING ORITERIA WITH OWNER PRIOR TO APPLICATION.

SLOPES STEEPER THAN 3:1, NO-MOW AREAS . THERE ARE NO AREAS OF NO-MOW STEEP SLOPE ON THIS PROJECT,

GENERAL:

1. THE NON-CERMINATING PERIODS ARE BETWEEN JUNE 15 THRU AUGUST 15, AND SEPTEMBER 30 THRU APRIL 15,
AREAS DISTURBED DURIND THESE PERIODS MUST BE CLIMED, FRETUZED, SEEDED AND MULCHED WITHIN TWENTY (20)
DAYS OF THE DIDING OF THOSE PERIODS.

2. ALL SEED MINTERES SHALL HAVE A MUNIMUM LIVE SEED AND GERMINATION PERCENTAGE OF 85% TO 85%.

3. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SELECTED MIN' VEGETATION COVER AND STOCKPILED FOR
RE-USE IN FIRSTS ISSAIRADIO, THERE IS TO 86 NO BEATH BISTURBAKE CONTAINE COVER AND STOCKPILED FOR
STANDED (OR FENDED) MELANISE, EARTH ON SEA OF STANDED FOR STOCKPILED PERMITS
AND GOVERNOON HEAD OF THE SHALL HAVE AND STOCKPILED PERMITS
AND CONTROLL OF MICHAEL SHALL BE SHALL BE SHALL WELLANDS REGULATIONS.

AND CONTROLL WELLANDS, CONTROLLED AREA OF MICHAEL SHALL REGULAND MICHAEL MINE MINE AND STOCKPILED AND
MULCHED IMMEDIATELY, DISTURBED AREAS MINCH ARE NOT A FRINSIED GRADE AND MICHAEL MINE RECONSTRUCTED AND
MULCHED IMMEDIATELY, DISTURBED AREAS MINCH ARE NOT A FRINSIED GRADE AND MINCH MILL BE RE-DISTURBED AND
MULCH DISTURBED AREAS MINCH ARE EITHER AT TIMISHED GRADE ON MILL HE RESPONSIBLE AND
MULCH DISTURBED AREAS MINCH ARE EITHER AT TIMISHED GRADE ON MILL HOUR FREE MINTER AND
MULCH DISTURBED AREAS MINCH ARE EITHER AT TIMISHED GRADE ON MILL HOUR FREE MINTER AND
MULCH DISTURBED AREAS MINCH ARE EITHER AT TIMISHED GRADE ON MULCH CHANNELS, SEDIMENTATION
TRAPS, BASINS AND STOCKPIES MUST BE SEEDED AND MULCHED IMMEDIATELY.

TOPSOIL APPLICATION NOTES

GRADED AREAS SHOULD BE SCARURED OR OTHERWISE LOGISINED TO A DEPTH OF 3 TO 5 INCHES TO PERMIT BUNDING OF THE TOPSOLL TO THE SURFACE AREAS AND TO PROMDE A ROUGHENED SURFACE TO PREVENT TOPSOL. FROM SUDING DOWN SLOPE.

TOPSOL SHOULD BE UNIFORMLY DISTRIBUTED ACROSS THE DISTURBED AREA TO A DEPTH OF SIX (6) INCHES
MINIMUM. SPREADING SHOULD BE DONE IN SIGH A WANNER THAT SOCIONG OR SEEDING CAN PROCEED WITH A
MINIMUM OF ADOTROMA. PREPARAMON OR TILLAGE. RINGGLATINES IN HE SURFACE RESULTING FROM TOPSOL
PLACEMENT SHOULD BE CORRECTED IN DEDET TO PREVENT FORMATION OF OPPRESSIONS UNLESS SUCH
DEPRESSIONS ARE PART OF THE PCSUS HAN.

3, TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A COMDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADNIC AND SEEDED FREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 UNCHES ALDRIG CONTOUR WHEREVER POSSIBLE PRIOR TO SEEDING.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

	PERMANENT S	EFDUNG APPLICATION		
SOIL AMENDMENT	PER ACRE	PER 1,000 SF	PER 1,000 5Y	
ACRICULTURAL UNE	6 TONS	240 LB.	2,480 LB.	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN ACRICULTURAL FILLDS
1D-10-20 FERTAUZER	1,000 LB	25 LB.	215 LB.	OR AS PER SOIL TEST; MAY HOT BE REQUIRED IN AGRICULTURAL FIELDS
	TEMPORARY S	EEDING APPLICATION	ON RATE (NOT.)	
AGRICULTURAL LINE	1 TON	40 LB.	41D LB.	TYPICALLY NOT REQUIRED FOR TOPSOIL STOCKPILES
10-10-10 FEBBUTER	500 IB.	12.5 LB.	100 LB.	TYPICALLY NOT REQUIRED FOR

	APPLICATION RATE (XIX.)			
MULCH TYPE	PER ACRE	PER 1,000 SF	PER 1,000 SY	
STRAW	3 TONS	140 LB.	1,240 LB.	EITHER WHEAT OR DAT STRAW, JREE OF WEEDS, NOT CHOPPED OR FINELY BROKE
HAY	3 TONS	140 LB.	1,240 LB.	TIMOTHY, IZIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORACE GRASSES
WOOD CHIP'S	4-6 TOKS	185-275 LB.	1,650-2,500 LB.	MAY PREVENT CERMINATION OF CRASSES AND LECKMES
HYDROMULCH	1 TON	47 LB.	415 LB.	SEE UNITATIONS ABOVE

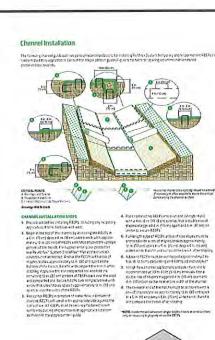
TOPSOIL APPLICATION RATES

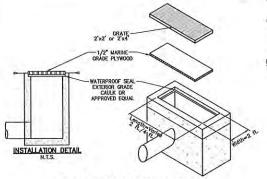
OEPTH (N)	PER 1,000 SF	PER ACRE
1	TI CA	134 GY
2	6.2 CY	258 CY
3	9.3 CY	403 CY
4	12.4 CY	537 CY
5	15.5 CY	672 CY
6	IA6 CY	805 CY
7	21.7 CY	940 CY
8	24.8 CY	1.074 CY

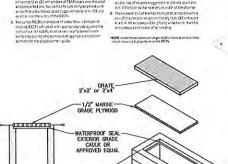
PRELIMINARY/FINAL EROSION AND **SEDIMENTATION** CONTROL NOTES

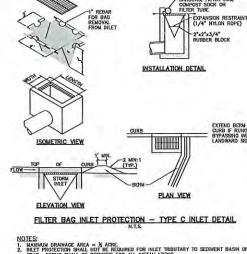
1 09/25/22 PRICING SET LAND DEVELOPMENT PLANS APPLEBROOK GOLF CLUB TURF MAINTENANCE AREA EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVAN ChesterValley 20558 -0015 EKD-644-4623 | 610-263-3643 F24 DARAH BY RRB CHECKED BY

