

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**

1580 Paoli Pike, 2<sup>nd</sup> Floor  
November 9, 2022 - 7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
  - a. **10/12/22**
3. CHAIRMAN’S REPORT
4. OLD BUSINESS:
  - a. **Site Walk Supple Valley**
5. NEW BUSINESS:
  - a. **Planting 11/19**
  - b. **Discuss new member application**
  - c. **Determine if board will hold December meeting**
6. SUBDIVISION / LAND DEVELOPMENT REVIEW
  - a. **Review plans for 14 Reservoir Road SD/Residential Lot**
7. VARIANCES/CONDITIONAL USES – None
8. LIAISON REPORTS
9. CORRESPONDENCE
10. DATES OF IMPORTANCE

<i>Date</i>	<i>Meeting</i>	<i>Time</i>
November 10	Pipeline Task Force	5:30pm
November 10	Historical Commission	7:00pm
November 11	Veteran’s Day – Township Closed	
November 14	Municipal Authority	7:00pm
November 15	Board of Supervisors	7:00pm
November 17	Futurist Committee	7:00pm
November 19	Neighbor to Neighbor Day	
November 24	Thanksgiving- Township Closed	
November 25	Township Closed	
November 28	Environmental & Sustainability Advisory Council	7:00pm
December 1	Park & Rec Commission	7:00pm
December 3	Holiday Celebration & Tree Lighting	
December 6	Board of Supervisors	7:00pm
December 7	Planning Commission	7:00pm
December 8	Pipeline Task Force	5:30pm
December 8	Historical Commission	7:00pm
December 12	Municipal Authority	7:00pm

11. BOARD MEMBER CONCERNS
12. PUBLIC COMMENT
13. ADJOURNMENT

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**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
**October 12, 2022**

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, October 12, 2022 at 7:00 p.m. at the Township Building. Members in attendance are indicated in **BOLD**:

**Sandra Snyder, Chairman (on the phone)**

Dan Flynn, Vice Chairman

**Erich Meyer**

Scott Sanders

**Walter Wujcik**

Others present were:

Derek Davis, Township Manager

**Ashley Nowak, Office Administrator**

**Eunice Alexander, Goshen Tree Tenders**

Call to Order

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

Pledge of Allegiance & Moment of Silence

Walter led those present in the Pledge of Allegiance and then asked for a moment of silence to remember our first responders, troops, and medical staffs.

Minutes

The minutes of the September 14, 2022 meeting were approved as amended.

Chairman's Report

1. Sandy mentioned the Toddler Trick or Treat which will be held at the playground on Friday October 28. Board members are encouraged to attend and wear costumes.

Old Business

1. Fall Planting – There is \$2,700.00 remaining in the budget to do the planting. A site walk will be done on Wednesday October 19 at 9:00 am at the Reservoir Rd parking area. Erich moved to approve the purchase of 10 trees. Sandy seconded the motion. The motion passed unanimously.

New Business –

1. Winter Newsletter - The due date for this is November 4. The newsletter will be distributed by email in early December.

Liaison Reports

1. Municipal Authority – Walter reported that the plant is in compliance. The Westtown Way Pump Station project is ongoing. They are scheduling construction projects.

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**Any Other Matter**

1. Eunice mentioned that the three Swamp White Oak trees were approved by PHS. Planting will be November 19 - 20. Instructions on how to plant bare root trees was provided by Eunice.

**Public Comment**

None

**Adjournment**

There being no further business, Erich moved to adjourn the meeting. Sandy seconded the motion. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [dbrady@eastgoshen.org](mailto:dbrady@eastgoshen.org)

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Date: 10-22-2022  
To: Sandra Snyder (Chair)  
From: Duane J. Brady Sr., Township Zoning Officer  
Re: 14 Reservoir Road SD / Residential Lot

Dear Conservancy Board,


The Township has received a Subdivision Plan for 14 Reservoir Road West Chester, PA 19380

The proposal is to create a second residential lot on the existing property.

**Things to note:**

- 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.

If your committee wants to review the project, please confirm by emailing me at [dbrady@eastgoshen.org](mailto:dbrady@eastgoshen.org)

Thank you,  
  
Duane J. Brady Sr.  
East Goshen Township  
Zoning Officer

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR 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. SERIAL #



**NOTES:**

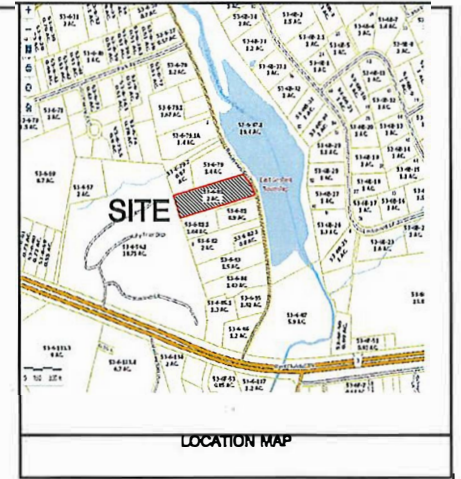
1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
2. THIS PLAN IS BASED UPON A FIELD SURVEY IMPROVEMENTS SHOWN FROM A FIELD SURVEY BY YERKES ASSOCIATES, INC., IN APRIL 2017 UNDERGROUND UTILITIES ARE SHOWN BASED UPON A PA ONE CALL IN 2021.
3. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
4. ELEVATION DATUM IS APPROXIMATE CHESTER COUNTY GIS.
5. TREE NAMES AND CALIPER ARE APPROXIMATE.
6. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED UPON A PA ONE BUT OTHER UTILITIES MAY EXIST THAT HAVE NOT BEEN LOCATED NOR SHOWN.
7. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE PROPERTY CREATING A NEW VACANT LOT, LOT 2.
8. A VARIANCE WAS GRANTED ON JULY 21, 2021 FOR A 24' POLE PORTION OF THE FLAG LOT.
9. THE TRACT ERROR OF CLOSURE IS 1 : 433,647

**BULK ZONING:**

DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET • BUILDING SETBACK
	50 FEET • STREET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET
MAX. BUILDING COVERAGE	25 PERCENT
MAX. LOT COVERAGE	35 PERCENT
MAX. BUILDING HEIGHT	30 FEET OR 3 STORIES

**LOT AREAS: SQUARE FEET**

TOTAL TRACT AREA	87143
LOT 1 TOTAL	50514
LOT 1 RW	2620
LOT 1 NET	47894
LOT 2 TOTAL	36629
LOT 2 RW	297
LOT 2 NET	36332



STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_  
 BEFORE ME UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

