AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
1580 Paoli Pike, 2nd Floor
November 8, 2023 - 7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
    a. **10/11/2023**
3. CHAIRMAN'S REPORT
4. Tree City USA
    a. **Any Maintenance Tasks**
5. EDUCATIONAL WORKSHOPS
    a. **New ideas for next workshop**
6. OLD BUSINESS:
    a. **KEGB Signs**
7. NEW BUSINESS – None
8. SUBDIVISION / LAND DEVELOPMENT REVIEW –
    a. **310 Reservoir Road**
9. VARIANCES/CONDITIONAL USES – None
10. LIAISON REPORTS
11. CORRESPONDENCE
12. DATES OF IMPORTANCE –

Date	*Meeting*	*Time*
November 10	Township Office Closed	
November 13	Municipal Authority	7:00pm
November 14	Board of Supervisors	7:00pm
November 16	Futurist Committee	7:00pm
November 23-24	Township Office Closed	
November 27	ESAC	6:30pm
November 28	Board of Supervisors (If Needed)	7:00pm
November 28	Planning Commission	7:00pm
December 5	Board of Supervisors	7:00pm
December 7	Park & Rec	7:00pm
December 11	Municipal Authority	7:00pm
December 13	Conservancy Board	7:00pm
December 14	Pipeline Task Force	5:30pm
December 19	Board of Supervisors	7:00pm
December 21	Futurist Committee	7:00pm
December 25	Township Office Closed	
December 26	Planning Commission	7:00pm

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING

1580 Paoli Pike, 2nd Floor
November 8, 2023 - 7:00 PM

13. BOARD MEMBER CONCERNS
14. PUBLIC COMMENT
15. ADJOURNMENT

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: October 20, 2023
To: Sandra Snyder (Chair)
From: Duane J. Brady Sr., Township Zoning Officer
Re: 301 Reservoir Road/Timbermill Conditional Use Application
Preliminary/Final SD Plan. (Conditional Use Application).

Dear Conservancy Board,

The Township staff has received a CU application for 301 Reservoir Road. The proposal is to subdivide the property into five (5) lots. The SD will be a use permitted by right under 240-9 R-2 low Density Residential District B (1). The application has been reviewed for completeness and was accepted by Township Staff on October 12, 2023. **The Conditional Use is for Article VI Historic Preservation.**

Zoning Information:

- The property is in the R-2 Low Density Residential District.
- Single-family detached dwellings are a use permitted by right.
- The minimum lot area is one (1) acre.
- The front yard is minimum 45 feet / average 60 feet, the side yard is 20 feet, and the rear yard is 50 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.
- Lot four (4) will be a flagpole lot and may require a Zoning Hearing Board variance.

Background Information and timeline:

- Existing single-family residential lot on 6.8 acres with multiple structures
- Existing structures on the property are the main single-family dwelling, a second smaller single-family dwelling, and a barn.
- The property is listed on the Township Historic Resource Inventory for the Barn and House.
- The proposed plan is to create 5 building lots with three new building lots, and two existing lots, one for the barn and one for the house and second dwelling. The second dwelling will be changed to an approved accessory building.

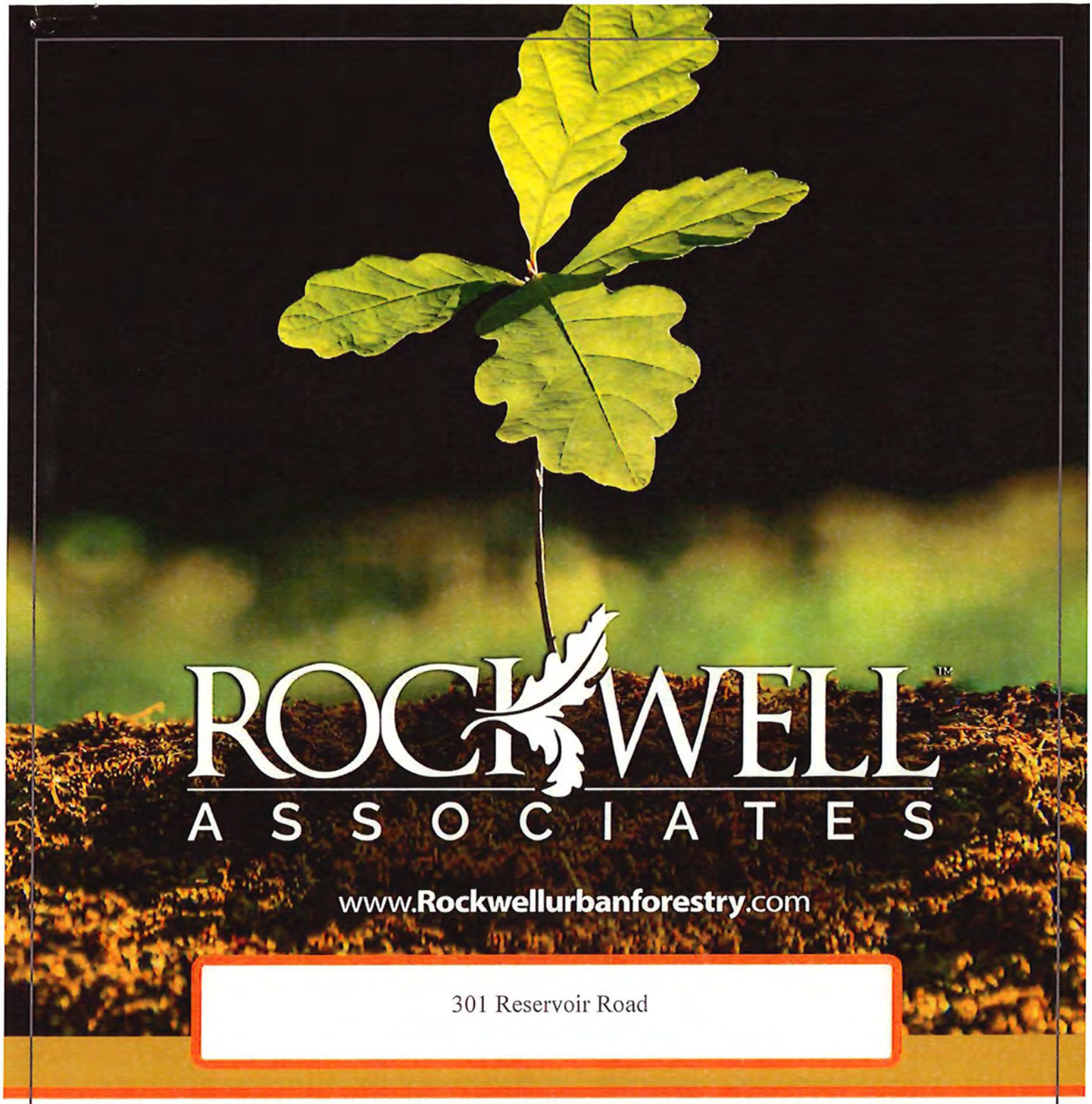
- ❖ The proposal is to do a straightforward zoning by-right planning process.

Please complete your review and provide comments to the Zoning Officer by November 20, 2023.

I have attached a copy of the plans and the Rockwell Associates Tree Report.

Thank you,

Duane J. Brady Sr.
East Goshen Township
Zoning Officer



301 Reservoir Road

ROCKWELL ASSOCIATES
URBAN FORESTRY • ARBORICULTURE • CONSULTING

Urban Foresters - Natural Resource Consultants - Planners - Forensic Arborist

Date: **March 29, 2023**
To: **Mr. Victor Kelly Jr., PE**
Commonwealth Engineers, Inc.
114 East Lancaster Ave. 2nd Floor
Downingtown, PA 19335
From: **John Rockwell Hosbach**
Reference: **Tree Review**
File# **72693RR**

Dear Mr. Kelly,

As you may recall, I have been commissioned to provide an unbiased review the subject project and its relation to the trees that inhabit the property. The said property is located at 301 Reservoir Rd in West Chester, PA 19380.

Assignment

Our objectives were to perform an inventory within the existing canopy to capture data as it pertains to the subject trees to be removed with the LOD, to review if any specimen tree inhabit the property . After concluding our field study, this report represents our findings.

Canopy dynamics and structure

We conducted numerous visits of the property while capturing data. The subject site consists of an overmature monoculture of black walnut (Juglans nigra) . The subject property consists of an uneven and even aged stand. Through succession and mortality , the canopied areas have been fragmentated with large gaps of invasive plant Intrusion.

The expansive and highly prolific invasive species presence at the understory level. Denotes that no native regeneration is occurring. No native regeneration was observed due to the deer browse and invasive understory. The subject trees are reaching their useful benefit capacity, and when mortality increases, the invasive understory will become the dominate species.

The understory consists of destructive invasive palate, specifically the vines, that are entangling the main stem and canopy of a high percentage of the trees. Found on the site were the following invasive understory.

1. Morrow honeysuckle - 'Loncera morrowi'.
2. Poison Ivy - 'Toxicodendron radicans'
3. Multiflora rose - 'Rosa multiflora'.

The species make-up is primarily a bottomland BW palate within the LOD. An antagonism between black walnut and many other plants growing within its root zone has been recognized and is attributed to juglone, a toxic substance found in the leaves, bark, nut husks, and roots of walnut trees.

The site exhibited a mixed mesophytic structure with 10% to 60% canopy coverage with 0% native regeneration and a highly prolific invasive understory.

Methodologies

We performed an inventory of all trees 6" or greater in DBH to determine the stand dynamics, condition and defects. A total of 307 trees were reviewed. As seen with the below summary charts, that the site has a very excessive monoculture of 67.8 Black walnut and a poor condition factor of 74.5%.
Tools utilized.

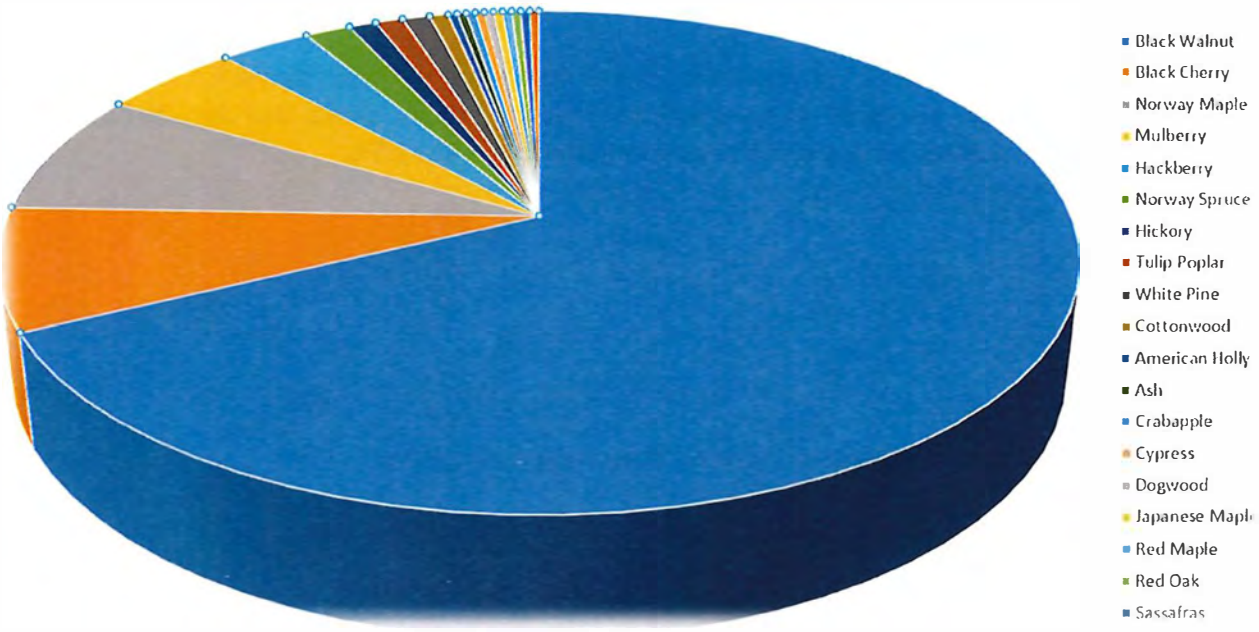
- Biltmore stick
- Prism
- Chain
- Clinometer

In review, we looked at current health, defects, structural issues and longevity.

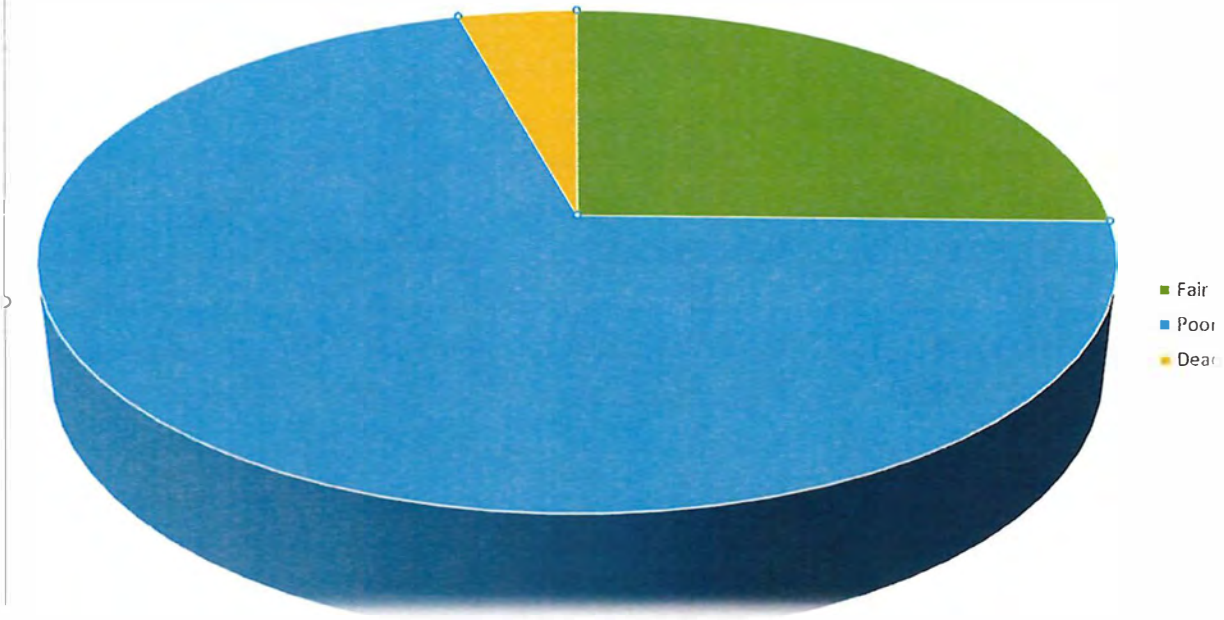
Summary Chart

Species Detail:		Species %:	Total Trees:		
Black Walnut	208	67.8%	All Species	307	
Black Cherry	24	7.8%			
Norway Maple	24	7.8%	**Condition of Trees:**		
Mulberry	15	4.9%	Fair	78	25.4%
Hackberry	10	3.3%	Poor	216	70.4%
Norway Spruce	5	1.6%	Dead	13	4.2%
Hickory	3	1.0%			
Tulip Poplar	3	1.0%	**Defects Observed:**		
White Pine	3	1.0%	Dead	13	4.2%
Cottonwood	2	0.7%	Emerald Ash Borer	1	0.3%
American Holly	1	0.3%	Invasive	23	7.5%
Ash	1	0.3%	Structural	192	62.5%
Crabapple	1	0.3%	None	78	25.4%
Cypress	1	0.3%			
Dogwood	1	0.3%	**Total Inches:**		
Japanese Maple	1	0.3%	Fair	1,310	
Red Maple	1	0.3%	Poor	2,973	
Red Oak	1	0.3%	Dead	141	
Sassafras	1	0.3%			
Sycamore	1	0.3%	**Compensation:**		
			Yes	78	25.4%
Specimen Trees	10		No	229	74.6%

Species Chart



Condition Chart



Summary Chart

Rare plants observed	**None**
Healthy woodland layering affect	**None – high deer browse and invasive understory**
Wildlife value	**Low due to mature overstory and invasive understory structure**
Interior woodland value	**Low – invasive understory**
Tree Condition average	**74.5% Poor**
General health rating based on Longevity, defects, structure	**Poor - (as it relates to woodland class trees)**
Dominate species	**Black Walnut**
Diversity	**Extremely Low and vulnerable**

The subject tree canopy and its relation to the "Tree Mass" was sporadic throughout the site. It was estimated that only 14.5% of the site has a closed canopy. the remainder was fragmented, or trees have died and regeneration has not occurred.