APPLEBROOK GOLF CLUB



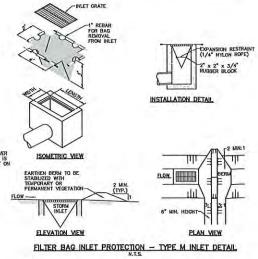






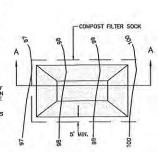
AND THE PARTY OF T

DO NOT USE ON MAJOR PAYED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



DEMAND FERMANDERS. "FROM ON THE FERMANDERS STABLISHED SOMETILED OF A
A MINIMUM THE FABROG SHALL HAVE A INIMUM GRAB TONSIE STRENCH OF 120
LIS. A MINIMUM BURST STRENCH OF 200 PS, AND A MINIMUM TRAPEZODA. TEAM
STABLISHED STRENCH OF SOMETILE OF TRAPPHIG ALL PRATICLES
TON THAT SHOW AND A STABLE SENSE OF TRAPPHIG ALL PRATICLES
INICIT FREST AND AND A STABLE SENSE OF TRAPPHIG ALL PRATICLES
TON THAT SHOW AND A STABLE SENSE OF TRAPPHIG ALL PRATICLES
TON THAT SHOW AND A STABLE SENSE OF TRAPPHIG AND AND A STABLE SHOW AND A STABLE SENSE OF TRAPES HAVE OF THE MINIMUM SHAPE FULL OF WHEN
THE TO BANAGED OR CLOGGED BAGS SHALL BE REFLACED. A SUPPLY SHALL BE
HINDARD INVESTMENT AFTER THE RISPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS
WELL AS ALL USED BAGS ACCORDING TO THE FAM MOITS.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



SECTION VIEW PLAN VIEW

COMPOST FILTER SOCK CONCRETE WASHOUT DETAIL

SECTION VIEW PLAN VIEW NOTES:

1. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.

2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH EIDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNUENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURES.

3. TRAFFIC SHALL NOT BE PERMITTED TO GROSS FILTER SOCKS.

4. ACCUMULATED SEDIMENT SHALL BE REMOYED WHEN IT REACHES HALF THE ABOVECROUND HEIGHT OF TECH SOCK AND DISPOSED IN THE MATTER DESCRIBED ELSEMBERE IN THE PLAN.

OPTIONAL 6" COMPOST LAYER FIRMLY ANCHORED

CONTOURS

BLOWN /PLACED FILTER MEDIA-

-2"x2" WOODEN STAKES PLACED 10' O.C.

-2"x2" WOODEN STAKES PLACED 10' O.C.

-18" COMPOST FILTER SOCK

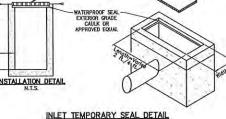
24 HOURS OF INSPECTION.

BIBLIOGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 8 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLOPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

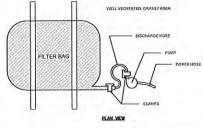
JUPON STABILIZATION OF THE AREA TIBBUTARY TO THE SOCK, STAKES SHALL BE RELIVED. THE SOCK MAY BE LEFT IN PLACE AND VECETATED OR REMOVED. IN THE LATTER CASE, THE MEST SHALL BE CUT OPEN AND THE MULTI-SPREAD AS A SOIL SUPPLEMENT.

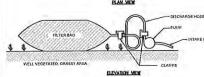
REFER TO EAS FLAN FOR COMPOST SOCK LOCATIONS, SIZE, IDENTIFICATIONS AND

COMPOST FILTER SOCK DETAIL
N.T.S.



INLET TEMPORARY SEAL DETAIL.





PUMPED WATER FILTER BAG DETAIL N.T.S.

PROPERTY	TEST METHOD	MORNIN STANDARD	
AVG. WIDE WIDTH STRENGTH	ASTN D-4684	60 LB/N	
GRAB TENSILE	ASTN D-4632	205 LB	
PUNCTURE	ASTM D-4833	110 LB	
MULLEN BURST	ASTN D-3788	350 PSI	
UV RESISTANCE	ASTN D-4355	70%	
AOS % RETAINED	ASTM D-4751	80 SEVE	

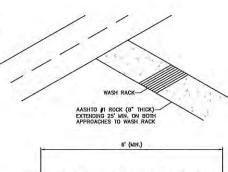
- A SETABLE MEANS OF ACCESSING THE BAD WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SI-BE PROMED. FILTUR BADS SHALL BE REPLACED WITH THEY DECOME X FULL OF SEDMENT. SPACE BAGS SHALL BE EVERT MALABLE FOR REPLACEDING TO THOSE THAT HAVE FALLED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FAGUITATE REMOVAL UNIESS BAGS COME WITH LETTING STRA-MERCHY ATTAGED.
- NO DOWNSLOPE SEDMENT BARRER IS REQUIRED FOR WOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HIQ OR BY WATERSHEDS, WITHIN SO, PET OF ANY RECENTING SURFACE WATER OR WHITE CRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOS

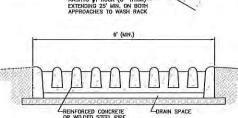
MOUNTABLE BERM (6" MIN.)* -MIN. 8" AASHTO #1 GEOTEXTILE--EARTH FILL PROFILE PLAN VIEW

- * MOUNTABLE BERM USED TO PROVIDE COVER FOR PIPE.
- NOTES:

 1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
- MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MAINTAGURER 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 PANED
ROADWAYS SHALL BE REMOVED AND RETURNED TO THE
CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF
SEMINENT ARE BEIND EPPOSITELY.
OUTIL CONDITION IS ALLEMANDED OF INSTALL MASS ROCK.
WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO
ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DEPANAGE
COURSES IS NOT ACCEPTABLE.





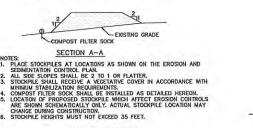
ROCK CONSTRUCTION ENTRANCE WITH WASH RACK DETAIL.

NOTES; 1. WASH RACK SHALL BE 20 FEET (MIN.) WIDE OR TOTAL WIDTH OF ACCESS.

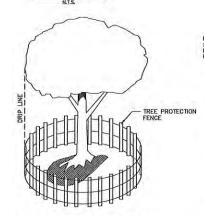
- WASH RACK SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE ANTICIPATED CONSTRUCTION VEHICULAR TRAFFIC.
- A WATER SUPPLY SHALL BE MADE AVAILABLE TO WASH THE WHEELS OF ALL VEHICLES EXITING THE SITE.

MAINTENANCE:

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED
TO THE SPECIFED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK
MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE, DRAIN SPACE
UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE
WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. ALL
SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO
THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING
THE OPPOSITS INTO ROADWAY DICHES, SEWERS, CULVERTS, OR OTHER
DRAINAGE COURSES IS NOT ACCEPTABLE.



STOCKPILE DETAIL

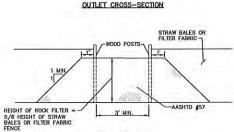


TREE PROTECTION FENCE DETAIL N.T.S.

ALL WOODY VEGETATION TO BE RETAINED WITHIN 25 FEET OF A BUILDING SITE, PARKING AREA, DRIVEWAY OR OTHER PROPOSED IMPROVEMENT SHALL BE PROTECTED FROM EQUIPMENT DHANGE BY FEXCING OR OTHER FRECHIVE BARRIERS APPROVED BY THE TOWNSHIP PROMERY / LANDSCAPE ARCHITECT. FROM OR BARRIERS SHALL BE FUECO AS NOTICE BELOW, UNLESS PRIOR DETERMINATION HAS BEEN MADE BY THE TOWNSHIP EXIGINED. TOWNSHIP EXIGINED FOR THE TOWNSHIP EXIGINED FOR THE TOWNSHIP EXIGINED FOR THE TOWNSHIP EXIGINED.

REQUIREMENTS FOR INSTALLATION: THE TREE PROTECTION FENCE IS INSTALLED BY HAMMERING WOOD OR METAL STAKES INTO THE GROUND AND CONNECTING THE FENCING MATERIAL SECURELY TO THE POSTS PER THE MANUFACTURERS' INSTRUCTIONS.