REVIEWED BY THE EAST GOSHEN PLANNING COMMISSION  
 DATE \_\_\_\_\_

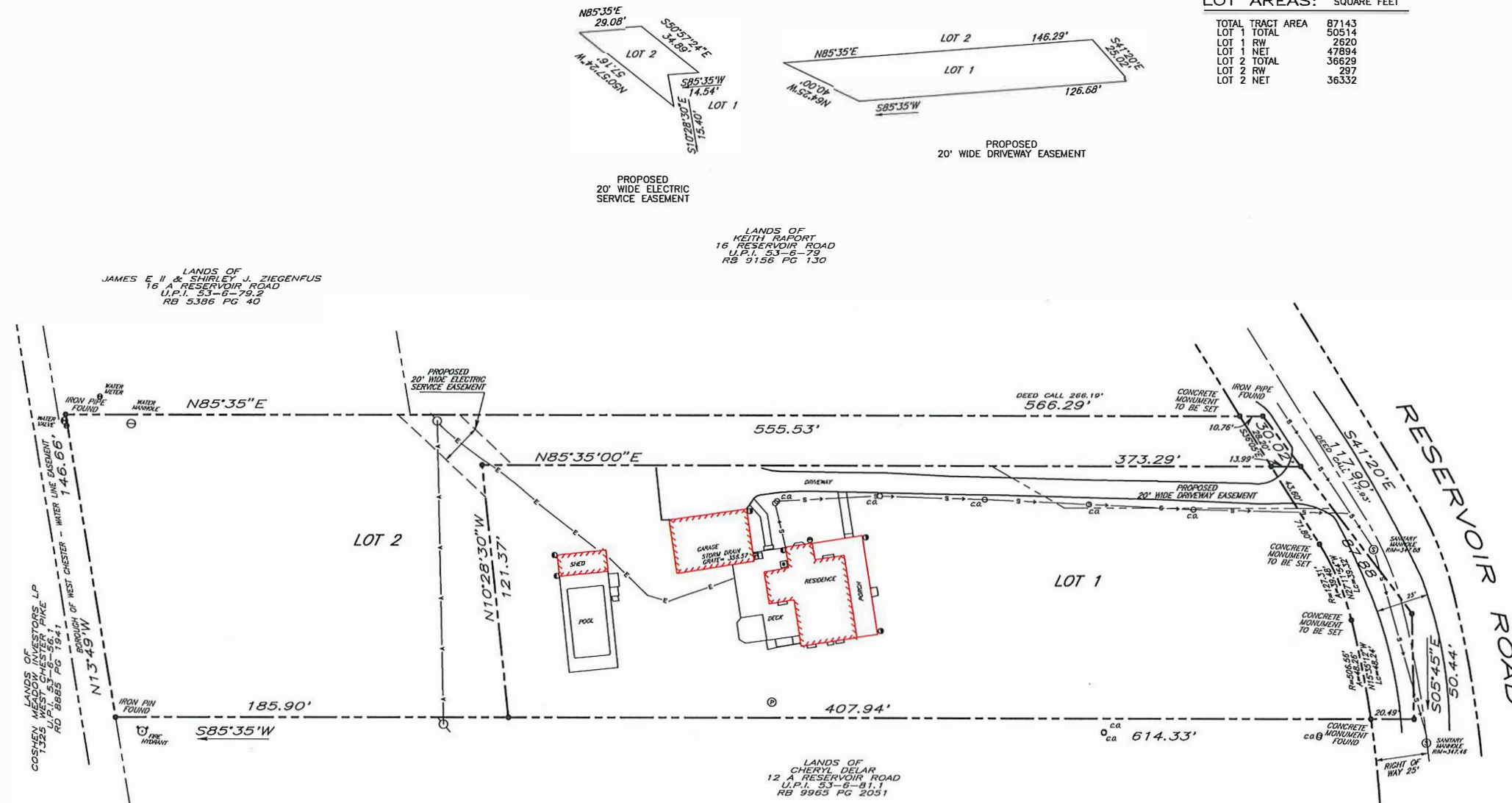
APPROVED BY THE EAST GOSHEN BOARD OF SUPERVISORS  
 DATE \_\_\_\_\_

REVIEWED BY THE EAST GOSHEN TOWNSHIP ENGINEER  
 DATE \_\_\_\_\_

REVIEW BY THE CHESTER COUNTY PLANNING COMMISSION  
 DATE \_\_\_\_\_

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

1	SEPTEMBER 14, 2022	NOT THIS SHEET
NO.	DATE	REVISION COMMENT
<b>TITLE PLAN</b>		
14 RESERVOIR ROAD - SUBDIVISION PREPARED FOR <b>JEFFREY S. &amp; MICHELLE A. GLOSSON</b> EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA		
PROJECT -	W-16-2100	
DATE -	JUNE 1, 2022	
SCALE -	1" = 30'	
DRAWN -	MAB	
CHECKED -	JUD/RC	
CAD FILE	W2100 SUBDIVISION	
TAX PARCEL -	53-6-80	
PLAN NO.	<b>C-53-6-80</b>	
1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380 TEL: (610) 644-4254 • FAX: (610) 640-0771		
SHEET 1 OF 6		