Specimen trees

We reviewed the site for specimen trees and found that ten trees were notable and shall be classified as specimen trees. These are noted in the matrix. These trees will require protection or full replacement if they cannot be preserved.

As noted from the sampling and the summary, the site is heavily populated with black walnut There is a very invasive understory with no native regeneration. Only 14.5% of the canopy precisely defines the tree mass subject.

The site has not been managed or cared for in over 20+ years. The proposed improvements that will require a landscape and buffer mitigation plan, will provide diversity, sustainability and a healthy structure.

John Rockwell Hosbach jr. CONSULTANT

John Rockwell Hosbach Jr., RCA, Urban Forester| Principal

asca|RCA #483
Registered Consulting Arborist®

CERTIFICATION OF PERFORMANCE

I, John Rockwell Hosbach, Jr., certify that:

- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.

- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.

- No one provided significant professional assistance to me, except as indicated within the report.

- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 25 years.

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
1	Japanese Maple	16	Poor	Structure	N	
2	American Holly	15	Poor	Structure	N	
3	Red Oak	45	Fair	None observed	Y	Yes
4	Norway Spruce	28	Poor	Structure	N	
5	Norway Maple	17	Poor	Invasive	N	
6	Norway Maple	9	Poor	Invasive	N	
7	Norway Maple	28	Poor	Invasive	N	
8	Norway Maple	13	Poor	Invasive	N	
9	Sassafras	10	Poor	Structure	N	
10	Hickory	7	Poor	Structure	N	
11	Cottonwood	8	Poor	Structure	N	
12	Cottonwood	10	Poor	Structure	N	
13	Cypress	14	Poor	Structure	N	
14	White Pine	30	Poor	Structure	N	
15	White Pine	30	Poor	Structure	N	
16	White Pine	32	Poor	Structure	N	
17	Norway Spruce	24	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condltion	Defect	Compensation Y / N	Specimen Tree
18	Norway Maple	42	Poor	Invasive	N	
19	Norway Maple	16	Poor	Invasive	N	
20	Norway Maple	10	Poor	Invasive	N	
21	Mulberry	17	Poor	Structure	N	
22	Mulberry	24	Poor	Structure	N	
23	Mulberry	12	Poor	Structure	N	
24	Black Cherry	8	Dead	Dead	N	
25	Black Walnut	14	Poor	Structure	N	
26	Black Walnut	22	Poor	Structure	N	
27	Black Walnut	13	Poor	Structure	N	
28	Black Walnut	10	Fair	None observed	Y	
29	Black Walnut	16	Fair	None observed	Y	
30	Black Walnut	11	Poor	Structure	N	
31	Black Walnut	8	Dead	Dead	N	
32	Black Walnut	14	Fair	None observed	Y	
33	Black Walnut	13	Fair	None observed	Y	

34	Black Walnut	16	Fair	None observed	Y	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
35	Black Walnut	8	Poor	Structure	N	
36	Black Walnut	20	Fair	None observed	Y	
37	Black Walnut	7	Poor	Structure	N	
38	Black Walnut	22	Fair	None observed	Y	Yes
39	Black Walnut	14	Fair	None observed	Y	
40	Black Walnut	19	Poor	Structure	N	
41	Black Walnut	26	Fair	None observed	Y	
42	Black Walnut	22	Fair	None observed	Y	
43	Black Walnut	19	Poor	Structure	N	
44	Norway Maple	16	Poor	Invasive	N	
45	Black Walnut	37	Poor	Structure	N	
46	Norway Maple	22	Poor	Invasive	N	
47	Hickory	32	Dead	Dead	N	
48	Tulip Poplar	22	Fair	None observed	Y	Yes
49	Norway Spruce	28	Fair	None observed	Y	Yes

50	Norway Maple	13	Poor	Invasive	N	
51	Norway Maple	11	Poor	Invasive	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
52	Norway Spruce	40	Poor	Structure	N	
53	Dogwood	13	Poor	Structure	N	
54	Black Walnut	7	Fair	None observed	Y	
55	Norway Spruce	38	Poor	Structure	N	
56	Black Walnut	20	Poor	Structure	N	
57	Mulberry	15	Poor	Structure	N	
58	Black Walnut	27	Fair	None observed	Y	
59	Black Walnut	21	Poor	Structure	N	
60	Black Walnut	19	Poor	Structure	N	
61	Black Walnut	21	Fair	None observed	Y	
62	Mulberry	11	Poor	Structure	N	
63	Black Walnut	15	Fair	None observed	Y	
64	Norway Maple	15	Poor	Structure	N	
65	Black Walnut	12	Poor	Structure	N	

66	Black Walnut	12	Poor	Structure	N	
67	Black Walnut	12	Poor	Structure	N	
68	Black Walnut	15	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
69	Black Walnut	7	Poor	Structure	N	
70	Black Walnut	20	Poor	Structure	N	
71	Black Walnut	12	Poor	Structure	N	
72	Black Walnut	20	Poor	Structure	N	
73	Hackberry	9	Poor	Structure	N	
74	Black Walnut	12	Poor	Structure	N	
75	Black Walnut	9	Poor	Structure	N	
76	Black Walnut	19	Poor	Structure	N	
77	Black Walnut	14	Poor	Structure	N	
78	Black Walnut	17	Poor	Structure	N	
79	Black Walnut	13	Poor	Structure	N	
80	Black Cherry	15	Poor	Structure	N	
81	Black Cherry	20	Poor	Structure	N	

82	Black Walnut	15	Poor	Structure	N	
83	Ash	16	Poor	Emerald Ash Borer	N	
84	Black Cherry	18	Dead	Dead	N	
85	Black Cherry	28	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
86	Black Cherry	13	Poor	Structure	N	
87	Black Cherry	12	Poor	Structure	N	
88	Black Cherry	12	Poor	Structure	N	
89	Black Walnut	13	Fair	None observed	Y	
90	Black Cherry	19	Poor	Structure	N	
91	Black Walnut	18	Fair	None observed	Y	
92	Black Walnut	14	Fair	None observed	Y	
93	Black Cherry	14	Poor	Structure	N	
94	Black Walnut	22	Fair	None observed	Y	
95	Black Walnut	14	Poor	Structure	N	
96	Black Walnut	21	Fair	None observed	Y	
97	Black Walnut	23	Fair	None observed	Y	

98	Hackberry	16	Poor	Structure	N	
99	Black Walnut	32	Fair	None observed	Y	Yes
100	Black Walnut	17	Fair	None observed	Y	
101	Black Walnut	28	Fair	None observed	Y	
102	Black Walnut	12	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
103	Mulberry	24	Poor	Structure	N	
104	Black Walnut	19	Fair	None observed	Y	
105	Black Walnut	24	Fair	None observed	Y	
106	Black Walnut	15	Poor	Structure	N	
107	Black Walnut	15	Poor	Structure	N	
108	Black Cherry	24	Poor	Structure	N	
109	Black Walnut	16	Poor	Structure	N	
110	Black Walnut	13	Poor	Structure	N	
111	Black Walnut	30	Poor	Structure	N	
112	Mulberry	12	Poor	Structure	N	
113	Black Walnut	13	Poor	Structure	N	

114	Mulberry	18	Poor	Structure	N	
115	Mulberry	14	Poor	Structure	N	
116	Black Walnut	21	Poor	Structure	N	
117	Black Walnut	17	Poor	Structure	N	
118	Black Walnut	13	Poor	Structure	N	
119	Black Walnut	27	Fair	None observed	Y	Yes

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
120	Black Walnut	22	Poor	Structure	N	
121	Black Walnut	22	Poor	Structure	N	
122	Black Walnut	9	Poor	Structure	N	
123	Black Walnut	21	Poor	Structure	N	
124	Black Cherry	17	Poor	Structure	N	
125	Black Cherry	10	Poor	Structure	N	
126	Black Cherry	10	Poor	Structure	N	
127	Black Cherry	17	Poor	Structure	N	
128	Red Maple	8	Dead	Dead	N	
129	Black Cherry	6	Dead	Dead	N	

130	Black Cherry	6	Dead	Dead	N	
131	Black Walnut	23	Fair	None observed	Y	Yes
132	Black Walnut	16	Fair	None observed	Y	
133	Black Walnut	15	Fair	None observed	Y	
134	Black Walnut	20	Poor	Structure	N	
135	Black Walnut	21	Fair	None observed	Y	
136	Black Walnut	20	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
137	Black Walnut	21	Fair	None observed	Y	
138	Black Walnut	25	Poor	Structure	N	
139	Black Walnut	6	Poor	Structure	N	
140	Black Walnut	12	Poor	Structure	N	
141	Mulberry	11	Poor	Structure	N	
142	Norway Maple	15	Poor	Invasive	N	
143	Norway Maple	13	Poor	Invasive	N	
144	Black Cherry	34	Poor	Structure	N	
145	Norway Maple	20	Poor	Invasive	N	

146	Norway Maple	13	Poor	Invasive	N	
147	Sycamore	20	Fair	None observed	Y	Yes
148	Crabapple	10	Dead	Dead	N	
149	Norway Maple	29	Poor	Invasive	N	
150	Black Walnut	26	Poor	Structure	N	
151	Black Walnut	9	Poor	Structure	N	
152	Black Walnut	15	Dead	Dead	N	
153	Black Walnut	15	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
154	Black Walnut	16	Poor	Structure	N	
155	Black Walnut	11	Poor	Structure	N	
156	Black Walnut	12	Poor	Structure	N	
157	Black Walnut	7	Poor	Structure	N	
158	Black Walnut	9	Fair	None observed	Y	
159	Black Walnut	16	Fair	None observed	Y	
160	Black Walnut	16	Fair	None observed	Y	
161	Black Walnut	7	Poor	Structure	N	

162	Black Walnut	7	Fair	None observed	Y	
163	Black Cherry	12	Poor	Structure	N	
164	Black Cherry	13	Poor	Structure	N	
165	Black Walnut	21	Fair	None observed	Y	
166	Black Walnut	12	Poor	Structure	N	
167	Black Walnut	7	Poor	Structure	N	
168	Black Walnut	24	Fair	None observed	Y	
169	Black Walnut	12	Fair	None observed	Y	
170	Black Walnut	7	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
171	Black Walnut	6	Poor	Structure	N	
172	Black Walnut	7	Poor	Structure	N	
173	Hackberry	7	Poor	Structure	N	
174	Black Walnut	9	Poor	Structure	N	
175	Black Walnut	6	Dead	Dead	N	
176	Black Walnut	10	Fair	None observed	Y	
177	Black Walnut	15	Fair	None observed	Y	

178	Black Walnut	13	Fair	None observed	Y	
179	Black Walnut	14	Fair	None observed	Y	
180	Black Walnut	12	Fair	None observed	Y	
181	Hackberry	7	Poor	Structure	N	
182	Black Walnut	12	Poor	Structure	N	
183	Black Walnut	11	Poor	Structure	N	
184	Black Walnut	7	Poor	Structure	N	
185	Black Cherry	7	Dead	Dead	N	
186	Tulip Poplar	11	Poor	Structure	N	
187	Tulip Poplar	33	Fair	None observed	Y	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
188	Black Walnut	7	Poor	Structure	N	
189	Black Walnut	9	Poor	Structure	N	
190	Black Walnut	15	Poor	Structure	N	
191	Black Cherry	6	Dead	Dead	N	
192	Black Walnut	8	Poor	Structure	N	
193	Black Walnut	9	Poor	Structure	N	

194	Black Walnut	13	Poor	Structure	N	
195	Black Walnut	6	Fair	None observed	Y	
196	Black Walnut	7	Poor	Structure	N	
197	Black Walnut	6	Poor	Structure	N	
198	Black Walnut	7	Poor	Structure	N	
199	Black Walnut	10	Poor	Structure	N	
200	Black Walnut	9	Poor	Structure	N	
201	Black Walnut	6	Poor	Structure	N	
202	Black Walnut	15	Poor	Structure	N	
203	Black Walnut	12	Poor	Structure	N	
204	Black Walnut	10	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
205	Hackberry	6	Poor	Structure	N	
206	Black Walnut	6	Poor	Structure	N	
207	Black Walnut	7	Poor	Structure	N	
208	Black Walnut	11	Poor	Structure	N	
209	Hackberry	6	Poor	Structure	N	

210	Black Walnut	6	Poor	Structure	N	
211	Black Walnut	7	Poor	Structure	N	
212	Black Walnut	9	Poor	Structure	N	
213	Black Walnut	22	Poor	Structure	N	
214	Black Walnut	16	Fair	None observed	Y	
215	Black Walnut	11	Poor	Structure	N	
216	Black Walnut	16	Fair	None observed	Y	
217	Black Walnut	11	Poor	Structure	N	
218	Black Walnut	12	Poor	Structure	N	
219	Black Walnut	11	Poor	Structure	N	
220	Black Walnut	15	Fair	None observed	Y	
221	Black Walnut	15	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
222	Black Walnut	14	Fair	None observed	Y	
223	Black Walnut	9	Poor	Structure	N	
224	Black Walnut	15	Poor	Structure	N	
225	Black Walnut	7	Poor	Structure	N	

226	Black Walnut	12	Poor	Structure	N	
227	Hackberry	11	Poor	Structure	N	
228	Black Walnut	8	Poor	Structure	N	
229	Black Walnut	9	Poor	Structure	N	
230	Black Walnut	13	Poor	Structure	N	
231	Black Walnut	9	Fair	None observed	Y	
232	Black Walnut	13	Fair	None observed	Y	
233	Black Walnut	6	Poor	Structure	N	
234	Black Walnut	9	Poor	Structure	N	
235	Hackberry	6	Poor	Structure	N	
236	Black Walnut	10	Poor	Structure	N	
237	Hackberry	8	Poor	Structure	N	
238	Black Walnut	9	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
239	Hackberry	10	Poor	Structure	N	
240	Black Walnut	21	Fair	None observed	Y	
241	Black Walnut	16	Fair	None observed	Y	

242	Black Walnut	14	Poor	Structure	N	
243	Black Walnut	7	Poor	Structure	N	
244	Black Walnut	11	Poor	Structure	N	
245	Black Walnut	11	Poor	Structure	N	
246	Black Walnut	10	Poor	Structure	N	
247	Black Walnut	25	Fair	None observed	Y	Yes
248	Black Walnut	8	Fair	None observed	Y	
249	Black Walnut	15	Fair	None observed	Y	
250	Norway Maple	8	Poor	Invasive	N	
251	Norway Maple	20	Poor	Invasive	N	
252	Norway Maple	19	Poor	Invasive	N	
253	Norway Maple	11	Poor	Invasive	N	
254	Norway Maple	20	Poor	Invasive	N	
255	Hickory	14	Fair	None observed	Y	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
256	Black Walnut	14	Fair	None observed	Y	
257	Black Walnut	9	Poor	Structure	N	

258	Black Walnut	11	Poor	Structure	N	
259	Black Walnut	16	Fair	None observed	Y	
260	Black Walnut	10	Poor	Structure	N	
261	Norway Maple	15	Poor	Invasive	N	
262	Black Walnut	7	Poor	Structure	N	
263	Black Walnut	9	Poor	Structure	N	
264	Black Walnut	11	Poor	Structure	N	
265	Black Walnut	16	Poor	Structure	N	
266	Black Walnut	7	Poor	Structure	N	
267	Black Walnut	7	Poor	Structure	N	
268	Black Walnut	12	Poor	Structure	N	
269	Black Walnut	6	Poor	Structure	N	
270	Black Walnut	12	Fair	None observed	Y	
271	Black Walnut	6	Fair	None observed	Y	
272	Black Walnut	9	Poor	Structure	N	

301 Reservoir Road

Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree
273	Black Walnut	13	Fair	None observed	Y	

274	Black Walnut	7	Fair	None observed	Y	
275	Black Walnut	13	Poor	Structure	N	
276	Black Walnut	7	Poor	Structure	N	
277	Black Walnut	12	Poor	Structure	N	
278	Black Walnut	8	Poor	Structure	N	
279	Black Walnut	6	Poor	Structure	N	
280	Black Walnut	9	Fair	None observed	Y	
281	Black Walnut	6	Fair	None observed	Y	
282	Black Walnut	9	Fair	None observed	Y	
283	Black Walnut	9	Poor	Structure	N	
284	Black Walnut	13	Fair	None observed	Y	
285	Black Walnut	9	Poor	Structure	N	
286	Black Walnut	14	Fair	None observed	Y	
287	Black Walnut	9	Poor	Structure	N	
288	Black Walnut	11	Poor	Structure	N	
289	Black Walnut	11	Poor	Structure	N	

