

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
1580 Paoli Pike, 2<sup>nd</sup> Floor  
April 10, 2024 - 7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES
  - a. **3/13/2024**
3. CHAIRMAN’S REPORT
  - a. **General Comments**
4. Tree City USA
  - a. **2023 Application Update**
  - b. **Mark – get tree for Arbor Day, remove dead tree, watering schedule, press notified**
5. EDUCATIONAL WORKSHOPS
  - a. **Review scheduled work shops – snack/water set up, promo update**
6. OLD BUSINESS:
  - a. **Blue Bird Boxes – current status/future outlook**
  - b. **KEGBD 2024 – status**
  - c. **New tree plantings in Applebrook Park/Supplee – Springtime issues, Future tree**
7. NEW BUSINESS
  - a. **Stream water testing – why, where and what parameters?**
8. SUBDIVISION / LAND DEVELOPMENT REVIEW
  - a. **1338 Morstein Road**
9. VARIANCES/CONDITIONAL USES – None
10. LIAISON REPORTS
11. CORRESPONDENCE
12. DATES OF IMPORTANCE –

<i>Date</i>	<i>Meeting</i>	<i>Time</i>
April 11	Pipeline Task Force	7:00pm
April 16	Board of Supervisors	7:00pm
April 20	Keep East Goshen Beautiful Day	
April 22	ESAC	6:30pm
April 24	Planning Commission	7:00pm
May 2	Park & Rec Commission	7:00pm
May 7	Board of Supervisors	7:00pm
May 8	Conservancy Board	7:00pm
May 13	Municipal Authority	7:00pm
May 21	Board of Supervisors	7:00pm
May 27	Township Office Closed	
May 28	Planning Commission	7:00pm
June 4	Board of Supervisors	7:00pm

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
1580 Paoli Pike, 2<sup>nd</sup> Floor  
April 10, 2024 - 7:00 PM

June 6	Park & Rec Commission	7:00pm
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- 13. BOARD MEMBER CONCERNS
- 14. PUBLIC COMMENT
- 15. ADJOURNMENT

# 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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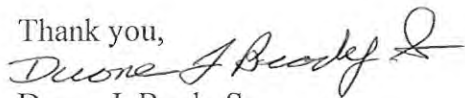
Date: April 3, 2024  
To: Dan Flynn (Chair)  
From: Duane J. Brady Sr., Township Zoning Officer  
Re: 1338 Morstein Road SD  
Preliminary/Final SD Plan.

Dear Conservancy Board,

The Township Staff has received an SD application for 1338 Morstein Road. Schiffer tract residential subdivision which is split between West Whiteland Township and East Goshen Township. The proposal is to create 16 lots with 3 lots to be in East Goshen Township (lots 6, 7, 8). The subdivision is in the R-2 Low Density Residential District and will be by right in accordance with Zoning section 240.9. The application has been reviewed for completeness and was accepted by Township Staff on February 19, 2024.

Please complete your review and provide comments.

Thank you,



Duane J. Brady Sr.  
East Goshen Township  
Zoning Officer





EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA

FEB 02 2024  
FEB 05 2024

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 2/2/2024

Application for (Circle one):

Subdivision  Land Development  Subdivision & Land Development

A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: West Chester University Foundation

Address: 202 Carter Drive, West Chester, PA 19382 Phone: 610-430-4152

Fax: N/A Email: dcornelius@wcufoundation.org

2. Name and address of present owner (if other than 1. above)

Name: (Same as Applicant)

Address: (Same as Applicant) Phone: (Same as Applicant)

Fax: N/A Email: N/A

3. Location of plan: 1338 Morstein Road, West Chester, PA 19380

4. Proposed name of plan: Preliminary/Final Subdivision Plan of 1375 Old Phoenixville Pike & 1338 Morstein Road

5. County Tax Parcel No.: 53-1-2.1 Zoning District: R-2

6. Area of proposed plan (ac.): 4.89 (East Goshen portion) Number of lots: 3 (in East Goshen)

7. Area of open space (ac.): 0%

8. Type of structures to be constructed: Single-family detached dwellings

9. What provisions are to be made for water supply and sanitary sewer? Public water (Aqua);

Public sewer (via West Whiteland Township and West Goshen Township Wastewater Treatment Plant)

10. Linear feet of road to be constructed: 224' (in East Goshen Township)

11. Name of Engineer: Dave Gibbons, PE

Phone Number: 610-918-9002 Fax: N/A

Email address: dgibbons@knowhowell.com

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

12. Name of Land Planner: N/A  
Phone Number: N/A Fax: N/A  
Email address: N/A

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

**NOTICE**

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.

Deb Cornelius

Owner Signature

Deb Cornelius  
Executive Director  
West Chester University Foundation

Deb Cornelius

Applicant Signature

Deb Cornelius  
Executive Director  
West Chester University Foundation

**Administrative Use**

Fees received from applicant \$ \_\_\_\_\_ basic fee, plus \$ \_\_\_\_\_ per lot

For \_\_\_\_\_ lots = \$ \_\_\_\_\_.

Application and plan received by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

Application accepted as complete on: \_\_\_\_\_  
(Date)

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

**SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST**

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

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

Application for (Circle all appropriate):     Subdivision  Land Development

**Applicant Information:**

Name of Applicant: West Chester University Foundation

Address: 202 Carter Drive, West Chester, PA 19382

Telephone Number: 610-430-4152                      Fax: N/A

Email Address: N/A

Property Address: 1338 Morstein Road, West Chester, PA 19380

**Property Information:**

Owner's Name: West Chester University Foundation

Address: 1338 Morstein Road, West Chester, PA 19380

Tax Parcel Number: 53-1-2.1                      Zoning District: R-2                      Acreage: 4.89 acres

**Description of proposed subdivision and or land Development:**

Applicant plans to subdivide the parcel at UPI 53-1-2.1 into three lots. This is part of an overall subdivision and land development plant that includes 16 total lots with each lot to be improved with a single-family detached dwelling. The remaining 13 lots will be located in West Whiteland Township and will be subdivided from the parcel at UPI No. 41-6-88.1. All 16 lots will be accessed from a new road accessed from Old Phoenixville Pike in West Goshen Township, with the new road ending in a cul-de-sac in the in the East Goshen Township portion of the subdivision.

*state level*

# 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: 2-19-2024  
To: Planning Commission  
From: Duane J. Brady Sr., East Goshen Township Zoning Officer  
Re: 1338 Morstein Road/Schiffer Tract Residential Subdivision  
Preliminary/Final SD Plan/Application Filing Letter

Dear Commissioners,

The Township Staff has received an SD application for 1338 Morstein Road. Schiffer tract residential subdivision which is split between West Whiteland Township and East Goshen Township. The proposal is to create 16 lots with 3 lots to be in East Goshen Township (lots 6, 7, 8). The subdivision is in the R-2 Low Density Residential District and will be by right in accordance with Zoning section 240.9. The application has been reviewed for completeness and was accepted by Township Staff on February 19, 2024.

## Background information:

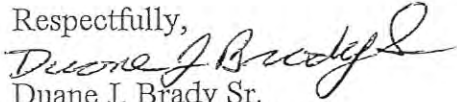
- The property is approximately 5 acres.
- The property is in the R-2 Low Density Residential District.
- The subdivision is split between West Whiteland Township and East Goshen Township.
- The subdivision is a total of 16 lots with 13 lots in West Whiteland Township and 3 lots in East Goshen Township.
- The start date for the project is February 19, 2024. (Day 1).
- The must act date for the Planning Commission is April 29, 2024 (Day 70).
- The must act date for the Board of Supervisors is May 19, 2024 (Day 90).

## Zoning Information:

- The property is in the R-2 Low Density Residential District (240-9).
- Single family detached dwellings are a use permitted by right.
- The minimum lot area is 1 acre.
- Building setback line 150 feet.
- Street line 60 feet.
- The front yard is 45/60 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 landscape controls in 240-27D shall apply to residential development in this district.

- The property is outside the flood area.
- The property has a pipeline located on it and does require a pipeline awareness study.

Respectfully,



Duane J. Brady Sr.

East Goshen Township

Zoning Officer (PA-CZO)





*Township of East Goshen, PA  
Monday, February 19, 2024*

## Chapter 240. Zoning

### Article II. Residential Districts

#### § 240-9. R-2 Low Density Residential District.

- A. Specific intent. In addition to the objectives stated in §§ 240-3 and 240-7, the R-2 District is intended to encourage low density residential development on lots of sufficient size to provide for on-lot sewage disposal and on-lot water supply.
- B. Uses permitted by right. The following principal uses are permitted by right in the R-2 District if the area and bulk regulations and all other applicable requirements of this chapter are satisfied:
- (1) Single-family detached dwelling.
  - (2) Agricultural uses in accordance with § 240-34, except for animal husbandry, which shall be permitted as a conditional use.
  - (3) A lawfully permitted dwelling unit used as a group home, provided that the requirements of § 240-38 for such use are met.
  - (4) Forestry in accordance with the standards of § 240-34.1.  
[Added 10-29-2002 by Ord. No. 129-Q-02]
- C. Permitted conditional uses. The following principal uses may be permitted in the R-2 District when authorized by the Board of Supervisors in accordance with § 240-31:
- (1) Single-family cluster development in accordance with § 240-28.
  - (2) Fire station.
  - (3) Township park.
  - (4) Place of worship or religious institution, excluding hospitals, sanitariums, penal or corrective institutions.
  - (5) Public or private primary or secondary school.
  - (6) Golf course.
  - (7) Riding academy.
  - (8) Publicly owned recreation.
  - (9) Public utility facility.
  - (10) Private recreation facility.
  - (11) Single-family open space development in accordance with § 240-36.
  - (12) Private primary school and church or place of worship.  
[Added 9-7-1999 by Ord. No. 129-F-99]

- D. Uses permitted by special exception: none.
- E. Accessory uses. The following accessory uses shall be permitted in the R-2 District in accordance with the provisions of § 240-32 and/or such other section listed after each use:
  - (1) Home occupation, which may include day care as an accessory use.
  - (2) Storage shed.
  - (3) Fence and wall.
  - (4) Garage.
  - (5) Recreational vehicle storage.
  - (6) Private greenhouse.
  - (7) Tennis court.
  - (8) Swimming pool.
  - (9) Horse barn.
  - (10) Solar energy systems.
  - (11) Signs. (See § 240-22.)
  - (12) Animal husbandry.
  - (13) Temporary structure or use.
  - (14) Home-related business.
  - (15) Seasonal sale of farm products. (See § 240-34B.)
  - (16) Apartment for care of a relative.
  - (17) No-impact home-based business as accessory to a residential dwelling.  
 [Added 10-21-2003 by Ord. No. 129-L-03]
- F. Design and landscaping controls. The applicable design and landscaping controls in § 240-27D shall apply to residential development in this district.
- G. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the R-2 District, subject to further applicable provisions of this chapter:  
 [Amended 6-1-1999 by Ord. No. 129-D-99]

Requirements	R-2 Principal Uses			
	Place of Worship and Religious Institution	School	All Other Uses <sup>1</sup>	Private Recreation Facility
Minimum lot area	2 acres	10 acres	1 acre	5 acres
Minimum lot width				
At building setback line	200 feet	300 feet	150 feet	300 feet
At street line	100 feet	150 feet	60 feet	150 feet
Maximum lot coverage				

**R-2 Principal Uses**

<b>Requirements</b>	<b>Place of Worship and Religious Institution</b>	<b>School</b>	<b>All Other Uses<sup>1</sup></b>	<b>Private Recreation Facility</b>
By buildings	25%	25%	25%	15%
By total impervious cover	35%	35%	35%	35%
Maximum building height				
Stories	3	3	3	3
Feet	30 feet	30 feet	30 feet	30 feet
Minimum front yard	55 feet	65 feet	45 feet	50 feet
Average front yard*	70 feet	80 feet	60 feet	50 feet
Minimum side yard	30 feet each	40 feet each	20 feet each	50 feet
Minimum rear yard	65 feet	75 feet	50 feet	50 feet

\*To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 60 feet and a minimum building setback of 45 feet shall be required.

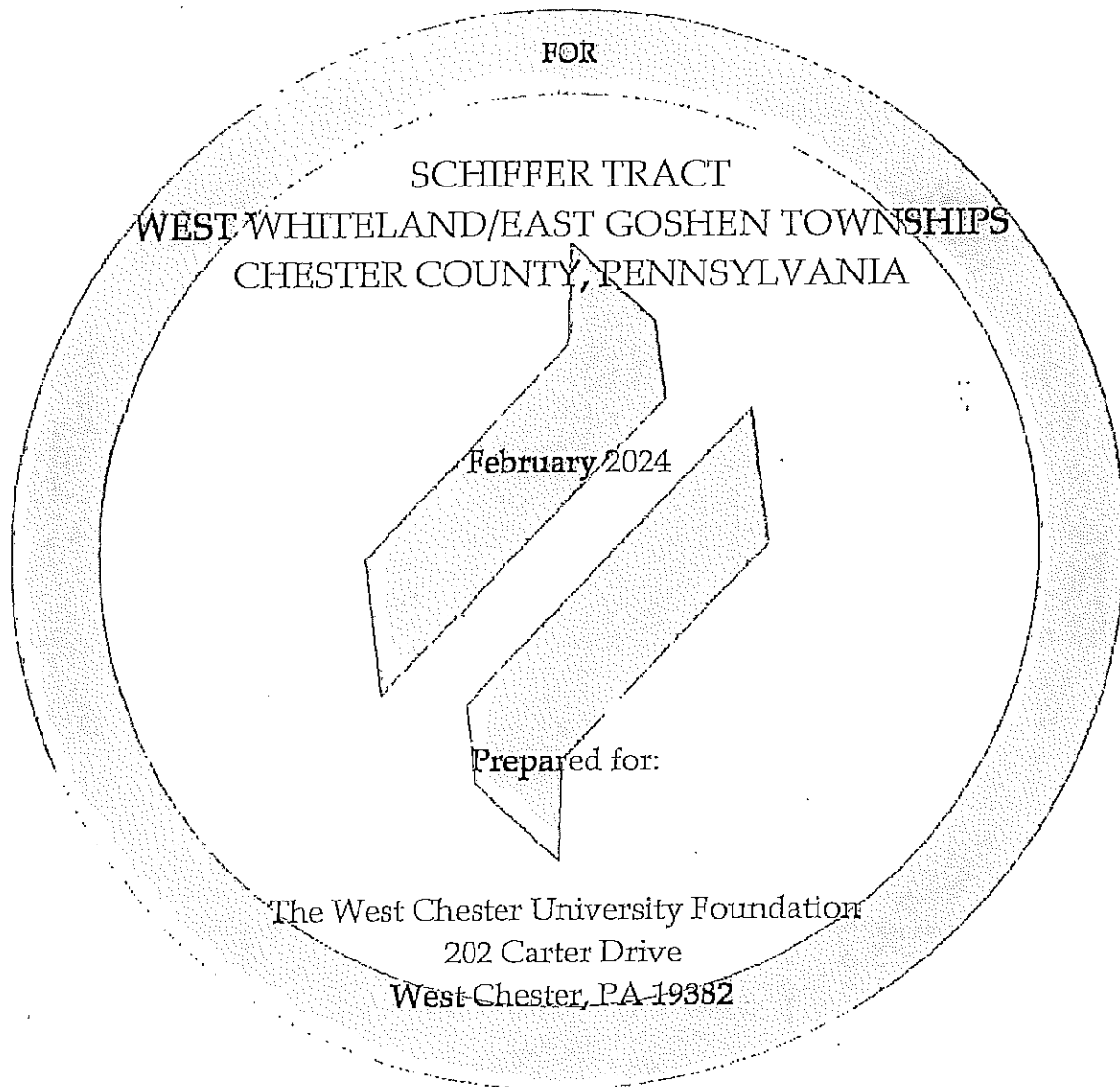
<sup>1</sup>NOTE: See § 240-31 for conditional use regulations, § 240-34 for agricultural regulations and § 240-57 for special exception regulations. The most restrictive lot area, width, building coverage, height and yard regulations for each such use shall apply.



FEB 14 2024

# SEWAGE FACILITIES PLANNING MODULE

DEP CODE # 1-15919-254-3



FOR

SCHIFFER TRACT

WEST WHITELAND/EAST GOSHEN TOWNSHIPS

CHESTER COUNTY, PENNSYLVANIA

February 2024

Prepared for:

The West Chester University Foundation

202 Carter Drive

West Chester, PA 19382

Prepared by:

## HOWELL ENGINEERING

1250 Wrights Lane, West Chester, PA 19380

Phone: 610-918-9002 Fax: 610-918-9003



SENT VIA ELECTRONIC MAIL ONLY

December 18, 2023

Mr. Dave DiCecco  
Howell Engineering  
1250 Wrights Lane  
West Chester, PA 19380

Re: Application for Planning Modules  
Checklist Letter – Component 3  
Schiffer Tract Residential Subdivision  
DBP Code No. 1-15919-254-3, 1-15971-488-3  
East Goshen Township, West Whiteland Township  
Chester County

Dear Mr. DiCecco:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection (“DEP”) as a complete module packet for the proposed development. The project proposes a 16-lot residential subdivision that will be served by a connection to public sewer. The project is located at 1338 Morstein Road, in East Goshen Township, and 1375 Old Phoenixville Pike, in West Whiteland Township, Chester County.

Sewage Facilities Planning Module forms are available online at [www.dep.pa.gov](http://www.dep.pa.gov). At the top of the page, select Businesses, then Water. On the right-side of the page, select the following: Bureau of Clean Water; Wastewater Management; Act 537; and Sewage Facilities Planning. Select the appropriate forms from the center of the page.

Your project requires the following forms. Please enter the above-referenced DEP Code Number on the first page of each form.

Sewage Facilities Planning Module Transmittal Letter, Form 3850-FM-BCW0355

Sewage Facilities Planning Module Resolution, Form 3850-FM-BCW0356

Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353

- Instructions
- Form

Sewage Facilities Planning Module Component 4

- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B
- 4C-County or Joint Health Department Review, Form 3850-FM-BCW0362C

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 3 copies of the completed planning

module. Please answer all questions within the planning module. Do not simply answer "N/A" or "Not Applicable." If you feel a question does not apply, explain all reasons to support that answer.

On March 31, 2023, the United States Fish & Wildlife Service ("USFWS") issued a final rule to reclassify the federal listing of the Northern Long-Eared Bat as an Endangered Species under the Endangered Species Act. To ensure your project considers potential impacts to this federally listed species, all PNDI receipts and clearance letters from USFWS, if applicable, must be dated after March 31, 2023.

Please refer to the Standard Operating Procedures ("SOP") that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long-range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5188 or at [laawalke@pa.gov](mailto:laawalke@pa.gov).

Sincerely,

*Laura Walker*

Laura Walker  
Environmental Trainee  
Clean Water

cc: Chester County Health Department (via email)  
Chester County Planning Commission (via email)  
Chester County Conservation District (via email)  
East Goshen Township (via email)  
West Whiteland Township (via email)  
West Chester University Foundation (via email)  
East Goshen Township Municipal Authority (via email)  
Downingtown Area Regional Authority (via email)  
Planning Section  
Re 30

# STORMWATER MANAGEMENT REPORT

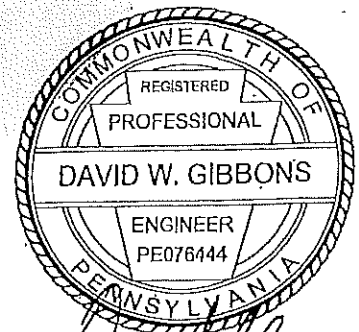
FOR

1375 Old Phoenixville Pike  
Subdivision Plan  
WEST WHITELAND TOWNSHIP &  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

January 18, 2024

Prepared for:

West Chester University Foundation  
202 Carter Drive  
West Chester, PA 19382



*David W. Gibbons*

Prepared by:

**HOWELL ENGINEERING**

1250 Wrights Lane, West Chester, PA 19380  
Phone: 610-918-9002 Fax: 610-918-9003



FEB 05 2024

# PIPELINE AWARENESS STUDY

FOR

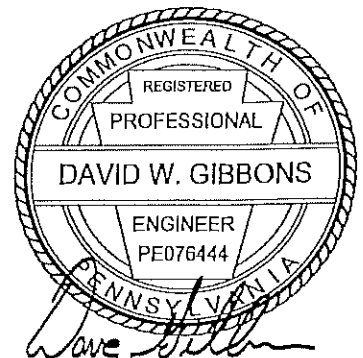
1338 Morstein Road &  
1375 Old Phoenixville Pike  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

JOB # 4807

January 22, 2024

Prepared for:

WEST CHESTER UNIVERSITY FOUNDATION  
202 CARTER DRIVE  
WEST CHESTER, PENNSYLVANIA 19382



Prepared by:

## HOWELL ENGINEERING

1250 Wrights Lane, West Chester, PA 19380  
Phone: 610-918-9002 Fax: 610-918-9003

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VII. CONCLUSION .....	2

## APPENDICES

- A. Site Location Map
- B. Site Plan
- C. Energy Transfer (Sunoco) General Guidelines For Third-Party Construction Or  
Maintenance Activities

## I. INTRODUCTION

Howell Engineering has prepared this Pipeline Awareness Study to summarize the proposed land development and its associated effects to the pipeline located at 1338 Morstein Road in East Goshen Township, Chester County, PA (and part of the project also located at 1375 Old Phoenixville Pike in West Whiteland Township). The submission of this report is in accordance with §205-40-1 of the East Goshen Township Zoning Ordinance. The proposed project consists of a residential single-family subdivision creating 3 lots within East Goshen and 13 lots in West Whiteland with associated cul-de-sac road with asphalt pavement and curb, landscaping buffers, utilities, and stormwater management.