LANDS OF JAMES E II & SHIRLEY J. ZIEGENFUS  
 16 A RESERVOIR ROAD  
 U.P.I. 53-6-79,2  
 RB 5386 PG 40

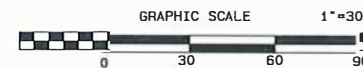
LANDS OF KEITH RAPORT  
 16 RESERVOIR ROAD  
 U.P.I. 53-6-79  
 RB 9156 PG 130

LANDS OF CHERYL DELAR  
 12 A RESERVOIR ROAD  
 U.P.I. 53-6-81,1  
 RB 9965 PG 2051

**OWNER / APPLICANT**

JEFFREY S. & MICHELLE A. GLOSSON  
 14 RESERVOIR ROAD  
 WEST CHESTER, PA 19380  
 LAND SURVEYOR

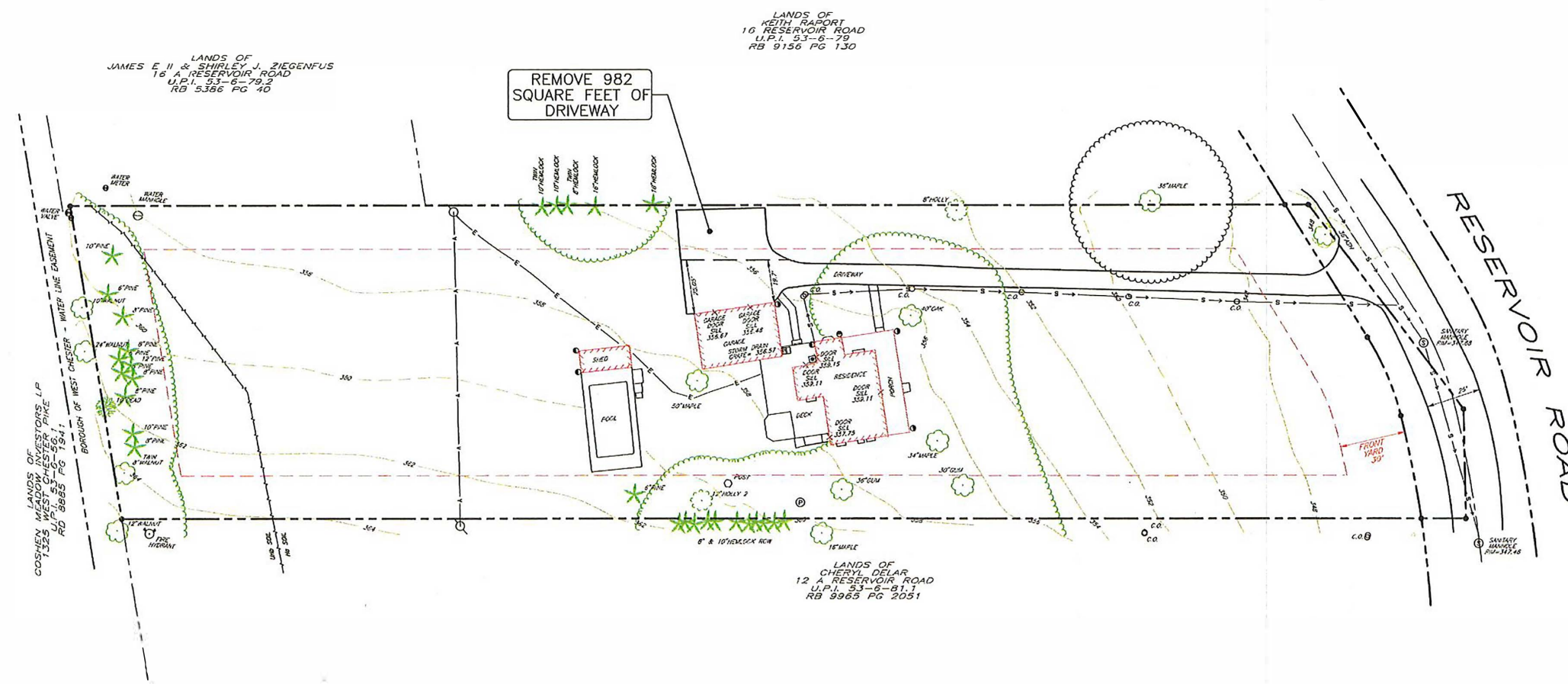
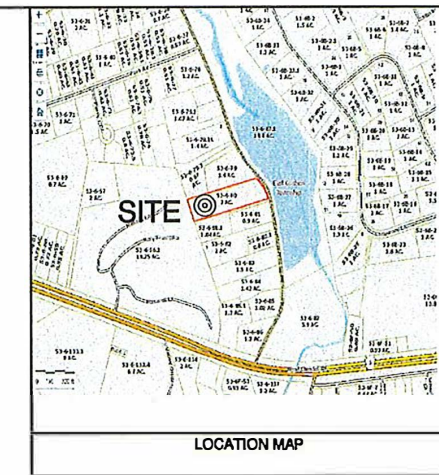
NICHOLAS CIRILLI  
 YERKES ASSOCIATES, INC.  
 1444 PHOENIXVILLE PIKE  
 WEST CHESTER, PA 19380  
 610-644-4254



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



NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 297 OF 1974 AS AMENDED BY ACT 199 OF 2004. SERIAL #



LANDS OF JAMES E II & SHIRLEY J. ZIEGENFUS  
16 A RESERVOIR ROAD  
U.P.L. 53-6-79.2  
RB 5386 PG 40

LANDS OF KEITH RAPORT  
16 RESERVOIR ROAD  
U.P.L. 53-6-79  
RB 9156 PG 130

LANDS OF COSTAS W. MESSADIAS INVESTMENTS, LP  
12524 W. CHESTER PIKE  
U.P.L. 53-6-86.1  
RD 8865 PG 154

LANDS OF CHERYL DELAR  
12 A RESERVOIR ROAD  
U.P.L. 53-6-81.1  
RB 8965 PG 2051

REMOVE 982  
SQUARE FEET OF  
DRIVEWAY

RESERVOIR ROAD

**BULK ZONING:**

DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET @ BUILDING SETBACK
	50 FEET @ STREET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET
MAX. BUILDING COVERAGE	25 PERCENT
MAX. LOT COVERAGE	35 PERCENT
MAX. BUILDING HEIGHT	30 FEET OR 3 STORIES

**IMPERVIOUS COVERAGE: SQUARE FEET**

RESIDENCE	1934
GARAGE	942
SHED	241
SUB TOTAL	3117 / 84226 = 3.70 PERCENT
STAIRWELL	67
POOL, DECK AND STEPS	1127
DRIVEWAY	4286
DECK	900
FRONT STEP	14
EAST WALK	88
WEST WALK	88
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 SURVEYS BY YERKES ASSOCIATES, INC.
3. ELEVATION DATUM IS APPROXIMATE CHESTER COUNTY GIS.
4. THE SITE BENCHMARK IS THE RIM OF THE SANITARY MANHOLE.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
6. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED UPON A PA ONE BUT OTHER UTILITIES MAY EXIST THAT HAVE NOT BEEN LOCATED NOR SHOWN.
7. TREE NAME AND CALIPER ARE APPROXIMATE.

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



**LEGEND:**

- DOWNSPOUT
- ⊕ ELECTRIC METER
- ⊖ STORM DRAIN
- A — A — A AERIAL WIRES
- E — E — E BURIED WIRES
- S — S — S SANITARY LATERAL