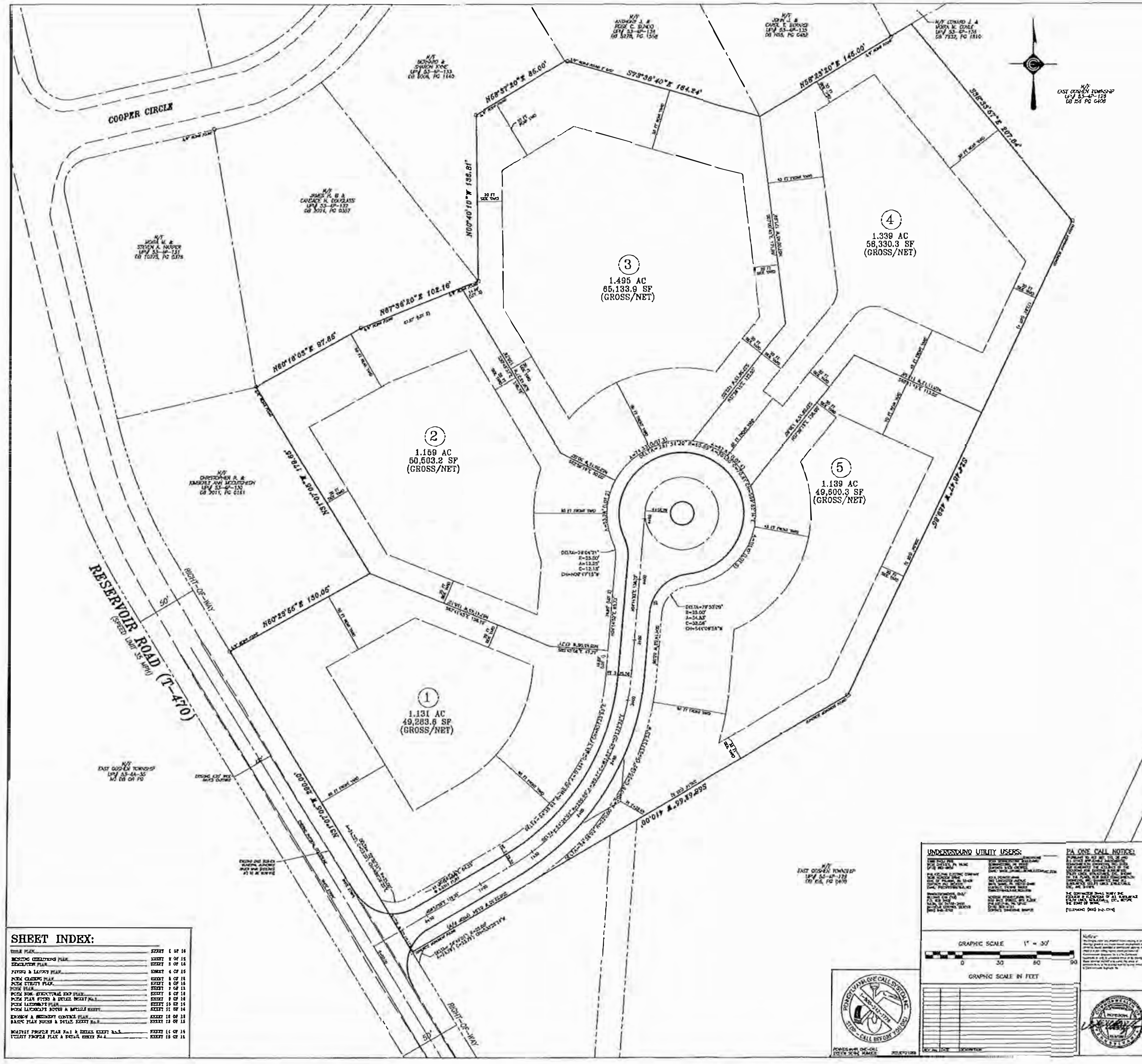
301 Reservoir Road

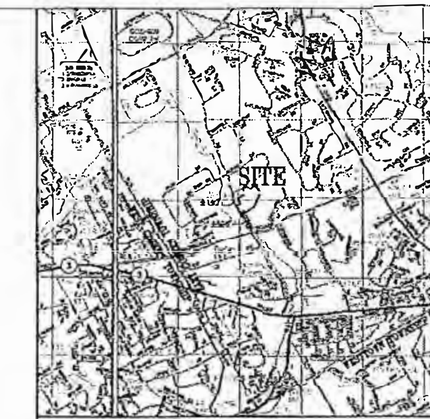
Tag #	Species	Size	Condition	Defect	Compensation Y / N	Specimen Tree

290	Black Walnut	11	Dead	Dead	N	
291	Black Walnut	14	Fair	None observed	Y	
292	Black Walnut	25	Poor	Structure	N	
293	Black Walnut	17	Poor	Structure	N	
294	Black Walnut	17	Fair	None observed	Y	
295	Black Walnut	18	Fair	None observed	Y	
296	Black Walnut	10	Fair	None observed	Y	
297	Black Cherry	10	Poor	Structure	N	
298	Black Walnut	15	Fair	None observed	Y	Yes
299	Mulberry	8	Poor	Structure	N	
300	Black Cherry	14	Poor	Structure	N	
301	Mulberry	8	Poor	Structure	N	
302	Black Walnut	15	Fair	None observed	Y	
303	Mulberry	12	Poor	Structure	N	
304	Norway Maple	7	Poor	Invasive	N	
305	Mulberry	9	Poor	Structure	N	
306	Mulberry	16	Poor	Structure	N	
307	Black Walnut	20	Poor	Structure	N	

SUMMARY		
Species Detail:	**Species %:**	**Total Trees:**

Black Walnut	208	67.8%	All Species	307	
Black Cherry	24	7.8%			
Norway Maple	24	7.8%	**Condition of Trees:**		
Mulberry	15	4.9%	Fair	78	25.4%
Hackberry	10	3.3%	Poor	216	70.4%
Norway Spruce	5	1.6%	Dead	13	4.2%
Hickory	3	1.0%			
Tulip Poplar	3	1.0%	**Defects Observed:**		
White Pine	3	1.0%	Dead	13	4.2%
Cottonwood	2	0.7%	Emerald Ash Borer	1	0.3%
American Holly	1	0.3%	Invasive	23	7.5%
Ash	1	0.3%	Structural	192	62.5%
Crabapple	1	0.3%	None	78	25.4%
Cypress	1	0.3%			
Dogwood	1	0.3%	**Total Inches:**		
Japanese Maple	1	0.3%	Fair	1,310	
Red Maple	1	0.3%	Poor	2,973	
Red Oak	1	0.3%	Dead	141	
Sassafras	1	0.3%			
Sycamore	1	0.3%	**Compensation:**		
			Yes	78	25.4%
Specimen Trees	10		No	229	74.6%





LOCATION MAP

ZONING: R2 LOW DENSITY RESIDENTIAL DISTRICT

SOILS IDENTIFICATION:

HISTORICAL RESOURCE NOTICE:

NOTICE OF REQUESTED CONDITIONAL USE:

DEVELOPER'S AGREEMENT NOTICE:

FINANCIAL SECURITY NOTICE:

PRIVATE STREET MAINTENANCE AGREEMENT:

NOTICE OF PROPOSED PRIVATE STREET:

PRIVATE STREET RIGHTS AND RESPONSIBILITIES:

NOTICE OF EXISTING & PROPOSED SANITARY SEWER:

NOTICE OF PROPOSED SEWER MAIN DEDICATION:

OFFER OF BLANKET EASEMENT:

HOMEOWNERS ASSOCIATION NOTICE:

STORMWATER FACILITY MAINTENANCE:

POTENTIAL WAIVER REQUESTS:

FINAL PLAN RECORDING NOTICE:

GENERAL NOTES:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

STATEMENT OF COMPLIANCE (ENGINEER):

STATEMENT OF COMPLIANCE (STORMWATER):

STATEMENT OF COMPLIANCE (OWNER):

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'

0 30 60 90

GRAPHIC SCALE IN FEET

SHEET INDEX:

TITLE PLAN	SHEET 1 OF 15
EXISTING CONDITIONS PLAN	SHEET 2 OF 15
DEMOLITION PLAN	SHEET 3 OF 15
PAVING & LAYOUT PLAN	SHEET 4 OF 15
PCSM GRADING PLAN	SHEET 5 OF 15
PCSM UTILITY PLAN	SHEET 6 OF 15
PCSM PLAN	SHEET 7 OF 15
PCSM NON-STRUCTURAL BMP PLAN	SHEET 8 OF 15
PCSM PLAN NOTES & DETAIL SHEET No.1	SHEET 9 OF 15
PCSM LANDSCAPE PLAN	SHEET 10 OF 15
PCSM LANDSCAPE NOTES & DETAILS SHEET	SHEET 11 OF 15
EROSION & SEDIMENT CONTROL PLAN	SHEET 12 OF 15
E&SPC PLAN NOTES & DETAIL SHEET No.1	SHEET 13 OF 15
ROADWAY PROFILE PLAN No.1 & DETAIL SHEET No.1	SHEET 14 OF 15
UTILITY PROFILE PLAN & DETAIL SHEET No.2	SHEET 15 OF 15

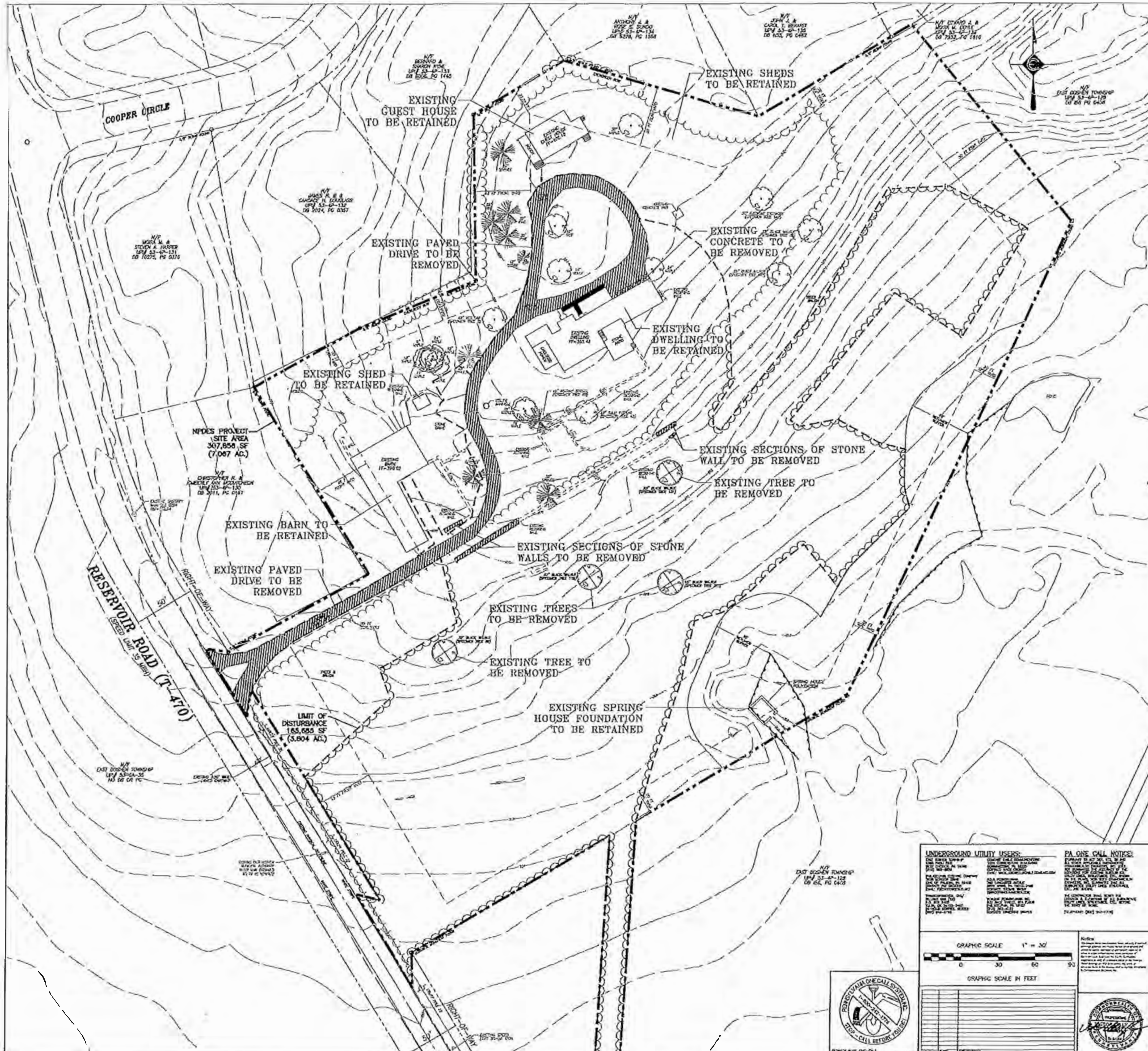
TITLE PLAN

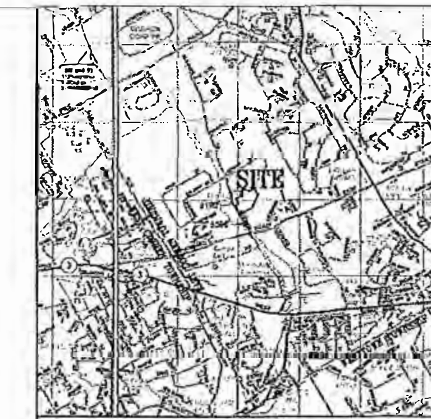
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE (610) 518-9003 ~ FAX (610) 518-9004

SHEET: 1 OF 15





LOCATION MAP

(SCALE 1" = 2,000')

SOILS IDENTIFICATION:

TREE PROTECTION MEASURES AND NOTES:

DEMOLITION NOTES:

CONSTRUCTION WASTE DISPOSAL NOTE:

UNFORESEEN EROSIVE CONDITIONS:

SPRINGS & SEEPS NOTICE:

SEDIMENT TRACKING NOTICE:

ARCHAEOLOGICAL RESOURCE NOTICE:

TOPSOIL APPLICATION NOTE:

PERMANENT SEED MIXTURE:

TEMPORARY SEED MIXTURE:

MULCH, LIME, FERTILIZER, SOD & SEED NOTES:

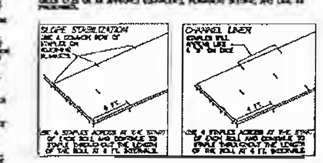
SITE STABILIZATION STANDARDS:

TEMPORARY SITE STABILIZATION REQUIREMENTS:

FINAL SITE STABILIZATION REQUIREMENTS:

SEEDING & MULCHING NOTES:

GEOTEXTILE STABILIZATION REQUIREMENTS:



GEOTEXTILE BLANKET INSTALLATION DETAIL

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'