PLACE THE TREE PROTECTION FENCE ALONG THE DRIPLINES OF TREES OR 1 FOOT FROM THE TREE TRUNK FOR EVERY INCH OF TRUNK DIAMETER, WINCHEVER IS GREATER. A DRIPLINE IS AN IMAGINARY LINE EXTENDING DOWN FROM THE OUTER-MOST BRANCHES OF A TREE TO THE GROUND. THIS IS GENERALLY THE CUTTER BOUNDARY FOR THEE ROOTS. IF THE TREE PROTECTION FENCE IS PLACED ANY CLOSER TO A TREE, ITS PURPOSE MAY BE DEFEATED.



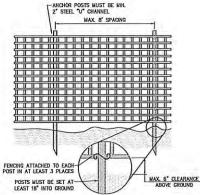
UP-SLOPE FACE

ROCK FILTER OUTLET DETAIL N.T.S.

NOTES;

1. A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FEMOL OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

IF INSTALLED, INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.



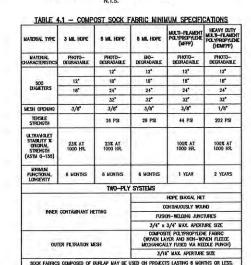
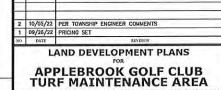


TABLE 4.2 - COMPOST STANDARDS

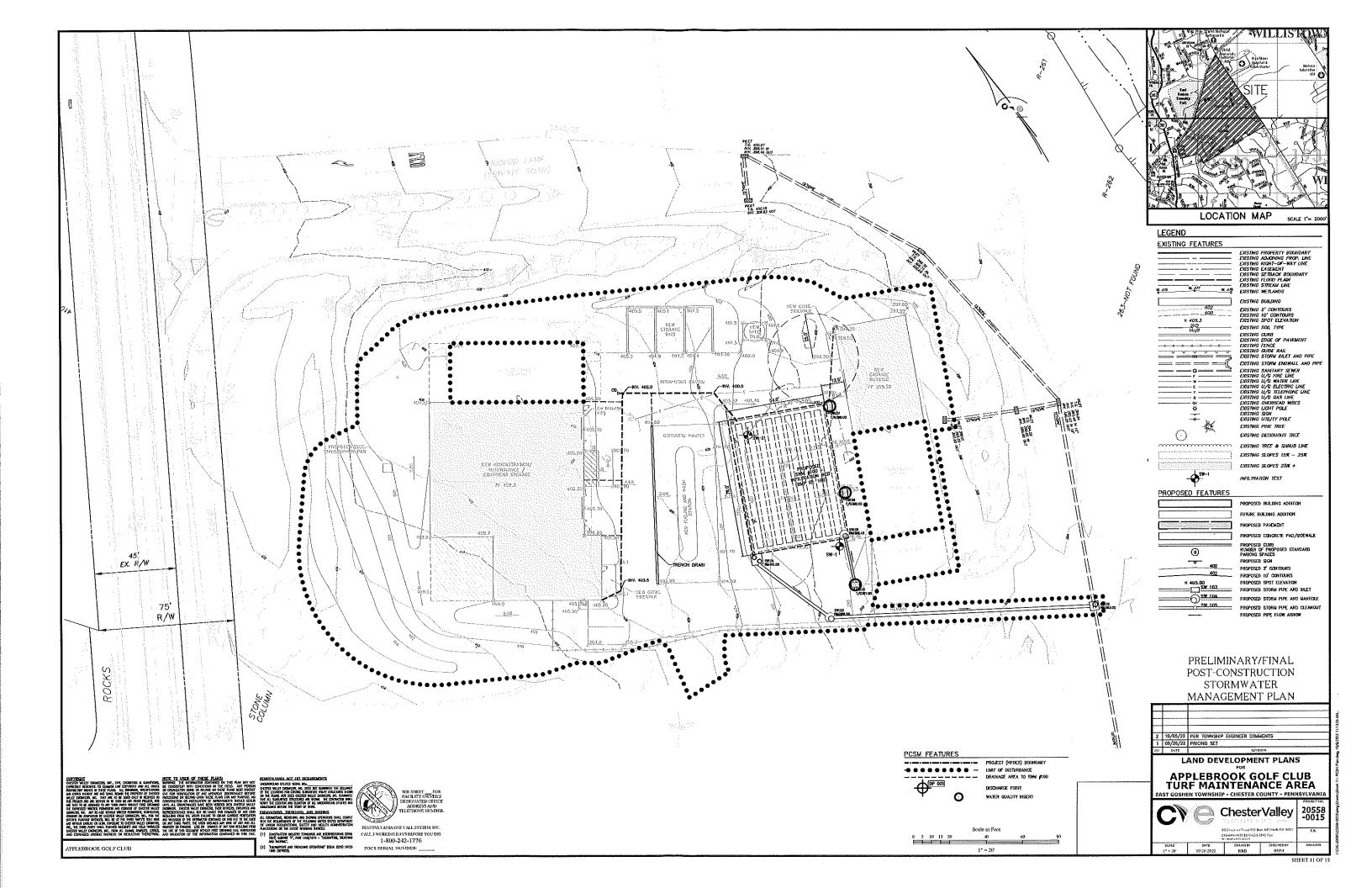
ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)	
ORGANIC PORTION	FIBROUS AND ELONGATED	
рН	5.5 - 8.0	
MOISTURE CONTENT	35X - 55X	
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN	
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM	

PRELIMINARY/FINAL **EROSION AND** SEDIMENTATION CONTROL DETAILS



ChesterValley

I, THE PUNPING RATE SHALL BE NO CREATER THAN 750 GPM OR X THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUNP INTAKES SHALL BE FLOATING AND SCREENED. PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE. FILTER BAGS SHALL BE INSPECTED DALLY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE MANERIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. ROCK CONSTRUCTION ENTRANCE DETAIL TREE PROTECTION BARRIER FENCE DETAIL. MAINTENANCE: INSPECT THE TREE PROTECTION FENCING PERIODICALLY DURING CONSTRUCTION TO MAKE SURE THAT IT IS POSITIONED SECURELY. DRAWNBY DATE 07/26/2022 APPLEBROOK GOLF CLUB



GENERAL NOTES:

- STORMWATER MANAGEMENT DESIGN: REFER TO THE "POST—CONSTRUCTION STORMWATER MANAGEMENT REPORT", PREPARED BY CHESTER VALLEY PROMINERS.
- 2. MAINTENANCE NOTES:
- THE BIMP'S LISTED BELOW WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

 MINISTRATION BEO
 - WATER QUALITY FILTER(S)
 STORM SEWER AND ASSOCIATED STRUCTURES
- DESIGN CONSIDERATIONS: SUBSURFACE BED DESIGNED TO STORE AND MITICATE POST-DEVELOPMENT RUNGET TO RATES LESS THAN THOSE REQUIRED BY TOWNSHIP CODE. SUBSURFACE BED DESIGNED TO MITIGATE THE POST-DEVELOPMENT VOLUME INCREASE QUE TO DEVELOPMENT. WATER QUALITY FILTERS DESIGNED TO FILTER ALL SURFACE RUNGET.
- 4. THE POST CONSTRUCTION STORWWATER MANAGEMENT PLAN HAS BEEN DESIGNED TO MEET THE FOLLOWING GOALS AND GUIDELINES:
 - PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF RECEIVING STREAMS.
 PREPART AN INCREASE IN THE RATE OF STORMWATER RUNOFF.