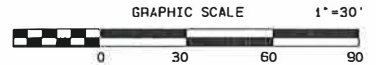
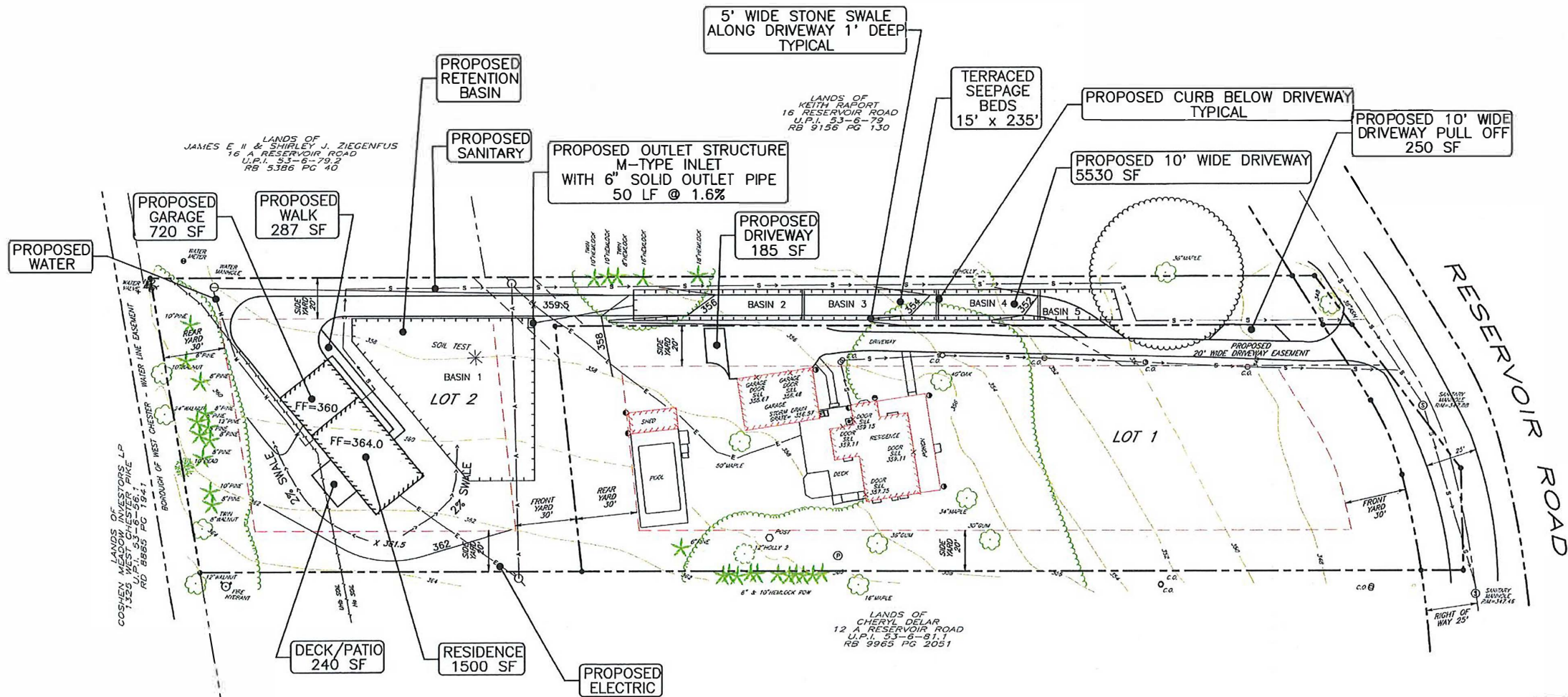
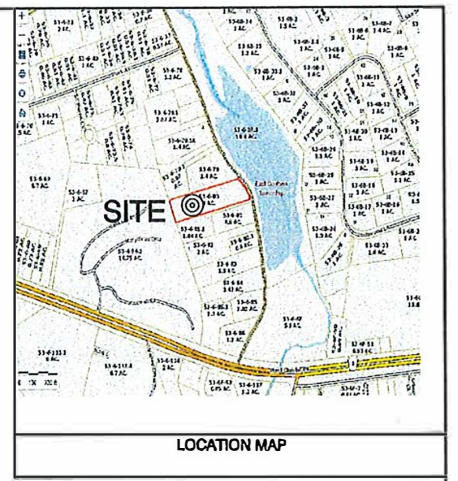
1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT
<b>EXISTING CONDITIONS, LANDSCAPE AND DEMOLITION PLAN</b>		
14 RESERVOIR ROAD - SUBDIVISION		
PREPARED FOR <b>JEFFREY S. &amp; MICHELLE A. GLOSSON</b>		
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA		
<b>Yerkes Associates, Inc.</b> <i>a crill company</i>		 PROJECT - W-18-2100 DATE - JUNE 1, 2022 SCALE - 1" = 30' GRAB - MIB CHECKED - JAG/NC CAD FILE - W2100 SUBDIVISION TAX PARCEL - 53-6-80
CONSULTING ENGINEERS / STRUCTURAL ENGINEERING SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES		
1444 PHOENIXVILLE PKE • P.O. BOX 1568 • WEST CHESTER, PA 19380 TEL: (610) 644-4254 • FAX: (610) 640-0771		PLAN NO. <b>C-53-6-80</b> SHEET 2 OF 8

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

8/20/2022 1:14:16 - 50834 W-18-2100 - GLOSSON WP100 SUBDIVISION R1.dwg



NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR 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.



**IMPERVIOUS COVERAGE: SQUARE FEET**

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

**BULK ZONING:**

DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET @ BUILDING SETBACK
	50 FEET @ STREET
MIN. FRONT YARD	30 FEET
MIN. SIDE YARD	20 FEET
MIN. REAR YARD	30 FEET
MAX. BUILDING COVERAGE	25 PERCENT
MAX. LOT COVERAGE	35 PERCENT
MAX. BUILDING HEIGHT	30 FEET OR 3 STORIES

ENGINEER  
**JOSE GRANDE P.E.**  
 YERKES ASSOCIATES, INC.  
 1444 PHOENIXVILLE PIKE  
 WEST CHESTER, PA 19380  
 810-844-4254

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

1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT

**PROPOSED SITE AND STORMWATER MANAGEMENT PLAN**  
 14 RESERVOIR ROAD - SUBDIVISION  
 PREPARED FOR  
**JEFFREY S. & MICHELLE A. GLOSSON**  
 EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

**Yerkes Associates, Inc.**  
 a civil company  
 CONSULTING ENGINEERS / STRUCTURAL ENGINEERING  
 SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES  
 1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380  
 TEL: (610) 844-4254 • FAX: (610) 640-0771

PROJECT	W-16-2100
DATE	JUNE 1, 2022
SCALE	1" = 30'
DRAWN	MMB
CHECKED	JAG
CAD FILE	W2100 SUBDIVISION
TAX PARCEL	53-6-80
PLAN NO.	C-53-6-80
	SHEET 3 OF 6

9/20/2022 10:43:18 AM - 2065A-W-16-2100 - GLOSSON W2100 SUBDIVISION R1.rvt



A CUT AND FILL ANALYSIS WAS NOT PERFORMED AND MATERIAL BALANCE IS NEITHER IMPLIED NOR GUARANTEED. PROPOSED GRADES MAY NOT NECESSARILY INCORPORATE SPREADING OF CUT MATERIAL NOR DO THEY PRECLUDE THE NEED FOR IMPORTING FILL MATERIAL TO OBTAIN THE GRADES SHOWN ON THE PLAN. EXCESS MATERIAL MAY BE SPREAD THROUGHOUT THE PROJECT AREA AFTER CONSULTING WITH THE DESIGN ENGINEER AND TOWNSHIP REGARDING IMPACT TO EXISTING AND PROPOSED DRAINAGE PATTERNS OR STORMWATER FACILITIES. IMPORTED MATERIAL MUST BE CLEAN FILL AS DESIGNATED BY THE PADEP.

**OWNERSHIP OF INSTRUMENTS OF SERVICE**

THIS DOCUMENT, AND ALL INFORMATION AND WORK PRODUCT REPRESENTED BY AND CONTAINED HEREIN, IS THE SOLE AND EXCLUSIVE PROPERTY OF YERKES ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS ONLY FOR LIMITED USE BY THE INTENDED RECIPIENT, AND NO LICENSE, PERMISSION OR AUTHORITY IS EXTENDED, DIRECTLY OR IMPLIED, TO ANY PARTY WITHOUT EXPRESS WRITTEN PERMISSION OF YERKES ASSOCIATES, INC. YERKES ASSOCIATES, INC. SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREON.

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**ENVIRONMENTAL IDENTIFICATION**

**UNFORESEEN SURFACE CONDITIONS**

YERKES ASSOCIATES, INC.'S SCOPE OF SERVICES IS LIMITED TO EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH LOWER MERION TOWNSHIP'S REQUIREMENTS FOR THE PROJECT. IT DOES NOT INCLUDE SERVICES RELATED TO HAZARDOUS OR TOXIC MATERIALS OR CHEMICALS, OR PRODUCTS OF ANY SORT ON THE SITE. YERKES ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY FOR CONSEQUENTIAL DAMAGES FOR SERVICES RENDERED OR DAMAGES SUSTAINED BY THE OWNER HAZARDOUS OR TOXIC MATERIALS OR CHEMICALS OR PRODUCTS ARE DISCOVERED. SHOULD ANY PARTY ENCOUNTER HAZARDOUS OR TOXIC MATERIALS OR CHEMICALS AT THE JOB SITE, OR SHOULD IT BECOME KNOWN IN ANY WAY THAT SUCH MATERIALS MAY BE PRESENT AT THE JOB SITE, OR ADJACENT AREAS THAT MAY AFFECT THE PERFORMANCE OF YERKES ASSOCIATES, INC.'S SERVICES, THE CLIENT SHALL RETAIN APPROPRIATE SPECIALISTS OR CONTRACTORS TO IDENTIFY, REMOVE AND/OR REMOVE THE MATERIALS AND WARRANT THAT THE JOB SITE IS IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.