## II. TRACT DESCRIPTION

The Equitable Owner and Applicant of the proposed development is the West Chester University Foundation. The parcel UPI numbers at this location are 41-6-88.1 (West Whiteland) and 53-1-2.1 (East Goshen). Parcel 41-6-88.1 is 15 acres, parcel 53-1-2.1 is 5 acres, making a total of 20 acres being analyzed and configured for potential site development. Both parcels are currently undeveloped.

A Subdivision and Land Development Plan that details the proposed improvements will be included in this submission. The proposed dwellings and other impervious surfaces/improvements are shown. Please see Appendix A for the Site Location Map. Please see Appendix B for the Site Plan with gas pipeline easement highlighted.

## III. PHYSICAL RESOURCES

### A. TOPOGRAPHICAL CHARACTERISTICS

According to the United States Geological Survey (USGS) and survey from Howell Surveying, the proposed site is topographically diverse with high points towards the northwest and southwest parts of the property. Surface runoff would generally flow from the north and south ends of the site towards the middle, and then east towards the property line along State Route 202, where it then flows under Route 202 through an existing 36" culvert.

### B. WATERCOURSES

Based on the National Wetlands Inventory and eMapPA, there are no surface waters or wetlands associated with the proposed project property.

### C. VEGETATION AND LANDSCAPING

The site is currently covered in dense vegetation and, after construction is completed, will be landscaped in accordance with §240-27 of the East Goshen Township Zoning Ordinance and §281-33 of the West Whiteland Township Zoning Ordinance.

## IV. PIPELINE DETAILS

There is one pipeline crossing the proposed site, located towards the southern end of the development in East Goshen Township. Owned and operated by Sunoco, Company representatives have indicated that the 8" pipe does not currently have any liquid or natural gas flowing through it, however it may become active again in the future. The pipeline is generally centered within a 30 feet wide easement which crosses the parcel in a Southwest to Northeast direction.

## V. MITIGATION MEASURES

While our office expects there are no anticipated harmful short- or long-term impacts from the pipeline on site with relationship to the proposed improvements, the project and associated earth disturbance near the gas pipeline and within the easement will be submitted to the Gas Pipeline Encroachment Group who will review and approve the proposed work to ensure that all precautions and regulations are taken into account both during and after the construction process. Driveways with asphalt paving will cross the easement perpendicularly with proposed utilities installed within this same area to limit earth disturbance over the pipeline. Adequate vertical separation will be provided as required by the pipeline operator, to keep it protected from all construction activity and placement of utilities. Residential dwellings and other structures will not be constructed within the gas pipeline easement. All rules and regulations will be followed pursuant to Sunoco and local regulations to ensure the safety and welfare of the home occupants and those living within the vicinity will not be compromised. See Appendix C for the General Guidelines for Third-Party Construction or Maintenance Activities. As stated above, the pipeline operator will review the proposed subdivision and land development plans and will need to approve this work prior to any construction occurring on site. Typical gas line encroachment approvals include the following conditions:

- The builder shall submit final plans of development to the Gas Company's Encroachment Department and shall continue to comply with encroachment guidelines.
- No removal of cover shall occur within the easement, including directly over the pipeline.
- A PA One Call shall be placed prior to any construction activity.
- A Gas Company representative shall be on site during any construction activity.

Additionally, there will be no unsatisfactory conditions relating to future air and water quality and noise levels, vibration, toxic materials, electrical interference, odor, glare and heat, fire and explosion, smoke, dust, fumes, vapors and gases and/or radioactive materials.

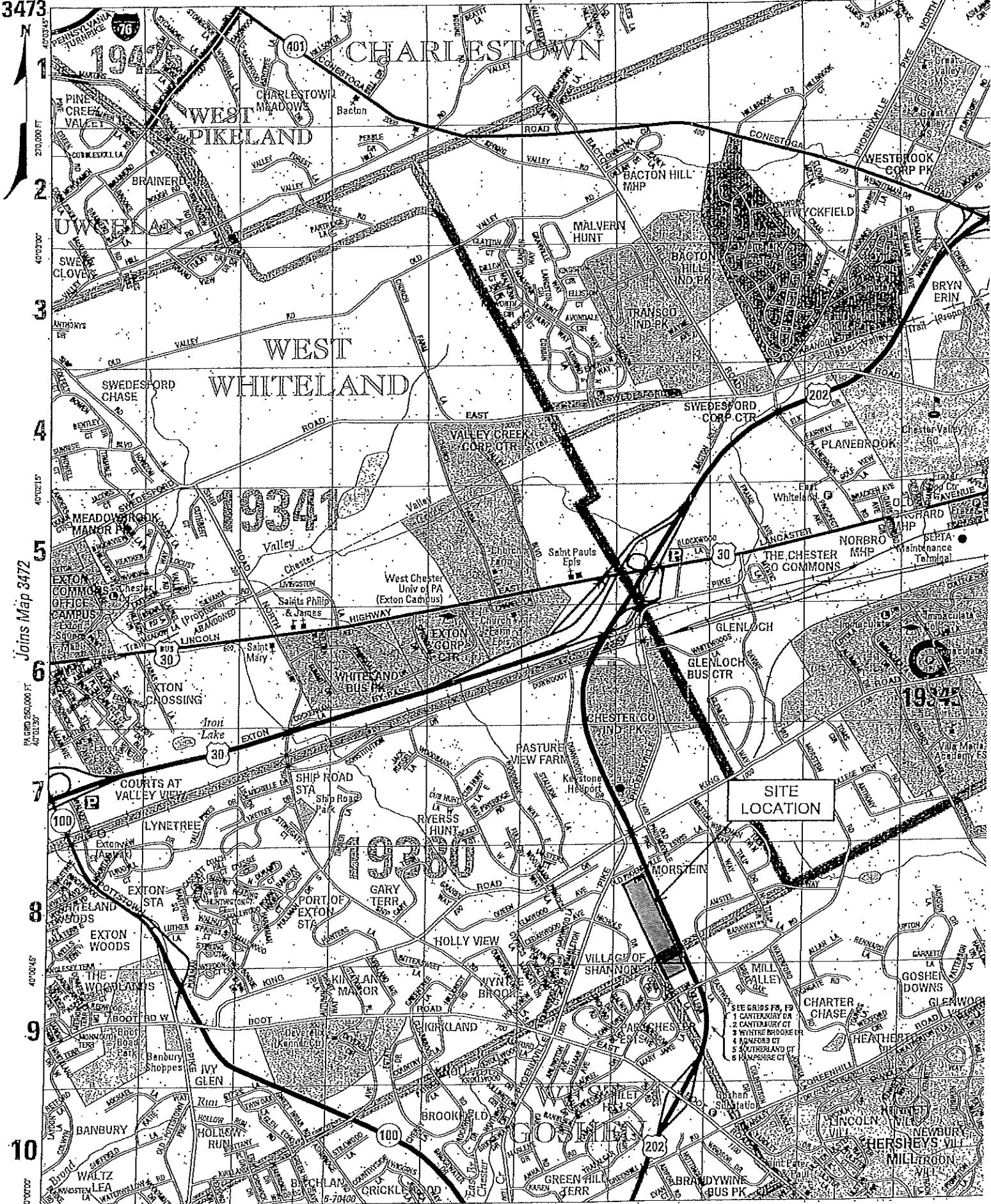
## VI. ALTERNATIVES

The project has been designed in an optimal fashion to minimize potential adverse impacts and to meet, if not exceed, the minimum requirements. Buildings have been configured in such a way to avoid construction conflict with the pipeline, keeping it untouched and undisturbed to the maximum extent possible. The only impervious features affecting the easement will be the driveways which have been designed to cross perpendicularly. The proposed roadway has been reduced and adjusted to not cross into the existing gas easement. Stormwater management systems and surface runoff will avoid direct conflict with the pipeline to provide further protection. Every consideration within the Gas Company's guidelines has been accounted for and applied in accordance with regulations and requirements.

## VII. CONCLUSION

Howell Engineering has completed a Pipeline Awareness Study for the proposed construction located at 1375 Old Phoenixville Pike in West Whiteland Township, Chester County, PA and 1338 Morstein Road in East Goshen Township, Chester County, PA. The project proposes minimal pipeline impacts and several measures to minimize any potential risks.

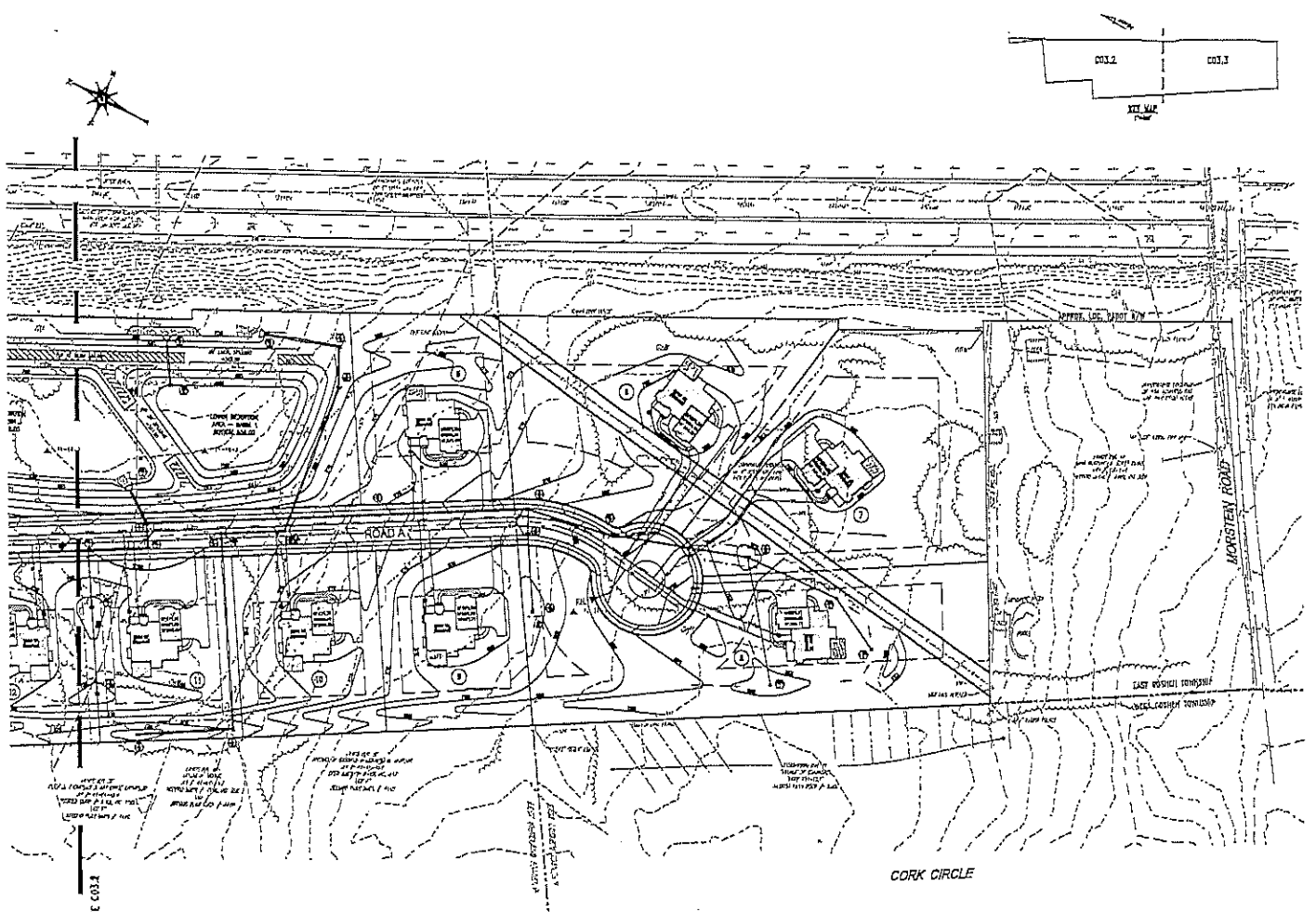
APPENDIX A  
SITE LOCATION MAP



APPENDIX B  
SITE PLAN







**GRADING & UTILITIES PLAN**  
 SCALE: 1"=40'  
 DRAWING SCALE  
 1"=40'

MATCH LINE - SEE C03.2

**LEGEND**

--- 12" WATER MAIN	--- 8" WATER MAIN	--- 4" WATER MAIN	--- 2" WATER MAIN	--- 12" SANITARY SEWER	--- 8" SANITARY SEWER	--- 4" SANITARY SEWER	--- 2" SANITARY SEWER	--- 12" RAINFALL	--- 8" RAINFALL	--- 4" RAINFALL	--- 2" RAINFALL
--- 12" GAS	--- 8" GAS	--- 4" GAS	--- 2" GAS	--- 12" STORM	--- 8" STORM	--- 4" STORM	--- 2" STORM	--- 12" TELEPHONE	--- 8" TELEPHONE	--- 4" TELEPHONE	--- 2" TELEPHONE
--- 12" ELECTRIC	--- 8" ELECTRIC	--- 4" ELECTRIC	--- 2" ELECTRIC	--- 12" CABLE TV	--- 8" CABLE TV	--- 4" CABLE TV	--- 2" CABLE TV	--- 12" FIBER OPTIC	--- 8" FIBER OPTIC	--- 4" FIBER OPTIC	--- 2" FIBER OPTIC
--- 12" FIRE	--- 8" FIRE	--- 4" FIRE	--- 2" FIRE	--- 12" CABLE	--- 8" CABLE	--- 4" CABLE	--- 2" CABLE	--- 12" COAXIAL	--- 8" COAXIAL	--- 4" COAXIAL	--- 2" COAXIAL
--- 12" OTHER	--- 8" OTHER	--- 4" OTHER	--- 2" OTHER	--- 12" UNIDENTIFIED	--- 8" UNIDENTIFIED	--- 4" UNIDENTIFIED	--- 2" UNIDENTIFIED	--- 12" UNIDENTIFIED	--- 8" UNIDENTIFIED	--- 4" UNIDENTIFIED	--- 2" UNIDENTIFIED

PRELIMINARY/FINAL  
**GRADING & UTILITIES PLAN**  
 WEST OBERLIN IMPROVEMENT TO ADDITION  
 3800 WEST 10TH STREET (WEST TRACT)  
 OKLAHOMA CITY, OKLAHOMA  
 BY: [Signature] & J. WOODRUFF, CHIEF ENGINEER, P.E.

DATE	11/20/14
SCALE	1"=40'
PROJECT NO.	4207
SHEET NO.	1 of 2
PROJECT TITLE	C03.3

APPENDIX C  
ENERGY TRANSFER (SUNOCO) GENERAL GUIDELINES FOR THIRD PARTY  
CONSTRUCTION OR MAINTENANCE ACTIVITIES

## GENERAL GUIDELINES FOR THIRD-PARTY CONSTRUCTION OR MAINTENANCE ACTIVITIES

Energy Transfer and its affiliates and related companies (“ET”) are dedicated to the highest safety standards in the continued operation of their pipelines and facilities. Of utmost importance to ET is the continued safety of the public and its pipeline and facilities during construction and other activities on, across, over or under its right-of-way. ET is therefore pleased to provide these general guidelines (“Guidelines”) for third-party construction, blasting, installation or modification of pipelines, underground utilities, roads, streets, driveways, ditches, drainage canals or any other type of temporary or permanent structure or obstruction or any other encroachment on, over, across or paralleling ET’s right-of-way (hereinafter referred to as “Crossing” or “Crossings”).

These Guidelines are intended to be consistent with State Code and are further based upon industry standards and practice. These Guidelines are merely guidelines and upon notification to ET of a proposed Crossing, as required by State Code, each proposed Crossing and its corresponding finalized plans and profile drawings will be evaluated by ET and the third-party requesting such Crossing, pending final approval.

### 1. Notification

a. The party requesting such Crossing shall use its best efforts to provide ET with its finalized plans and profile drawings at least thirty days (30) days prior to any related construction or maintenance activity. The Pipeline Facility shall include, but is not limited to, rights-of-way, fee properties, easements, pipelines, meter and regulator buildings and valve sites (“ET Pipeline Facility” or “Facilities”). No equipment shall enter onto ET’s Pipeline Facility unless an ET representative is on location.

b. No excavation shall occur in the vicinity of ET’s Pipeline Facilities until:

1) In accordance with the State approved Notification Centers, ET shall be notified at least 48 hours in advance of any construction or maintenance activity. You must contact the State approved Notification Center at 811. Before commencing any Crossing at or near ET’s Pipeline Facility you must also contact ET’s Field Representative(s) listed below;

Patty Bingaman: 215-669-3232 - Pipeliner

John Ruskay: 610-670-3286 - Engineer

2) An ET representative will be on site to monitor the excavation activities.

### 2. Drawings for Proposed Construction or Maintenance

Any proposed construction or maintenance activity in the vicinity of ET’s Pipeline Facilities will require submittal of final plans and profile drawings for prior review and approval by ET. One (1) copy of these drawings must be submitted to ET’s Encroachment Department via e-mail [encroachments@energytransfer.com](mailto:encroachments@energytransfer.com). All plans and drawings must show in detail, all of ET’s

Pipeline Facilities, its corresponding right-of-way and any other landmarks that will assist ET in determining the location of the proposed Crossing and the effects of the proposed construction or maintenance activity on ET's Pipeline Facilities.

3. **Encroachment Agreement**

In certain instances, due to the type of Crossing required and the probable impact upon ET's Facilities, an encroachment agreement may be necessary for proposed construction or maintenance within ET's Pipeline Facility. ET shall be responsible for preparing such encroachment agreement and shall bear the cost and expense in such preparation. Such encroachment agreement shall outline the responsibilities, conditions and liabilities of the parties and must be fully executed and in ET's possession prior to commencing any construction activity.

4. **Insurance Coverage**

In certain instances, due to the type of Crossing required and the probable impact upon ET's Facilities, ET may require evidence of comprehensive general liability insurance coverage prior to any construction or maintenance activity in the vicinity of its Facilities. In the event ET requires evidence of comprehensive general liability insurance, ET and/or its affiliates and related companies, whichever the case may be, shall be named as additional insured.

5. **Crossing Pipelines with Equipment**

To protect ET's pipelines or related Facilities from additional external loading, ET may perform a field survey and an engineering study to determine the effects of any proposed activity over its pipelines or related Facilities. Mats, timber, air-bridges, or other protective materials deemed necessary and appropriate by ET may be required and placed over ET's pipelines or related Facilities for the duration of any loading. When utilizing an air-bridge refer to Energy Transfer's approved design. Air-bridge design provided upon request.

6. **Excavation, Cuts, or Fill near ET's Pipeline Facility**

- a. An ET representative will be on location prior to and during construction activity within ET's Pipeline Facility.
- b. No heavy equipment of any type will be permitted to work directly over ET's pipelines or related Facilities.
- c. All excavation within eighteen inches (18") of any pipeline will be performed by hand. At the discretion of ET's onsite representative, excavators may be required to hand dig beginning at a distance greater than eighteen inches (18").
- d. All excavations within ET's Pipeline Facility shall be backfilled with a minimum of eight inches (8") lifts of backfill material, where pipeline padding is reduced ensure backfill is clean and free from rock, trash, concrete, rubbish, or hazardous material. Soil backfill must be compacted to the satisfaction of the ET onsite inspector so that settling does not occur.
- e. No grade cuts will be permitted within ET's Pipeline Facility. ET's representative will be on location. An engineering study may be performed to ensure that the lateral stability of ET's pipelines or related Facilities are not affected.

- f. No fill shall be permitted within ET's Pipeline Facility. No more than twenty-four inches (24") of earthen fill material (pipeline cover not to exceed seven feet (7'), free from any rocks, trash, concrete, rubbish, rebar, hazardous materials, etc., will be permitted within ET's Pipeline Facility.
- g. Earthen cover over ET's pipelines shall be thirty-six inches (36") or no less than what was originally there prior to any construction. In the event that ET determines that a lesser cover will not increase the risk to the public or increase the risk of a break, leak, rupture or other damage to ET's pipelines or related Facilities.
- h. No trash or debris shall be placed in any excavation or left in or on ET's Pipeline Facility.
- i. The creation of storm water outfalls or other water management controls which would make the pipeline right-of-way more susceptible to erosion are not allowed.

7. **Aboveground Appurtenances, Structures and Obstructions**

- a. No aboveground appurtenances, structures, or obstructions of a temporary or permanent nature shall be located within ET's Pipeline Facility that, in any way, interfere with operating, maintaining, accessing, inspecting, repairing, modifying, replacing or relocating such Facilities. The appurtenances, structures and obstructions include, but are not limited to the following: buildings, structures, signage, utility poles, steel towers, guy wires, other structures supporting aerial lines, satellite dishes, manholes, catch basins, septic systems, utility pedestals, transformers, fire hydrant, large spoils of earthen materials, decks, pools, boats, RV's, trailers and storage of hazardous or non-hazardous materials.
- b. No foreign towers (Wind Turbine and Communication Towers) are permitted within 1500 feet (1500') of ET's Pipeline Facilities. Refer any requests to the Right-of-Way Representative/Encroachments Group.