 SIGNINGE ANY INCREASE IN STORMWATER RUNOFF VOLUME.

 MINIMED ANY INCREASE IN STORMWATER RUNOFF VOLUME.

 MINIMED THE PROTECTION OF EDISTING DRAINAGE FEATURES AND EDISTING VECETATION.

 MINIMED THE PROTECTION OF EDISTING DRAINAGE FEATURES AND EDISTING VECETATION.

 MINIMED SOIL COMPACTION.

 - UTILIZE OTHER STUDENCE OR MONSTRUCTURAL EMP'S THAT PREVENT OR MINIMIZE CHANGES IR STORMMARER RUNOFF.
- THE RECEIVING WATER FOR THIS PROJECT IS RIDLEY CREEK. THE CHAPTER 93 CLASSIFICATION FOR THIS WATERSHED IS HIGH QUALITY—TROUT STOCKING FISHES (HQ-TSF).
- THE OPDIATOR SMALL ROLLOW FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BURDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT RELIABILISTS AT 25 FA. CODE 260.1 ET SEC, 277.1 ET SEC, AND 277.1 ET SEC. THE CONTROLLORS SHALL NO LIEGALLY BURY, ROMP, OR BOSHAFIC ANY BURDING MATERIAL, OR WASTES AT THE STE. CONSTRUCTION WASTES MUST BE RECYCLED TO THE EXTENT PRACTICABLE, AND DISPOSAL METHODS DUST COMITY WITH TEDUCAL, STARE, AND INCIDAL RECORDERINGS.
- THE PERMITTEE SHALL PROVIDE ENGINEERING CONSTRUCTION OVERSIGHT FOR THE PROPOSED STORMWATER BUPS. A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF STORMWATER BUPS, PRETEXBALLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.
- AS-BULT PLANS OF THE STOKUMATER BUP'S SHALL BE PROVIDED WITHIN SIX MONTHS FOLLOWING THE COMPLETION OF EACH PHASE. THE AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A PAREASTREED PROFESSIONAL DIGINEER.
- 9. A NOTICE OF TERMINATION (NOT) WILL BE RECURRED TO BE SUBMITTED FOLLOWING APPROVAL OF THE FINAL AS—BUILT PLANES—PRIOR TO ACCEPTING THE NOT, THE OFF-ARTMENT AND/OR CONSERVATION DISTRICT STAFF MILL PERFORM A FINAL INSPECTION TO ENSIVE SITE STABILIZATION AND VERIFY ADEQUATE INSTALLATION AND PUNCTION OF STORMWATER BMP¹S.
- 10. PCSM REPORTING AND RECORDKEEPING, THE PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.
- 11. FINAL CERTIFICATION, THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWNOS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:

") (HAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 P.A.C.S.A. & 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND RELIEF, THAT THE ACCOUPTAINING RECORD DRAWNES ACCURATELY REFLECT THE AS-EQUIT CONTRIBUTIONS, ASE THUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORPANCE WITH THE APPROVED PCSN PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."

- (1) THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD ORAWINGS AS A PART OF THE APPROVED POSM PLAN.
- POSI PLAN.

 (2) THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWNOS AS A PART OF THE APPROVED POSI PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE POSSI BIJPS.
- 12. LIPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY UNDER \$ 102.22(A)(2) (RELATING TO PERMANENT STABILIZATION), AND INSTALLATION OF BUPS IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED IN ACCORDANCE WITH \$\$ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL RECORDEDICINS). AND PCSM RECOMMENDENTS, THE PERMITTEE OF CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT.

- THE NOTICE OF TERMINATION MUST INCLUDE:

 (1) THE FACILITY MAME, ADDRESS AND LOCATION.

 (2) THE OPERATOR MAME AND ADDRESS.

 (3) THE PERMIT HUMBER.

 (4) THE RESEARCH FOR FERMIT TERMINATION.

 (5) DESTRICTOR FOR FERMINATION.

 (6) DESTRICTOR FOR FERMINATION.

 (7) DESTRICTOR FOR FERMINATION.

 (8) DESTRICTOR FOR FERMINATION.

 (9) DESTRICTOR FOR FERMINATION SHOT HAVE ACREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM DESTRICTOR FOR THE PERMINATION SHOT HAVE ACREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM DESTRICTOR FOR THE PERMINATION SHOT HAVE ACREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM DESTRICTOR FOR THE PERMINATION SHOT HAVE ACREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM DESTRICTOR FOR THE PERMINATION OF THE P

PRIOR TO ACCEPTING THE NOT, THE DEPARTMENT AND/OR CONSERVATION DISTRICT STAFF WILL PERFORM A RIVAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION.

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

NUMBER OF SUBSECUTION AND ASSESSMENT OF SUBSECUTION AND STREAM OF THE CROSSES SITE SOURS DERIVED THE CONSTRUCTION AND PERMANENT LIFE FRENCES OF THE CONSTRUCTION AND PERMANENT LIFE FRENCES OF THE CONSTRUCTION AND PERMANENT LIFE FRENCES OF THE CONSTRUCTION THE CONSTRUCTION SITE TO MINIMIZE THE REPORT OF DEVELOPMENT OF ESSISTING STREAMS AND ADJACENT PROPERTY OWNERS. THESE OBJECTION OF THE THE PROPERTY OWNERS THESE SOURS DEVELOPMENT AND RESTALLATION OF THE TILD-PERMY CONSTRUCTION. THE INTERT OF THIS PROCEASE SOULD BE UNDERSTOOD AND IN-PLEBELTION TIME OFFICE AND THE CONSTRUCTION.

THE WARD OF THE TIME TRANSPORT OF THE ENTER OF THE PROPERTY OWNERS OFFI THE VARIOUS CONSTRUCTION OF THE TIME OF THE STRUCT OF THE STRUCT OF THE STRUCT OF THE PROPERTY OF THE STRUCT OF THE STRUCT OF THE PROPERTY OF THE STRUCT OF THE PROPERTY OF THE

SURFACE STABILIZATION CRITERIA: ALL DISTURBED SOIL SURFACES, INCLIDING SOIL STOCKPILES, ARE SUBJECT TO EROSION AND SHALL BE STABILIZED DITHER TEMPORARRY OR PERMANENTLY. BAMEDIANELY DURING KONS-PERMIANTION PERIODS. MUOCH MUST BE APPLIED AT THE RECOMMENDED TATES. CRUSHED STONE OR PARAMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION. ALL DISTURBED ZONES AND VECTATED REGIONS SHALL BE STABILIZED. PRETCRABLY WITH A PERMANENT TREATMENT.

CRITICAL VEGETATION AREAS (CVA)

CRITICAL VECETATION AREAS ARE TO BE CRADED, HYDROSEEDED, AND MULCHED MITTEN 10 DAYS OF THE BEGINNING OF EXCAVATION. IN GENERAL, CRITICAL VEGETATION AREAS ARE OFFINED AS CUT SLOPES STEEPER THAN 3.1, ALL FILL SLOPES STEEPER THAN 1.1 AND IN ALL DRAWINGS SMALES.

DISPOSAL AND RECYCLING

CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEVIOUSHED OR UNUSED CONSTRUCTION MATERIALS. GARBAGE SHALL BE COLLECTED ON-STE UNTIL RETRIEVED BY AN APPROVED DISPOSAL OR RECYCLING COMPANY, CONTRACTOR SHALL NOT MODIFICATE EXCESS MATERIALS.