**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 ORIPLINES OR AS SHOWN ON PLANS. TOWNSHIP ENGINEER MUST APPROVE THE LOCATION OF THE TREE PROTECTION FENCE PRIOR TO START OF EARTH WORK.
2. WHERE EXCAVATION TRENCHES ARE PROPOSED WITHIN THE ORIPLINES OF TREES, ALL DISTURBED ROOTS MUST BE CUT AS CLEANLY AS POSSIBLE. THE TRENCH MUST BE BACKFILLED AS QUICKLY AS POSSIBLE, AVOIDING COMPACTION.
3. THE TOWNSHIP ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTHMOVING ACTIVITIES.
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 ACCURACY 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 CONTROL MEASURES 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. VEGETATION SHALL BE MOWED WHENEVER NECESSARY TO MAINTAIN A PLEASING APPEARANCE AND DISCOURAGE WEED GROWTH. ALL LOCAL REGULATIONS SHALL BE COMPLIED WITH.
4. AREAS THAT CONTAIN SOD SHALL BE CHECKED CAREFULLY TO ENSURE 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 ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOD STRIPS SHALL BE RELAYED WITH TIGHT JOINTS AND PEGGING.
5. SEEDED AREAS THAT HAVE WASHED AWAY 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 CHANCE TO ROOT PROPERLY.
6. THE ABOVE PROCEDURE SHALL 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.
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 BUILT 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. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH STORM EVENT AND ON A DAILY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING AND RENETTING MUST BE PERFORMED IMMEDIATELY.

**TEMPORARY EROSION CONTROL METHODS**

1. COMPOST FILTER SOCK OR SILT FENCE
2. STONE CONSTRUCTION ENTRANCE
3. SEED, MULCH OR STRAW
4. LIMIT DISTURBANCE TO IMMEDIATE WORK AREA
5. EROSION MATTING

**PERMANENT EROSION CONTROL METHODS**

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

**GENERAL NOTES**

1. DISTURBED AREAS ON WHICH ACTIVITIES HAVE CEASED MUST BE SEEDING AND MULCHED WITHIN TWENTY (20) DAYS.
- 14- CERIMATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH WILL BE REDISTURBED WITHIN ONE YEAR MAY BE SEEDING 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 SEEDING AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
2. CONSTRUCTION OPERATIONS ARE TO BE CARRIED OUT IN A MANNER SUCH THAT ALL EROSION AND AIR/WATER POLLUTION IS MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE FOLLOWED.
3. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED IN PROPER WORKING ORDER UNTIL THE SITE HAS BEEN STABILIZED AND INSPECTED ON A DAILY BASIS AND AFTER EACH RUNOFF EVENT. CLEAN OUT, REPAIR, REPLACE, REGRADE, RESEED, REMULCH OR REINSTALL NETTING AS NECESSARY. ANY PREVENTATIVE AND/OR REMEDIAL MAINTENANCE WORK REQUIRED TO CONTROL MUST BE PERFORMED IMMEDIATELY.
4. SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. SPECIAL ATTENTION SHOULD BE GIVEN TO FROZEN SLOPES, STOCKPILES OF WOOD CHIPS, HAYBALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
5. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF 25 PA CODE, CHAPTER 102, EROSION AND SEDIMENT CONTROL.
6. THE PERMIT APPLICANT IS TO BE RESPONSIBLE FOR THE CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
7. PROTECTION OF EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
8. THE SITE WILL BE CONSIDERED PERMANENTLY STABILIZED WHEN ALL PERMANENT CONTROL MEASURES HAVE BEEN COMPLETED AND ARE OPERATIONAL. TEMPORARY CONTROL MEASURES REMOVED AND UNIFORM EROSION RESISTANT PERENNIAL VEGETATION IS ESTABLISHED TO THE POINT WHERE SURFACE SOIL IS CAPABLE OF RESISTING EROSION DURING A RUNOFF EVENT. THE STANDARD FOR VEGETATIVE COVER IS A UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE DISTURBED AREA. THE TOWNSHIP ENGINEER WILL MAKE THIS DETERMINATION.
9. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT SILT AND SEDIMENT DEPOSITION. RUNOFF FROM DISTURBED AREAS MUST PASS THROUGH A SEDIMENT REMOVAL OR RETENTION FACILITY BEFORE BEING DISCHARGED FROM THE SITE.
10. EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FULLY FUNCTIONAL BEFORE ANY AREA BE DISTURBED.
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 MATERIALS AND WASTES, IN ACCORDANCE WITH THE DEPARTMENT OF SOLID 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 PLAN 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 IS GRANTED BY THE OWNER.
17. NEWLY GRADED SLOPES OF OVER 25% MUST BE STABILIZED WITH SOD OR EROSION CONTROL BLANKET.
18. NO GRADING CHANGES SHALL BE SHOWN WITHIN FIVE (5) FEET OF ADJOINING PROPERTIES. LINE IN ORDER TO ENSURE TRANSITION TO THE GRADING ON THE ADJOINING PROPERTY.

**STAGING OF CONSTRUCTION SEQUENCE**

ANTICIPATED START OF CONSTRUCTION NONE  
ANTICIPATED COMPLETION OF CONSTRUCTION NONE

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 WASTES IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL WASTES AT THE SITE.