8. **Proposed Pipe and Utility Lines**

- a. General Guidelines:
  - 1. For the safety of the public and to lessen the risk of a break, leak, rupture or other damage to ET's Pipeline Facility and in furtherance of the state code, ET's Pipeline Facility shall be positively located by ET before any Crossings are constructed or installed near ET's Pipeline Facility.
  - 2. Plan and profile drawings are required for all foreign utility Crossings.
  - 3. For open trench Crossings, ET requires a minimum clearance of twenty-four inches (24") be maintained between the bottom of ET's pipeline or related Facilities and any foreign line or facilities.
  - 4. For conventional and horizontal directionally drilled (HDD) bore Crossings, ET requires a minimum clearance of thirty-six inches (36") below ET's pipeline/facilities.
  - 5. For horizontal directionally drilled (HDD) bore Crossings that are large diameter, twelve inches (12") or greater, a minimum of sixty inches (60") of clearance below ET's Pipeline Facilities and across the entire width of ET's right-of-way is required.

6. Excavate ET Facilities at the point of the proposed Crossing on the approach side to verify the auger head, boring and installation process will not damage ET's Pipeline Facilities.
  7. All foreign lines shall cross ET's Pipeline Facility at ninety degrees (90°) or at an angle of not less than forty-five degrees (45°), unless otherwise approved by ET. Longitudinal occupancy of ET's Pipeline Facility will not be permitted.
  8. Buried utility lines must be identified with permanent aboveground markers where lines enter and exit ET's right-of-way. Installation and maintenance of the markers shall be the responsibility of the foreign line owner.
  9. No manholes, valves or other appurtenances will be permitted within ET's Pipeline Facility.
  10. No vertical or horizontal bends allowed within ET's Pipeline Facility.
  11. ET's Pipeline Facility is cathodically protected. All other cathodically protected facilities that enter, or cross ET's Pipeline Facility must have test leads installed. Any inquiries for cooperative testing should be directed to the attention of ET's Field Representative on location. Any utility Crossings that may be negatively affected by ET cathodic protection will need to be designed accordingly (i.e. coated, cased, etc.)
  12. ET may require excavation of its Facilities to perform corrosion related tasks before and during foreign line Crossings as required.
  13. All underground utilities (other than residential telephone, cable TV and 24-volt DC power lines) may require plastic identification tape installed no closer than eighteen inches (18") above the line.
- b. Water or Forced Sewer Lines
1. All water and sewer lines shall be either (1) ductile iron or steel casing (coated to protect it from ET's cathodic protection) or (2) steel encased in plastic schedule 80 PVC for a minimum of 5-feet on either side of any ET's pipelines or related Facilities or (3) standard PVC pipe.
  2. Forced sewer lines shall have no piping connections located within 5-feet of any ET's pipelines or related Facilities or placed within ET's pipeline easement.

c. Communication, Power or Combustible Material Lines

1. When open trench Crossing with underground fiber optic cables, telephone and television cables (other than residential telephone and cable TV) crossing under ET's Pipeline Facility shall be installed in rigid non-metallic conduit with bags of concrete-mix placed directly above and below the conduit across ET's right-of-way or similar company approved method. Place warning burial tape the width of ET's right-of-way at least 18 inches (18") directly above communication cables. Bags of concrete-mix and burial tape are not required when installing via HDD or conventional bore.
2. When open trench Crossing with underground electric cables except 24-volt DC power lines (including single residential service drops) crossing under ET's facilities shall be installed in nonmetallic conduit with bags of concrete-mix placed directly above and below the conduit across ET's right-of-way or similar company approved method. Place red warning burial tape the width of ET's right-of-way at least 18 inches directly above the cable. A minimum of thirty-six inches (36") is required if over 600 volts.
3. When underground electric cable over 10 kV is crossing ET Facilities it shall be a shielded cable installed within ridged non-metallic casing. Bags of concrete-mix or a similar ET approved method, must be placed directly above and below the casing across the width of ET's right-of-way. Place red warning burial tape the width of ET's right-of-way at least 18 inches directly above the cable. ET requires a minimum clearance of sixty inches (60") below ET's Pipeline Facilities. Bags of concrete-mix and burial tape are not required when installing via HDD or conventional bore.
4. Overhead and underground crossings exceeding 160 kV and any power lines that will be constructed parallel to and outside of ET's right-of-way within 300 feet of ET's Pipeline Facilities, are not allowed by ET.
5. All overhead power/communication lines must cross ET Facilities with a minimum vertical overhead clearance of twenty-five feet (25') to grade at full load and maximum temperature.
6. ET recommends that all underground residential telephone, cable TV and 24-volt DC power lines be encased in plastic conduit for the full width of the right-of-way.

ci. Exclusive Easement Construction

1. When constructing a directional drill across ET's easement a minimum separation of ten (10) feet must be maintained between the outside diameter of the bottom of ET's pipeline and the top of any of your facilities within ET's exclusive easement area.
2. When constructing a conventional bore across ET's easement a minimum separation of three (3) feet must be maintained between the outside diameter of the bottom of ET's pipeline and the top of any of your facilities within ET's exclusive easement area.

9. **Proposed Roads, Streets, Driveways, Access Ways and Parking Lots**

- a. Load stress will be calculated by ET to determine if any protection of the pipeline is required for roadways, streets, driveways, access ways, etc., planned to cross ET's Pipeline Facility. In the event it is determined by ET that the roadways, streets, driveways, access ways, etc., will increase a risk to the public or increase a risk of a break, leak, rupture or other damage to ET's Pipeline Facility, ET may require, at the sole cost and expense of the party requesting such Crossing, the installation of protective material or pipeline adjustment as may be deemed necessary by ET to protect the public or ET's Pipeline Facility.
- b. The preferred minimum earth cover over ET's Pipeline Facility is forty-eight inches (48") at all roadways, streets, driveways, access ways, etc., including adjacent ditch lines. In the event that ET determines that a lesser cover will not increase a risk to the public or increase a risk of a break, leak, rupture or other damage to the pipeline or related Facilities, ET may allow a lesser earth cover, in a minimum amount as determined solely within the discretion of ET. In the event the required amount of cover is not obtainable as reflected in finalized plan and profile drawings, ET may require the installation of protective material at no expense to ET. Cover shall be measured from the top of ET's pipeline to the surface of the road.
- c. Roads and streets crossing over ET's Pipeline Facility shall cross at an angle of not less than forty-five degrees (45°), or as near as possible thereto. Crossings should be over straight pipe and at locations free of any crossovers. Longitudinal occupancy of the right-of-way will not be permitted.
- d. No parking areas or the like will be allowed on, over or across ET's Pipeline Facilities.
- e. Permanent pipeline marker(s), provided by ET, will be installed at all road Crossings.

10. **Disposal Systems**

No aerobic septic systems, septic tanks, liquid disposal systems, or hazardous waste disposal systems will be allowed on ET's Pipeline Facility or within twenty-five (25) feet of ET's Pipeline Facility. This will include, but is not limited to, affluent from sewage disposal systems, the discharge of any hydrocarbon substance, the discharge or disposal of any regulated waste, or any other discharge that may prove damaging or corrosive to ET's Pipeline Facility.

11. **Impoundment of Water**

- a. In order to provide for the adequate maintenance and operation of ET's Pipeline Facility, the impoundment of water on ET's Pipeline Facility will not be allowed.



- b. Temporary soil erosion and sediment control devices and storm water detention basins/traps will not be permitted on ET's Pipeline Facility.

12. **Blasting & Seismic Activity**

- a. To the extent it impacts the lateral stability or otherwise endangers or interferes with the efficiency, safety, or convenient operation of ET's Pipeline Facility, no explosive detonations will be permitted within 300-feet of ET's Pipeline Facility without: (1) prior blast plan impact analysis and written approval from ET and (2) ET's representative on site during blasting. To determine if the detonation stresses will be detrimental to the safety of ET's Pipeline Facility, information required to complete ET's "Blasting Data Sheet" must be submitted to ET for evaluation and approval no less than 30 days prior to the proposed date of blasting activity. The contractor performing the blasting will be required to verify by signature the proposed blasting plan.
- b. No "Non-Explosive" seismic testing or construction equipment with steady state vibrator, intermittent vibrator, or thumper sources shall be conducted within 150 feet of ET's Pipeline Facility without prior written approval.

13. **Landscaping & Irrigation Systems**

- a. Landscaping shall not be permitted within ET's Pipeline Facility.
- b. Irrigation heads and valves shall not be permitted within ET's Pipeline Facility.
- c. Irrigation systems shall not be directly installed longitudinally over ET's Pipeline Facility and shall not be buried deeper than 12-inches, regardless of location, from the surface of the ground within ET's Pipeline Facility.

14. **Pipeline Markers**

The party request such Crossing will ensure that all temporary and permanent pipeline markers installed by ET are always protected and maintained during construction or Crossing related activity. Any permanent markers damaged or removed will be replaced by ET at the sole expense of the party requesting such Crossing. No work will be allowed to commence until, in the opinion of ET, sufficient pipeline markers are in place. Unauthorized damage or removal of pipeline markers is punishable by Federal law.

15. **Right of Ingress and Egress**

- a. The party requesting such Crossing shall have the right to install fences on, over and across the Facilities, provided, however, that ET shall have the unrestricted right of ingress and egress to its Facilities at all times. ET prohibits any fencing which obstructs access or line of sight for patrol/inspection or identification markers.
- b. ET, at its sole option and discretion, may require the party requesting such Crossing to install, at its sole cost and expense and for ET's benefit, a walk gate at least three (3) feet in width for residential lots or gate at least twelve (12) feet in width for rural areas at each

fence Crossing. ET shall provide a lock for such gate(s). Said gate(s) shall be installed as to provide ET with ingress and egress access to its pipeline or related facilities and to minimize vehicular and equipment travel over ET's pipeline or Facilities.

- c. The party requesting such Crossing shall be responsible for keeping the enclosed portion of ET's pipeline or related Facilities free of any debris or trash.
- d. ET's pipeline or related Facilities shall be positively located by ET before any fences are constructed or installed near ET's Pipeline Facilities. Post hole excavations for fencing placed near ET's Pipeline Facilities shall not be greater than a depth of eighteen inches (18") below the undisturbed grade level nor closer than five feet (5') horizontally from ET's pipeline or related Facilities.

16. **Statement Regarding Existing Rights**

NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO CONVEY, WAIVE, OR SUBORDINATE ANY OF ET'S EXISTING RIGHTS WHATSOEVER. SHOULD A CONFLICT EXIST WITH THE LANGUAGE CONTAINED IN ANY ET ENCROACHMENT AGREEMENT, EASEMENT, OR PETITION IN CONDEMNATION AND THESE GUIDELINES, ET'S ENCROACHMENT AGREEMENT, EASEMENT, OR PETITION IN CONDEMNATION SHALL CONTROL AND BE DECISIVE OF THE ISSUE.

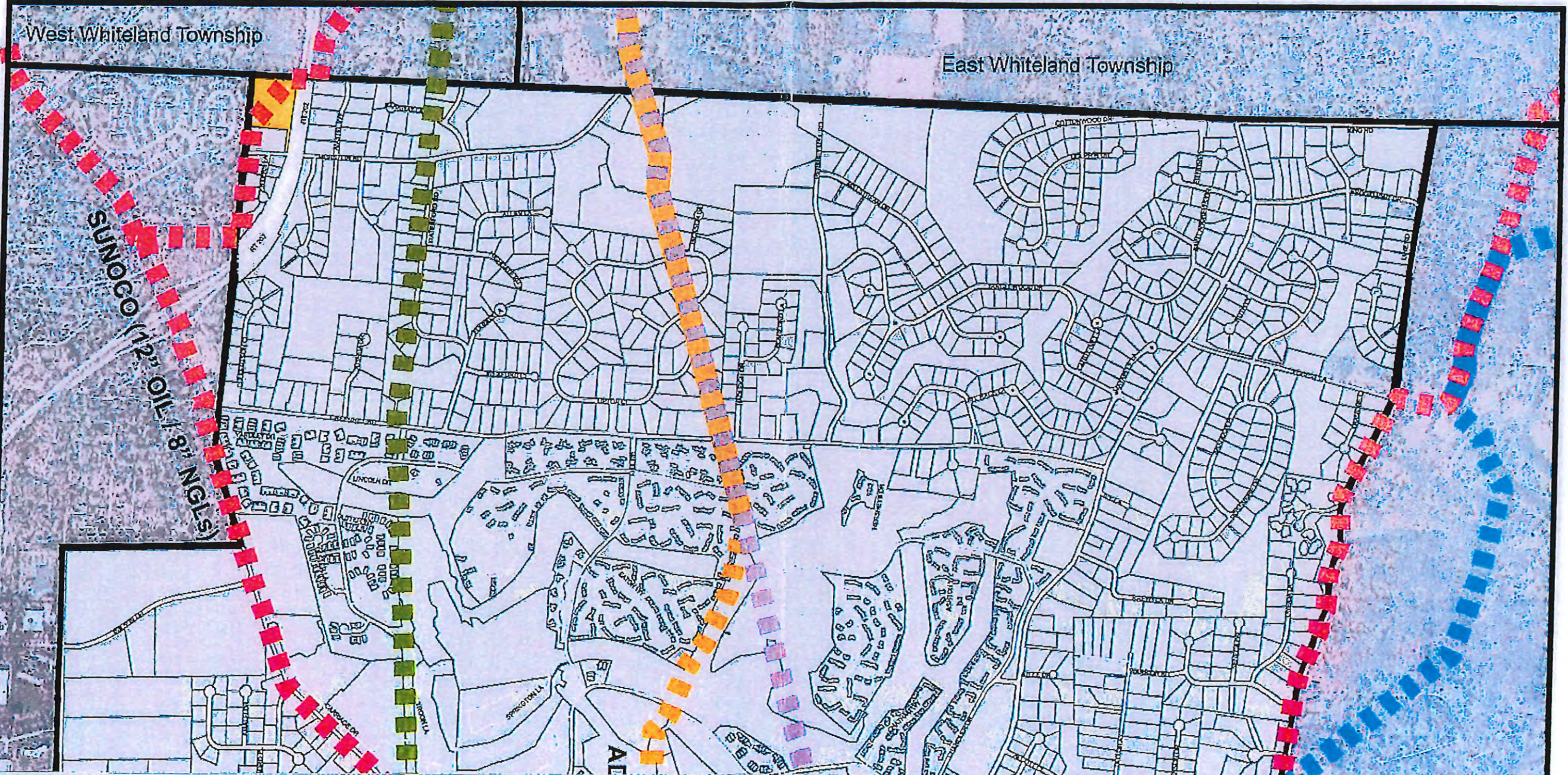
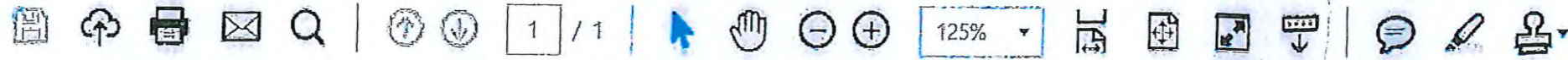
17. **Statements Regarding Guidelines for Construction and Maintenance**

Certain construction and maintenance activities may be reviewed and approved by ET at one point in time, but not immediately installed or performed. Therefore, all construction and maintenance activities are subject to the Guidelines in affect at the time the work takes place. In addition, the guidelines described in this document represent those industry standards that ET believes meet the minimum acceptable standards regarding third-party construction and maintenance activities in the vicinity of ET's Pipeline Facility. Therefore, after review of the final plan and profile drawings, ET may, in the event that ET determines the construction and maintenance activities will increase a risk to the public or increase a risk of a break, leak, rupture or other damage to ET's Pipeline Facility, require fortifications in furtherance of state codes. The party requesting such Crossing agrees to alter, modify or halt any construction activity, which in the sole opinion of ET's, will increase the risk to the public or increase the risk of a break, leak, rupture or other damage to ET's Pipeline Facility.

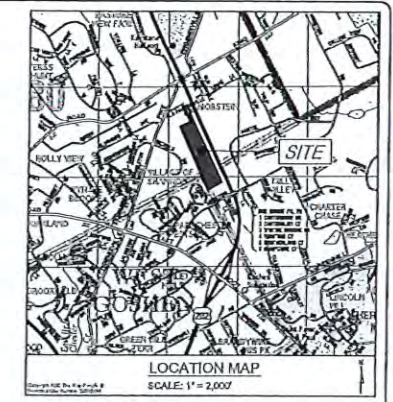
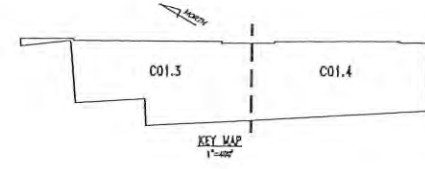
All written correspondences and your final design plans are to be addressed to:

Energy Transfer Company  
[encroachments@energytransfer.com](mailto:encroachments@energytransfer.com)  
Attention: Encroachment Department

[END]

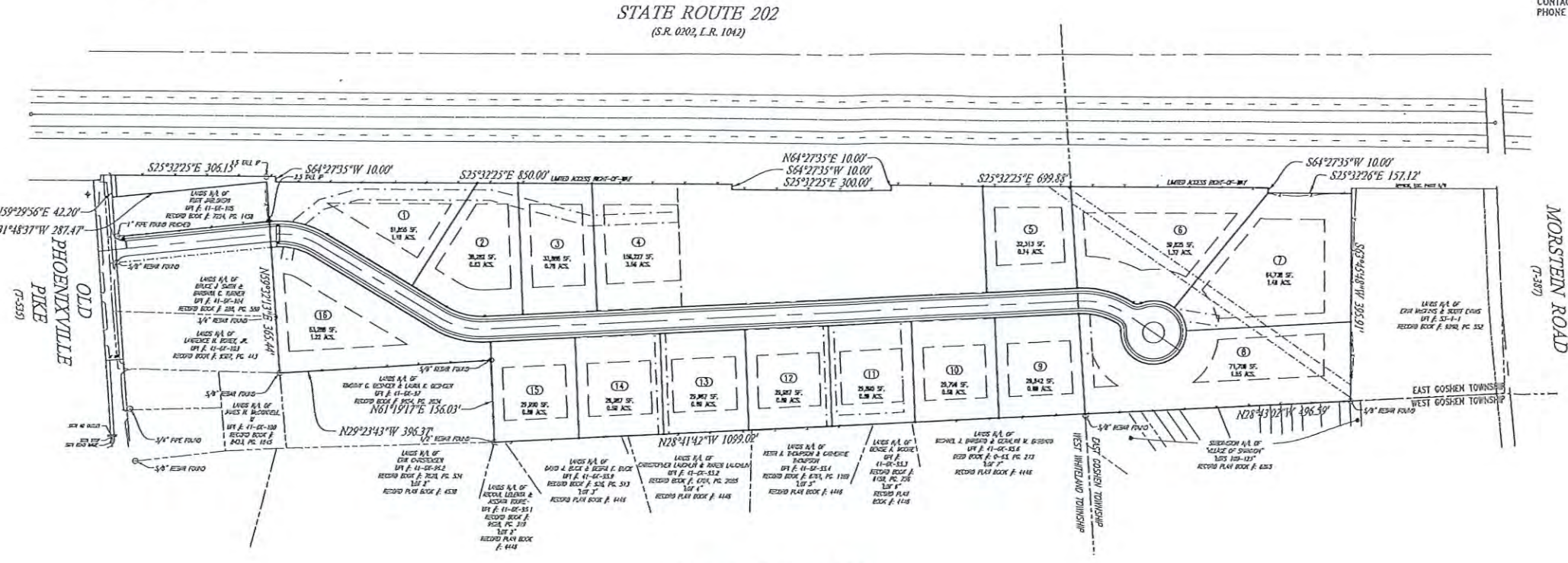






**APPLICANT/RECORD OWNER**  
 WEST CHESTER UNIVERSITY FOUNDATION  
 202 CARTER DRIVE  
 WEST CHESTER, PA 19382  
 CONTACT: DEB CORNELIUS  
 PHONE NUMBER: 610-430-4152

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 255 West 10th Street, West Chester, PA 19380  
 Phone: (610) 684-8002 Fax: (610) 684-8003