- LIKELY WASTE TO BE GENERATED AT THIS SITE:

 UNUSED CONCRETE TO BE PLACED IN CONCRETE WASHOUT AREAS;

 EXCESS SLT SOOK AND FENCING MATERIALS;

 CENERAL RUBBISH AND CEBRIS

THERMAL IMPACT
STORMATER RINGEF FROM THE DRIVEWAY AND PARKING AREAS DRAIN TO A SUBSURFACE INFLITATION BED
AND INDERGROUND STORM DRAIN PIPES. THEREFORE, THE INITIAL RINGEF THAT IS BOST UKELY TO WARMER
IS SENT INDESTRIBUTION AND NOT DISCHARGED TO THE WATERCOURSE. FURTHER, THE REDUCTION OF
IMPERVOUS SURFACES LESSENS THE POTENTIAL OF THERMAL IMPACTS. WATER HAS TIME TO COOL PRIOR TO
LEARING THE AND BRAINING TO THE WATER COURSE.

SPECIAL GEOLOGIC AND SOIL CONDITIONS

NO SPECIAL SOIL OR GEOLOGICAL ISSUES ARE KNOWN.

POST CONSTRUCTION STORMWATER MANAGEMENT (PCSWM) LONG-TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

- I. WITH. THE PERMITTEE ON TO.-PERMITTEE HAS RECEIVED WHITTEN APPROVM
 OF A MORIE OF TERMINATION THE PERMITTE ON CO-PERMITTEE WILL
 REMAIN RESPONSIBLE FOR COMPILANCE WITH THE PERMIT TERMS AND
 CONDITIONS INCLUDING LONG-TERM OPERATION AND MANTERANCE OF ALL
 PESMM BMPS ON THE PROJECT SITE AND IS RESPONSIBLE FOR WOLATIONS
 OCCURRING ON THE PROJECT SITE.
- THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF POSIMA BUPB UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TEMBLATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF POSIMA BUPB.
- TO LONG-TEM OPERATION AND MAINTENANCE OF PLEATM BEING TO CO-PERATUTE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF CETS WHICH MILL ASSIED ENSCLOSING OF THE PCSMA BUP AND THE RELATED OBJIGATIONS IN THE ORDINARY COURSE OF A TILLE SEARCH OF THE SUBJECT PROPERTY. THE RECORDED INSTRUMENT MUST IDENTIFY THE PCSMM BMP, PROVIDE FOR NECESSARY ACCESS RELATED TO LONG-TEMP OPERATION AND MAINTENANCE FOR PCSMA BMP AND PROVIDE NOTICE OF THE PERSON BMP! TO ROCKET AND THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSMM BMP! BAD ON THAT IS BINDING UPON AND EMPORCEMEE BY THE SUBSCIDENT GRANIELS, AND PROVIDE PROVIDE PROVIDE PROVIDE OF THE PERSON OF PLANO MILL THAT THE SUBSCIDENT GRANIELS, AND
- THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANDTHER PERSON INCLUDING A CONSERVATION DISTRICT, NORPORT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSMW BURNE OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE AND PROVIDE NOTICE THEREOF TO THE OTHER MICH STATEMENT OF ENVIRONMENTAL PROTECTION.
- A PERMITTEE OR DO-PERMITTEE THAT FALS TO TRANSFER LONG-TIEM OPERATION AND MANTEMANCE OF THE PCSML BUF OR DIFFERME FALS TO COMPLY WITH THIS REQUIREMENT! SMLAR CEMAN COSTUTE THE PCSML BUF OF THE PCSML BUF OF THE PCSML BUF ON THE PROPERTY.
- IN THE EVENT THAT THE BMP IS NOT FUNCTIONIND PROPERLY, THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE SHALL BE REQUIRED TO REPAIR OR REPLACE THE BMP TO ENSURE FUNCTION AND OPERATION.
- THE PERMITTEE SHALL BE REQUIRED TO SUBMIT A MUITTEN REPORT DOCUMENTHING EACH MISSECTION AND ALL BUP REPAIR AND MAINTENANCE ACTIVATES TO THE TOWNSHIP, CONSERVATION DISTRICT, AND THE DEPARTMENT UPON REQUEST.

BMP FAILURE NOTES (PER PROTOCOL 2 OF THE BMP MANUAL)

THE TERM "FAILURE" FOR THE PROPOSED SUBSURFACE BED SHALL BE DEFINED

- 1) THE LOSS OF FUNCTIONALITY OF THE PROPOSEO OUTLET STRUCTURE, OR DISCHARGE PIPE
 2) THE LOSS OF STRUCTURAL INTEGRITY OF THE STONE AND PIPES
 3) THE ACCUMULATION OF SEDIMENT, TRASH OR DEBRIS IN PERIMETER DRAINAGE STRUCTURES.
 4) STANDING WATER IS OBSERVED IN THE BASIN AFTER 72 HOURS

THE PERMITTEE SHALL MAKE THE NECESSARY REPAIRS TO THE OUTLET STRUCTURE, DISCHARGE PIPING, STOME, AND PERFORATED PIPE AS NEEDED, STANDING WATEN IS OBSERVED AFTER 72 HOURS, CONSULT ENGINEER FOR REMEDIATION OF THE UNDERGROUND BED.

THE TERM "FAILURE" FOR THE PROPOSED WATER QUALITY INLETS (FILTER

THE IDEAL FALLOR FOR THE THOUGHD WHITE CONDITIONED STATES (FILES INSERTS) SHALL BE DEFINED AS

1) DISCOVER EMBENCE OF DAMAGED FILTER MEDIA

2) DISCOVER EMBENCE OF THE FILTER MEDIA'S INABILITY TO SUPPORT ACCUMULATED SEDMENT OR DEBUS.

THE PERMITTEE SHALL REPAIR BUP FAILURE BY REPLACING THE FILTER MEDIA IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

POST CONSTRUCTION STORMWATER MANAGEMENT REPORTING AND RECORD KEEPING.

A WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPORT AND MAINTENANCE ACTIVITIES MUST BE PROVIDED AS PART OF THE LONG—TERM OPERATION AND MAINTENANCE PROCRAM.

WATER QUALITY INLETS (FILTER INSERTS)

IT SHALL BE THE SOLE RESPONSIBILITY OF THE <u>PROPERTY OWNER</u> TO MAINTAIN ALL WATER OUALTY INLETS ON SITE.

INSPECTION REQUIREMENTS

1, WATER QUALITY INLET INSERTS SHOULD BE INSPECTED THREE TIMES PER YEAR.

- A. OURING THE THREE ROUTINE INSPECTIONS, THE FILTER MEDIA SHALL BE CLEANED. B. ONE RECULAR CHANGE AND DISPOSAL OF THE FILTER MEDIA SHALL OCCUR OUTING THE CALENDAR YEAR AS WELL.
- BMP_FAILURE

 1. BMP_FAILURE IS DEFINED AS DISCOVERING EMDENCE OF TORN FILTER
 FABRIC OR FILTER MEDIA INABILITY TO SUPPORT ACCUMULATED SEDIMENT
 OR DEBRIS.

 REPAIR BMP FAILURE BY REPLACING THE FILTER MEDIA IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. GENERAL MAINTENANCE NOTES

1. WATER QUALITY INIET INSERTS SHALL BE CHECKED TO ENSURE THEY ARE SECURELY FASTENED OURING EACH INSPECTION.

RECOMMENDED MAINTENANCE IS PERFORMED INCLUDING REMOVAL AND DISPOSAL OF THE FILTER MEDIA OR EXCESS MATERIAL BY PERSONNEL.

DISPOSAL

1. DISPOSAL OF REMOVED MATERIAL WILL DEPEND ON THE NATURE OF THE DRAINAGE AREA AND THE INTENT AND FUNCTION OF THE WATER QUALITY INSERT.