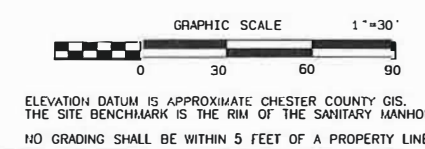
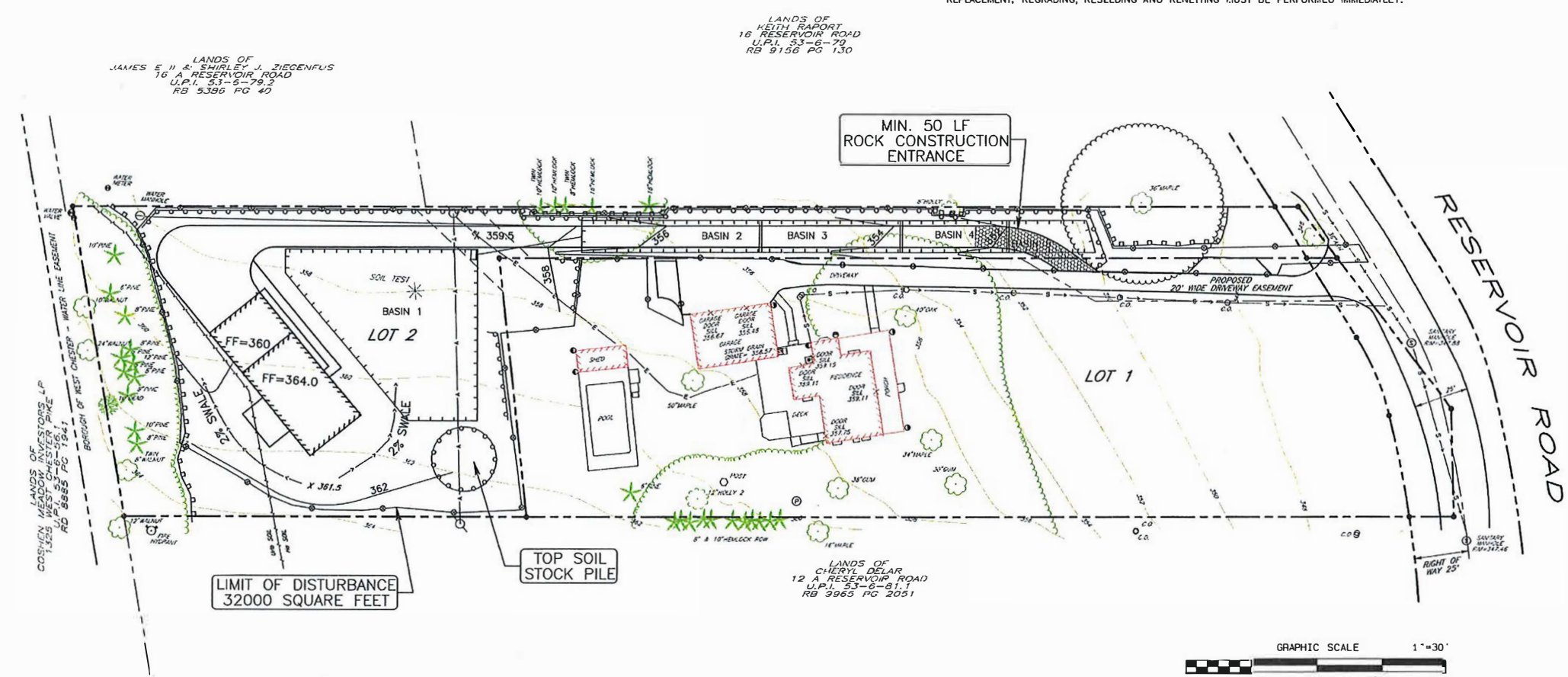
1. THE CONTRACTOR SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT LEAST THREE (3) WORKING DAYS BEFORE ANY EARTH DISTURBANCE IS STARTED. CALL TOLL-FREE 1-800-242-1776. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR. THE CONTRACTOR SHALL NOTIFY TOWNSHIP ENGINEER 48 HOURS BEFORE THE START OF EARTH WORK.
2. 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.
3. FIELD DELINEATE THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLANS. ALL WORK SHALL BE WITHIN THIS LIMIT.
4. 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 PROCEDURE. CONTRACTOR MUST MAINTAIN TREE PROTECTION FENCING UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED.
5. 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.
6. 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 STABILIZATION 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.
  - c. CONSTRUCT RESIDENCE, UTILITIES AND DRIVE
  - d. INSTALL STORMWATER MANAGEMENT SYSTEMS. INSURE NO SEDIMENT ENTERS THE SYSTEM.
  - e. FINE GRADE AND SEED, SOD OR MULCH ALL DISTURBED AREAS AS DETAILED IN 'SURFACE STABILIZATION CRITERIA' NOTES.
8. FINALIZE GRADING AND STABILIZE ALL DISTURBED AREAS.
  9. REMOVE TREE PROTECTION FENCING AFTER ALL CONSTRUCTION ACTIVITY HAS ENDED.
  10. EROSION AND SEDIMENT CONTROLS SHALL BE MONITORED AND MAINTAINED IN PROPER WORKING ORDER UNTIL 70% STABILIZATION IS REACHED AND APPROVED BY THE TOWNSHIP ENGINEER. WITH TOWNSHIP ENGINEER APPROVAL REMOVE EROSION AND SEDIMENT CONTROLS, SEED & MULCH AREA DISTURBED.

**SURFACE STABILIZATION CRITERIA**

1. 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 BEEN STABILIZED.



1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT

**E&S AND CONSERVATION PLAN**

14 RESERVOIR ROAD - SUBDIVISION  
PREPARED FOR  
**JEFFREY S. & MICHELLE A. GLOSSON**

EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

**Yerkes Associates, Inc.**  
*a crill company*

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

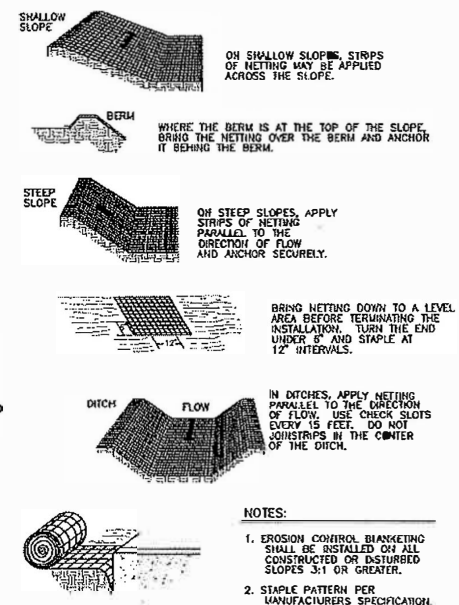
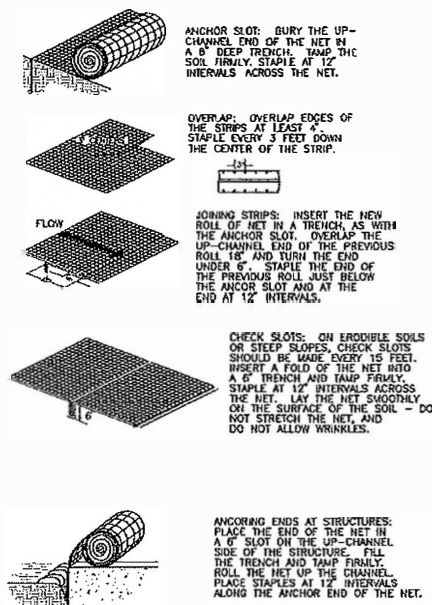
1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380  
TEL: (610) 644-4254 • FAX: (610) 640-0771

PROJECT W-16-2100  
DATE - JUNE 1, 2022  
SCALE - 1" = 30'  
DRAWN - JWB  
CHECKED - JWB  
CAD FILE W2100 SUBDIVISION  
TAX PARCEL - 53-6-80

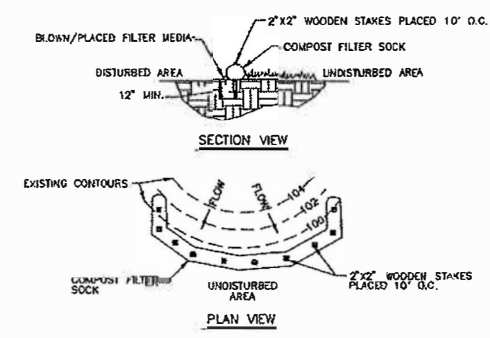
PLAN NO.  
**C-53-6-80**

SHEET 4 OF 6





**EROSION CONTROL BLANKETING**  
NOT TO SCALE



COMPOST SHALL MEET THE FOLLOWING STANDARDS

ORGANIC MATTER CONTENT	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5-8.0
MOISTURE CONTENT	55% - 65%
PARTICLE SIZE	85% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 ds/m MAXIMUM

COMPOST FILTER SOCK SHALL BE INSTALLED AT EXISTING LEVEL GRADE WITH LASER LEVEL. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (SEE FIGURE 4.1 OF THE PA DEP E&S MANUAL). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2 (OF THE PA DEP E&S MANUAL).