0 30 60 90

GRAPHIC SCALE IN FEET

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

DEMOLITION PLAN

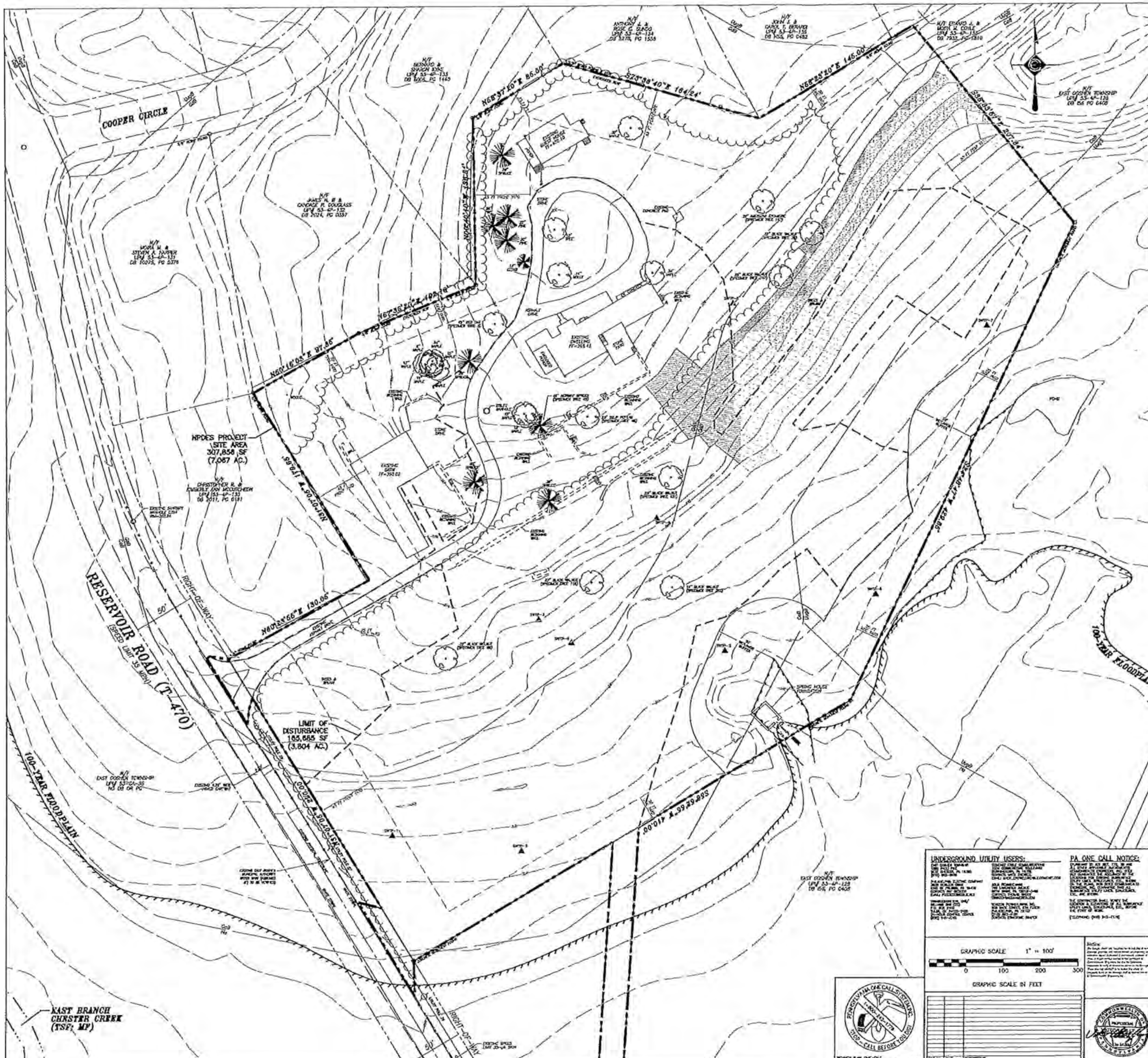
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS FOR

TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE - SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 - FAX: (610) 518-9004

DATE: SEPTEMBER 25, 2023 — SCALE: AS SHOWN — SHEET: 2



LOCATION MAP
(SCALE 1" = 2,000')

SOILS IDENTIFICATION:

GEOLOGIC FORMATION & WATER SUPPLY NOTE:

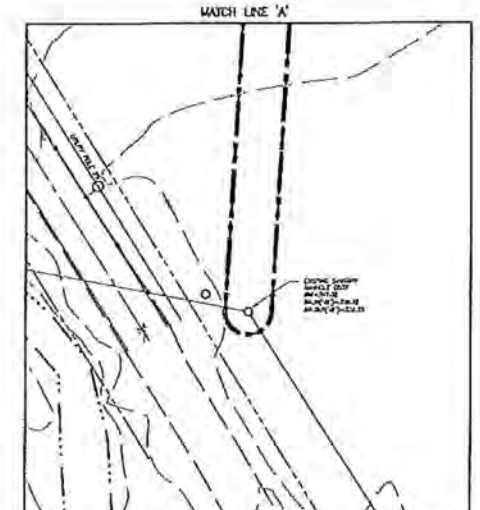
TREE PROTECTION MEASURES AND NOTES:

GENERAL NOTES:

ZONING: R2 LOW DENSITY RESIDENTIAL DISTRICT

HISTORICAL RESOURCE NOTICE:

ARCHAEOLOGICAL RESOURCE NOTICE:



UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 100'
0 100 200 300
GRAPHIC SCALE IN FEET

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP - CALL BEFORE YOU DIG!

EXISTING CONDITIONS PLAN

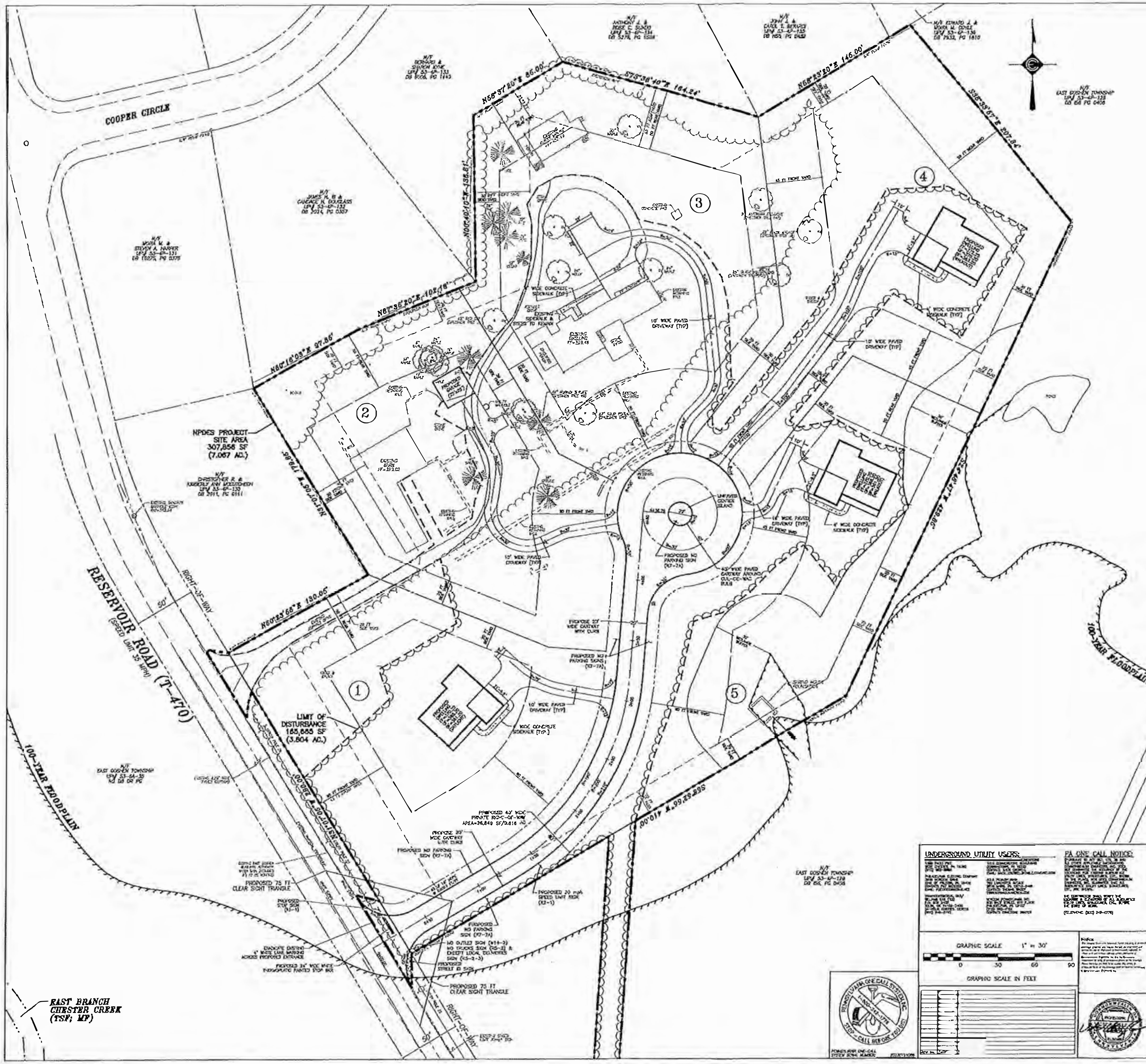
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

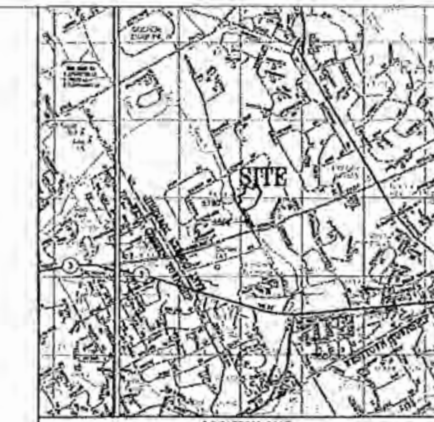
EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
COMENGINCCD-1.COM

DATE:	SEPTEMBER 25, 2023
SCALE:	AS SHOWN
SURVEY:	
DRAWN:	
CHECKED:	
DRAWING NO.	

SHEET: 3





LOCATION MAP
(SCALE: 1" = 2,000')

ZONING: R2 LOW DENSITY RESIDENTIAL DISTRICT

SOILS IDENTIFICATION:

OFFER OF BLANKET EASEMENT:

HOMEOWNERS ASSOCIATION NOTICE:

PRIVATE STREET MAINTENANCE AGREEMENT:

NOTICE OF PROPOSED PRIVATE STREET:

PRIVATE STREET RIGHTS AND RESPONSIBILITIES:

STORMWATER FACILITY MAINTENANCE:

OVERHEAD POWER LINE NOTICE:

STREET SIGN NOTES:

PCSM PLAN NOTICE:

SENSITIVE RESOURCE MAP NOTICE:

PROPOSED IMPERVIOUS COVERAGE SUMMARY:

NOTE: PROPOSED COVERAGE CALCULATIONS PERFORMED TO THE RIGHT-OF-WAY LINE OF THE PRIVATE ROAD

REQUIRED REGULATORY APPROVALS:

GENERAL NOTES:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

NOTARY SEAL

STATEMENT OF COMPLIANCE (ENGINEER):

STATEMENT OF COMPLIANCE (STORMWATER):

STATEMENT OF COMPLIANCE (OWNER):

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP – CALL BEFORE YOU DIG!

PAVING & LAYOUT PLAN

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE – SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE (610) 518-9003 – FAX (610) 518-9004

DATE:	SEPTEMBER 29, 2023	SHEET: 4
SCALE:	AS SHOWN	
SURVEY:		
DRAWN:		
CHECKED:		
DRAWING NO.		OF 33


COOPER CIRCLE
N/F MOIRA H. & STEVEN A. HARPER UPI# 53-4P-131 DB 10275, PG 0315
N/F JAMES H. III & CANDACE H. DOUGLASS UPI# 53-4P-132 DB 2024, PG 0357
N/F BERNARD & SHARON KOKE UPI# 53-4P-133
N/F ANTHONY J. & ROSE C. SUACCO UPI# 53-4P-134
N/F JOHN J. & CAROL E. BERARDI UPI# 53-4P-135
N/F EAST GOSHEN TOWNSHIP UPI# 53-4P-129 DB E6, PG 0408
N/F CHRISTOPHER R. & KIMBERLY ANN MCCUTCHEON UPI# 53-4P-130 DB 2011, PG 0151
N/F EAST GOSHEN TOWNSHIP UPI# 53-4P-129 DB E6, PG 0408
N58°37'20"E 86.00'
S75°56'40"E 164.24'
N58°23'20"E 145.00'
S38°53'51"E 207.84'
N00°40'10"W 136.81'
N67°36'20"E 102.16'
N60°16'03"E 97.86'
N31°07'06"W 179.05'
N60°23'56"E 130.05'
N31°07'06"W 220.00'
S58°52'56"W 410.00'
NPDES PROJECT SITE AREA 307,856 SF (7.067 AC.)
LIMIT OF DISTURBANCE 165,665 SF (3.804 AC.)
RESERVOIR ROAD (T-470)
(SPEED LIMIT 35 MPH)
RIGHT-OF-WAY
50'
100-YEAR FLOODPLAIN
EAST BRANCH CHESTER CREEK (TSF; MF)
1
2
3
4
5
GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET

LOCATION MAP
(SCALE: 1" = 2,000')

ZONING: R2 LOW DENSITY RESIDENTIAL DISTRICT

GENERAL NOTES:

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

PCSM GRADING PLAN

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE -- SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 -- FAX: (610) 518-9004
COMENG@CEI-1.COM

SHEET: 5

COOPER CIRCLE

RESERVOIR ROAD (T-470)
(SPEED LIMIT 35 MPH)

EAST BRANCH CHESTER CREEK (TSF; MF)

100-YEAR FLOODPLAIN

N/F JASON L. & MARY E. BOWER LPF 53-4P-133 DB 5278, PG 1559

N/F JOHN T. & BONNIE L. BOWER LPF 53-4P-132 DB 5005, PG 1440

N/F JOHN M. & CANDACE N. DOUGLASS LPF 53-4P-131 DB 5326, PG 2357

N/F JOHN M. & STACEY L. HARPER LPF 53-4P-131 DB 7329, PG 2078

N/F CHRISTOPHER P. & KIMBERLY ANN MOLDOWAN LPF 53-4P-130 DB 5511, PG 2151

N/F JOHN T. & BONNIE L. BOWER LPF 53-4P-132 DB 7952, PG 0482

N/F STEVEN J. & JOAN V. CONTE LPF 53-4P-134 DB 7932, PG 1812

N/F EAST GOSHEN TOWNSHIP LPF 53-4P-135 DB 22, PG 0408

N/F EAST GOSHEN TOWNSHIP LPF 53-4P-135 DB 65, PG 0408

N68°37'20"E 85.00'

S75°38'40"E 184.64'

N68°33'20"E 146.00'

S28°45'40"E 207.54'

N07°40'40"E 736.84'

N67°36'20"E 102.16'

N60°18'05"E 97.85'

S30°40'40"W 179.98'

N60°23'55"E 180.06'

S29°36'05"W 199.89'

S61°23'55"E 410.00'

N/F EAST GOSHEN TOWNSHIP LPF 53-4P-135 DB 65, PG 0408

NPDES PROJECT SITE AREA 307,858 SF (7.067 AC.)

LIMIT OF DISTURBANCE 165,683 SF (3.804 AC.)

1 EXISTING SINGLE FAMILY DWELLING TO REMAIN

2 EXISTING SINGLE FAMILY DWELLING TO BE REMOVED

3 EXISTING SINGLE FAMILY DWELLING TO BE REMOVED

4 EXISTING SINGLE FAMILY DWELLING TO BE REMOVED

5 EXISTING SINGLE FAMILY DWELLING TO REMAIN

PROPOSED 6" DIP WATER MAIN

PROPOSED 8" GATE VALVE

PROPOSED 8"x6" TEE

PROPOSED 8" GATE VALVES

362 LF 8" PVC SDR35 QUALITY SEWER MAIN @ 0.0250 FT/FT

PROPOSED 8" PVC SANITARY SEWER EASEMENT TO BE OBTAINED FROM EAST GOSHEN TOWNSHIP

RIGHT-OF-WAY

50'

MATCH LINE 'A'

LOCATION MAP
(SCALE: 1" = 2,000')

SITE

GENERAL NOTES:

1. RECORD OWNER/APPLICANT
   BOWER, L.P.
   DUF ESTATE, PA 19380

2. TOTAL TRACT AREA: 307,858 SF / 7.0679 AC (TMID)
   NUMBER OF EXISTING LOTS: 1
   NUMBER OF PROPOSED LOTS: 1

3. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY BRIGGS ASSOCIATES, INC. ON MARCH, 2022. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM AS ESTABLISHED FROM GPS OBSERVATIONS.
   BENCHMARK: CONTROL MONUMENT FOUND AT SOUTHEAST CORNER OF PROPERTY
   ELEV. 0.00

4. THE SITE IS LOCATED WITHIN EAST GOSHEN TOWNSHIP AND IS IDENTIFIED AS TAX PARCEL 53-4P-135 AS SHOWN ON THE CHESTER COUNTY TAX MAPS.

5. ALL EXISTING STRUCTURES, UTILITIES, AND IMPROVEMENTS WITHIN THE LIMIT OF DISTURBANCE SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

6. THE SITE IS LOCATED WITHIN THE FOLLOWING ZONING DISTRICTS: R-1 RESIDENTIAL, AS SHOWN ON THE EAST GOSHEN TOWNSHIP ZONING MAP.

7. THE PROPOSED USE IS A SINGLE FAMILY DETACHED DWELLING. THE MINIMUM LOT AREA REQUIRED IS 40,000 SF AND THE MINIMUM LOT WIDTH REQUIRED IS 150 FEET.