**OVERALL SUBDIVISION PLAN**  
 SCALE: 1"=100'  
 GRAPHIC SCALE  
 1 inch = 100 feet

**LEGEND**

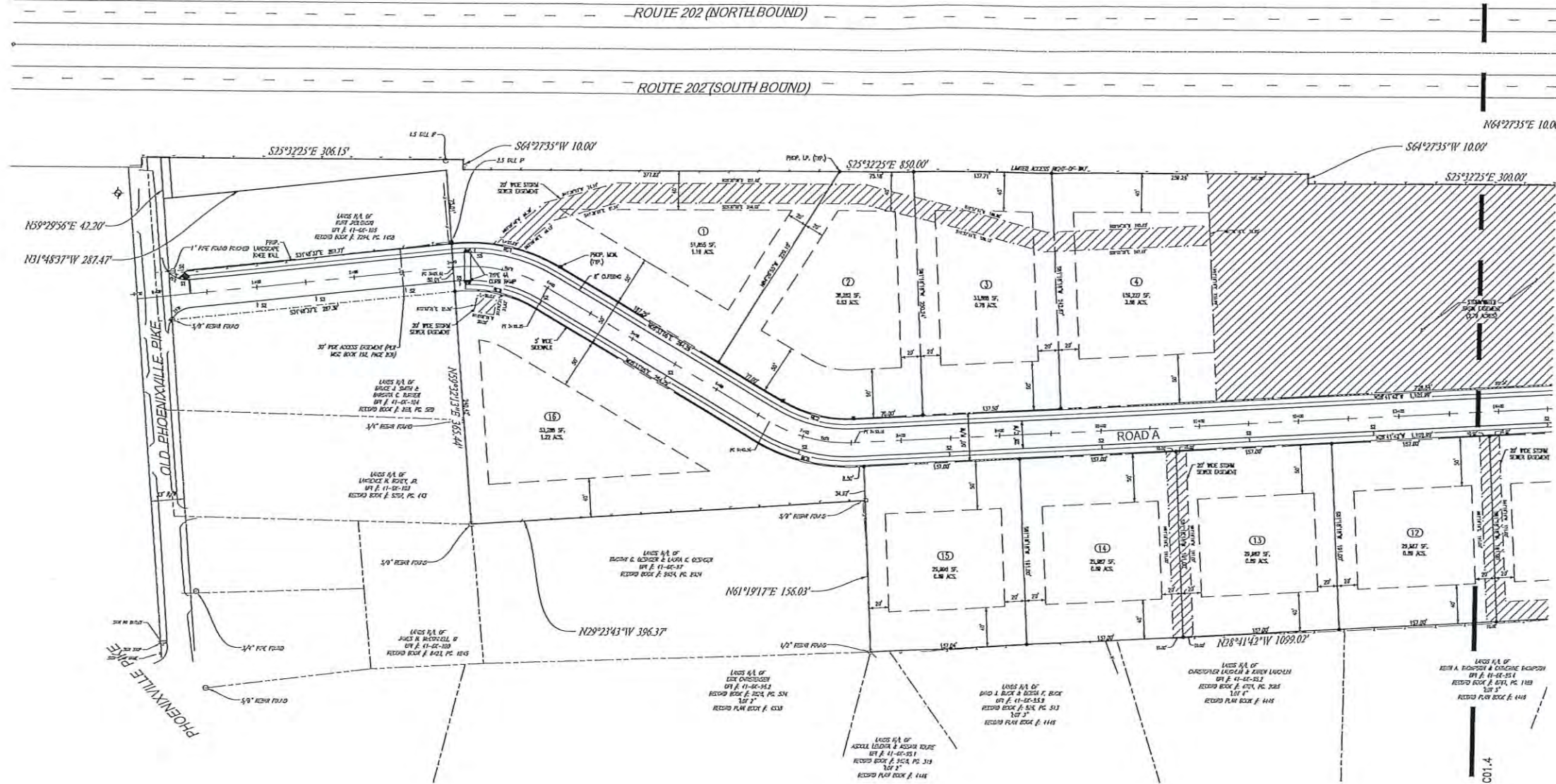
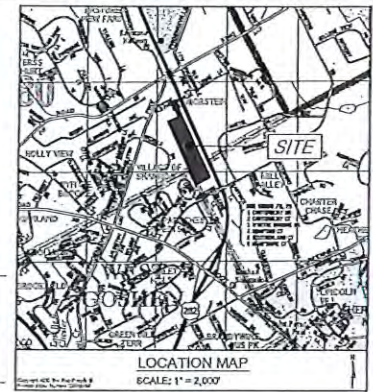
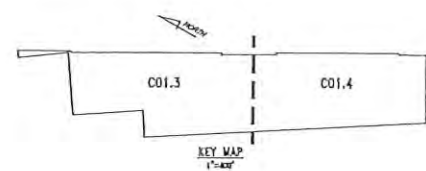
— EX. PROPERTY LINE	— EX. EXISTING CONTOUR	— EX. FENCE	— EX. UTILITY POLE	— EX. SANITARY SEWER LINE	— EX. WATER MAIN
— EX. RIGHT-OF-WAY	— EX. PROPOSED CONTOUR	— EX. LIGHT POLE	— EX. WATER MAIN	— EX. WATER MAIN	— EX. WATER MAIN
— EX. RIGHT-OF-WAY	— EX. PROPOSED CONTOUR	— EX. LIGHT POLE	— EX. WATER MAIN	— EX. WATER MAIN	— EX. WATER MAIN
— EX. RIGHT-OF-WAY	— EX. PROPOSED CONTOUR	— EX. LIGHT POLE	— EX. WATER MAIN	— EX. WATER MAIN	— EX. WATER MAIN

**ZONING DATA TABULATION**

MIN. LOT AREA	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT PORCH DEPTH	MIN. FRONT PORCH WIDTH	MIN. FRONT PORCH SETBACK	MIN. FRONT PORCH DEPTH	MIN. FRONT PORCH WIDTH	MIN. FRONT PORCH SETBACK
1 ACRE	100 FT.	5 FT.	5 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
1/2 ACRE	100 FT.	5 FT.	5 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.
1/4 ACRE	100 FT.	5 FT.	5 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.

**PRELIMINARY/FINAL OVERALL SUBDIVISION PLAN**  
 WEST CHESTER UNIVERSITY FOUNDATION  
 PROJECT NO. 4807  
 DATE: 01/18/24  
 SHEET NO. C01.2

DATE	01/18/24
SCALE	1"=100'
PROJECT NO.	4807
DATE	01/18/24
SHEET NO.	C01.2



ROW CURVE DATA

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
RC1	114.11	175.00	S12°17'48"W	112.10	82°21'42"
RC2	74.21	123.00	S17°41'17"E	73.81	83°14'47"
RC3	108.18	173.00	S17°49'28"W	107.40	82°14'27"
RC4	14.88	15.00	S2°52'33"E	14.10	85°02'16"
RC5	315.43	81.00	S8°54'21"E	64.40	89°15'51"
RC6	18.04	15.00	N3°35'58"E	15.28	81°15'44"
RC7	74.81	123.14	S17°28'00"W	73.68	82°48'18"
RC8	104.00	175.00	S17°41'17"E	103.05	83°14'47"
RC9	81.51	123.00	S12°37'45"W	80.57	82°21'42"

LOT CURVE DATA

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	43.33	81.00	S18°15'21"E	42.44	81°21'00"
C2	51.82	81.00	S3°48'02"W	50.89	84°28'00"
C3	198.28	81.00	N25°32'48"W	121.82	89°15'15"

SUBDIVISION PLAN  
SCALE: 1" = 50'

GRAPHIC SCALE  
1 inch = 50 feet

**LEGEND**

— EX. PROPERTY LINE	--- EX. EXISTING CONTOUR	— EX. LIGHT POLE	— EX. PROP. ELEC. LINE	— EX. STORM SEWER	— EX. WATER MAIN
--- EX. RIGHT-OF-WAY	--- EX. EXISTING SPOT ELEV.	— EX. FIRE HYDRANT	— EX. PROP. ELEC. POLE	— EX. STORM SEWER	— EX. WATER MAIN
--- EX. ADJACENT	--- EX. EXISTING CONTOUR	— EX. PROP. LIGHT POLE	— EX. PROP. ELEC. POLE	— EX. STORM SEWER	— EX. WATER MAIN
--- EX. ADJACENT	--- EX. EXISTING CONTOUR	— EX. PROP. LIGHT POLE	— EX. PROP. ELEC. POLE	— EX. STORM SEWER	— EX. WATER MAIN

**PROPOSED SIGN**

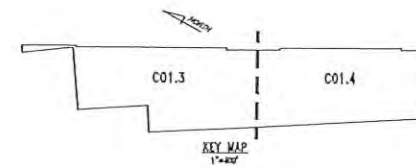
— S1 STOP SIGN (PROJECT REF. J 11-1) 30" X 36"	— S2 STOP SIGN (PROJECT REF. J 11-1) 30" X 36"
— S3 STOP SIGN (PROJECT REF. J 11-1) 30" X 36"	— S4 STOP SIGN (PROJECT REF. J 11-1) 30" X 36"
— S5 STOP SIGN (PROJECT REF. J 11-1) 30" X 36"	— S6 STOP SIGN (PROJECT REF. J 11-1) 30" X 36"

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Phone: (215) 581-9900 Fax: (215) 581-9901

PRELIMINARY/FINAL  
**SUBDIVISION PLAN**

Client: WEST CHESTER UNIVERSITY FOUNDATION  
Project: SINGLE-FAMILY LOT SUBDIVISION  
Location: 1375 OLD PHOENIXVILLE PIKE (THE SCHIFFER TRACT),  
W. WHITELAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA.

DATE: 01/18/24  
SCALE: 1" = 50'  
DRAWN BY: JCM  
CHECKED BY: DWP  
PROJECT NO.: 4807  
SUBDIVISION NO.: C01.3  
PAGE: 03 OF 28

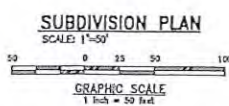
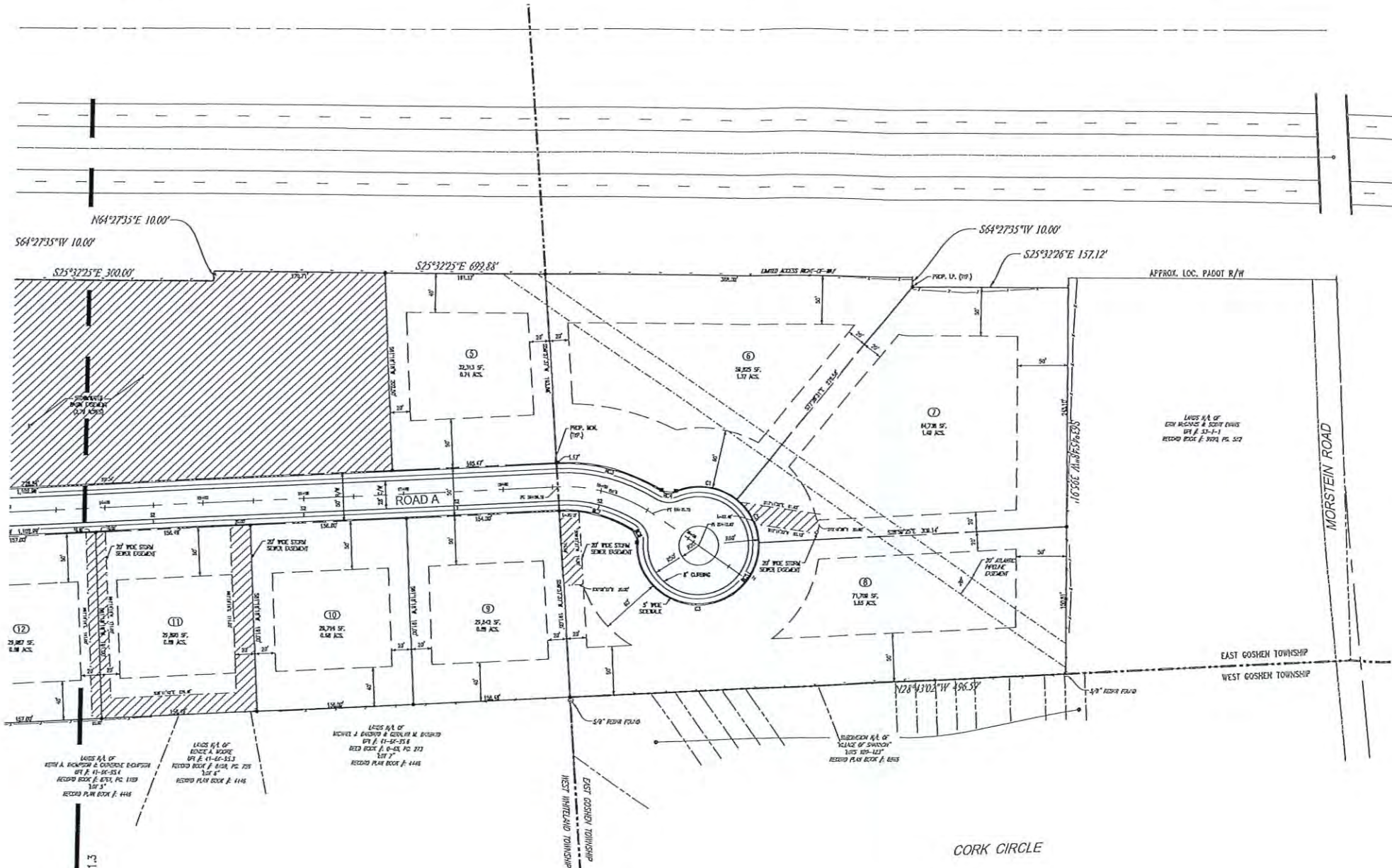


ROW CURVE DATA

CURVE #	LENGTH	ARC/LS	CHORD DIRECTION	CHORD LENGTH	DELTA
RC1	114.11	175.00	N13°07'44"W	112.19	037°21'42"
RC2	74.71	123.00	S17°21'11"E	73.81	034°14'07"
RC3	128.16	175.00	N18°49'23"W	127.40	032°44'27"
RC4	14.88	15.00	S72°39'23"E	14.19	058°05'14"
RC5	215.43	61.00	S82°51'21"E	64.40	258°18'21"
RC6	14.84	15.00	S28°25'54"E	15.28	087°15'48"
RC7	74.81	123.14	N17°28'04"W	73.88	034°48'10"
RC8	104.60	175.00	S17°21'18"E	103.05	034°14'07"
RC9	81.51	125.00	N13°07'44"W	82.07	037°21'42"

LOT CURVE DATA

CURVE #	LENGTH	ARC/LS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	83.55	61.00	S18°19'21"E	82.44	047°21'09"
C2	31.82	61.00	S24°44'02"W	30.68	048°23'04"
C3	188.26	61.00	N25°52'48"W	181.82	187°13'15"



LEGEND

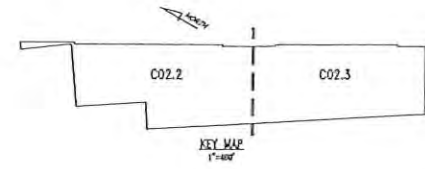
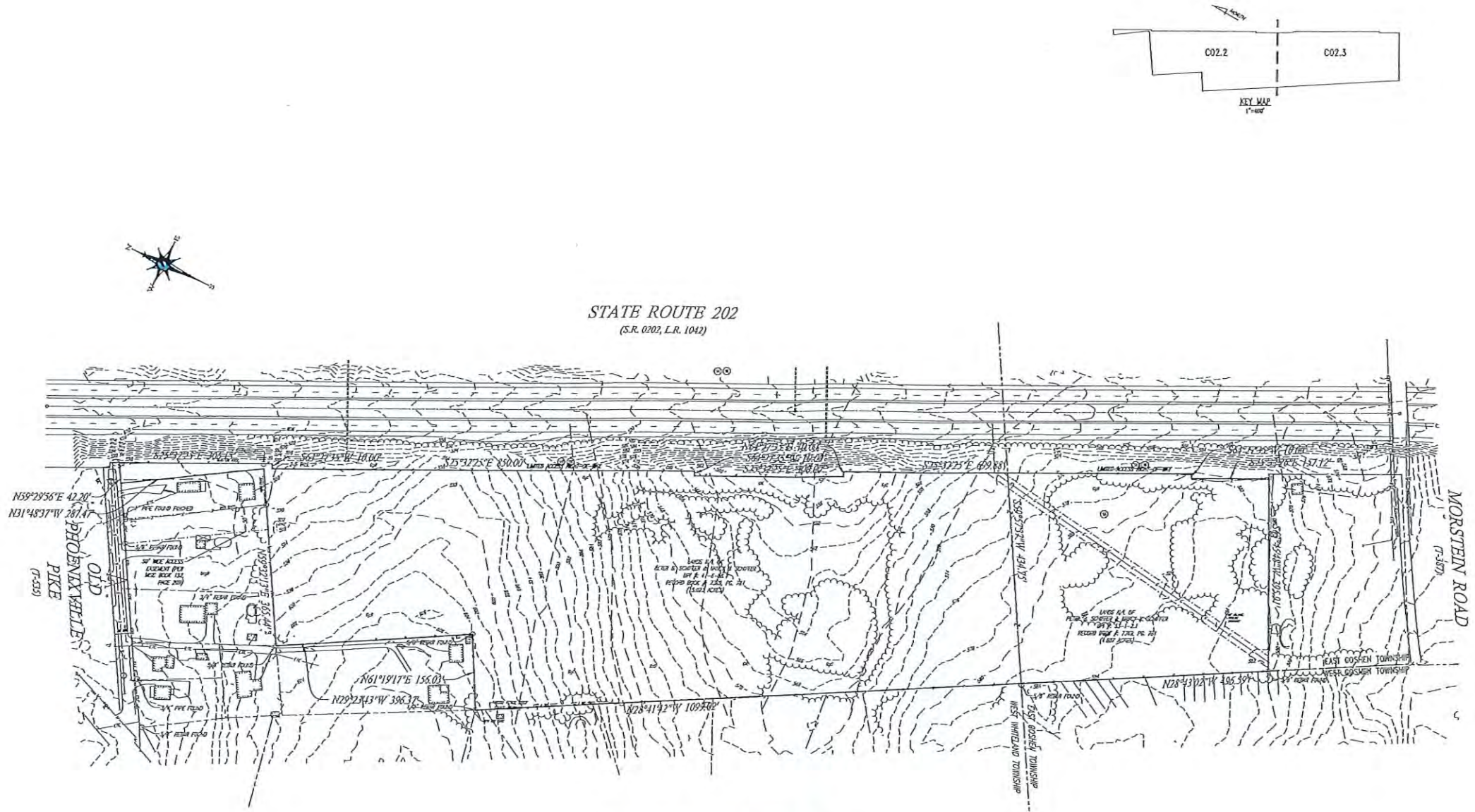
--- EX. PROPERTY LINE	- - - - EX. EXISTING CONTOUR	--- EX. LIGHT POLE	--- EX. STORM MAIN	--- EX. WATER MAIN
--- PROP. PROPERTY LINE	--- PROP. PROPOSED CONTOUR	--- EX. UTILITY POLE	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- EX. ROW-OF-WAY	--- EX. EXISTING SPOT ELEV.	--- EX. LOT BOUNDARY	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- PROP. ROW-OF-WAY	--- NEW SPOT ELEV.	--- EX. GUY ANCHOR	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- EX. MONUMENT	--- SOLS TYPE	--- EX. GAS LINE	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- EX. ROW	--- EX. CONC. CURB	--- EX. GAS LINE	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- PROP. REAR	--- PROP. CONC. CURB	--- EX. GAS LINE	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- EX. EXISTING	--- EX. EDGE OF PAVING	--- EX. GAS LINE	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- EX. EXISTING	--- PROP. EDGE OF PAVING	--- EX. GAS LINE	--- EX. SANITARY MAIN	--- EX. WATER MAIN
--- EX. RETAINING	--- EX. LIGHT POLE	--- EX. GAS LINE	--- EX. SANITARY MAIN	--- EX. WATER MAIN

**HOWELL ENGINEERING**  
Local Knowledge. Engineered.

PRELIMINARY/FINAL  
SUBDIVISION PLAN

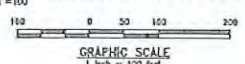
WEST CHESTER UNIVERSITY FOUNDATION  
SINGLE-FAMILY LOT SUBDIVISION  
10000 W. WHITELAND PIKE (THE SCHIFFER TRACT)  
WEST CHESTER, PA

DATE: 6/18/24  
SCALE: 1" = 50'  
PROJECT NO: 4807  
DRAWN BY: JWP  
CHECKED BY: JWP  
DATE: 6/18/24  
PROJECT NO: C01.4  
SHEET NO: 04 of 08



STATE ROUTE 202  
(S.R. 0202, L.R. 1042)

OVERALL EXISTING CONDITIONS PLAN  
SCALE: 1"=100'



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. BOUNDARY
- PROP. BOUNDARY
- EX. RIGHT PIPE
- PROP. RIGHT PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. METERAGE
- PROP. METERAGE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- PROP. SPOT ELEV.
- SOLS TYPE
- SOLS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- PROP. FENCE
- EX. SIGN
- PROP. SIGN
- EXIST. PAVING SPACES
- PROP. PAVING SPACES
- EX. TIE LINE
- PROP. TIE LINE
- EX. ELIC LINE
- PROP. ELIC LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. CUR AND/OR
- PROP. CUR AND/OR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. STORM INLET
- PROP. STORM INLET
- EX. SEWER LINE
- PROP. SEWER LINE
- EX. SEWER LATERAL
- PROP. SEWER LATERAL
- EX. SANITARY MAN. ID
- PROP. SANITARY MAN. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. FIREHYDRANT
- PROP. FIREHYDRANT
- EX. MANHOLE
- PROP. MANHOLE

TITLE REPORT NOTE:

THIS SURVEY WAS PERFORMED PURSUANT TO A CONTRACT FOR THIS SERVICE BY THE CLIENT, PHOENIX VALLEY PIKE AND STATE ROUTE 202, INCORPORATED, AS SHOWN ON PLAN 4807-1, TOWN OF WEST CHESTER, COUNTY OF CHESTER, PENNSYLVANIA, DATED 12/12/2023. THE SURVEY WAS CONDUCTED ON 12/12/2023. THE SURVEY SHOWS THE EXISTING CONDITIONS OF THE PROPERTY AND THE PROPOSED RIGHT-OF-WAY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING IN PENNSYLVANIA. THE SURVEY SHOWS THE EXISTING CONDITIONS OF THE PROPERTY AND THE PROPOSED RIGHT-OF-WAY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING IN PENNSYLVANIA.