MATERIAL REMOVED FROM WAITER GUALITY INSERTS THAT SERVE "HOT SPOTS" SUCH AS FUELDIS STATIONS THAT RECEIVE A LARGE AMOUNT OF DEBRIS STOOLD BE HANDLING ACCORDING TO DEP RECLAIMS FOR THAT THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE TO ACCEPT SOUD WASTE. WAITER GUALITY INSERTS THAT PRIMARILY CATCH SEDIMENT AND CERTIFIES FROM AREAS SUCH AS LAWAS MAY REUSE THE.

$\begin{array}{cccc} {\rm CONSTRUCTION} & {\rm SECUENCE} \\ {\rm T} & {\rm RFMOVE} & {\rm THE} & {\rm CRAYE} & {\rm OF} & {\rm THE} & {\rm INSTALLED} & {\rm INLET} & {\rm AND} & {\rm SET} & {\rm IT} & {\rm TO} & {\rm THE} & {\rm SIDE}. \\ \end{array}$

- 2. REMOVE DEBRIS AND LITTER FROM THE INLET.
- 3. CLEAN OFF THE GRATE BEARING LEDGE.
- LOWER THE FILTER ASSEMBLY INTO THE BILLET UNTIL THE ASSEMBLY'S SUPPORT FLANCES REST ON THE GRATE BEARING LEDGE.
- INSURE THAT THE FOUR FILTER MEDIUM CARTRIDGES ARE ATTACHED TO THE D-RINGS IN THE BOTTOM CORNERS OF THE FILTER ASSEMBLY.

CRITICAL STAGE OF CONSTRUCTION: CONTACT ENGINEER TO VERIFY INSTALLATION OF WATER QUALITY INSERTS.

6. REPLACE THE INLET CRATE.

SUBSURFACE INFILTRATION BEO (SWM #100)
IT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN
THE SUBSURFACE STORWHATER MANAGEMENT SYSTEM(S).

SPECIFICATIONS 1. ACCRECATE: ADGREGATE FOR BEDS SHALL BE 3/8 INCH TO 3/4 INCH UNNOGULY GRADED COARSE ACCRECATE, ASSHTO NUMBER 57 PER TABLE 4, AASHTO SPECIFICATIONS, PART I, 13TH EQ., 1998 (6, 47).

- NON-WOVEN GEOTEXTILE: SHALL CONSIST OF NEEDLED NON-WOVEN POLYPROPYLENE FIGERS AND MEET THE FOLLOWING PROPERTIES:
- LYPROPHIENE FIGERS AND MEET THE FOLLOWING PROPERTIES.

 GRAB TERSIES STRINGHT (ASTIM—04632):
 MULLEN BURST STREAGHT (ASTIM—053788):
 120 FSI.
 FLOW RAIT (ASTIM—0499):
 UV RESISTANCE AFTER 500 HOURS (ASTIM—D43550):
 70%
 HEAT—SET OR HEAT—CALEMOARDE FÁBRICS ARE NOT PERMITTER.
 ACCEPTABLE TYPES INCLUDE MIRAFT 140N, AMOCO 4547, AND
 CODIET 451.
- STORAGE PIPE: SHALL BE CONTINUOUSLY PERFORATED, SMOOTH INTERIOR HIGH-DENSITY POLYETHYLENE (HOPE) PIPE SHALL MEET AASHTO M252, TYPE S. OR AASHTO M294, TYPE S.

INSPECTION REQUIREMENTS

1. ALL STRRIWATER MANAGEMENT SYSTEMS SHALL BE INSPECTED ANNUALLY,
OR AFTER EACH RANKAL EYENT IN EXCESS OF TWO (2*) INCHES (MAACR
STORM EYENT), FOR TRASH AND DEBIES, ANY DISCOVERED TRASH OR
DEBIES SHALL BE REMOVED INMEDIATELY.

CENERAL MAINTENANCE NOTES 1. ACCESS FOR NEWING OR VACUAUMING IS PROVIDED THROUGH DESERVATION PORTS AND STORM MAINFOLES.

REMOVE SEIGMENT/TRASH/DEBRIS FROM PERIMETER DRAMAGE STRUCTURES AND QUILET STRUCTURE.

- THE OVERLYND VEGETATION OF SUBSURFACE INFILTRATION FEATURES SHOULD BE MAINTAINED IN GOOD COMMITTON, AND ANY BARE SPOTS REVECETATED AS SOON AS POSSIBLE.
- VENCULAR ACCESS ON SUBSURFACE PHELTRATION AREAS SHOULD BE PROHIBITED IN UNFAVED AREAS, AND CARE SHOULD BE TAKEN TO AVOO EXCESSIVE COMPACTION BY MOMERS IF COMPINIOL ACCESSIVE DEPARTMENT ACCEPTING ACCEPTING ACCEPTING ACCEPTING ACCEPTING AND ACCEPTING ACCEPTI
- CONTACT QUALIFIED ENGINEER IMMEDIATELY AFTER DISCOVERY OF SINKHOLE OCCURRENCE, SINKHOLE SHOULD BE PROMPTLY AND PROPERLY REPARED.

CONSTRUCTION SEQUENCE 1. INSTALL AND MAINTAIN ADEQUATE ERDSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.

- CRITICAL STAGE OF CONSTRUCTION: CONTACT ENGINEER PRIOR TO PLACEDINI OF GEOTEXHIE, COTEXHIE, STORAGE PIPES, AND BED ACRECATE SHOULD BE PLACED IMMEDIATELY AFTER APPOVAL OF SUB-CRADE PREPARATION AND INSTALLATION OF STRUCTURES. GEOTEXHIE SHOULD BE PLACED IN ACCORDANCE WITH MANUFACTURES STANDARDS.
- CLEAN-WASHED, UNIFORMLY GRADED AGGREGATE SHOULD BE PLACED IN THE BED IN MAXIMUM 6-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED, WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM
- APPROVED SOIL MEDIA OR PAYEMENT BASE COURSES SHOULD BE PLACED OVER DETENTION BED IN WAXMUM 6-INCH LIFTS, SEED AND STABILIZE AREA IF APPLICABLE.
- OD NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

STORM SEWER
INSPECTION REQUIREDEN'S:
1. ALL STAM COLLECTION STRUCTURES SHALL BE INSPECTED ANNUALLY, OR
AFTER EACH RAINFALL EVAN' IN EXCESS OF TWO (2") INCIDES (MAJOR
STOWN EVANT), FOR RINAN, DEBRIS OF EVANDED. OF PIPE LEAGAGE OR
SACRIO, REWINT, TOAK IN DEBLIS MAJOR
DIN HEFLACE LEAKING/SACRING DHARACE FEATHERS.

OR REPLACE LEAKING/SACONIC DIADNAG, FEATURES.

CENERAL MAINTERANCE NOTOS:
1. ACCESS CAN BE GAINED TO EACH COLLECTION STRUCTURE THROUGH THE REGIONALE INLET GRATE OR MANHOL U.D. STREIL OR OTHER APPROYED RUNGS NAWE BEEN INSTALLED ON THE INSIDE OF EACH STRUCTURE OVER THE TOWN THE DEEP FOR ANY INCESSARY STRIPY. OR STRUSS AND LOS STRUCTURE OVER LOS OF THE DEEP FOR ANY INCESSARY STRIPY. AND STRUCTURE OVER CONTROL OF STRUCTURE OF STRUCTURES WITH WATER QUALITY APPARATUS INSTALLED.