8. THE PROPOSED LOT AREA IS 307,858 SF (7.067 AC.) AND THE PROPOSED LOT WIDTH IS 1,000 FEET.

9. THE MAXIMUM BUILDING COVERAGE ALLOWED IS 15% OR 46,179 SF. THE MAXIMUM IMPERVIOUS COVERAGE ALLOWED IS 25% OR 76,965 SF. THE PROPOSED BUILDING COVERAGE IS 4.5% OR 13,800 SF. THE PROPOSED IMPERVIOUS COVERAGE IS 12.5% OR 38,500 SF.

10. THE MINIMUM BUILDING SETBACKS REQUIRED ARE: FRONT 50 FEET, SIDE 40 FEET, REAR 50 FEET. THE PROPOSED BUILDING SETBACKS ARE: FRONT 50 FEET, SIDE 40 FEET, REAR 50 FEET.

11. THE MAXIMUM BUILDING HEIGHT ALLOWED IS 35 FEET. THE PROPOSED BUILDING HEIGHT IS 35 FEET.

12. THE MINIMUM OFF-STREET PARKING REQUIRED IS 2 SPACES PER DWELLING UNIT. THE PROPOSED OFF-STREET PARKING IS 2 SPACES PER DWELLING UNIT.

13. THE MINIMUM LOADING SPACES REQUIRED IS 0. THE PROPOSED LOADING SPACES IS 0.

14. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

15. THE MINIMUM LANDSCAPING REQUIRED IS 10% OF THE LOT AREA. THE PROPOSED LANDSCAPING IS 10% OF THE LOT AREA.

16. THE MINIMUM OPEN SPACE REQUIRED IS 30% OF THE LOT AREA. THE PROPOSED OPEN SPACE IS 30% OF THE LOT AREA.

17. THE MINIMUM RECREATION AREA REQUIRED IS 0 SF. THE PROPOSED RECREATION AREA IS 0 SF.

18. THE MINIMUM PARKING AREA REQUIRED IS 0 SF. THE PROPOSED PARKING AREA IS 0 SF.

19. THE MINIMUM LOADING AREA REQUIRED IS 0 SF. THE PROPOSED LOADING AREA IS 0 SF.

20. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

21. THE MINIMUM LANDSCAPING REQUIRED IS 10% OF THE LOT AREA. THE PROPOSED LANDSCAPING IS 10% OF THE LOT AREA.

22. THE MINIMUM OPEN SPACE REQUIRED IS 30% OF THE LOT AREA. THE PROPOSED OPEN SPACE IS 30% OF THE LOT AREA.

23. THE MINIMUM RECREATION AREA REQUIRED IS 0 SF. THE PROPOSED RECREATION AREA IS 0 SF.

24. THE MINIMUM PARKING AREA REQUIRED IS 0 SF. THE PROPOSED PARKING AREA IS 0 SF.

25. THE MINIMUM LOADING AREA REQUIRED IS 0 SF. THE PROPOSED LOADING AREA IS 0 SF.

26. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

27. THE MINIMUM LANDSCAPING REQUIRED IS 10% OF THE LOT AREA. THE PROPOSED LANDSCAPING IS 10% OF THE LOT AREA.

28. THE MINIMUM OPEN SPACE REQUIRED IS 30% OF THE LOT AREA. THE PROPOSED OPEN SPACE IS 30% OF THE LOT AREA.

29. THE MINIMUM RECREATION AREA REQUIRED IS 0 SF. THE PROPOSED RECREATION AREA IS 0 SF.

30. THE MINIMUM PARKING AREA REQUIRED IS 0 SF. THE PROPOSED PARKING AREA IS 0 SF.

31. THE MINIMUM LOADING AREA REQUIRED IS 0 SF. THE PROPOSED LOADING AREA IS 0 SF.

32. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

33. THE MINIMUM LANDSCAPING REQUIRED IS 10% OF THE LOT AREA. THE PROPOSED LANDSCAPING IS 10% OF THE LOT AREA.

34. THE MINIMUM OPEN SPACE REQUIRED IS 30% OF THE LOT AREA. THE PROPOSED OPEN SPACE IS 30% OF THE LOT AREA.

35. THE MINIMUM RECREATION AREA REQUIRED IS 0 SF. THE PROPOSED RECREATION AREA IS 0 SF.

36. THE MINIMUM PARKING AREA REQUIRED IS 0 SF. THE PROPOSED PARKING AREA IS 0 SF.

37. THE MINIMUM LOADING AREA REQUIRED IS 0 SF. THE PROPOSED LOADING AREA IS 0 SF.

38. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

39. THE MINIMUM LANDSCAPING REQUIRED IS 10% OF THE LOT AREA. THE PROPOSED LANDSCAPING IS 10% OF THE LOT AREA.

40. THE MINIMUM OPEN SPACE REQUIRED IS 30% OF THE LOT AREA. THE PROPOSED OPEN SPACE IS 30% OF THE LOT AREA.

41. THE MINIMUM RECREATION AREA REQUIRED IS 0 SF. THE PROPOSED RECREATION AREA IS 0 SF.

42. THE MINIMUM PARKING AREA REQUIRED IS 0 SF. THE PROPOSED PARKING AREA IS 0 SF.

43. THE MINIMUM LOADING AREA REQUIRED IS 0 SF. THE PROPOSED LOADING AREA IS 0 SF.

44. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

45. THE MINIMUM LANDSCAPING REQUIRED IS 10% OF THE LOT AREA. THE PROPOSED LANDSCAPING IS 10% OF THE LOT AREA.

46. THE MINIMUM OPEN SPACE REQUIRED IS 30% OF THE LOT AREA. THE PROPOSED OPEN SPACE IS 30% OF THE LOT AREA.

47. THE MINIMUM RECREATION AREA REQUIRED IS 0 SF. THE PROPOSED RECREATION AREA IS 0 SF.

48. THE MINIMUM PARKING AREA REQUIRED IS 0 SF. THE PROPOSED PARKING AREA IS 0 SF.

49. THE MINIMUM LOADING AREA REQUIRED IS 0 SF. THE PROPOSED LOADING AREA IS 0 SF.

50. THE MINIMUM SIGN AREA REQUIRED IS 0 SF. THE PROPOSED SIGN AREA IS 0 SF.

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET

PCSM UTILITY PLAN

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

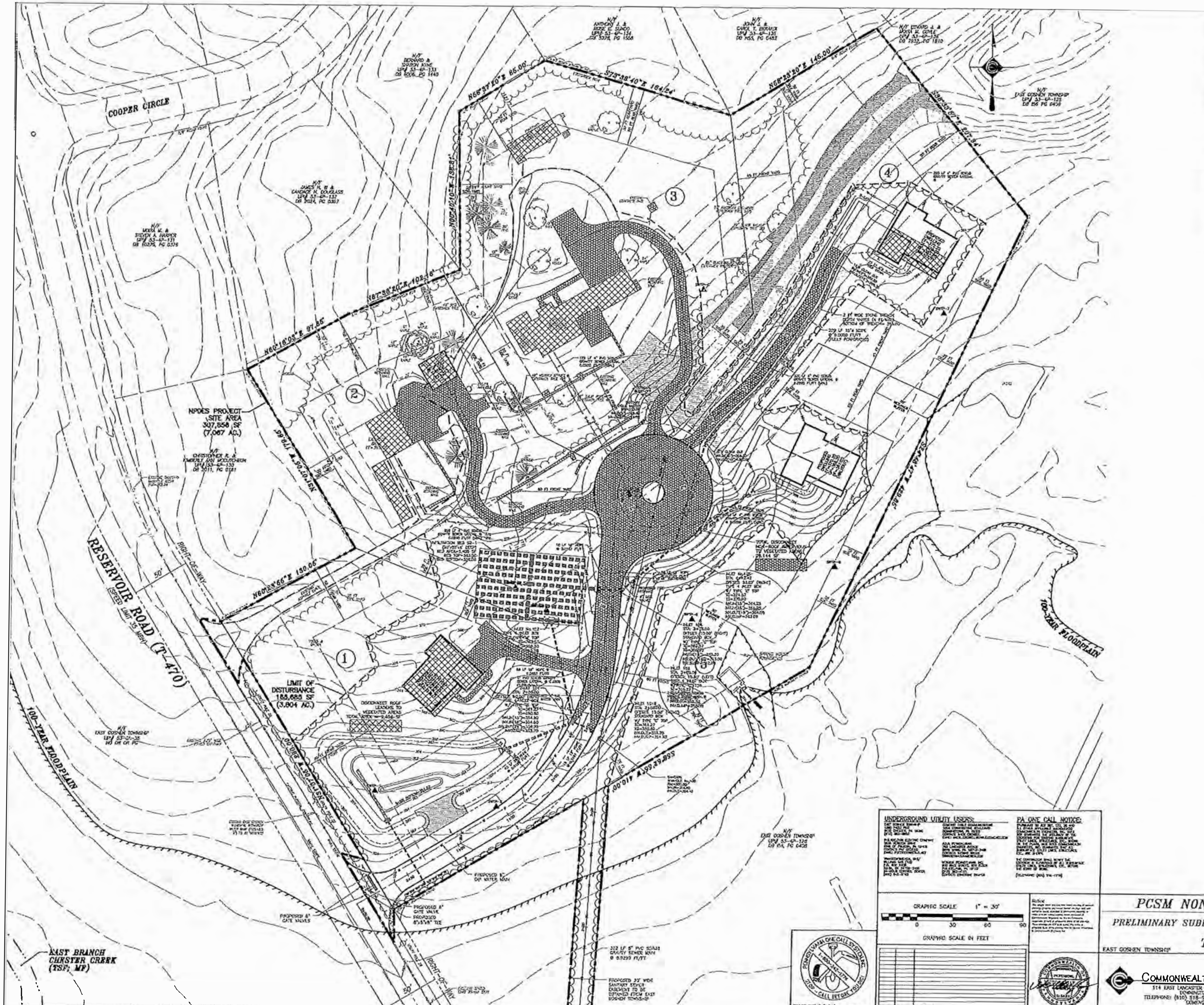
EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

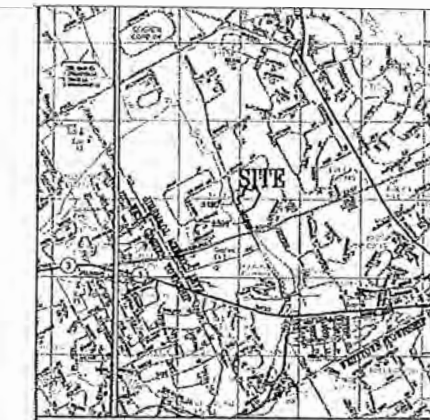
COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE - SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9333 - FAX: (610) 518-9004
COMENGINEERS-1.COM

DATE: SEPTEMBER 29, 2022
SCALE: AS SHOWN
SURVEYED: DD
DRAWING: MJC
CHECKED: MC
DRAWING NO. 21263-1

SHEET 6 OF 13

COOPER CIRCLE
N68°37'20"E 85.00'
S73°38'40"E 164.24'
N68°23'20"E 145.00'
S38°33'07"E 207.84'
N00°40'10"W 138.84'
N67°38'20"E 102.16'
N60°18'03"E 97.86'
N31°07'06"W 178.85'
N60°23'55"E 130.06'
N31°07'06"W 250.00'
S56°39'66"W 410.00'
NPDES PROJECT SITE AREA 307,856 SF (7.067 AC.)
LIMIT OF DISTURBANCE 165,685 SF (3.804 AC.)
RESERVOIR ROAD (T-470)
SPEED LIMIT 35 MPH
RIGHT-OF-WAY
50'
100-YEAR FLOODPLAIN
EAST BRANCH CHESTER CREEK (TSF; MF)
N/F EAST GOSHEN TOWNSHIP
1
2
3
4
LOCATION MAP
SITE
ZONING: R2 LOW DENSITY RESIDENTIAL DISTRICT
GENERAL NOTES:
UNDERGROUND UTILITY USERS:
PA ONE CALL NOTICE:
GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET
PCSM PLAN
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC
EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA
COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004
DATE: SEPTEMBER 25, 2023
SCALE: AS SHOWN
SHEET: 7


COOPER CIRCLE
N/F BERNARD & SHARON KING UPI# 53-4P-133 DB 6006, PG 1440
N/F ANTHONY J. & ROSE C. SUSCO UPI# 53-4P-134
N/F JOHN J. & CAROL T. EBERHICK UPI# 53-4P-135
N/F EDWARD J. & MARIA M. GORE UPI# 53-4P-136 DB 2933, PG 1810
N/F EAST GOSHEN TOWNSHIP UPI# 53-4P-125 DB E56 PG 0408
N/F JAMES H. III & CANDACE H. DOUGLASS UPI# 53-4P-132 DB 2024, PG 0357
N/F MOIRA M. & STEVEN A. HARPER UPI# 53-4P-131 DB 10275, PG 0376
N/F CHRISTOPHER R. & KIMBERLY ANN MCCUTCHEON UPI# 53-4P-130 DB 2011, PG 0181
N/F EAST GOSHEN TOWNSHIP UPI# 53-4P-126 DB E6, PG 0408
N68°37'20"E 86.00'
S73°38'40"E 164.24'
N68°23'20"E 146.00'
N00°40'10"W 136.81'
N87°38'20"E 102.16'
N60°16'03"E 97.85'
N60°23'56"E 130.06'
S26°29'56"W 410.00'
NPDES PROJECT SITE AREA 307,856 SF (7.067 AC.)
LIMIT OF DISTURBANCE 165,685 SF (3.804 AC.)
DISCONNECT ROOF LEADERS TO VEGETATED AREAS
RESERVOIR ROAD (T-470)
(SPEED LIMIT 35 MPH)
RIGHT-OF-WAY
50'
100-YEAR FLOODPLAIN
EAST BRANCH CHESTER CREEK (TSF; MF)
PROPOSED 8" GATE VALVES
PROPOSED 8" GATE VALVE
PROPOSED 8"x8"x8" TEE
PROPOSED 8" DIP WATER MAIN
PROPOSED 20' WIDE SANITARY SEWER EASEMENT TO BE OBTAINED FROM EAST GOSHEN TOWNSHIP
1
2
3
4
5



LOCATION MAP
(SCALE: 1" = 2,000')

GENERAL NOTES:

NPDES NON-STRUCTURAL BMP CREDIT SUMMARY (DRAINAGE AREA No.1):

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'

0 30 60 90

GRAPHIC SCALE IN FEET

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP – CALL BEFORE YOU DIG!

PCSM NON-STRUCTURAL BMP PLAN

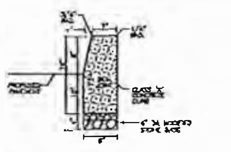
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

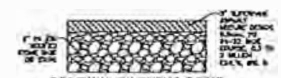
COMMONWEALTH ENGINEERS, INC.
314 EAST LANCASTER AVENUE – SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 – FAX (610) 518-9004

DATE:	SEPTEMBER 29, 2023
SCALE:	AS SHOWN
SURVEY:	CEI
DRAWN:	VCC
CHECKED:	VC
DRAWING NO.	[illegible]

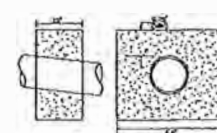
SHEET: 8



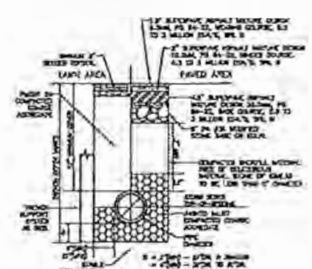
TYPICAL CURB DETAIL
(NOT TO SCALE)



DRIVEWAY PAVEMENT DETAIL
(NOT TO SCALE)



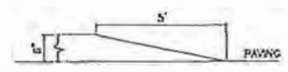
CONCRETE ANTI-SEEP COLLAR DETAIL (TYP.)
(NOT TO SCALE)



STORM SEWER TRENCH DETAIL LAWN/PAVED AREAS
(NOT TO SCALE)

STORM SEWER TRENCH NOTES:

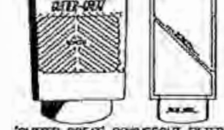
AMENDED SOIL SEEDING MIX FOR WILDLIFE AND PLANT DIVERSITY:



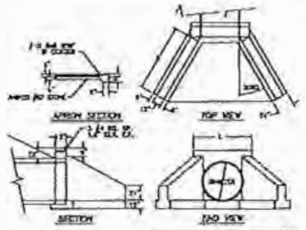
CLASS A CONCRETE CURB

NOTE:
INSTALL 5 FOOT LONG CURB END TAPER AT THE START AND END OF ALL CURBING.