SURVEYED LEGAL DESCRIPTION UPI# 53-1-2-1

All that certain parcel of land situate in the Township of East Chester, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled 'Town of Alder/NDPS Land Title Survey', prepared for MGI Foundation, prepared by Howell Surveying, West Chester, PA, dated 8/12/2023, being more particularly described as follows:

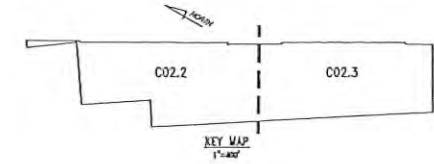
Beginning at a point on the westerly Right-of-Way line for State Route 202 (existing in whole) in the SW 1/4 of Section 10, Township 10N, Range 11W, of the Merionistown & Scott's Run, as shown on said plan, thence along said line, 200.00 feet, to a point on the easterly line of the site of the former 'D' parcel, 100.00 feet, to a point on the corner of other lands now or late of Peter U. & Nancy M. Schiffer on the division line between East Chester and West Whiteland Townships, thence along said lands and boundary line, 100.00 feet, to a point on the westerly Right-of-Way line for State Route 202, thence along said Right-of-Way line the following (3) courses and distances: (1) 325°32'25"E, 254.00 feet, to a point; (2) 354°27'37"W, 180.00 feet, to a point; and (3) 225°32'25"E, 157.12 feet, to the Point and Place of Beginning.

REFERENCE PLAN(S)

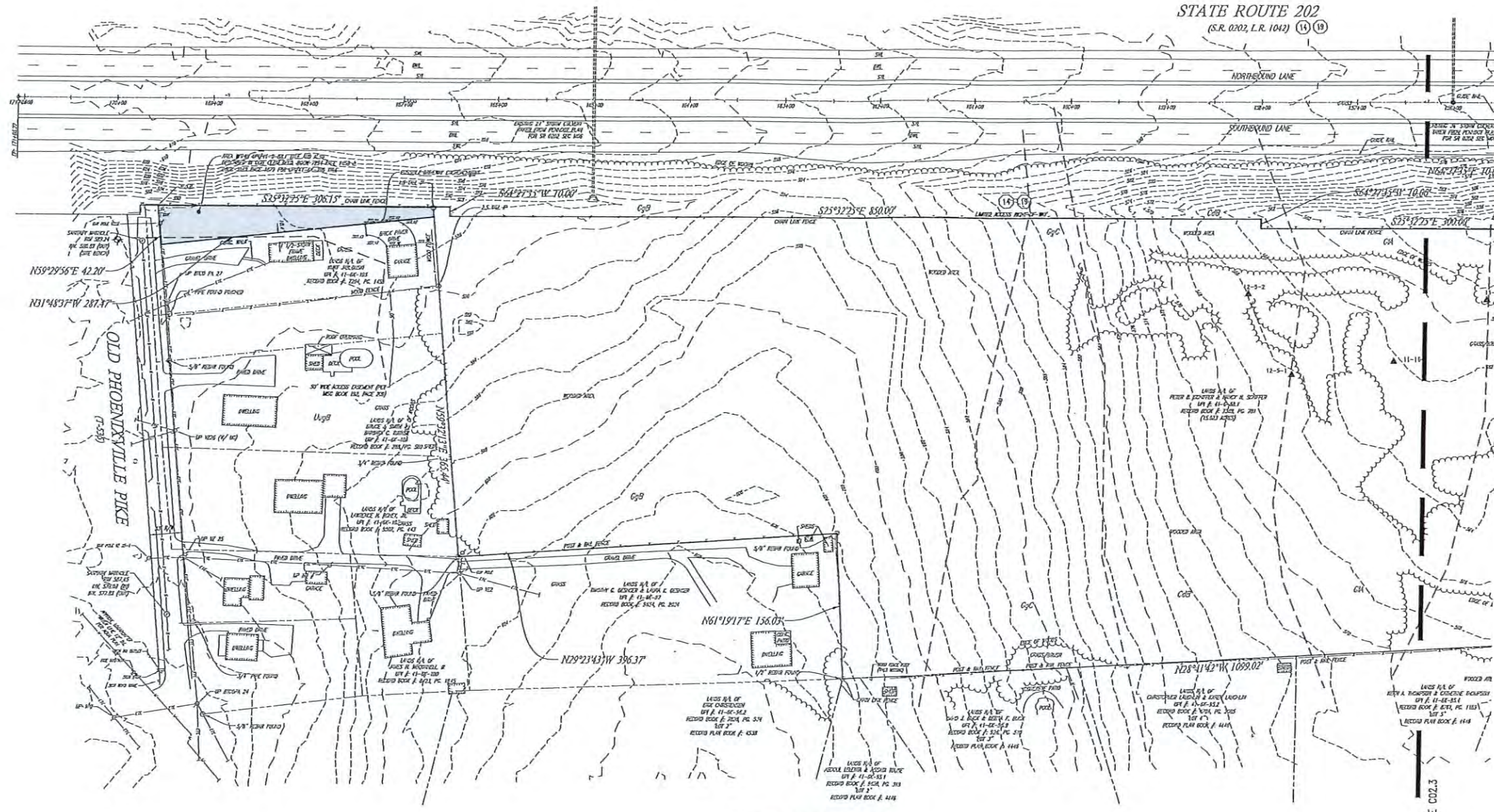
- PLAN ENTITLED 'TOWN OF SHIRAZ - FINAL SUBDIVISION PLAN OF PROPERTY FOR RECORD C-8511 & 8512, PREPARED FOR RECORD C-8511 & 8512 BY ED. YOUNG & SON, INC. MEHA, PA, DATED 8/26/2014, LAST REVISION 07/01/2014, RECORD PLAN BOOK 104, PG. 11.
- PLAN ENTITLED 'MAP OF PROPERTY OF MORGAN & WOLF, PREPARED FOR MORGAN & WOLF BY E.A. & L.S. YENDEL, WEST CHESTER, PA, DATED 04/13/1997, RECORD PLAN BOOK 104, PG. 35.
- PLAN ENTITLED 'MAP OF SUBDIVISION OF MORGAN & WOLF, PREPARED BY HENRY F. BISHOP, WEST CHESTER, PA, DATED 08/01/1872, LAST REVISION 10/30/1872, RECORD PLAN BOOK 104, PG. 12.
- PLAN ENTITLED 'PLAN OF SUBDIVISION OF MORGAN & WOLF, PREPARED BY HENRY F. BISHOP, MEHA, PA, DATED 10/27/1882, LAST REVISION 07/01/1882, RECORD PLAN BOOK 104.
- PLAN ENTITLED 'SUBDIVISION PLAN OF THE PARCELS 11-06-01, PREPARED FOR JOHN C. & BARBARA E. BEACH, BY EDWIN A. JAMES, WEST CHESTER, PA, DATED 06/27/1914, LAST REVISION 02/26/1914, RECORD PLAN BOOK 104.
- PLAN ENTITLED 'SUBDIVISION PLAN MADE FOR JOY E. WEINER, INC., PREPARED FOR JOY E. WEINER, INC. BY HENRY BISHOP, MEHA, PA, DATED 07/24/1914, LAST REVISION 02/26/1914, RECORD PLAN BOOK 104.
- PLAN ENTITLED 'TOWN MAP - FINAL SUBDIVISION PLAN, PREPARED BY ANDREW J. BISHOP, INC. FOR THE TOWNSHIP OF WEST CHESTER, PA, DATED 06/12/1872, RECORD PLAN BOOK 104.

DATE: 01/13/24  
SCALE: 1"=100'  
DRAWN BY: JCN  
CHECKED BY: JCN  
PROJECT NO.: 4807  
PROJECT FILE: 4807  
DATE: 01/13/24  
DRAWING NO.: CO2.1  
SHEET 05 OF 28

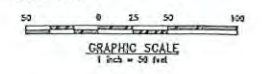




STATE ROUTE 202  
(S.R. 0202, L.R. 1042) (14) (19)



EXISTING CONDITIONS PLAN  
SCALE: 1"=50'

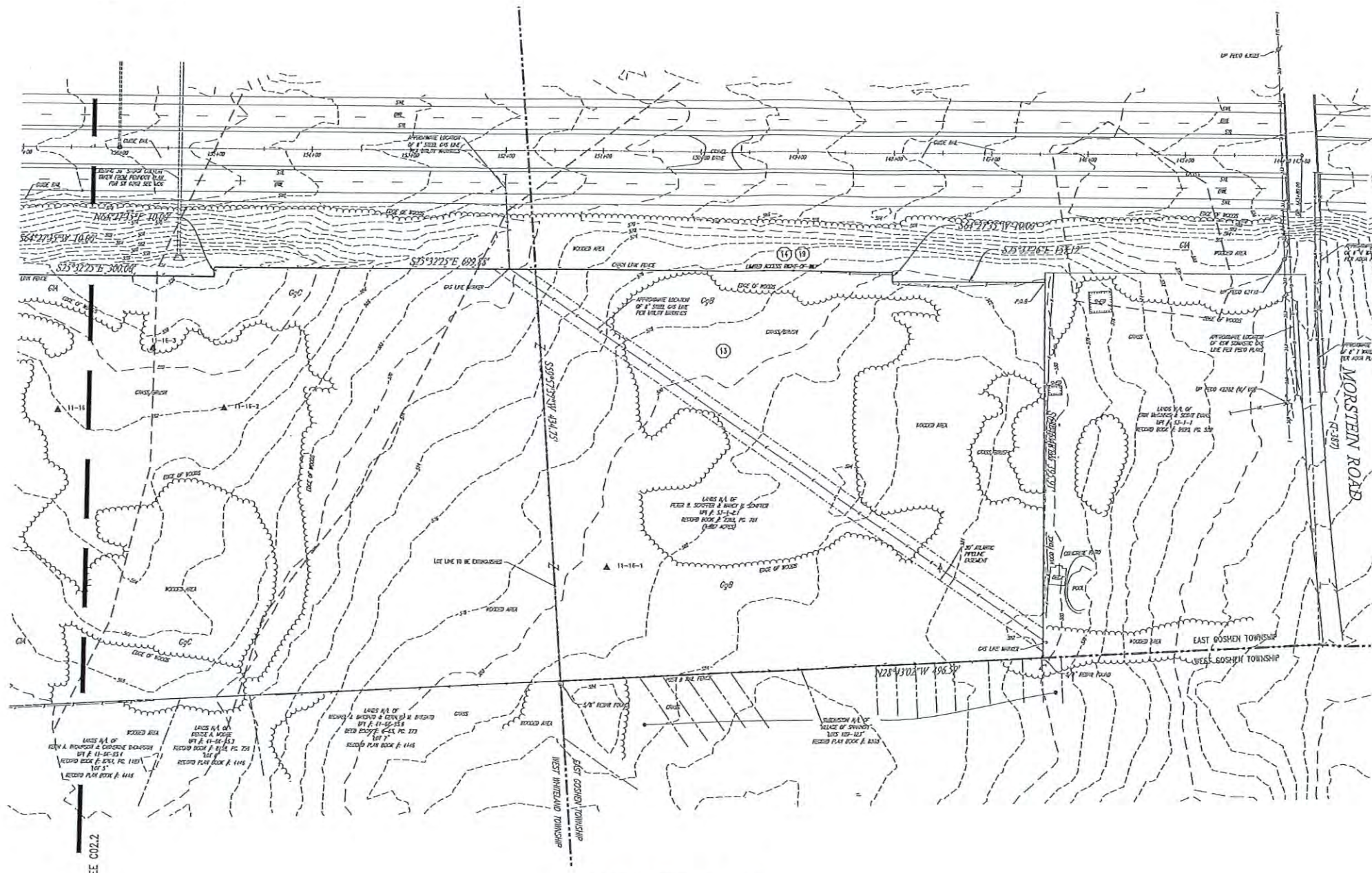
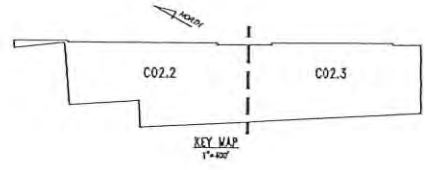


**LEGEND**

- |                       |                        |                      |                  |                |                  |                          |                   |                     |                  |                       |
|-----------------------|------------------------|----------------------|------------------|----------------|------------------|--------------------------|-------------------|---------------------|------------------|-----------------------|
| — EX. PROPERTY LINE   | - - - EXISTING CONTOUR | D4                   | PROP. LIGHT POLE | -              | PROP. ELEC. LINE |                          | PROP. STORM INLET | —                   | PROP. WATER LINE |                       |
| — PROP. PROPERTY LINE | BIB                    | PROP. CONCRETE       | —                | EX. ELEC. POLE | —                | EX. STURDY POLE          | —                 | PROP. STORM INLET I | —                | PROP. WATER LATERAL   |
| — EX. ROAD-OF-WAY     | —                      | EX. CONCRETE         | —                | EX. WALK POLE  | —                | PROP. WALK POLE          | —                 | —                   | —                | PROP. TRIP WATER LINE |
| — PROP. RIGHT-OF-WAY  | —                      | NEW SPOT ELEC.       | —                | EX. SIGN       | —                | EX. CIV. ANCHOR          | —                 | —                   | —                | EX. WATER VALVE       |
| — EX. HOUSING         | GEB2                   | SOILS TYPE           | —                | PROP. SIGN     | —                | EX. GAS LINE             | —                 | —                   | —                | PROP. WATER VALVE     |
| — PROP. WOODMENT      | —                      | EX. CONC. CURB       | —                | —              | —                | PROP. GAS LINE           | —                 | —                   | —                | EX. AIRSHIRT          |
| — EX. FENCE           | —                      | TO BE REMOVED        | —                | —              | —                | EX. GAS VALVE            | —                 | —                   | —                | PROP. MANSOLE         |
| — EX. DRAINAGE        | —                      | EX. EDGE OF PAVING   | —                | —              | —                | PROP. SAN. SEWER LINE    | —                 | —                   | —                | EX. MANHOLE           |
| — EX. DRAINAGE        | —                      | PROP. EDGE OF PAVING | —                | —              | —                | PROP. SAN. SEWER LATERAL | —                 | —                   | —                | EX. MANSOLE           |
| — EX. DRAINAGE        | —                      | EX. LIGHT POLE       | —                | —              | —                | PROP. SANITARY MAN I     | —                 | —                   | —                | EX. PEVIC TEST        |
| — EX. WETLANDS        | —                      | —                    | —                | —              | —                | —                        | —                 | —                   | —                | EX. TEST PIT          |

PRELIMINARY/FINAL  
**EXISTING CONDITIONS PLAN**  
OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATED: 1.575 OLD PHOENIXVILLE PIKE (THE SCHIEFFER TRACT)  
W. WHITELAND & E. GOSHEN TOWNSHIP, CHESTER CO., PA

DATE: 01/18/24  
SCALE: 1"=50'  
DRAWN BY: JMW  
CHECKED BY: DWJ  
PROJECT NO.: 4807  
DATE: 01/18/24  
SHEET NO.: CO2.2  
OF 25



EXISTING CONDITIONS PLAN  
SCALE: 1"=100'

GRAPHIC SCALE  
1 inch = 50 feet

MATCH LINE - SEE CO2.2

- | LEGEND    |                        |           |                      |     |                        |
|-----------|------------------------|-----------|----------------------|-----|------------------------|
| - - - - - | EX. PROPERTY LINE      | - - - - - | EXISTING CONTOUR     | D+  | PROP. LIGHT POLE       |
| - - - - - | PROP. PROPERTY LINE    | - - - - - | PROP. CONTOUR        | -   | EX. FENCE              |
| - - - - - | EX. RIGHT-OF-WAY       | - - - - - | EXISTING SPOT ELEV.  | W   | EX. WIRE BUS           |
| - - - - - | PROP. RIGHT-OF-WAY     | - - - - - | NEW SPOT ELEV.       | W   | EX. SIGN               |
| - - - - - | EX. ADJACENT           | - - - - - | SOIL TYPE            | -   | PROP. SIGN             |
| □         | PROP. MONUMENT         | - - - - - | SOIL LINE            | ( ) | EXIST. PARKING SPACES  |
| ○         | EX. PILE               | - - - - - | EX. CONC. CURB       | (N) | TO BE REMOVED          |
| ○         | PROP. BENCH            | - - - - - | PROP. CONC. CURB     | T   | EX. TIE LINE           |
| - - - - - | EX. EASEMENT           | - - - - - | EX. EDGE OF FINISH   | -   | PROP. TIE LINE         |
| - - - - - | PROP. EASEMENT         | - - - - - | FROM EDGE OF FINISH  | -   | PROP. STORM SEWER LINE |
| - - - - - | EX. WELLS              | - - - - - | EX. LIGHT POLE       | -   | EX. ELEC. LINE         |
| -         | EX. UTILITY POLE       | -         | PROP. ELEC. LINE     | ■   | PROP. STORM INLET      |
| -         | EX. WIRE BUS           | -         | PROP. WIRE LINE      | □   | PROP. STORM INLET ID   |
| -         | EX. SIGN               | -         | PROP. WIRE POLE      | ○   | EX. WATER MAIN         |
| -         | PROP. SIGN             | -         | EX. GUY ANCHOR       | -   | EX. FIRE WATER LINE    |
| -         | EXIST. PARKING SPACES  | -         | EX. GAS LINE         | W   | EX. WATER VALVE        |
| -         | TO BE REMOVED          | -         | PROP. GAS LINE       | W   | PROP. WATER VALVE      |
| -         | EX. TIE LINE           | -         | EX. EX. GAS VALVE    | W   | EX. ANCHOR             |
| -         | PROP. STORM SEWER LINE | -         | EX. GUY ANCHOR       | W   | PROP. BENTHEAD         |
| -         | EX. ELEC. LINE         | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. LIGHT POLE       | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. STORM INLET      | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. STORM INLET ID   | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. WATER MAIN         | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. WATER LINE       | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. WATER VALVE      | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. FIRE WATER LINE  | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. WATER VALVE        | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. ANCHOR             | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | PROP. BENTHEAD         | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. ANCHOR             | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. ANCHOR             | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. ANCHOR             | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. ANCHOR             | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |
| -         | EX. ANCHOR             | -         | EX. STORM SEWER LINE | W   | EX. ANCHOR             |

**HOWELL**  
ENGINEERING  
Local Knowledge. Engineered.

Chief Engineer | Lee R. Howell, PE  
1225 N. Highway 46, West Chester, PA 19380  
Phone: (610) 938-8622 Fax: (610) 938-8623

PRELIMINARY/FINAL

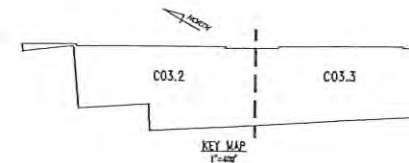
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NO.	DATE	DESCRIPTION

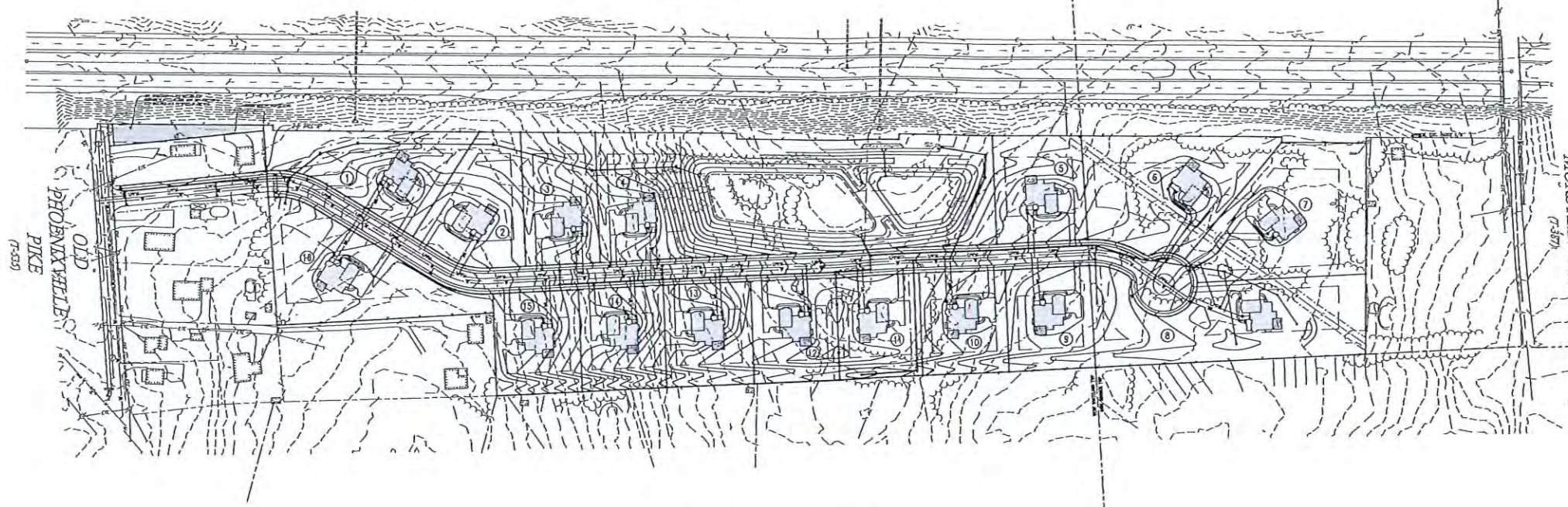
PRELIMINARY/FINAL  
**EXISTING CONDITIONS PLAN**  
OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE, THE SCHUEFER TRACT,  
W. WHITLAND & E. GOSHEN TNSHIPS, CHESTER CO., PA.