CRITICAL STAGES OF CONSTRUCTION

A LICONSED ENGINEER OR HIS DESIGNEE SHALL BE PRESENT TO GOSERVE AND VERFINISTALLATION AND CONSTRUCTION OF THE POSING PLAN AT THE FOLLOWING GRITICAL STAGES. STAGES:

1. EXCAVATION AND FINAL GRADING OF SIME \$100.

2. PLANSMINT OF GEOTEXTILE FARROC, STONE AND DISTRIBUTION PIPE INSIDE SIME \$100.

1. INSTALLATION OF WATER QUALITY INLET FILTERS. FULLOWING CONSTRUCTION, OXCRUER TO VERTY THAT ALL POSH BUPS ARE RESEALLED, FUNCTIONING, AND HAVE NOT BEEN IMPACTED BY CONSTRUCTION ACTIVATES.

PRELIMINARY/FINAL OPERATIONS AND MAINTENANCE PLAN

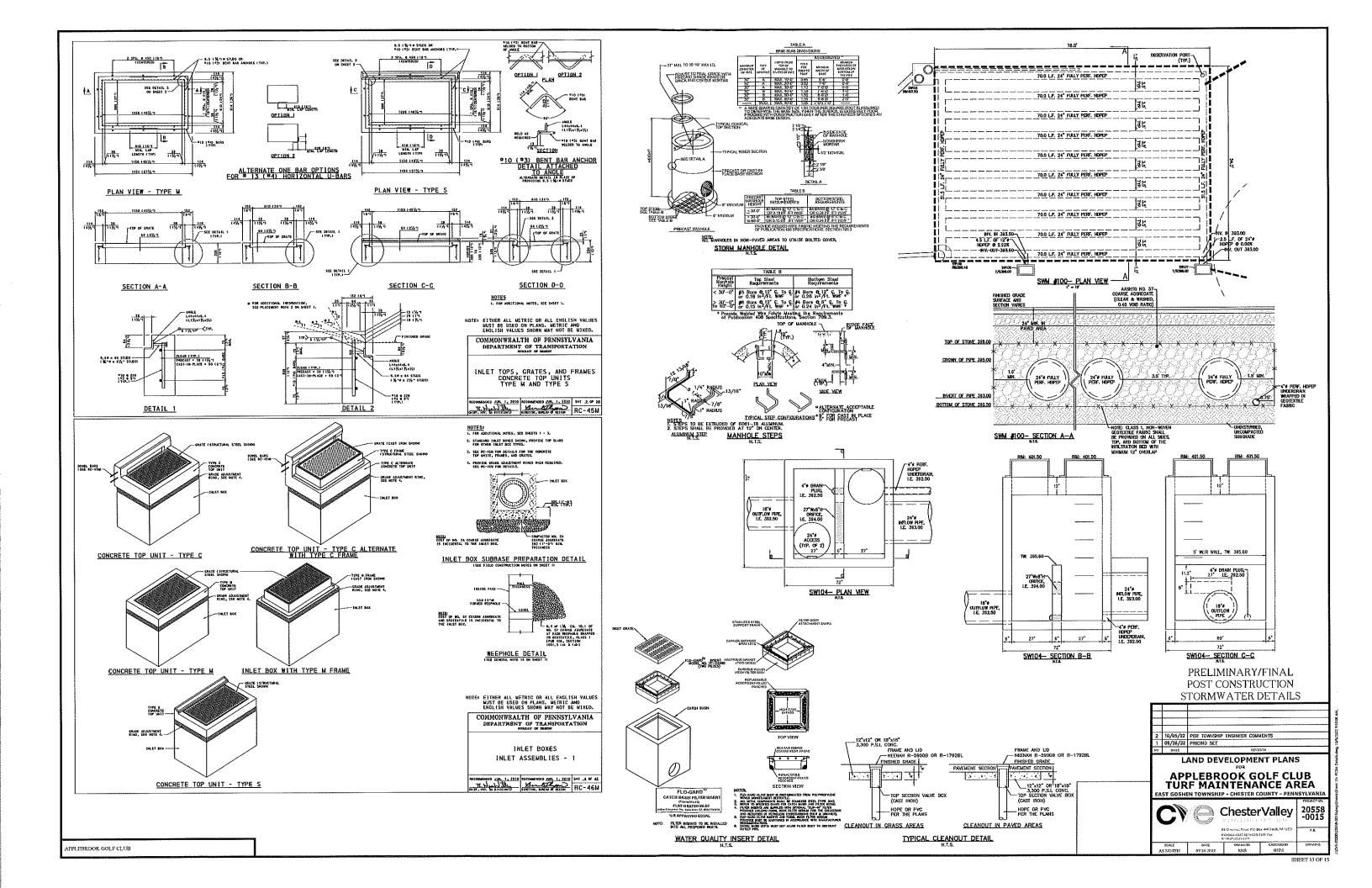


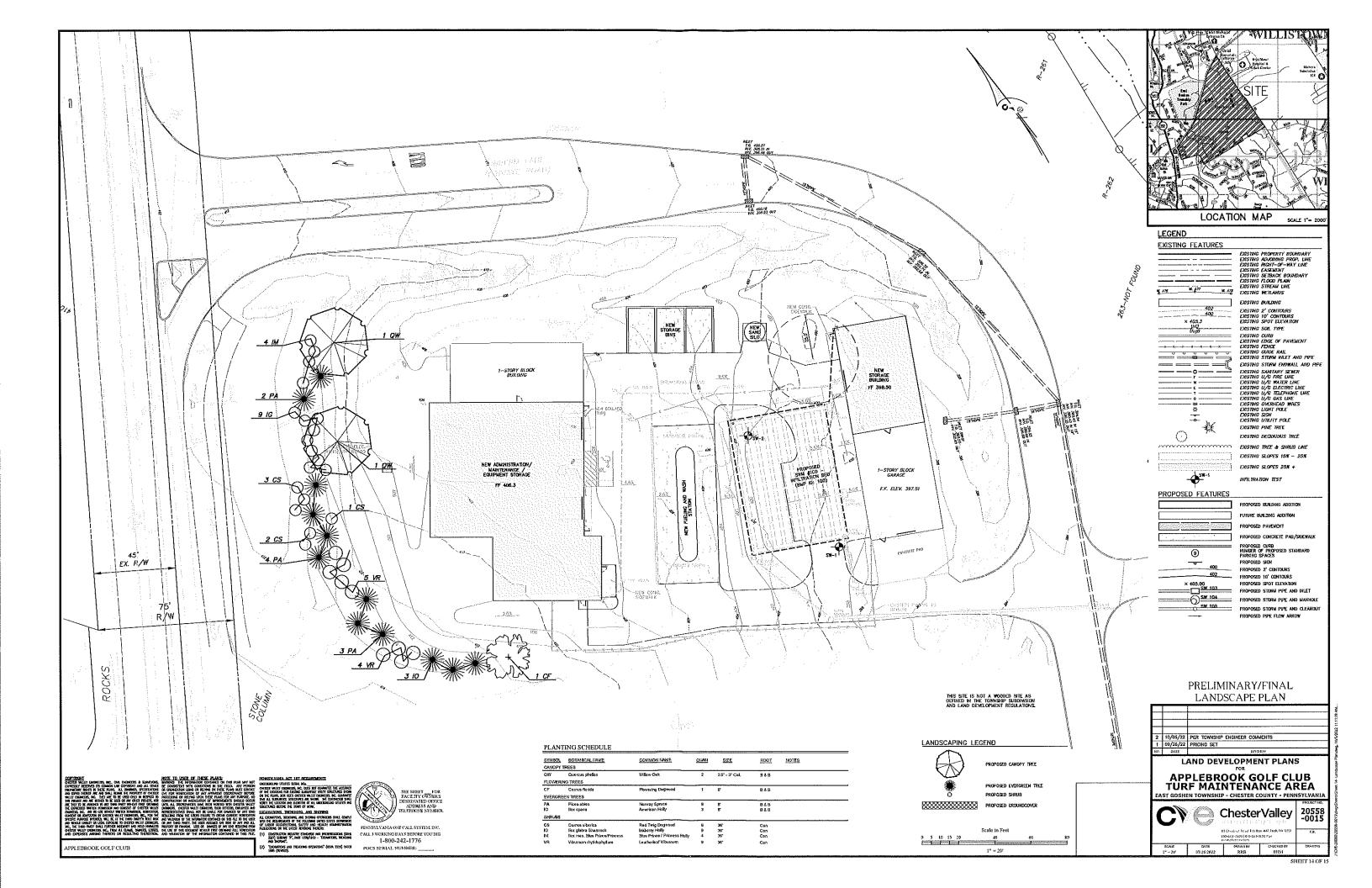
APPLEBROOK GOLF CLUB TURF MAINTENANCE AREA



ECALE DATE CRAWHEN
AS NOTED 67/26/2022 RRB

20558 -0015

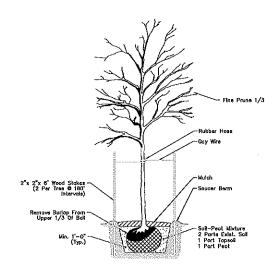




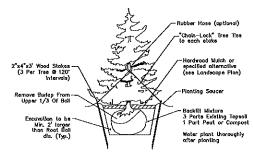
PLANTING NOTES

- This Lundscape Plon is intended to be used for landscaping purposes only.
- Landscape contractor shall inspect the site and become familiar with the planting area prior to the installation of any plant material.
- Plant material quantities listed for the convenience of the Contractor. Actual numbers of symbols shall take precedence over quantities listed in cases of conflict.
- The Landscope Contractor is responsible for supplying all materials, supplies, equipment and labor required to install the landscaping shawn on these plans.
- 5. All plant material subject to approval by the Gener or Owners representative prior to installation. Plant material shall be nursery grown locally, freship day, shall be free of disease and posts, and shall be full and well shaped. Any material found to be unacceptable shall be replaced with acceptation enterfail of
- The Contractor shall advise the Landscape Architect and/or Owner in writing of any proposed substitutions for the plant material specified and these substitutions shall be subject to the approval by the Landscape Architect and/or Owner prior finistrations.
- Plant material and installation shall be in occurdance with the American Standard for Nursery Stock of the American Association of Nurserymen (as lost revised) and with the general planting specifications of the municipality.
- Anistroom assurance for nursery stock as less revised.

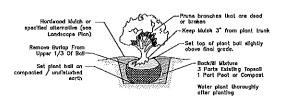
 All areas to be londescoped, especially next to building creas, shall be executed of all building materiot, debrie and poor soils to a minimum depth of \$2^-18^2 and backfilled with a good, medium textured planting soil. All lown across shall have a minimum of \$^-8^5 of topsoil spread prior to asserting or adding as may be specified. Areas adjacent to curbs and welks shall be cowned a minimum of \$^* higher than the top of curb or walk to allow for settling, however finished grade immediately adjacent to the curb or work shall be sufficiently depressed to set the contract of the curb of the sufficiently depressed to the contract of the curb of work shall be sufficiently depressed to the contract of the curb of
- All borders between lown areas and planting beds shall not have edging unless otherwise noted on the plans.
- Compacted existing sole shall be remediated with soil additives or soil replacement prior to planting.
- 12. See Tree Planting Details for tree pionting, staking and guying directions. See Strute Planting Details for shrub planting directions. Tree shall be staked immediately after planting.
- 13. Remove all twine and wire from tree and shrub root balls. Remove all non-rot burlep and twine fram all plant material prior to planting. Unlied all twine and/or burlep from the trunk of the plant material and draps down the root ball or remove from plant. Remove all plant conclusives prior to planting.
- 14. Pruna all plant material after planting in accordance with the American Association of Nurserymen standards. Fine prune all plants to shope, but do not disfigure plant material. Prune all dead branches from plant material.