DETAIL – CURB END TAPER
(NOT TO SCALE)

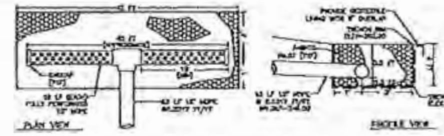


"GUTTER GREAT" DOWNSPOUT FILTER
(NOT TO SCALE)

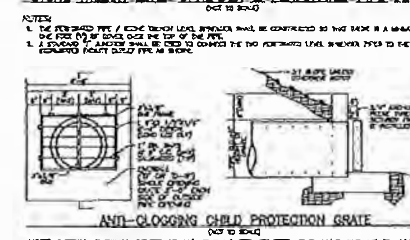


D–W ENDWALL DIMENSIONS		
PIPE DIA.	L	W

TYPE D-W ENDWALL DETAIL
(NOT TO SCALE)

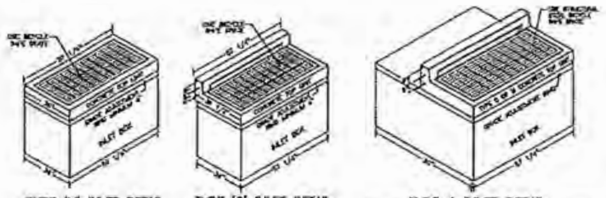


PROPOSED DETENTION BASIN
STONE TRENCH LEVEL SPREADER & PERFORATED PIPE DETAIL
(NOT TO SCALE)



ANTI-CLOGGING CHILD PROTECTION GRATE
(NOT TO SCALE)

NOTE: INSTALL ENDWALL GRATE AT ALL OUTLET STRUCTURES, ENDWALLS AND HEADWALLS

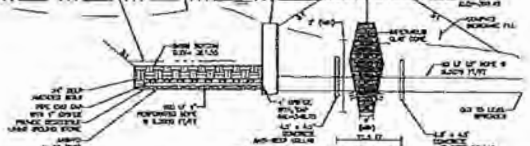


TYPE 'M' INLET DETAIL
(NOT TO SCALE)

TYPE 'C' INLET DETAIL
(NOT TO SCALE)

TYPE 4 INLET DETAIL
(NOT TO SCALE)

EMERGENCY SPILLWAY DETAIL
(NOT TO SCALE)

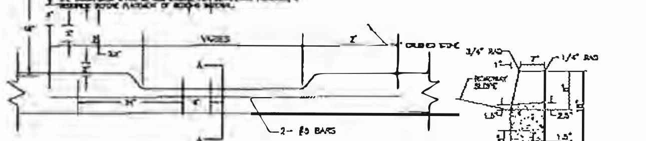


DETENTION BASIN (SB-2)
(NOT TO SCALE)

NOTES:

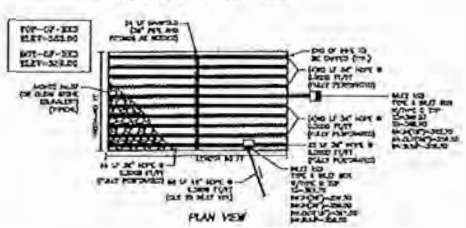
DETENTION BASIN (SB–2) STORAGE (BELOW LOWEST ORIFICE)				
STAGE	ELEVATION	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CU.FT.)	CUMULATIVE STORAGE (CU.FT.)
0.00	[illegible]	[illegible]	0	0
0.50	[illegible]	[illegible]	[illegible]	[illegible]
1.00	[illegible]	[illegible]	[illegible]	[illegible]
1.50	[illegible]	[illegible]	[illegible]	[illegible]
2.00	[illegible]	[illegible]	[illegible]	[illegible]
2.50	[illegible]	[illegible]	[illegible]	[illegible]

DETENTION BASIN (SB–2) STORAGE ABOVE LOWEST ORIFICE				
STAGE	ELEVATION	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CU.FT.)	CUMULATIVE STORAGE (CU.FT.)
2.50	[illegible]	[illegible]	[illegible]	[illegible]
3.00	[illegible]	[illegible]	[illegible]	[illegible]
3.50	[illegible]	[illegible]	[illegible]	[illegible]
4.00	[illegible]	[illegible]	[illegible]	[illegible]
4.50	[illegible]	[illegible]	[illegible]	[illegible]
5.00	[illegible]	[illegible]	[illegible]	[illegible]
5.50	[illegible]	[illegible]	[illegible]	[illegible]



DEPRESSED CURB FOR DRIVES

NOTE: DRIVE DEPRESSION SHALL BE PLACED WITH FIRST POUR. IF RELOCATED, ENTIRE SECTION SHALL BE REMOVED AND REBUILT.



INFILTRATION BED SB-1
(NOT TO SCALE)

NOTES:

INFILTRATION BED SB–1				
STAGE	ELEVATION	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CU.FT.)	CUMULATIVE STORAGE (CU.FT.)
0.00	[illegible]	N/A	0	0
0.40	[illegible]	N/A	[illegible]	[illegible]
0.80	[illegible]	N/A	[illegible]	[illegible]
1.20	[illegible]	N/A	[illegible]	[illegible]
1.60	[illegible]	N/A	[illegible]	[illegible]
2.00	[illegible]	N/A	[illegible]	[illegible]
2.40	[illegible]	N/A	[illegible]	[illegible]
2.80	[illegible]	N/A	[illegible]	[illegible]
3.20	[illegible]	N/A	[illegible]	[illegible]
3.60	[illegible]	N/A	[illegible]	[illegible]
4.00	[illegible]	N/A	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MULCH, LIME, FERTILIZER, SOD & SEED NOTES:

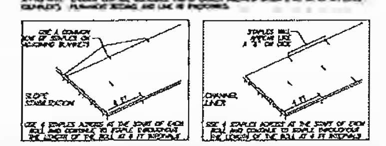
TEMPORARY SITE STABILIZATION REQUIREMENTS:

TEMPORARY & PERMANENT SEED MIXTURE:

FINAL SITE STABILIZATION REQUIREMENTS:

SEEDING & MULCHING NOTES:

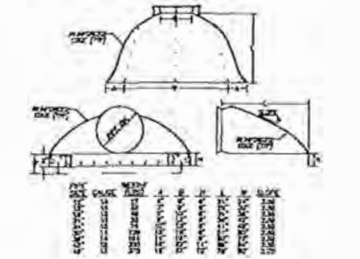
GEOTEXTILE SLOPE STABILIZATION REQUIREMENTS:



GEOTEXTILE BLANKET INSTALLATION DETAIL
(NO SCALE)

TOPSOIL APPLICATION NOTE:

STORMWATER TEST PIT INFORMATION:



FLARED END SECTION FOR CIRCULAR PIPE
(NOT TO SCALE)

STORMWATER MANAGEMENT FACILITY MAINTENANCE:

SWALE BMP MAINTENANCE SCHEDULE:

RETENTION BASIN BMP MAINTENANCE SCHEDULE:

12" AND 24" DEEP AMENDED SOILS AREAS LONG-TERM MAINTENANCE SCHEDULE:

INFILTRATION BMP NOTES:

INFILTRATION FACILITY FAILURE NOTICE:

INFILTRATION FACILITY PROTECTION NOTICE:

ADEQUACY OF DISCHARGE:

CONSTRUCTION WASTE DISPOSAL NOTE:

GEOLOGIC OR SOIL CONDITIONS POLLUTION:

LEVEL SPREADER OUTFALL CONTINGENCY PLAN:

AS-BUILT PLAN NOTICE:

POST CONSTRUCTION RESPONSIBILITIES:

OVERALL SEQUENCE OF CONSTRUCTION:

INFILTRATION BED SEQUENCE OF CONSTRUCTION:

SEDIMENT TRAP SEQUENCE OF CONSTRUCTION:

SEDIMENT TRAP CONVERSION SEQUENCE OF CONSTRUCTION:

SEQUENCE OF CONSTRUCTION 24" DEEP AMENDED SOIL AREAS

INFILTRATION BASIN & LEVEL SPREADER MAINTENANCE SCHEDULE:

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS:

PCSM REPORTING AND RECORD KEEPING:

PCSM FACILITY SCHEDULE OF INSPECTIONS:

BMP MAINTENANCE REQUIREMENTS:

SOILS IDENTIFICATION:

SOIL USE LIMITATIONS & RESOLUTIONS:

POST-CONSTRUCTION STORMWATER MANAGEMENT DESIGN:

FINAL CERTIFICATION REQUIREMENTS:

NOTICE OF TERMINATION REQUIREMENTS:

APPLICANT/RESPONSIBLE PARTY:

RECEIVING WATERSHED NOTICE:

CONSTRUCTION OVERSIGHT REQUIREMENTS:

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

PENNSYLVANIA ONE-CALL SYSTEM, INC. 1-800-242-1776 STOP–CALL BEFORE YOU DIG!

GRAPHIC SCALE 1" = 30'

0 30 60 90

GRAPHIC SCALE IN FEET

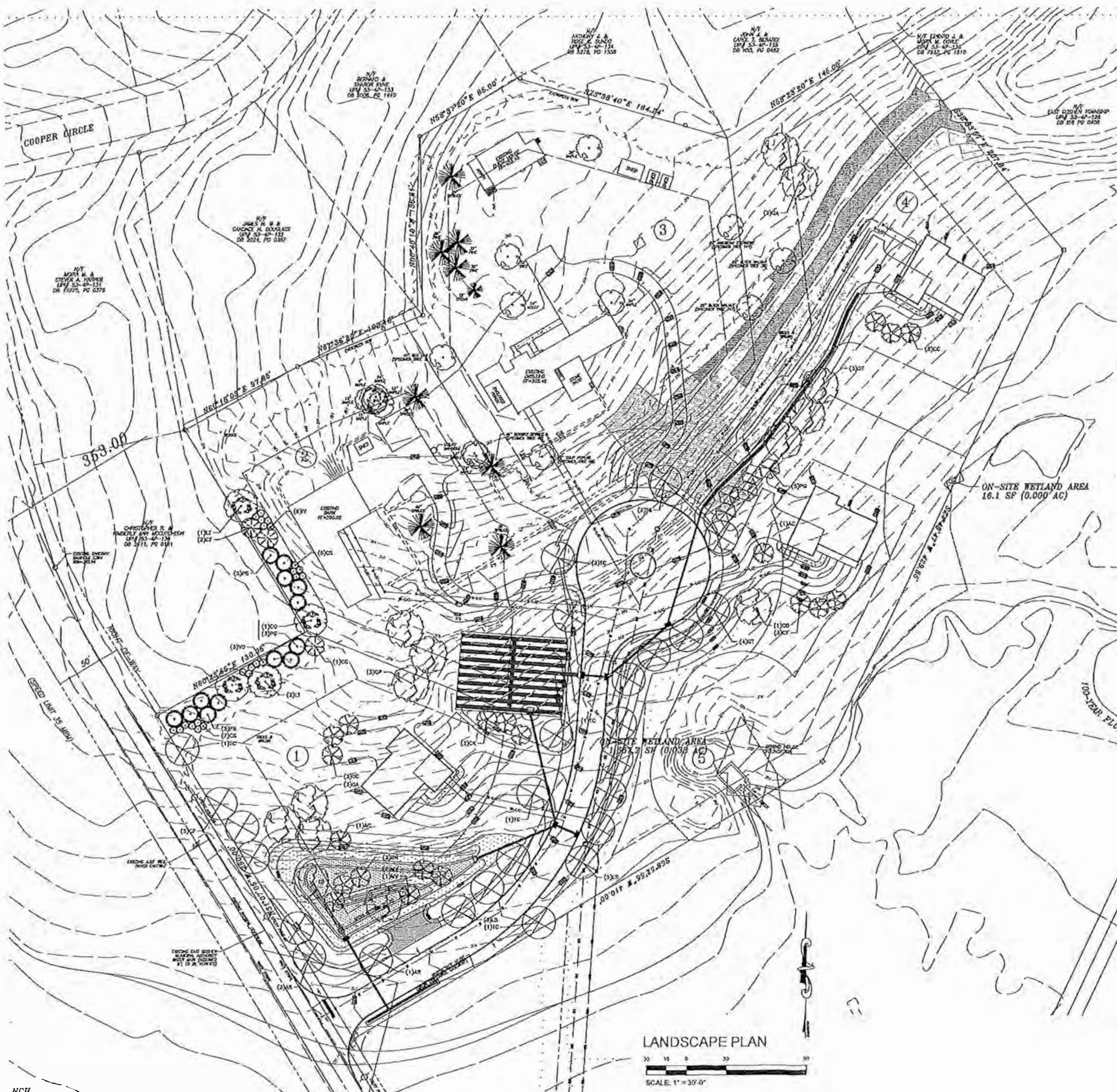
PCSM PLAN NOTES & DETAILS SHEET No.1

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

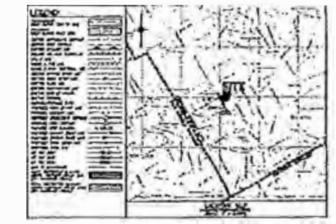
COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE – SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 — FAX: (610) 518-9004

DATE:	SEPTEMBER 23, 2023	SHEET
SCALE:	AS SHOWN	9
SURVEY:	CD	
DRAWN:	KDC	
CHECKED:	PC	
DRAWING NO.	202040-1	OF 38



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



LANDSCAPE LEGEND

- Street tree
- Buffer Landscape
- Replacement Landscape
- Basin/ Rain Garden Floor Seeding
- Basin Slope Seeding

SEE SHEET LP-2 LANDSCAPE COMPLIANCE CHART, PLANT SCHEDULE AND DETAILS

General Notes

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT

Landscape Plan

No.	Revision/Issue	Date

Firm Name and Address

InFocus Planning
EFFECTIVE. EFFICIENT.
1521 N. BETHLEHEM PIKE SUITE 63 #256
SPRING HOUSE, PA 19477
P: 215-750-2540
www.infocusplanning.com

Project Name and Address

TIMBERMILL
301 RESERVOIR ROAD
EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

Project: InFocus_23-55	Sheet: LP-1
Date: 9/21/23	(SHEET 10 of 15)
Scale: As Noted	

TREE REPLACEMENT SUMMARY

Viable Trees Removed within the Limit of Disturbance (greater than 6" cal.)

Caliper Inches	Quantity	Total Inches	Requires replacement
6	3	18	Yes
7	3	21	Yes
8	1	8	Yes
9	4	36	Yes
10	3	30	Yes
11	1	11	Yes
12	3	36	Yes
13	6	78	Yes
14	9	126	Yes
15	7	105	Yes
16	9	144	Yes
17	2	34	Yes
18	2	36	Yes
19	1	19	Yes
20	2	40	Yes
21	6	126	Yes
22	1	22	No
23	2	46	No
24	2	48	No
25	1	25	No
26	1	26	No
27	2	54	No
28	2	56	No
32	1	32	No
45	1	45	No
	78	956	

78 viable trees
allowed to remove 20% without replacement, 16 trees

956 caliper inches require replacement
956/2.5 = 383, 2.5" replacement trees

LANDSCAPE REQUIREMENTS CHART - EAST GOSHEN TOWNSHIP

Ordinance Item	Requirement	Plan Proposed
S.O. 205-60 Buffers	All buffer yards shall include a completely planted visual barrier or landscape screen that is fully attainable within a three-year period. Existing tree masses may be utilized. Where existing tree masses do not exist, a landscape screen shall be proposed that is composed of both high-level and low-level plantings. High-level screen shall consist of a combination of evergreen trees (6' min.) and deciduous trees (2.5" cal). Trees shall be planted in staggered rows & centered no more than 15 feet apart. Low-level screen shall consist of evergreen shrubs (min. 3' ht.) Shrubs shall be planted in staggered rows and centered no more than 5 feet apart.	4 Shade trees 13 Evergreen trees 3 Ornamental trees 23 Shrubs + existing vegetation to remain
S.O. 205-61 Existing trees	No more than 20% of the trees on any wooded lot may be cleared or removed, the remaining 80% shall be retained. However, a maximum of 50% of the trees on a wooded lot* may be removed if the trees removed in excess of the permitted 20% are replaced on an inch-for-inch basis. Per Arborist report 78 trees require compensation. 20% of trees are allowed to be removed without compensation. 78 x .20 = 16. Refer to Tree Replacement Chart. 956 caliper inches require replacement. 956/ 2.5 = 383, 2.5" cal. replacement trees	[W1] 14 Shade trees 5 Evergreen trees 20 Ornamental trees [W2]
S.O. 205-52 Street trees	Street trees shall be installed on forty-foot centers on the same side of the street where deemed advisable by the Township Planning Commission. 1,048' along Internal ROW. 1048/40 = 27 trees. Reservoir Rd.: 297 - 50' (Internal ROW) = 247. 240/40 = 6 trees	20 Shade trees [W3] 6 Shade trees
	Total Landscape Proposed	44 Shade trees 18 Evergreen trees 23 Ornamental trees 23 Shrubs

* For definition a wooded lot is "any lot having two or more viable, non-invasive trees, six inches or greater in dbh, per every 1,500 square feet of gross lot area, exclusive of street right-of-way.
The arborist report completed by Rockwell Associates (March 28, 2023) indicates that the subject property contains only 25.6% viable trees. The poor quality of the overall wooded area supports the waiver request for removing greater than 50% of the wooded area. Replacement trees are provided for those viable trees removed over the permitted 20%.