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

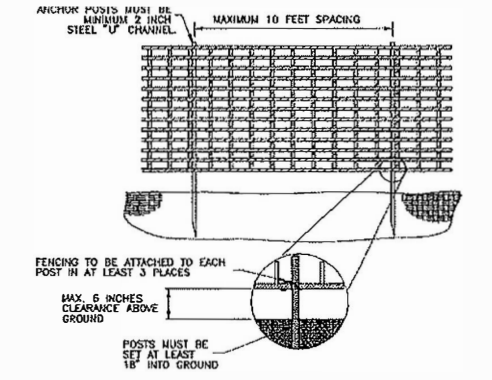
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 8 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

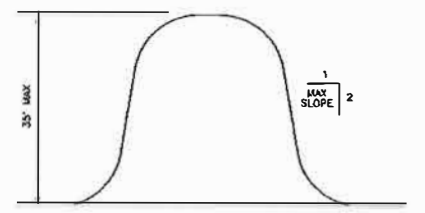
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**COMPOST FILTER SOCK**  
NOT TO SCALE

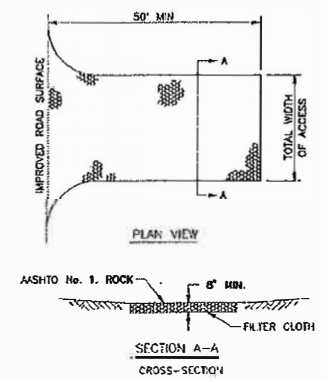


- PROTECTION BARRIER SHALL BE 4 FEET HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL ( PLASTIC ORANGE CONSTRUCTION FENCE OR SNOW FENCE MAY BE USED).
- PROTECTION BARRIERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.

**TREE PROTECTION FENCE**  
NOT TO SCALE

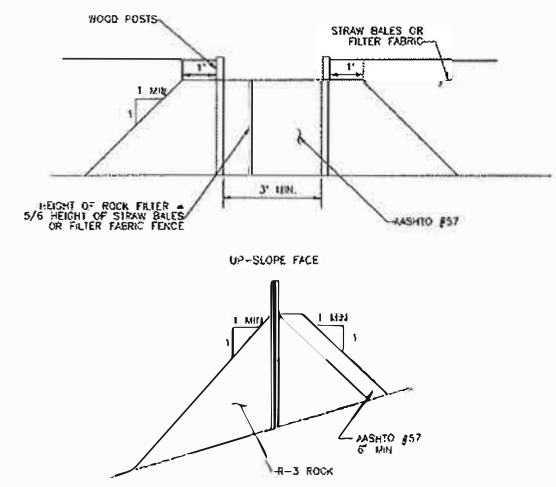


**TOPSOIL STOCKPILE DETAIL**  
NOT TO SCALE



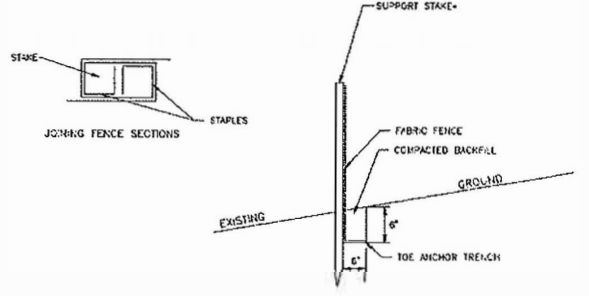
- ROCK CONSTRUCTION ENTRANCE ONLY TO BE INSTALLED IF HANDWASHING TRUCKS OF ALL EQUIPMENT DOES NOT PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE AS DETERMINED BY TOWNSHIP ENGINEER. THE LOCATION SHALL BE PER PLAN OR AS DIRECTED BY TOWNSHIP ENGINEER.

**ROCK CONSTRUCTION ENTRANCE**  
NOT TO SCALE



- NOTES:
- TO BE USED WHERE S-T FENCE HAS BEEN UNDERMINED OR TOPPED
  - SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

**ROCK FILTER OUTLET**  
NOT TO SCALE



**SILT FENCE**  
NOT TO SCALE

1	SEPTEMBER 14, 2022	NOT THIS SHEET
NO.	DATE	REVISION COMMENT

**E&S DETAILS**

14 RESERVOIR ROAD - SUBDIVISION  
PREPARED FOR  
**JEFFREY S. & MICHELLE A. GLOSSON**  
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

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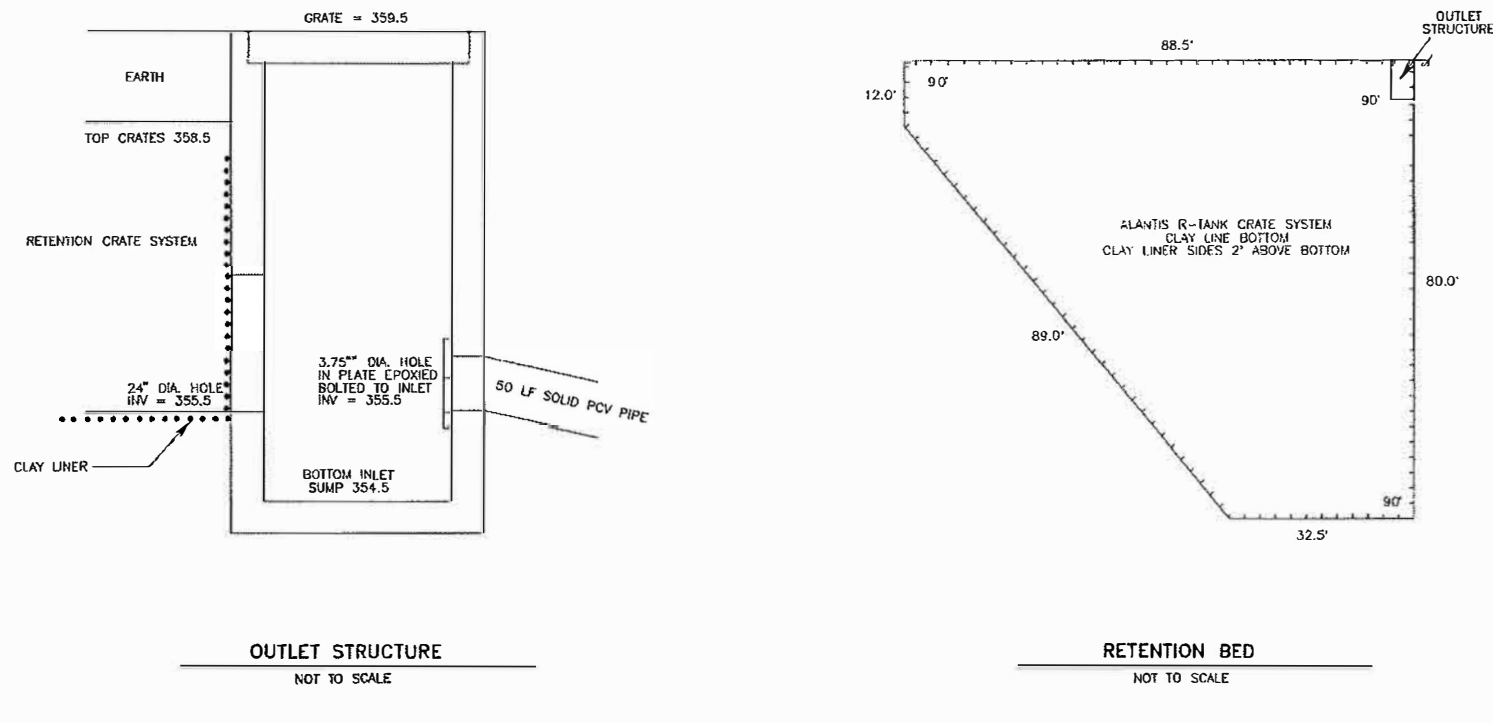
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TEL: (610) 644-4254 • FAX: (610) 640-0771