DATE	01/12/24
SCALE	1"=50'
DRAWN BY	AKM
CHECKED BY	DVS
PROJECT NO.	4807
DATE OF LAST REVISION	01/12/24
SHEET NO.	CO2.3
TOTAL SHEETS	07 of 25

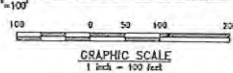
CALL BEFORE YOU DIG!  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE-STOP CALL  
 Pennsylvania One Call System, Inc.  
 1-800-242-1776  
**ONE CALL NOTE**  
 SCALE: NOT TO SCALE



STATE ROUTE 202  
 (S.R. 0202, L.R. 1042)



OVERALL GRADING & UTILITIES PLAN  
 SCALE: 1"=100'



GRADING & UTILITY GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MARKED TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AND COMPLETELY RESTORED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. THE CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK THEIR UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT POINTS OF CONNECTION AND PERIODIC CHECKS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCY FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE IMMEDIATELY IN THE LOCATED AREAS (POINT OF CONNECTION AND PROPOSED BY CONDUIT, REFERENCE PLANS (PROVIDED) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED AND MARKED TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 157, ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREA FROM PILING AND DAMAGE DURING THE COURSE OF WORK.
- SITE DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF EXISTING TEMPORARY INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE THIS WORK SHALL BE COMPLETED AND THE WORK SHALL BE COMPLETED TO PREVENT PUBLIC SAFETY OR PROPERTY DAMAGE. THE CONTRACTOR SHALL REMAIN ON SITE TO PROTECT THE PUBLIC SAFETY OR PROPERTY DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING FACILITIES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING FACILITIES.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL RECORDING, SHEDDING AND DECONTAMINATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- SOILED MATERIALS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONSENT FROM HOWELL ENGINEERS.
- REMOVE MATERIAL FOR ASPHALT SHALL BE FREE OF CRACKS AND OTHER UNDESIRABLE MATERIALS. IF ANY UNDESIRABLE SOIL IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PROVIDED SEPARATELY FOR THIS SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEHINDING SITE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED UNLESS THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- IF CONDITIONS ON THE BIDDING OFFER FROM THESE PLANS OR THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY BY WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED TRAFFIC CONTROL, SHEETING, SIGNING AND BRICKWORK OF OPEN EXCAVATIONS.
- ALL VEHICLES SHALL BE PROPERLY COVERED.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE FULLY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION WORK, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROTECTING IN CONNECTION WITH THE WORK AND FOR SUPERVISION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REPAIR DAMAGE TO EXISTING UTILITIES AND TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES.
- ANY PILING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REPAIRS SHALL BE MADE WITHIN THE EXISTING FOUNDATION SECTION.
- IN ANY AREA SUBJECT TO VIBRATION ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 HOURS OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (EXCAVATIONS, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.).
- ALL FILL SHALL BE COMPACTED TO PROVIDE DENSITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD WITH COVER LAYER IS SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY FILLING OPERATIONS.
- IF THE CONTRACTOR PLANS TO USE ANY TYPE OF PILING, UNDERGROUND, OR SOIL EXCAVATION, THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER SHALL BE CONSULTED IMMEDIATELY BEFORE ANY ADDITIONAL WORK IS COMPLETED.
- ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STEELPIPE SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE EXISTING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY COMPANIES. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, COVERED, AND APPROVED BEFORE THE STRUTS ARE CONSTRUCTED IN THE SAME UTILITIES OR UNDER THE PROPOSED CURBWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SITES BY SOIL EXCAVATION.
- ALL EXISTING SERVICES SHALL BE CONSTRUCTED PER PERMITS SPECIFICATIONS AS OUTLINED IN PERMITS AND IN ACCORDANCE WITH LOCAL ORDINANCES.
- PARALLEL TO SECTION 202-203 SHALL BE THE BEST PRACTICE STORMWATER DRAINAGE. BEST PRACTICE SHALL BE CONSTRUCTED TO PROTECT AND MAINTAIN ADJACENT PROPERTY AND SHALL BE CONSTRUCTED TO PROTECT AND MAINTAIN ADJACENT PROPERTY AND SHALL BE CONSTRUCTED TO PROTECT AND MAINTAIN ADJACENT PROPERTY.

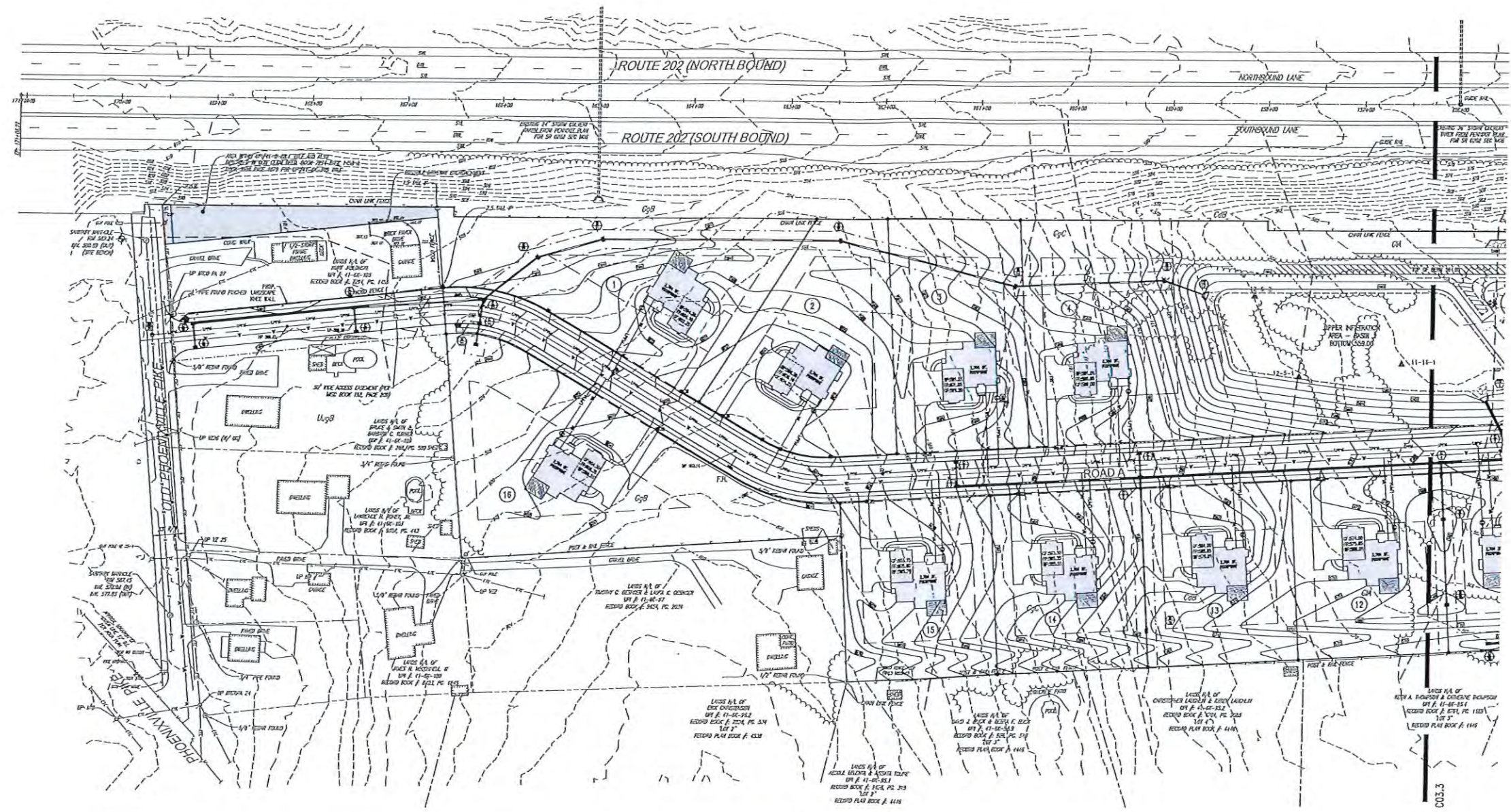
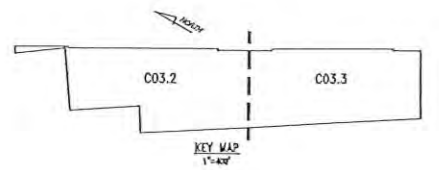
LEGEND

— — — — — EX. PROPERTY LINE	— — — — — EX. EXISTING CONTOUR	— — — — — EX. FENCE	— — — — — EX. LIGHT POLE	— — — — — EX. PROP. ELEC. LINE	— — — — — EX. PROP. STORM INLET	— — — — — EX. PROP. WATER LINE
— — — — — EX. PROPOSED CONTOUR	— — — — — EX. EXISTING SPOT ELEV.	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN
— — — — — EX. PROPOSED CONTOUR	— — — — — EX. EXISTING SPOT ELEV.	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN	— — — — — EX. EX. SIGN
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**HOWELL ENGINEERING**  
 Local Knowledge. Engineered.  
 1220 West Chester University Foundation  
 West Chester, PA 19380  
 Phone: (610) 693-6202 Fax: (610) 693-6203

PRELIMINARY/FINAL  
**OVERALL GRADING & UTILITIES PLAN**  
 4807  
 WEST CHESTER UNIVERSITY FOUNDATION  
 SINGLE-FAMILY LOT SUBDIVISION  
 1220 WEST CHESTER UNIVERSITY FOUNDATION  
 WEST CHESTER, PA 19380

DATE: 6/11/24  
 SCALE: 1"=100'  
 SHEET NO.: 4807  
 TOTAL SHEETS: 10  
 PROJECT NO.: 202  
 CLIENT: HOWELL ENGINEERING  
 DATE: 6/11/24  
 SHEET NO.: 4807  
 TOTAL SHEETS: 10



**GRADING & UTILITIES PLAN**  
SCALE: 1"=50'

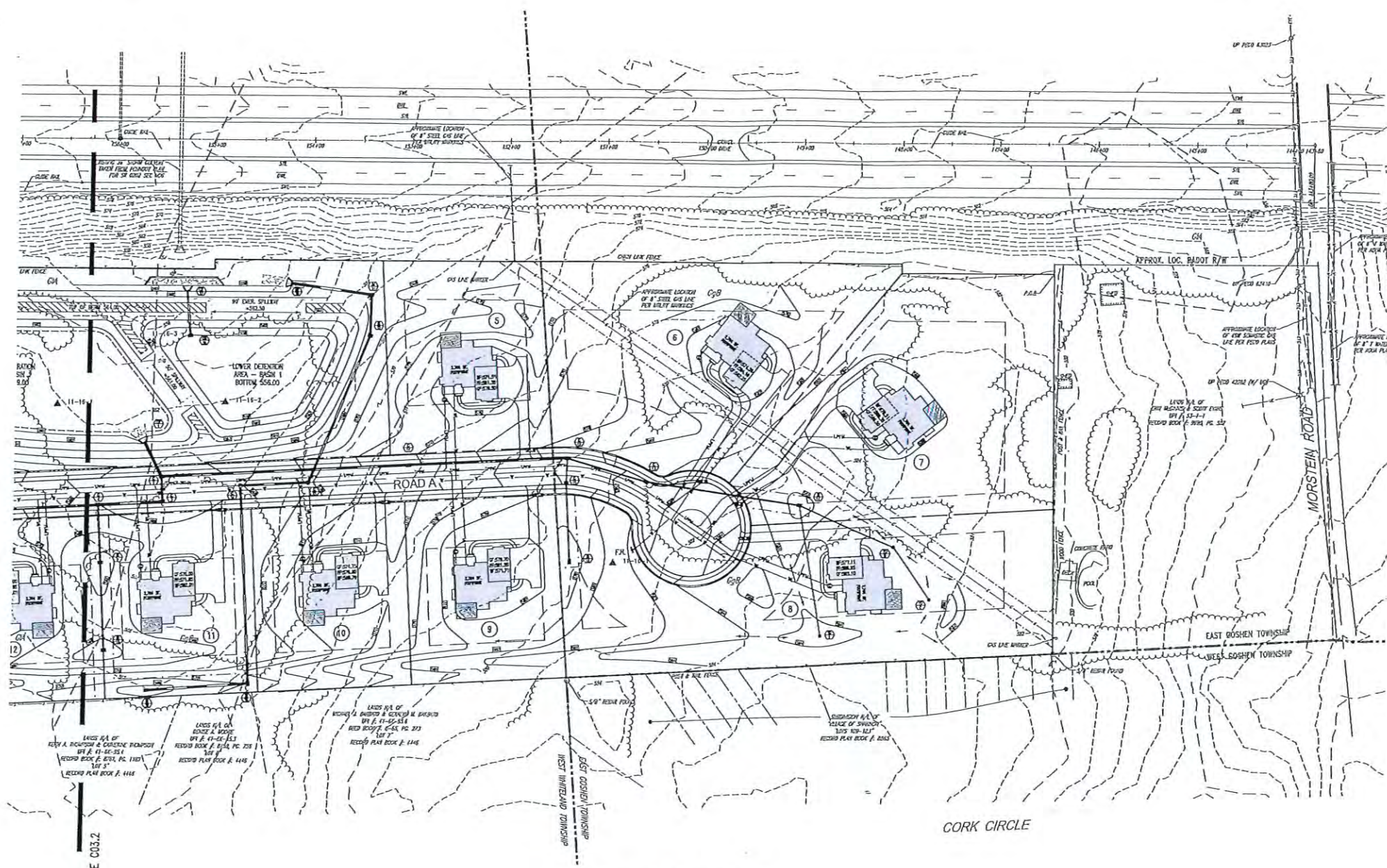
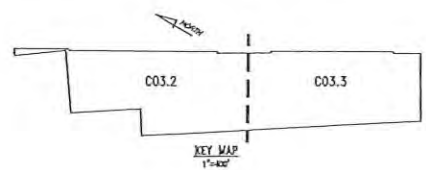
**LEGEND**

— EX. PROPERTY LINE	--- EX. CONTOUR	○ EX. LIGHT POLE	— EX. PROP. ELEC. LINE	□ EX. STORM INLET	— EX. PROP. WATER LINE
— PROP. PROPERTY LINE	--- EX. PROPOSED CONTOUR	— EX. FENCE	— EX. UTILITY POLE	□ EX. STORM INLET ID	— EX. PROP. WATER LATERAL
— EX. RIGHT-OF-WAY	— EX. EXISTING SPOT ELEV.	— EX. MAIL POLE	— EX. PROP. UTILITY POLE	□ EX. STORM INLET	— EX. PROP. FIRE WATER LINE
— PROP. RIGHT-OF-WAY	— EX. NEW SPOT ELEV.	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. MOUNDING	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. REBAR	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. REBAR	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. REBAR	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. REBAR	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. REBAR	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE
○ EX. REBAR	— EX. SOIL PIPE	— EX. SIGN	— EX. EXISTING	□ EX. STORM INLET	— EX. PROP. WATER VALVE

**PRELIMINARY/FINAL  
GRADING & UTILITIES PLAN**

OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1374 OLD PHOENIXVILLE - W. CHESTER TRACT  
W. WHITELAND & E. JOHNSON TRACT, CHESTER CO., PA.

DATE	01/11/24
SCALE	1"=50'
DRAWN BY	JM
CHECKED BY	DM
PROJECT NO.	4807
ALTERNATE SHEET NO. & TOTAL PAGES	
DATE	01/11/24
<b>C03.2</b>	
PAGE	09 of 25



GRADING & UTILITIES PLAN  
SCALE: 1"=50'  
GRAPHIC SCALE  
1 inch = 50 feet

**LEGEND**

EX. PROPERTY LINE	EXISTING CONTOUR	PROF. LIGHT POLE	PROF. ELEC. LINE	PROF. STORM INLET	PROF. WATER LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROF. STORM INLET ID	PROF. WATER LATERAL
EX. RIGHT-OF-WAY	EXISTING SPOT ELEV.	EX. WALK, EDGE	PROF. UTILITY POLE	PROF. STORM INLET	PROF. FIRE WATER LINE
PROF. RIGHT-OF-WAY	NEW SPOT ELEV.	EX. SIGN	EX. CUP ANCHOR	PROF. SEWERAGE BED	EX. WATER VALVE
EX. MOUND/UT	GEB2	PROF. SIGN	EX. GAS LINE	EX. SANITARY SEWER LINE	PROF. WATER VALVE
PROF. MOUND/UT	SOILS LINE	EX. DRIVE	PROF. GAS LINE	PROF. SAN. SEWER LINE	EX. WASTEWATER
EX. DRIVE	EX. CONC. CURB	EX. DRIVE	EX. GAS VALVE	PROF. SAN. SEWER LATERAL	PROF. WASTEWATER
PROF. DRIVE	PROF. CONC. CURB	EX. DRIVE	PROF. GAS VALVE	PROF. SAN. SEWER LATERAL	EX. MANHOLE
EX. EXHAUST	EX. EDGE OF PAVING	EX. DRIVE	EX. STORM SEWER LINE	EX. SANITARY W/ IN	EX. MANHOLE
PROF. EXHAUST	PROF. EDGE OF PAVING	EX. DRIVE	PROF. STORM SEWER LINE	EX. PERG TEST	EX. PERG TEST
EX. RETAINING	EX. LIGHT POLE	EX. DRIVE	EX. STORM INLET	EX. WATER LINE	EX. REST PIT

NO.	DATE
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PRELIMINARY/FINAL  
**GRADING & UTILITIES PLAN**  
OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHUEFER TRACT)  
W. WHEATLAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA

DATE	01/18/24
SCALE	1"=50'
DRAWN BY	ACM
CHECKED BY	DMG
PROJECT NO.	4807
DATE	01/18/24
PROJECT NO.	<b>C03.3</b>
SCALE	10" = 24"

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL! Pennsylvania One Call System, Inc.

1-800-242-1776

ONE CALL NOTE SCALE: NOT TO SCALE



**POST-CONSTRUCTION STORMWATER MANAGEMENT BMP INSPECTION AND MAINTENANCE NOTES**

- 1. ALL BMP'S SHALL BE MAINTAINED AT ALL TIMES TO ENSURE PROPER FUNCTIONING... 2. ALL BMP'S SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER... 3. ALL BMP'S SHALL BE MAINTAINED BY THE OWNER...