[W1] Waiver requested to removed greater than 50% of the wooded area.
[W2] Waiver requested to provide less than the required amount of replacement trees due to spatial constraints.
[W3] Waiver requested to provide less than the required amount of street trees due to driveway and utility conflicts.

PLANT SCHEDULE

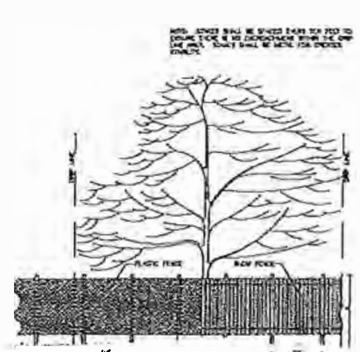
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
Deciduous Trees								
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
CO	2	Carya ovata	Shagbark Hickory	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
CP	3	Crataegus phaenopyrum	Washington Hawthorn	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
GT	7	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
LS	6	Liquidambar styraciflua 'Rotundiloba'	Fruitless Sweetgum	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
LT	1	Liriodendron tulipifera	Tulip Poplar	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
QA	5	Quercus alba	White Oak	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
QP	3	Quercus phellos	Willow Oak	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
TC	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
TD	2	Taxodium distichum	Bald Cypress	2.5" cal.	5-6'	12-14'	B&B	Full, straight leader
Evergreen Trees								
PG	6	Picea glauca	White Spruce	-	4-5'	6'	B&B	Symmetrical, branched to ground
PO	12	[illegible]	White Fir	-	4-5'	6'	B&B	Symmetrical, branched to ground
Ornamental Trees								
AC	2	Amelanchier canadensis	Shadblow Serviceberry	-	4-5'	6'	B&B	Multi-stem, min. 3 stems
BN	7	Betula nigra	River Birch	-	4-5'	6'	B&B	Multi-stem, min. 3 stems
CC	7	Cercis canadensis	Eastern Redbud	2" cal.	-	-	B&B	Full, straight leader
CF	5	Cornus florida	Flowering Dogwood	2" cal.	-	-	B&B	Full, straight leader
CK	3	Cornus kousa	Chinese Dogwood	2" cal.	-	-	B&B	Full, straight leader
MV	1	Magnolia virginiana	Sweetbay Magnolia	-	4-5'	6'	B&B	Multi-stem, min. 3 stems
Shrubs **								
CS	12	Cornus sericea	Red Twig Dogwood	-	-	24"	CONT	Heavy, full specimen
IV	6	Ilex verticillata	Winterberry	-	-	30"	CONT	Heavy, full specimen
VD	5	Viburnum dentatum	Arrowwood Viburnum	-	-	24"	CONT	Heavy, full specimen

** Plant in continuous mulch bed (2-3" depth) until fully established.

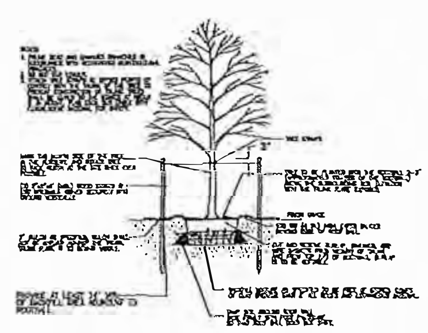
DETENTION BASIN & SIDE SLOPE SEEDING

BASIN FLOOR
SEED IN ERNST SEED MIX (ERNMX-180): RAIN GARDEN AREA MIX
SEEDING RATE IS 20 LBS. PER ACRE WITH 30 LBS. PER ACRE GRAIN RYE (COVER CROP)
BASIN FLOORS = 3,900 SF
(3900/43560) X 20 = 2.0 LBS. ERNMX-180
(3900/43560) X 30 = 2.5 LBS. GRAIN RYE

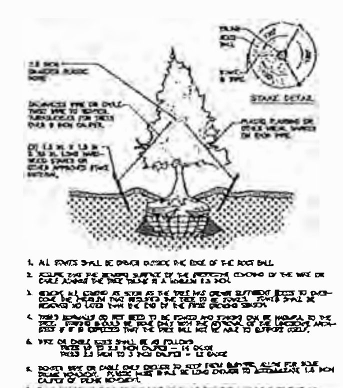
BASIN SIDE SLOPES
SEED IN ERNST SEED MIX (ERNMX-181): NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS
SEEDING RATE IS 60 LBS. PER ACRE
SIDE SLOPE AREA = 5,000 SF
(5000/43560) X 60 = 7.0 LBS. ERNMX-181



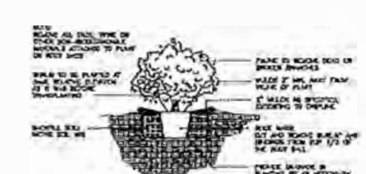
TREE PROTECTION FENCING
NOT TO SCALE



ORNAMENTAL AND SHADE TREE PLANTING/ STAKING DETAIL
NOT TO SCALE



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

General Notes

Landscape Details

No.	Revision/Issue	Date
1	Site layout update	7/24/23

Firm Name and Address
InFocus Planning
EFFECTIVE. EFFICIENT.
1021 N. BETHLEHEM PIKE SUITE 6J #256
SPRING HOUSE, PA 19477
P: 215-759-2540
www.infocusplanning.com

Project Name and Address
TIMBERMILL
301 RESERVOIR ROAD
EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

Project: InFocus_23-55
Date: 9/21/23
Scale: As Noted
Sheet: LP-2
(SHEET 11 of 15)

ZONING: R2 LOW DENSITY RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
[illegible]	[illegible]	[illegible]	[illegible]

ZONING NOTES:

[illegible]

GENERAL NOTES:

[illegible]

SILT FENCE DESIGN CHART:

SILT FENCE ID	SIZE	LOCATION	SLOPE LENGTH	SLOPE %	ALLOWABLE SLOPE LENGTH
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

UNDERGROUND UTILITY USERS:

[illegible]

PA ONE CALL NOTICE:

[illegible]

GRAPHIC SCALE 1" = 30'

0 30 60 90

GRAPHIC SCALE IN FEET

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

EROSION & SEDIMENT CONTROL PLAN

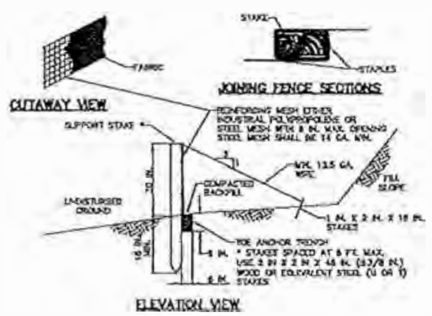
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE (610) 518-9003 ~ FAX (610) 518-9004

DATE:	SEPTEMBER 28, 2023
SCALE:	AS SHOWN
SURVEYOR:	[illegible]
DRAWN:	[illegible]
CHECKED:	[illegible]
DRAWING NO.	[illegible]

SHEET: 12 OF 13



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES. AN 18 IN. SUPPORT STAKE SHALL BE DRIVEN 12 IN. MINIMUM INTO UNDISTURBED GROUND.

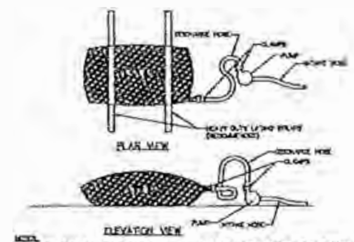
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

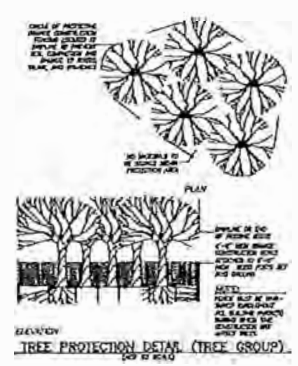
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-5).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

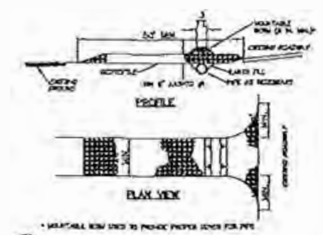
STANDARD CONSTRUCTION DETAIL #4-8
REINFORCED SILT FENCE (30" HIGH)
NOT TO SCALE



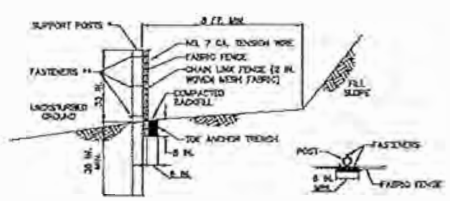
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
(NOT TO SCALE)



TREE PROTECTION DETAIL (TREE GROUP)
(NOT TO SCALE)



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



* POSTS SPACED AT 10 FT. MAX. USE 2-1/2 IN. DIA HEAVY DUTY GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED AT 14 IN. MAX. USE NO. 8 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL WIRE. FABRIC TO SHASH FASTENERS SPACED AT 24 IN. MAX. ON CENTER.

NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 42 IN. MINIMUM.

POSTS SHALL BE INSTALLED USING A POSTHOLE DRILL.

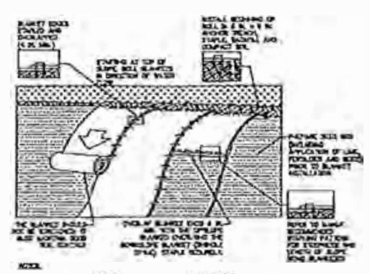
CHAIN LINK SHALL BE GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2-1/4 IN. OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. NO. 7 GAGE TENSION WIRE TO BE INSTALLED HORIZONTALLY THROUGH HOLES AT TOP AND BOTTOM OF CHAIN-LINK FENCE OR ATTACHED WITH HOG RINGS AT 5 FT MAX. CENTERS.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

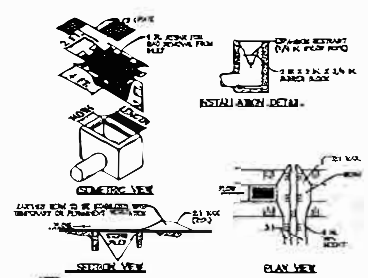
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

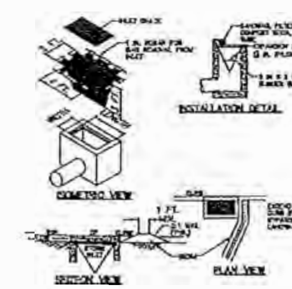
STANDARD CONSTRUCTION DETAIL #4-10
SUPER SILT FENCE
NOT TO SCALE



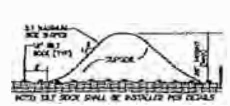
STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION



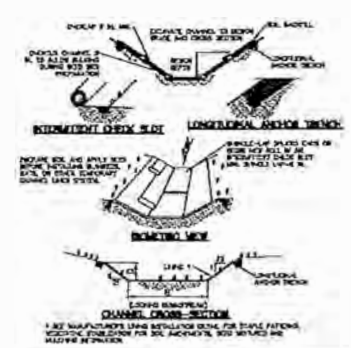
STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE



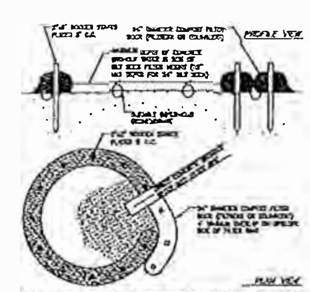
STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET
NOT TO SCALE



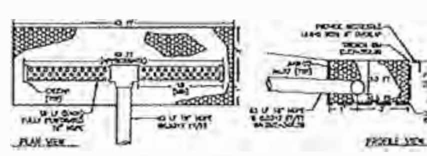
TOPSOIL STOCKPILE DETAIL
(NOT TO SCALE)



STANDARD CONSTRUCTION DETAIL #5-1
VEGETATED CHANNEL
NOT TO SCALE



COMPOST SOCK CONCRETE WASHOUT STATION
(NOT TO SCALE)



PROPOSED DETENTION BASIN
STONE TRENCH LEVEL SPREADER & PERFORATED PIPE DETAIL
(NOT TO SCALE)

NOTES:
1. THE PERFORATED PIPE / STONE TRENCH LEVEL SPREADER SHALL BE CONSTRUCTED SO THAT THERE IS A MINIMUM OF ONE FOOT (1') OF COVER OVER THE TOP OF THE PIPE.
2. A STANDARD "T" JUNCTION SHALL BE USED TO CONNECT THE TWO PERFORATED LEVEL SPREADER PIPES TO THE STORMWATER FACILITY OUTLET PIPE AS SHOWN.

E&S PLAN PLANNING & DESIGN:

OVERALL SEQUENCE OF CONSTRUCTION:

SEDIMENT TRAP SEQUENCE OF CONSTRUCTION:

SEDIMENT TRAP CONVERSION SEQUENCE OF CONSTRUCTION:

UNFORESEEN EROSIVE CONDITIONS:

SEASONALLY FLOODED AREA ANNUAL & PERENNIAL WILDLIFE FOOD MIX:

AMENDED SOIL SEEDING MIX FOR WILDLIFE AND PLANT DIVERSITY:

PERMANENT SEED MIXTURE:

TEMPORARY SEED MIXTURE:

MULCH, LIME, FERTILIZER, SOD & SEED NOTES:

SITE STABILIZATION STANDARDS:

PROTECTED WATERSHED STABILIZATION REQUIREMENTS:

TEMPORARY SITE STABILIZATION REQUIREMENTS:

FINAL SITE STABILIZATION REQUIREMENTS:

STABILIZATION NEAR SURFACE WATERS:

SEEDING & MULCHING NOTES:

NOTICE OF TERMINATION REQUIREMENTS:

EROSION CONTROL PLAN REVISION NOTICE:

SOILS IDENTIFICATION:

SOIL USE LIMITATIONS & RESOLUTIONS:

STANDARD E&S CONTROL PLAN NOTES:

CONSTRUCTION OVERSIGHT REQUIREMENTS:

RECEIVING WATERSHED NOTICE:

SITE GEOLOGY:

DURING CONSTRUCTION THERMAL POLLUTION:

BMP MAINTENANCE REQUIREMENTS:

A. THE LOCATION AND SEVERITY OF THE BMPs FAILURE AND ANY POLLUTION EVENTS.
B. ALL STEPS TAKEN TO REDUCE, ELIMINATE, & PREVENT RECURRENCE OF NON-COMPLIANCE.
C. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

TOPSOIL APPLICATION NOTE:

ADEQUACY OF DISCHARGE:

GEOLOGIC OR SOIL CONDITIONS POLLUTION:

IMPORTED FILL MATERIAL NOTICE:

SPRINGS & SEEPS NOTICE:

SEDIMENT TRACKING NOTICE:

FINAL CERTIFICATION REQUIREMENTS:

GEOTEXTILE STABILIZATION REQUIREMENTS:

PUMPED WATER FILTER BAG REQUIREMENTS:

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET

E&S PLAN NOTES & DETAILS SHEET No.2

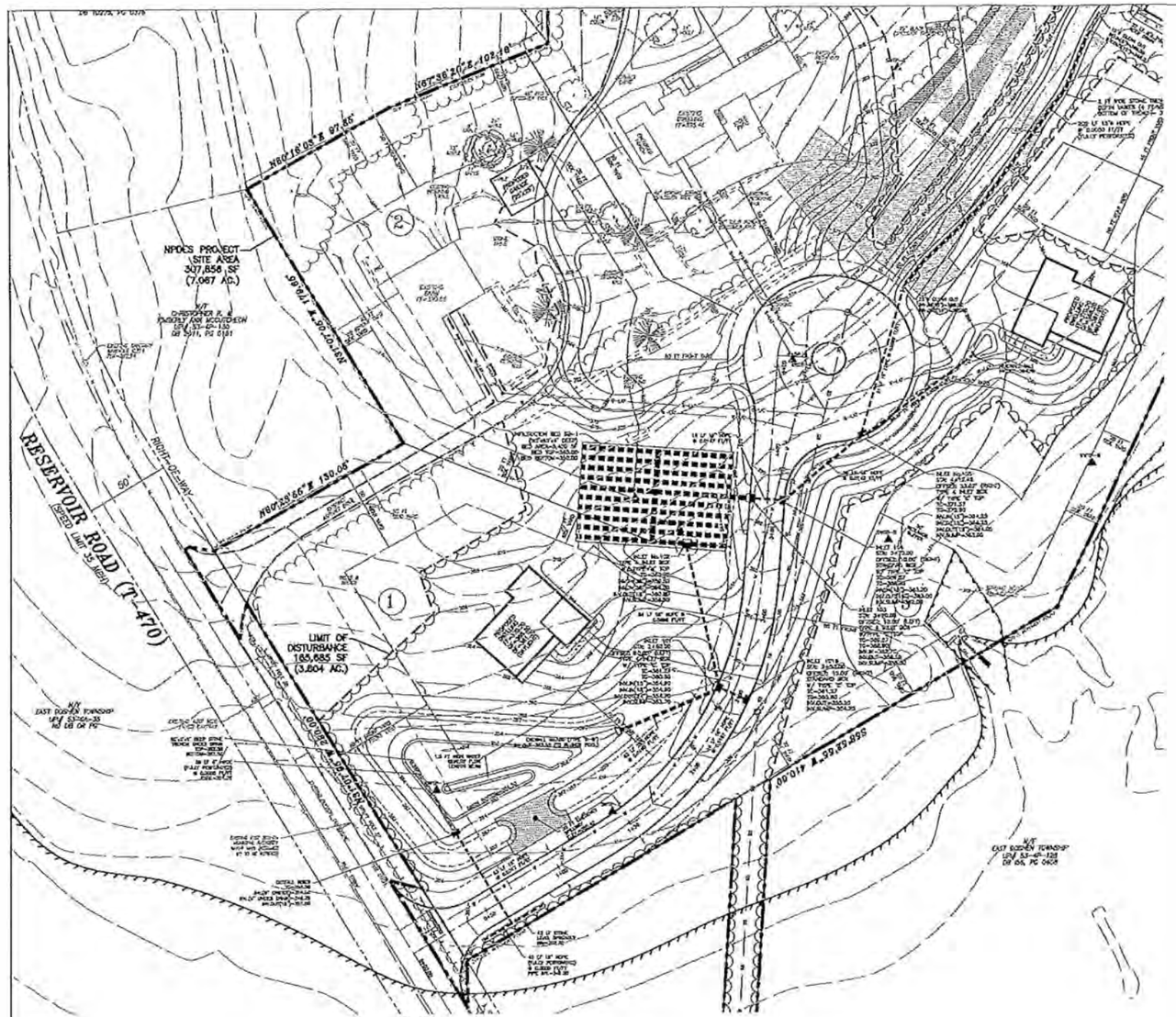
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

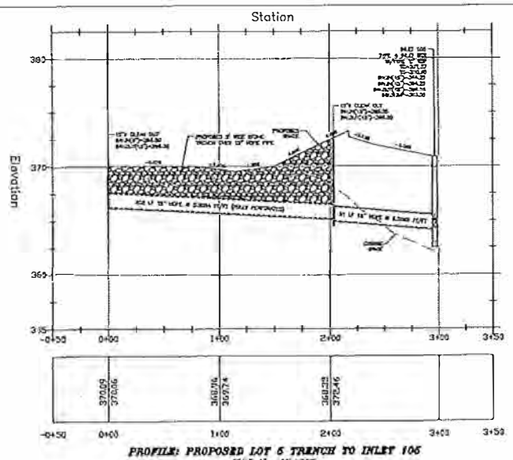
EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

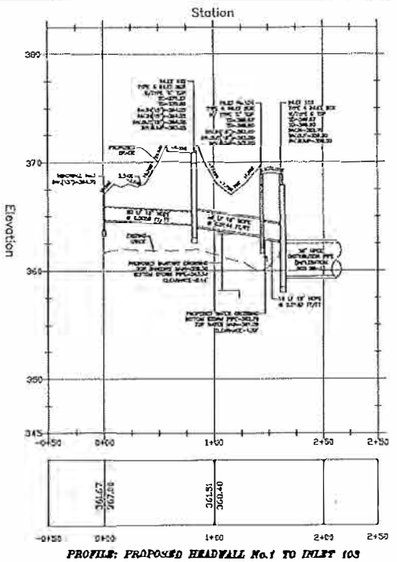
COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE — SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004

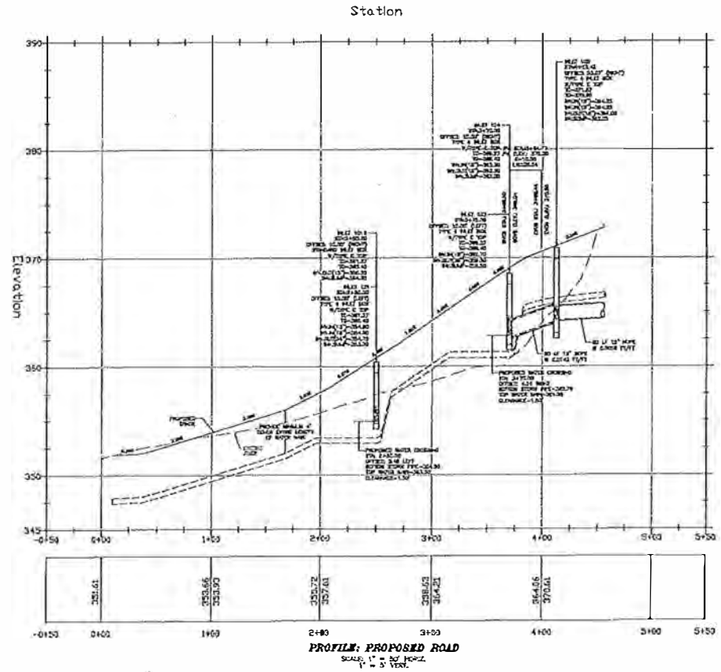
DATE:	[illegible]
SCALE:	AS SHOWN
SURVEY:	[illegible]
DRAWN:	[illegible]
CHECKED:	[illegible]
DRAWING NO.	222042-1

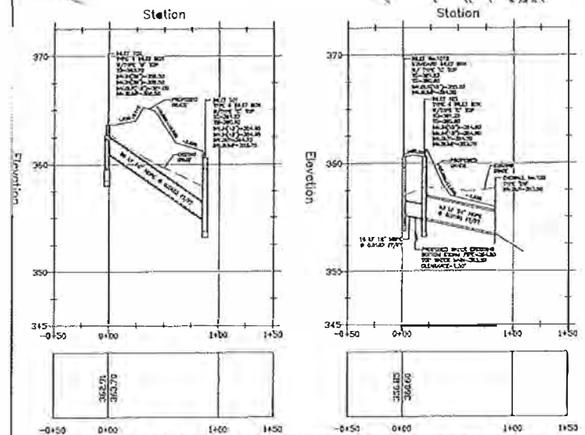
SHEET: 13 OF 15

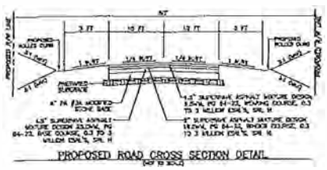












UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET

ROADWAY PROFILE PLAN & DETAIL SHEET No.3

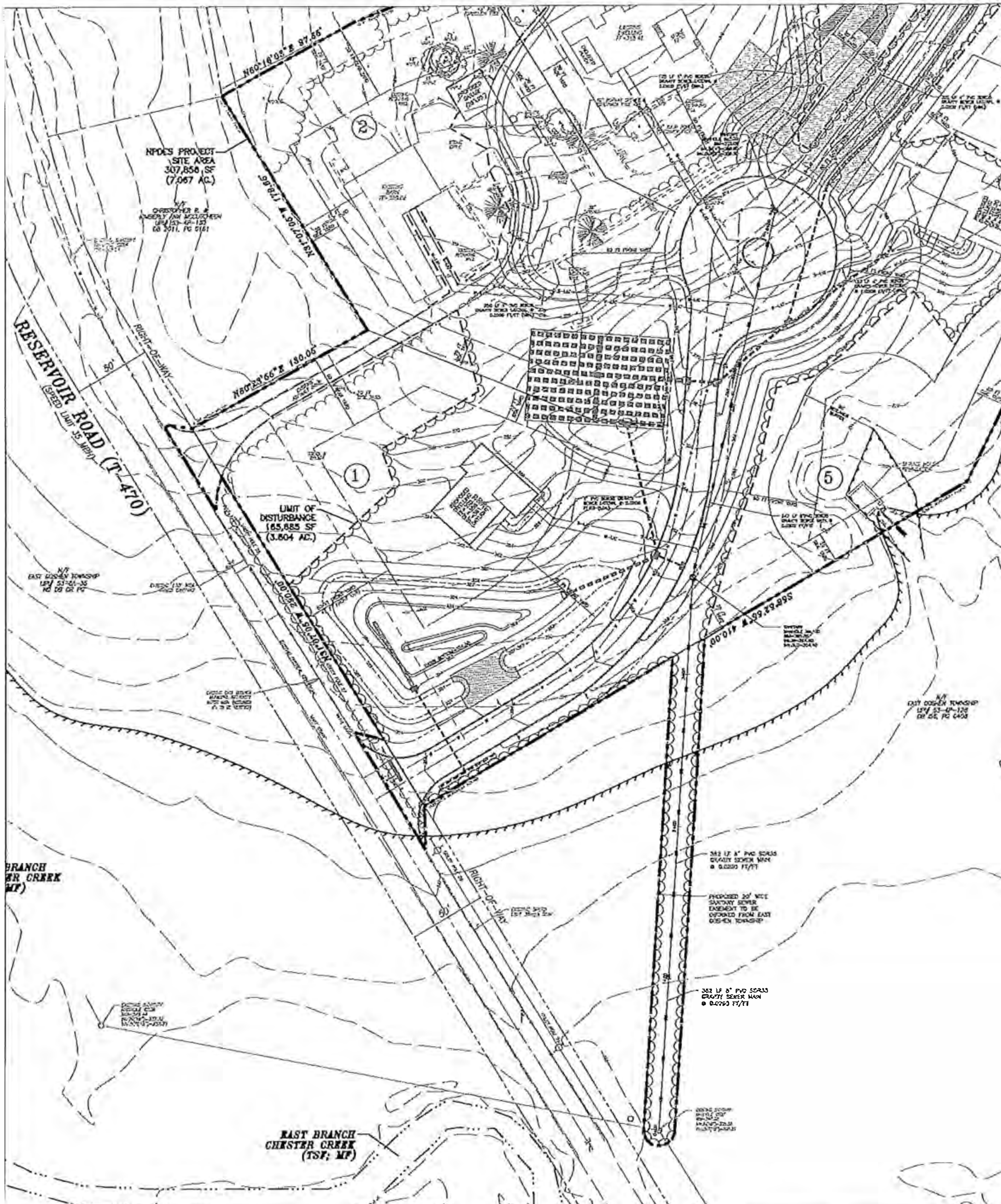
PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS
FOR
TIMBERMILL, LLC

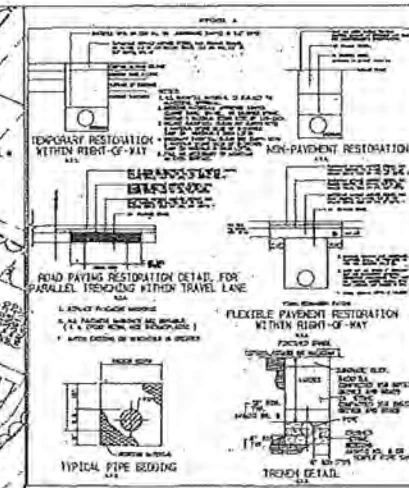
EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE – SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE (610) 518-9003 – FAX: (610) 518-9004
COMMONWEALTH.COM

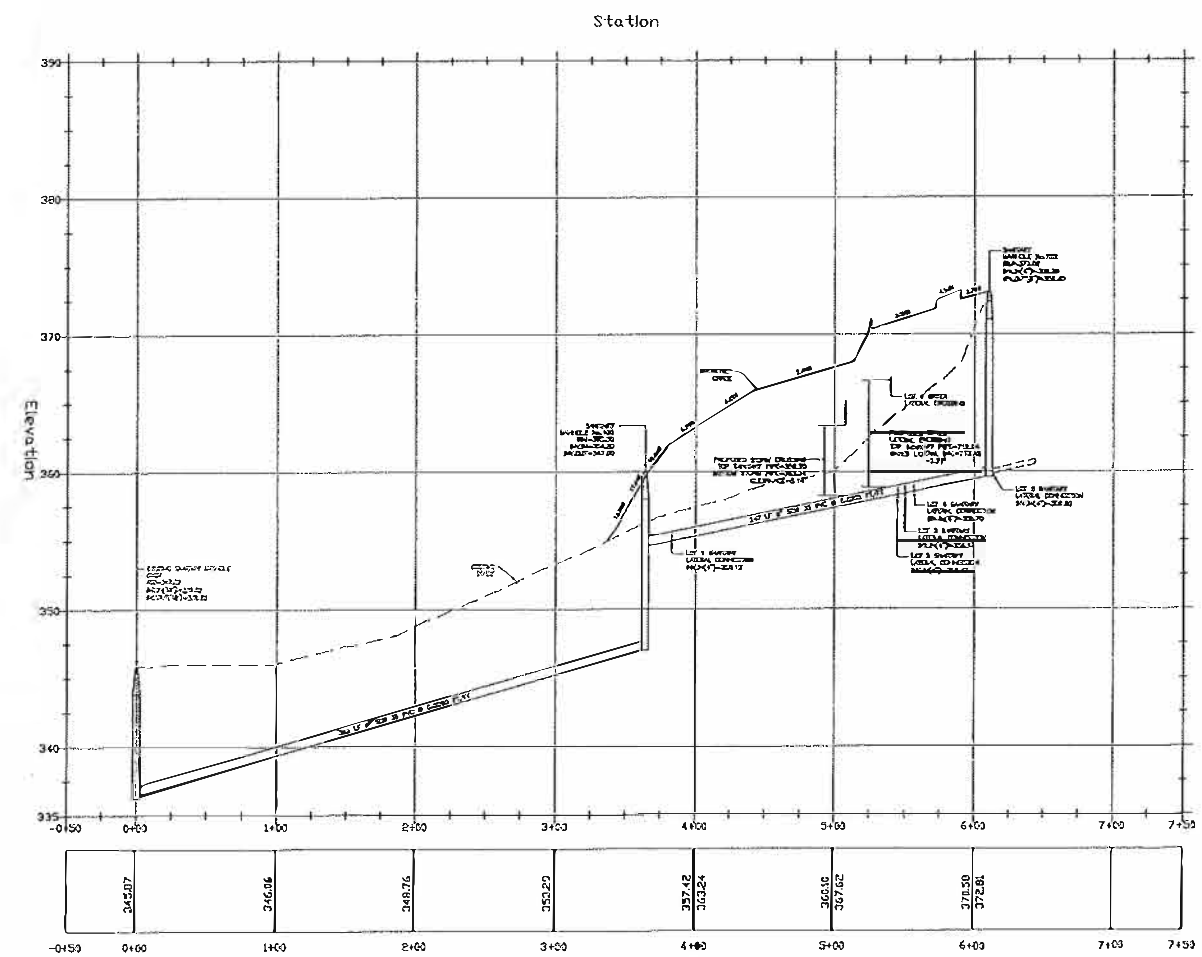
DATE: SEPTEMBER 29, 2023
SCALE: AS SHOWN
SURVEY: CD
DRAWN: MDC
CHECKED: MC
DRAWING NO. 202042-1

SHEET: 14 OF: 28





LOCATION MAP
(SCALE: 1" = 3,000')



PROFILE: PROPOSED SANITARY SEWER
SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

GRAPHIC SCALE 1" = 30'
0 30 60 90
GRAPHIC SCALE IN FEET

UNDERGROUND UTILITY USERS:

PA ONE CALL NOTICE:

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

SANITARY PROFILE & DETAIL SHEET No.4

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLANS FOR TIMBERMILL, LLC

EAST GOSHEN TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004

DATE:	SEPTEMBER 23, 2013
SCALE:	AS SHOWN
SURVEY:	CEI
DRAWN:	KDC
CHECKED:	VC
DRAWING NO.	

SHEET: 15