PROJECT - W-10-2100  
DATE - JUNE 1, 2022  
SCALE -  
DRAWN - MFB  
CHECKED - JAG  
CAD FILE - W2100 SUBDIVISION  
REV PARCEL - 53-6-80

PLAN NO.  
**C-53-6-80**

SHEET 6 OF 6

8/20/2022 1:41:16 PM 2022/W-10-2100 - GLOSSON/W2100 SUBDIVISION R1.rvt



Environmental Management & Consulting, Inc.

**INFILTRATION TEST REPORT FOR ON-LOT DISPOSAL OF STORMWATER**

Applicant/Client: Yerkas Date of Test: 3/4/2022  
 Site Address/Location: 14 Reservoir Road Municipality: East Goshen Twp.  
 Person Conducting Test: Mark A. Bryan County: Chester  
 Weather Conditions: Bumpy 22° Dry last 24 Hours Location: SW1/SW2

Test Method: Double-Ring Infiltrometer

Profile Description:  
 Horizon Depth (ft.) Description  
 SW1  
 A 0-11 Dark brown silt loam, moderate granular, very friable, clear boundary  
 B 11-38 Brown silt loam, strong subangular blocky, friable, granular  
 C 38-84 Grey/brown heavy silt loam, strong subangular blocky, sticky/firm

SHWT Moisture Limiting Zone encountered @ 36"

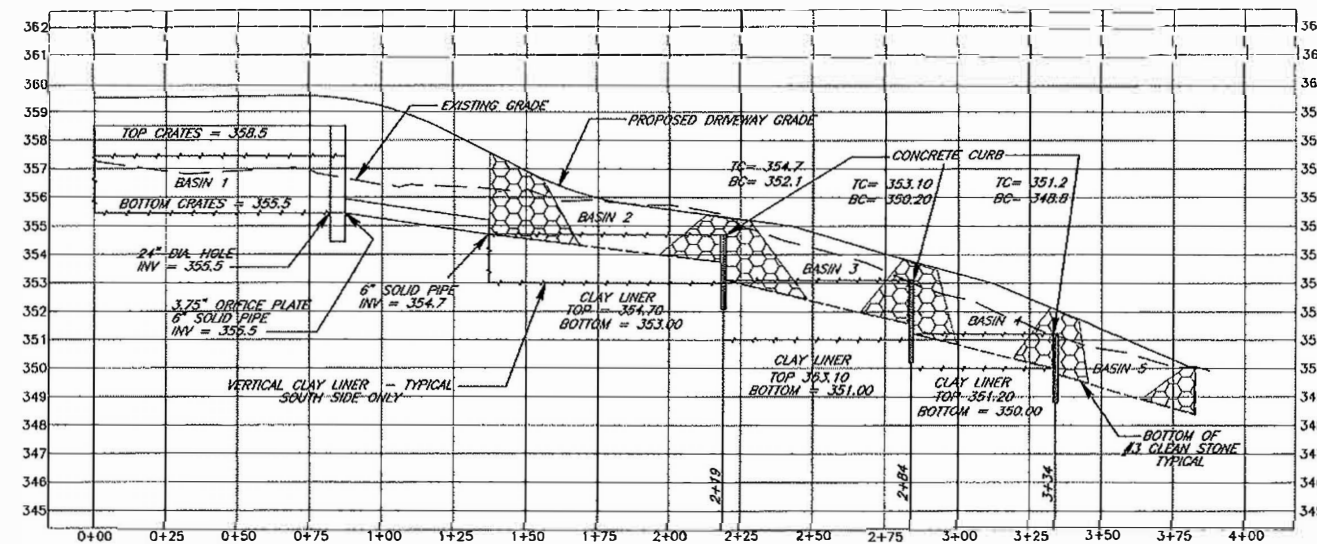
SW2  
 A 0-12 Dark brown silt loam, moderate granular, very friable, clear boundary  
 B 12-28 Brown silt loam, strong subangular blocky, friable, granular  
 C 28-84 Grey/brown heavy silt loam, strong subangular blocky, sticky/firm

SHWT Moisture Limiting Zone encountered @ 28"

Test No.	Test Date	Start Depth (ft.)	End Depth (ft.)	PS1	PS2	1	2	3	4	5	6
SW1A	12	12	1 3/4	1 1/2	1 1/4	1 1/8	1	1			
Time:			:30	:30	:30	:30	:30	:30	:30		
SW1B	12	12	1	3/4	5/8	1/2	1/2	1/2			
Time:			:30	:30	:30	:30	:30	:30			

Calculation of Infiltration Rate:

Test No.	Start Depth (ft.)	Final Depth (ft.)	Reading Interval (min)	Infiltration (in)	Infiltration Rate (in/hr)	Avg. Infiltration Rate
SW1A	1	30	30:00	2:00		1.90
SW1B	1/2	30	00:00	1:00		



NO. 1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
DATE		REVISION COMMENT
<b>CONSTRUCTION DETAIL AND STORMWATER MANAGEMENT PLAN</b>		
14 RESERVOIR ROAD - SUBDIVISION PREPARED FOR <b>JEFFREY S. &amp; MICHELLE A. GLOSSON</b> EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA		
PROJECT NO. W-16-2100		
DATE - JUNE 1, 2022		
SCALE -		
DRAWN - JMB		
CHECKED - JAG		PLAN NO. C-53-6-80
CAB FILE # W2100 SUBMISSION		SHEET 6 OF 6
TAX PARCEL - 53-6-80		
CONSULTING ENGINEERS / STRUCTURAL ENGINEERING SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES <b>Yerkas ASSOCIATES, INC.</b> a civil company 1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380 TEL: (610) 644-4254 • FAX: (610) 640-0771		