- 15. Limb deciduous, high conopy (shads) trass to 6' above grads.
- 16. All plantings shall be installed in the locations shown on the Londscope Plans. Minor adjustments for field conditions amy be regulard. Significant adjustments needs to be approved by the Owner prior to planting.
- Canopy trees to be piaced a minimum of 30" from paved areas and walkways unless otherwise directed.
- 18. Confractor shall find grade all planting areas and berms as necessary prior to the installation of the plant material unless find grading is to be performed by others. Regardless, planting areas shall be fine raised smooth and even offer the installation of the plant material and prior to mutdhing. No plant material shall be installed and no raising shall occur if the sole are saturated or mutdy.
- 19. Trees and shrubs to be planted slightly higher (2" max.) than the grads that the plants were grown at the nursery (roughly the top of the root ball). Contractor is responsible for plant installation to the proper height.
- 20. Trees and shrubs shall not be planted over any underground utility, nor within any underground utility cosement (minimum of 10 from the center of the ptps). Contractor shall verify location of all underground utilities prior to starting work.
- Tress planted in lawn creas to be multihed with a ring a
 minimum of 2' wide with a minimum of 3' of mulch unless
 atherwise noted or required for tree protection. Shrub beds to
 be muched to a minimum depth of 3'.
- Shrub groupings shown on the Landscope plane shall be planted as a single bad.
- Mulch to be shredded hordwood bark. Prior to installation of the mulch, spread a pre-emergiant harbicide.
- 24. Plant material sholl be installed the same day as it is delivered to the site to the extent practical. Any plant material the is not planted the same day it arrives shall be protected from drying out by the Contractor until it can be planted.
- 25. Contractor shall thoroughly water all material planted at the and of each day.
- Contractor shall apply anti-desiccant to plant material for late summer and fall plantings.
- Upon completion of planting and mulching and at the end of such day, Contractor shall remove all extraneous material and debris, broom eveep and wesh the area clean.
- 28. Contractor shall guarantee all plant material for a period of 2 years from the data of acceptance by the Owner. All plant moterial that does not survive the guarantee period shall be replaced by the Contractor. Dead plants shall be replaced no later than the next planting season.
- 29. Contractor shall notify the Owner upon the completion of the guarantee period and schedule a final inspection of the plant material and lawn areas. At or before the final inspection, contractor shall remove any remaining tree stakes and prine the plant material as needed unless otherwise directed by the Owner.
- Contractor shall provide all topsoil, fertilizers and other additives as required unless otherwise directed by the Owner. All materials used shall be as specified or better.
- 32. Contractor shall be responsible for the maintenance of the plant material until such time as the project is accepted by the Owner. Maintenance shall include, but is not littled to, watering, fertilizing, pruning, mowing and weeding.
- 33. Contractor shall provide the Owner with written instructions regarding the core of the plant meterial and any special circumstances.



TYPICAL DECIDUOUS TREE PLANTING



TYPICAL EVERGREEN TREE PLANTING



TYPICAL SHRUB PLANTING

PRELIMINARY/FINAL LANDSCAPE DETAILS

10/05/22 PER TOWNSHIP ENGINEER COMMENTS 09/28/22 PRICING SET LAND DEVELOPMENT PLANS APPLEBROOK GOLF CLUB

TURF MAINTENANCE AREA



20558 -0015 ChesterValley

PRACTURET RRB DATE 07/26:2022

APPLEBROOK GOLF CLUB