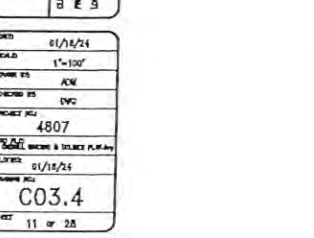
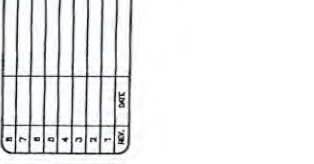
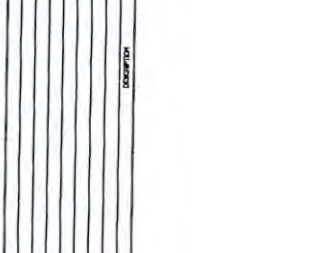
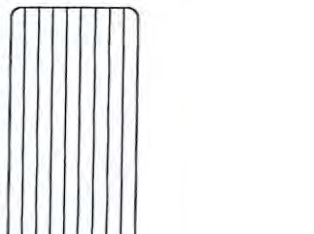
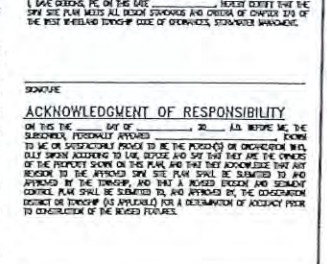
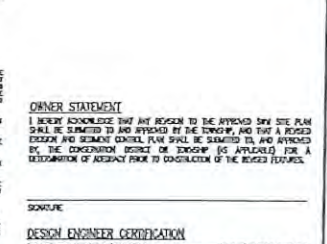
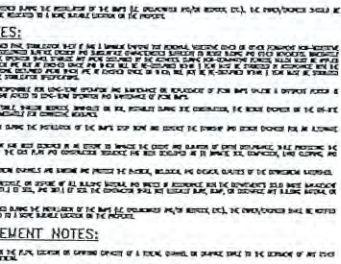
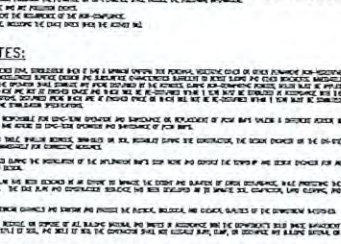
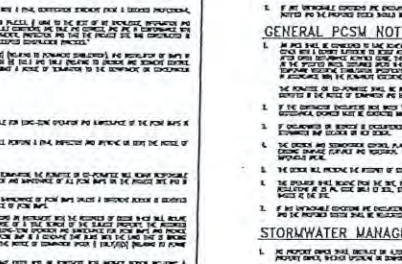
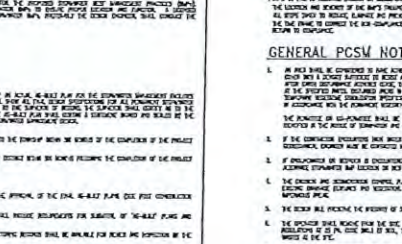
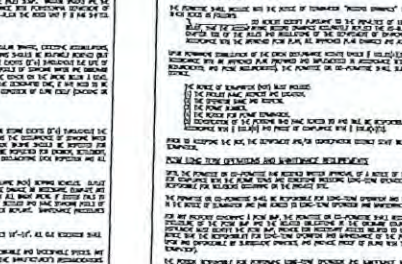
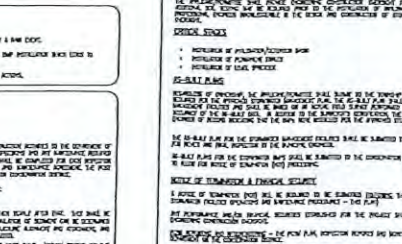
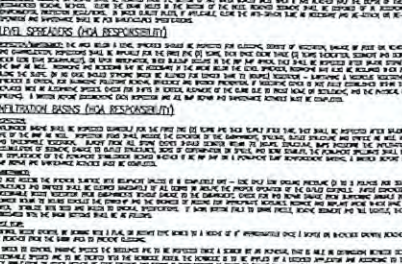
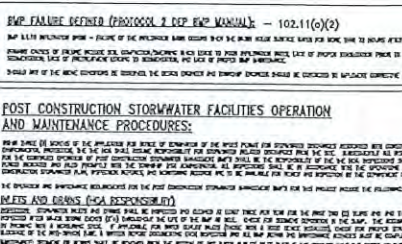
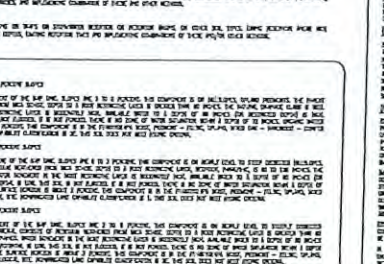
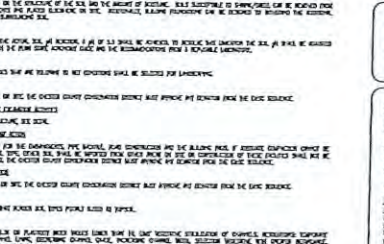
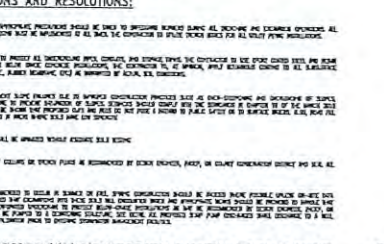
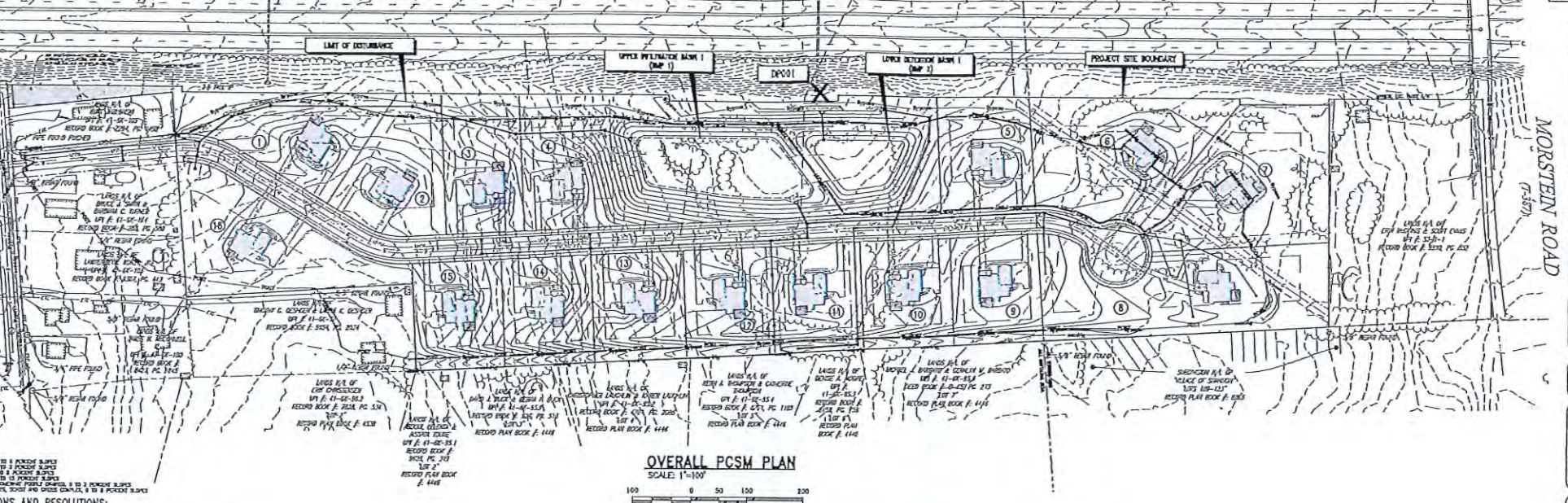
**TOWNSHIP STORMWATER MANAGEMENT FACILITY CONSTRUCTION NOTES**

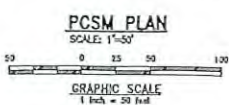
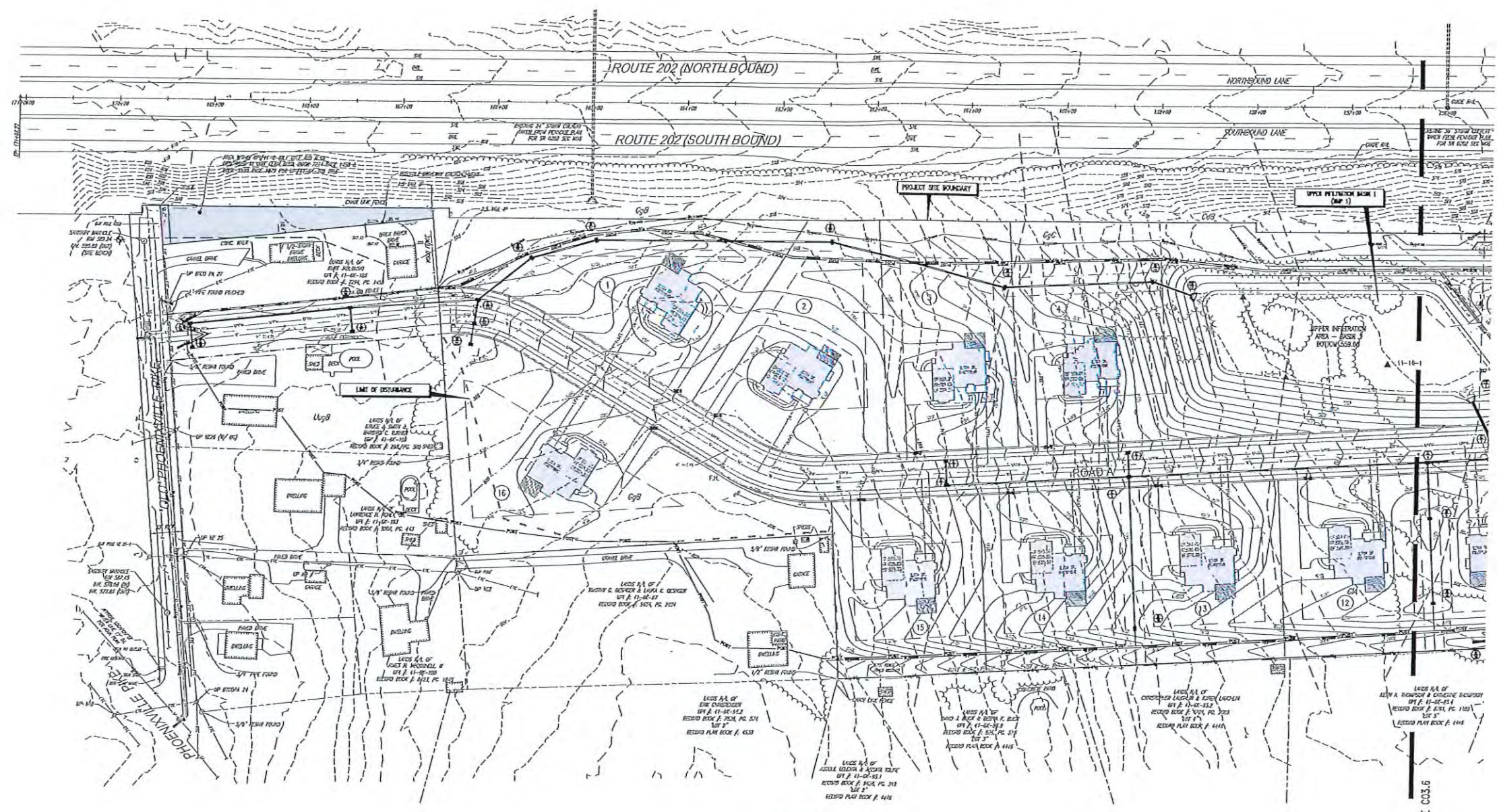
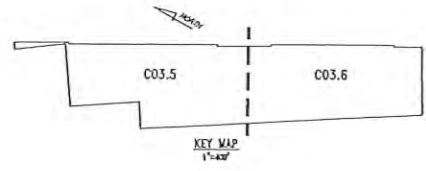
- 1. THE TOWNSHIP ENGINEER SHALL REVIEW THIS PLAN AND APPROVE THE DESIGN... 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWNSHIP ENGINEER'S APPROVAL... 3. THE TOWNSHIP ENGINEER SHALL CONDUCT VISUAL INSPECTIONS...

**STORMWATER NOTE**

REFERENCE THE STORMWATER MANAGEMENT REPORT PREPARED FOR WEST CHESTER UNIVERSITY FOUNDATION... THIS REPORT PROVIDES THE DESIGN AND CALCULATIONS FOR THE STORMWATER MANAGEMENT FACILITY...

**APPLICANT/RECORD OWNER**  
WEST CHESTER UNIVERSITY FOUNDATION  
202 CARTER DRIVE  
WEST CHESTER, PA 19382  
CONTACT: DEB CORNELIUS  
PHONE NUMBER: 610-430-4152





**LEGEND**

EX. PROPERTY LINE	EXISTING CONTOUR	PROF. LIGHT POLE	PROF. ELEC. LINE	PROF. STORM INLET	PROF. WATER LINE
PROF. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROF. STORM INLET ID	PROF. WATER LATERAL
EX. RIGHT-OF-WAY	EXISTING SHOT ELEV.	EX. SIGN	PROF. UTILITY POLE	PROF. SEWAGE BED	EX. WASTE VALVE
PROF. RIGHT-OF-WAY	NEW SPOT ELEV.	PROF. SIGN	EX. GUY ANCHOR	EX. SANITARY SEWER LINE	PROF. WATER VALVE
EX. EASEMENT	SOLES LINE	EX. CONC. CURB	EX. GAS LINE	PROF. SANITARY SEWER LINE	EX. AIRSHOFT
EX. EASEMENT	SOLES LINE	PROF. CONC. CURB	EX. GAS TRUNK	PROF. SANITARY LATERAL	PROF. HYDRANT
EX. EASEMENT	PROF. CONC. CURB	PROF. CONC. CURB	EX. GAS TRUNK	PROF. SANITARY LATERAL	EX. MANHOLE
PROF. EASEMENT	EX. EDGE OF PAVING	PROF. CONC. CURB	EX. GAS TRUNK	PROF. SANITARY LATERAL	PROF. MANHOLE
EX. EASEMENT	PROF. EDGE OF PAVING	EX. TELE. LINE	EX. STORM SEWER LINE	PROF. SANITARY VAL. ID	EX. PEFC. TEST
EX. EASEMENT	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET	EX. WATER LINE	EX. TEST PIT

**HOWELL ENGINEERING**  
*Local Knowledge. Engineering.*  
 Civil Engineering | Land Planning | Environmental  
 1800 Virginia Lane, York, PA 17402  
 Phone: (717) 765-8000 Fax: (717) 765-8003

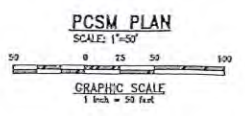
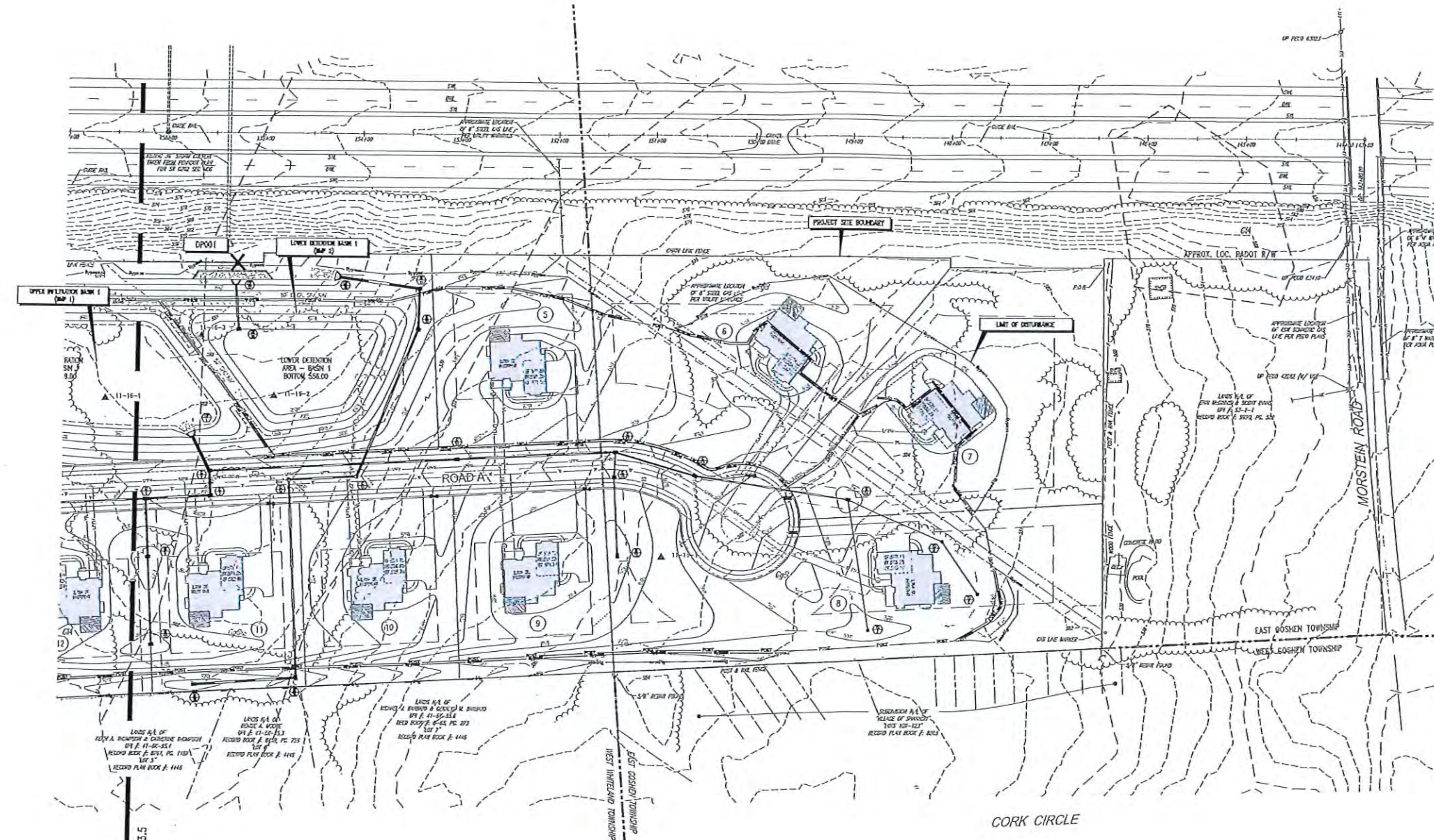
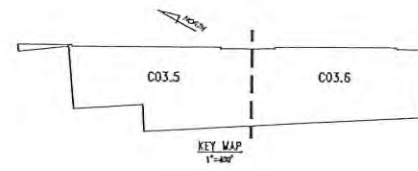
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PRELIMINARY/FINAL  
**PCSM PLAN**  
 CLIENT: WEST CHESTER UNIVERSITY FOUNDATION  
 PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
 LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHIFFER TRACT)  
 W. WHITELAND & E. GOSHEN TWP., CHESTER CO., PA

DATE	01/18/24
SCALE	1"=50'
DRAWN BY	KM
CHECKED BY	DM
PROJECT NO.	4807
DATE	01/18/24
SECTION	CO3.5
SHEET	12 OF 28

THIS SHEET TO BE RECORDED

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**LEGEND**

- |                         |                             |                   |                            |                                |                            |
|-------------------------|-----------------------------|-------------------|----------------------------|--------------------------------|----------------------------|
| — — — EX. PROPERTY LINE | --- EX. EXISTING CONTOUR    | □ EX. LIGHT POLE  | — — — EX. PROP. ELDS. LINE | □ EX. STORM INLET              | — — — EX. PROP. WATER LINE |
| --- PROPOSED CONTOUR    | --- EX. DISMISSED           | --- EX. EX. FENCE | --- EX. UTILITY POLE       | --- EX. STORM INLET 10'        | --- PROPOSED WATER LATERAL |
| --- EX. ROAD-OF-WAY     | --- EX. DISTING. SPOT ELEM. | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. PROP. STORM WATER LINE | --- EX. FIRE WATER LINE    |
| --- EX. ROAD-OF-WAY     | --- EX. NEW SPOT ELEM.      | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. PROP. WATER MAIN       | --- EX. WATER MINE         |
| ○ EX. MONUMENT          | --- GEB2 STAIRS LINE        | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY SEWER LINE    | --- EX. ASPHALT            |
| ○ EX. MONUMENT          | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SAN. SEWER LATERAL     | --- EX. BIOPAVEMENT        |
| ○ EX. MONUMENT          | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |
| --- EX. CONC. CURB      | --- EX. STAIRS LINE         | --- EX. EX. SIGN  | --- EX. EX. UTILITY        | --- EX. SANITARY MAN 10'       | --- EX. SANDPILE           |

NO.	DATE

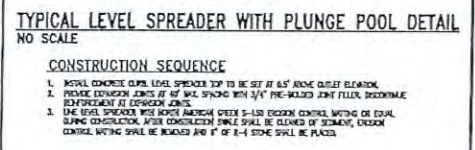
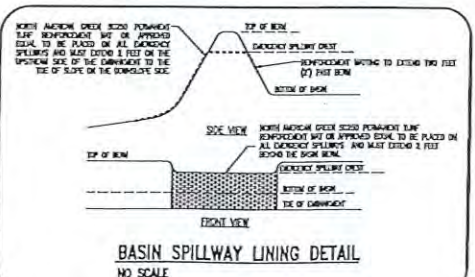
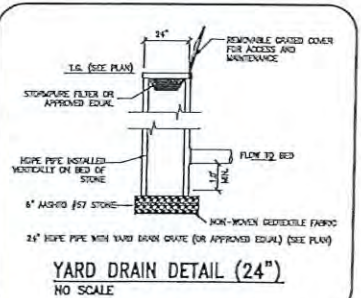
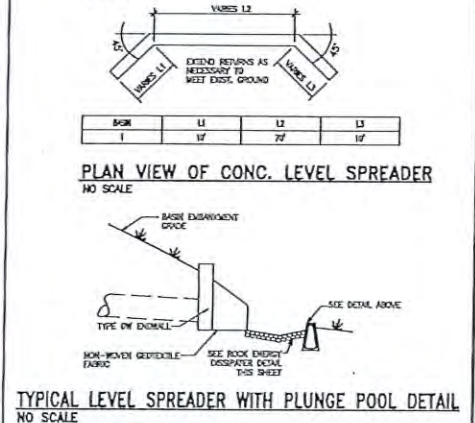
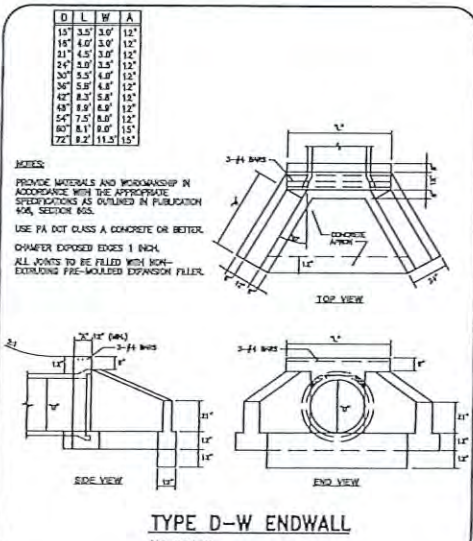
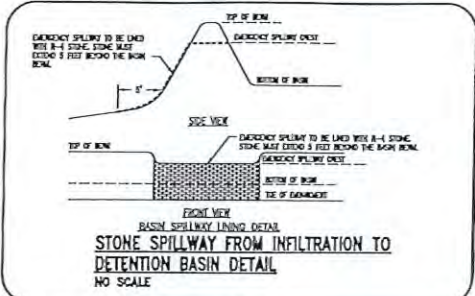
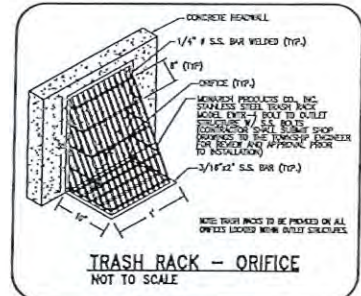
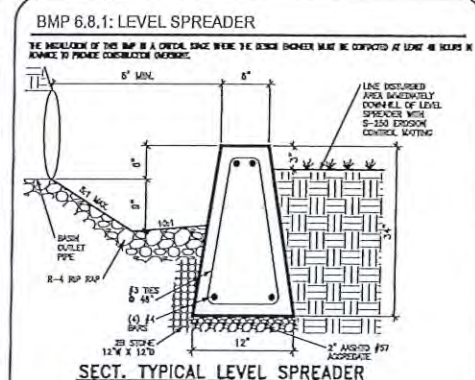
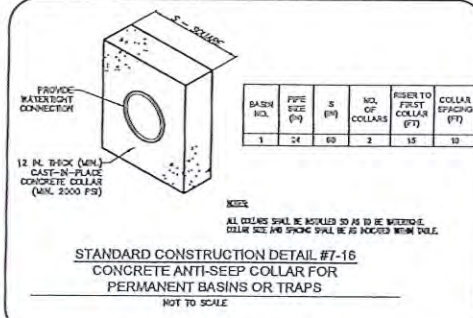
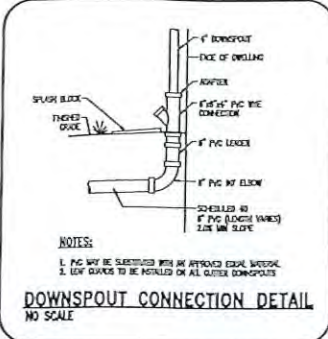
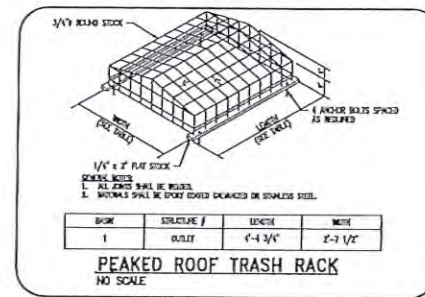
PRELIMINARY/FINAL  
PCSM PLAN  
EAST GOSHEN UNIVERSITY FOUNDATION  
SINGLE LOT SUBDIVISION  
SUBDIVISION OF THE SCHIFFER TRACT  
TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PA  
W. WHITELAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA

DATE: 01/15/24  
SCALE: 1"=50'  
DRAWN BY: ACM  
CHECKED BY: DWO  
PROJECT NO.: 4807  
SHEET NO.: 01/15/24  
DATE: 01/15/24  
PROJECT NO.: C03.6  
SHEET 13 OF 28

THIS SHEET TO BE RECORDED

**HOWELL ENGINEERING**  
Local Knowledge. Engineered.  
Civil, Mechanical, Electrical, Plumbing, Surveying, Environmental  
1550 Whitehall Lane, West Chester, PA 19380  
Phone: (610) 698-8002 Fax: (610) 698-8003





**CONSTRUCTION SEQUENCE**

- INSTALL CONCRETE LEVEL SPREADER TOP TO BE SET AT 6" BELOW OUTLET ELEVATION.
- PROVIDE EXPOSURE JOINTS AT 8' MAX SPACING WITH 1/4" WELDED JOINT FILLER, DISCONTINUE REINFORCEMENT AT JOINTS.
- THE LEVEL SPREADER MUST BE CONSTRUCTED WITH 5-LSB EXPOSED CONTROL MATING OR EQUAL SLABING CONSTRUCTION AFTER CONSTRUCTION SHALL BE CURED BY STRENGTH, EXPOSED CONTROL MATING SHALL BE REINFORCED WITH 4" x 4" 8-LSB STONE SHALL BE PLACED.

**SPECIFICATIONS**

- EDGE SHALL BE 2-INCH TO 3-INCH UNIFORMLY GRADED COURSE AGGRESSIVE, WITH A WASH LOSS OF NO MORE THAN 4% IN 24 HOURS. MAXIMUM SIZE NUMBER 25 PER AGGREGATE SPECIFICATIONS, PART 1, TYPE I, 100% OR LESS AND SHALL HAVE MOISTURE LESS AS REQUIRED BY TEST.
- NON-WOVEN GEOTEXTILE SHALL CONSIST OF WELDED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
  - UNIT WEIGHT (GSM) (G/CM<sup>2</sup>) 120 GSM
  - WATER BARRIER (GPM/CM<sup>2</sup>) 100 GPM
  - FLOW RATE (GPM/CM<sup>2</sup>) 100 GPM
  - TEAR RESISTANCE (LBS) 750
  - TEAR RESISTANCE (LBS) 750
  - TEAR RESISTANCE (LBS) 750

**MAINTENANCE**

CONCRETE WITH OTHER BMPs, LEVEL SPREADERS REQUIRE ONLY MINIMAL MAINTENANCE EFFORTS, MANY OF WHICH MAY EXCEED THE MAINTENANCE EFFORTS OF OTHER BMPs. THE FOLLOWING RECOMMENDATIONS REPRESENT THE MINIMAL MAINTENANCE EFFORT FOR LEVEL SPREADERS.

MAINTENANCE ACTIVITIES SHALL BE DONE ANNUALLY FOR THE FIRST (N) YEARS, THEN EVERY OTHER (N) YEARS THEREAFTER AND AFTER MAJOR STORM EVENTS (E.V.).

- CHECK SPREADER AND RESET SPREADING TO A LEVEL SPREADER SHALL BE INSPECTED AND CURED ON AN ANNUAL BASIS.
- THE SPREADING LINE SHALL BE MAINTAINED PERIODICALLY TO DESIGN CONDITIONS AFTER DISTURBANCE. NECESSARY AREAS SHALL BE SEEDED AND BROADCAST.
- IF IT IS CRITICAL THAT FLOW CONDITIONS ARE MAINTAINED THROUGHOUT THE LIFE OF THE LEVEL SPREADER, AS THEIR EFFICIENCY CAN DECREASE DUE TO LACK OF MAINTENANCE, MAINTENANCE SHOULD BE DONE MORE FREQUENTLY.

**REPAIRS** - THE AREA BELOW A LEVEL SPREADER SHALL BE INSPECTED FOR EVIDENCE OF EROSION, DAMAGE BY ROOTS OF NEARBY TREES, EXCESSIVE ACCUMULATIONS, AND CHANGING CONDITIONS. AS THEIR EFFICIENCY CAN DECREASE DUE TO LACK OF MAINTENANCE, MAINTENANCE SHOULD BE DONE MORE FREQUENTLY. REPAIRS SHOULD BE DONE AS NECESSARY. REPAIRS SHOULD BE DONE AS NECESSARY. REPAIRS SHOULD BE DONE AS NECESSARY.

**REINFORCEMENT** - REINFORCEMENT SHALL BE PROVIDED FOR ALL CONCRETE. REINFORCEMENT SHALL BE PROVIDED FOR ALL CONCRETE. REINFORCEMENT SHALL BE PROVIDED FOR ALL CONCRETE.

**CONSTRUCTION SEQUENCE**

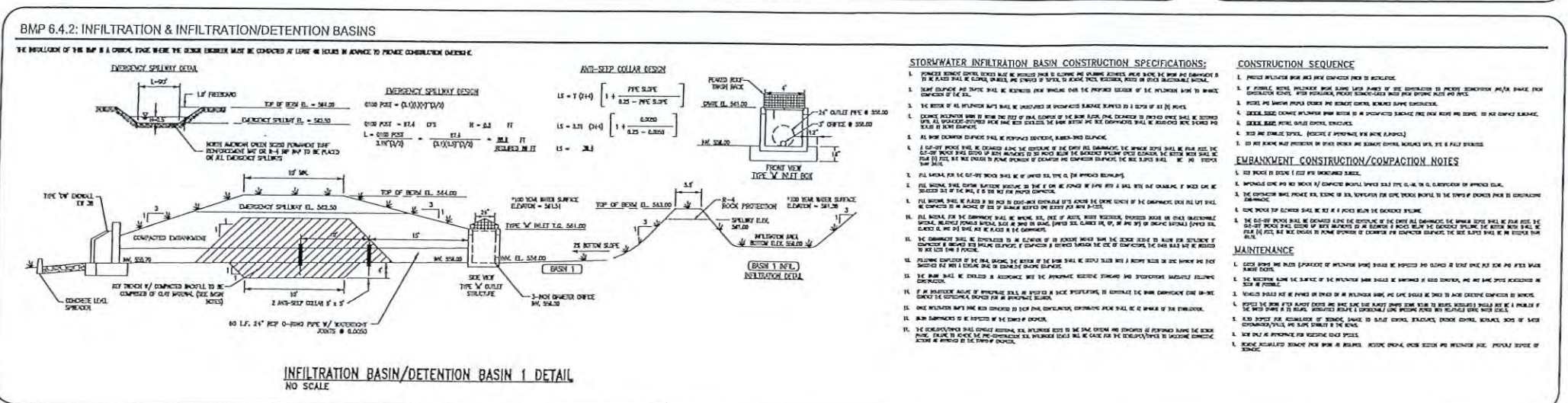
- PROTECT EXISTING STRUCTURES AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- REMOVE EXISTING STRUCTURES AND UTILITIES FROM THE CONSTRUCTION AREA.
- INSTALL CONCRETE LEVEL SPREADER TOP TO BE SET AT 6" BELOW OUTLET ELEVATION.
- PROVIDE EXPOSURE JOINTS AT 8' MAX SPACING WITH 1/4" WELDED JOINT FILLER, DISCONTINUE REINFORCEMENT AT JOINTS.
- THE LEVEL SPREADER MUST BE CONSTRUCTED WITH 5-LSB EXPOSED CONTROL MATING OR EQUAL SLABING CONSTRUCTION AFTER CONSTRUCTION SHALL BE CURED BY STRENGTH, EXPOSED CONTROL MATING SHALL BE REINFORCED WITH 4" x 4" 8-LSB STONE SHALL BE PLACED.

**EMBANKMENT CONSTRUCTION/COMPACTION NOTES**

- EMBANKMENT SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION.
- EMBANKMENT SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION.
- EMBANKMENT SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION.

**MAINTENANCE**

- EMBANKMENT SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION.
- EMBANKMENT SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION.
- EMBANKMENT SHALL BE CONSTRUCTED TO THE DESIGN ELEVATION.



PRELIMINARY/FINAL  
PCSM DETAILS

CLIENT: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHIFFER TRACT)  
ENGINEER: W. WHITELAND & E. COSSHEN TOWNSHIP, CHESTER CO., PA

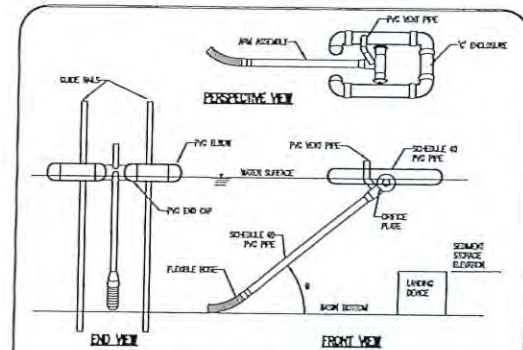
DATE: 01/14/24  
SCALE: AS SHOWN  
DRAWN BY: JWC  
CHECKED BY: JWC  
PROJECT NO: 4807  
FILE NO: 01/14/24  
SHEET NO: C03.7  
TOTAL SHEETS: 14 OF 28





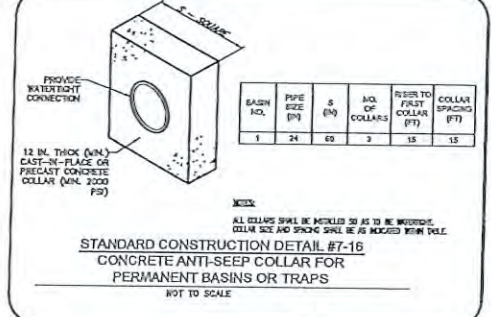






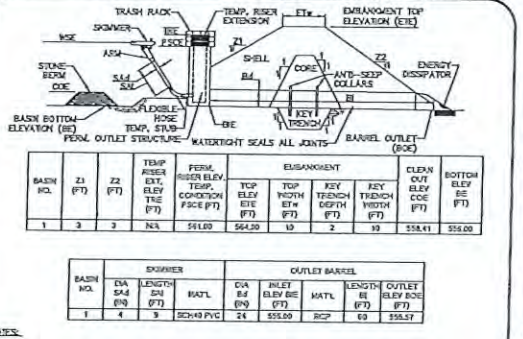
**STANDARD CONSTRUCTION DETAIL #7-1 SKIMMER**  
NOT TO SCALE

**NOTES:**  
1. SKIMMER MUST BE EQUAL TO OR LESS THAN 18" DIAMETER.  
2. SKIMMER SHALL BE ATTACHED TO THE SPARGER AND TO EXCLUDE ACCESS TO THE SPARGER OVER THE SKIMMER.  
3. SKIMMER SHALL BE INSTALLED WITHIN 24 HOURS OF POURING.  
4. SKIMMER SHALL BE REACHED FROM THE DOWN SIDE OF THE BASIN THROUGH THE SKIMMER CLEAN-OUT SOCKET ON THE TOP OF THE LINING.  
5. A 2" DIA. CLEAN-OUT SOCKET SHALL BE PROVIDED FOR THE SKIMMER (STANDARD CONSTRUCTION DETAIL #7-3).



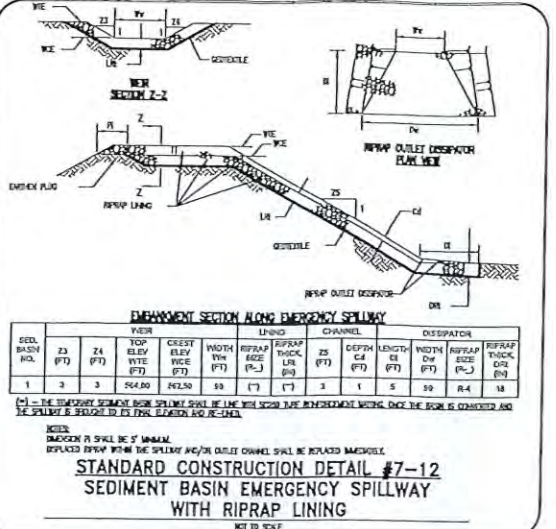
**STANDARD CONSTRUCTION DETAIL #7-18 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS**  
NOT TO SCALE

**NOTES:**  
1. ALL COLLARS SHALL BE INSTALLED AS TO BE WATER-TIGHT.  
2. COLLAR SIZE AND SPACING SHALL BE AS RECOMMENDED BY THE MANUFACTURER.



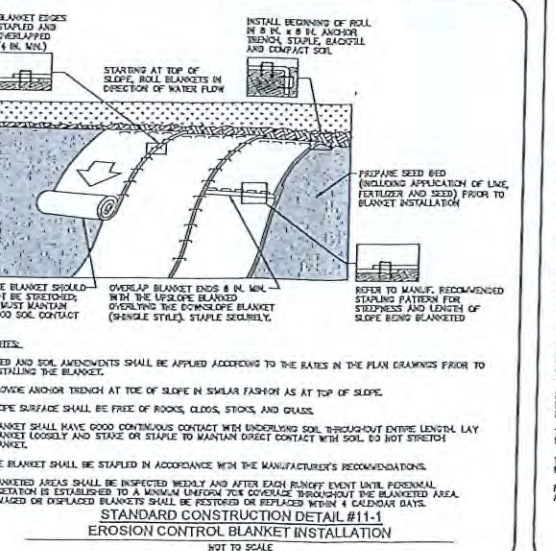
**STANDARD CONSTRUCTION DETAIL #7-14 BAFFLE**  
NOT TO SCALE

**NOTES:**  
1. BAFFLES SHALL BE TIED INTO ONE SIDE OF THE BASIN UNLESS OTHERWISE SHOWN ON THE PLAN DRAWINGS.  
2. BAFFLES SHALL NOT BE SPACED IN THIS DETAIL SHALL BE APPROVED BY THE DEPARTMENT OR THE LOCAL DEPARTMENT OFFICE.  
3. DAMAGED OR WORN BAFFLES SHALL BE REPLACED WITHIN 90 DAYS OF INSPECTION.  
4. BAFFLES REQUIRING SUPPORT POSTS SHALL NOT BE INSTALLED IN BASINS REQUIRING WEAPONS LINES.



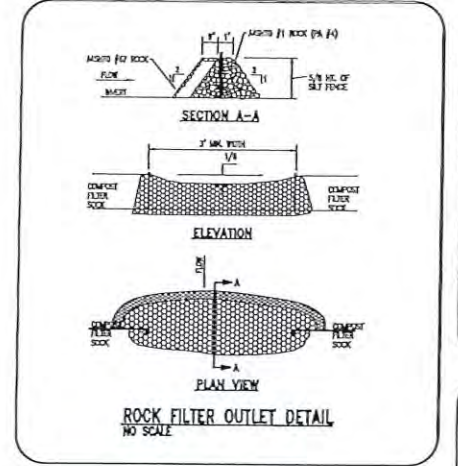
**STANDARD CONSTRUCTION DETAIL #7-12 SEDIMENT BASIN EMERGENCY SPILLWAY WITH RIPRAP LINING**  
NOT TO SCALE

**NOTES:**  
1. EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN 24 HOURS OF POURING.  
2. RIPRAP SHALL BE PLACED ON A 4" SAND BED.  
3. RIPRAP SHALL BE PLACED ON A 4" SAND BED.  
4. RIPRAP SHALL BE PLACED ON A 4" SAND BED.



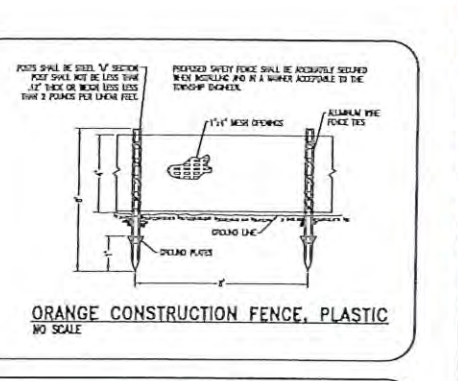
**STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION**  
NOT TO SCALE

**NOTES:**  
1. BLANKET SHALL BE PLACED ON A 2" SAND BED.  
2. BLANKET SHALL BE PLACED ON A 2" SAND BED.  
3. BLANKET SHALL BE PLACED ON A 2" SAND BED.



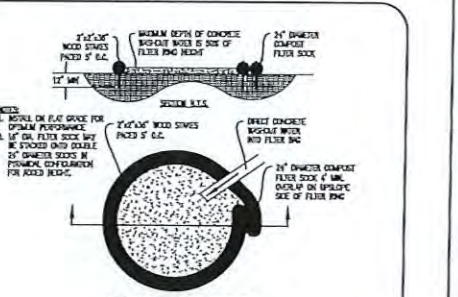
**STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG**  
NOT TO SCALE

**NOTES:**  
1. FILTER BAG SHALL BE PLACED ON A 2" SAND BED.  
2. FILTER BAG SHALL BE PLACED ON A 2" SAND BED.  
3. FILTER BAG SHALL BE PLACED ON A 2" SAND BED.



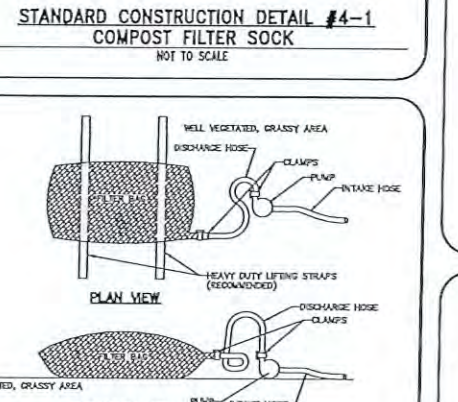
**STANDARD CONSTRUCTION DETAIL #3-1 ORANGE CONSTRUCTION FENCE, PLASTIC**  
NOT TO SCALE

**NOTES:**  
1. FENCE SHALL BE PLACED ON A 2" SAND BED.  
2. FENCE SHALL BE PLACED ON A 2" SAND BED.  
3. FENCE SHALL BE PLACED ON A 2" SAND BED.



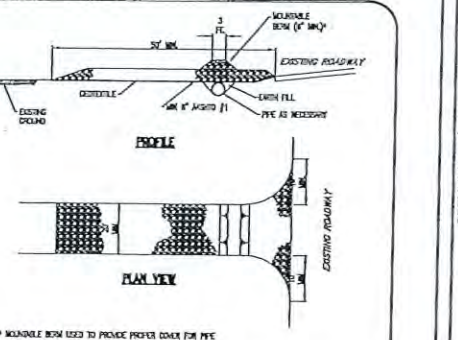
**STANDARD CONSTRUCTION DETAIL #3-12 SOIL STOCKPILE DETAIL**  
NOT TO SCALE

**NOTES:**  
1. STOCKPILE SHALL BE PLACED ON A 2" SAND BED.  
2. STOCKPILE SHALL BE PLACED ON A 2" SAND BED.  
3. STOCKPILE SHALL BE PLACED ON A 2" SAND BED.



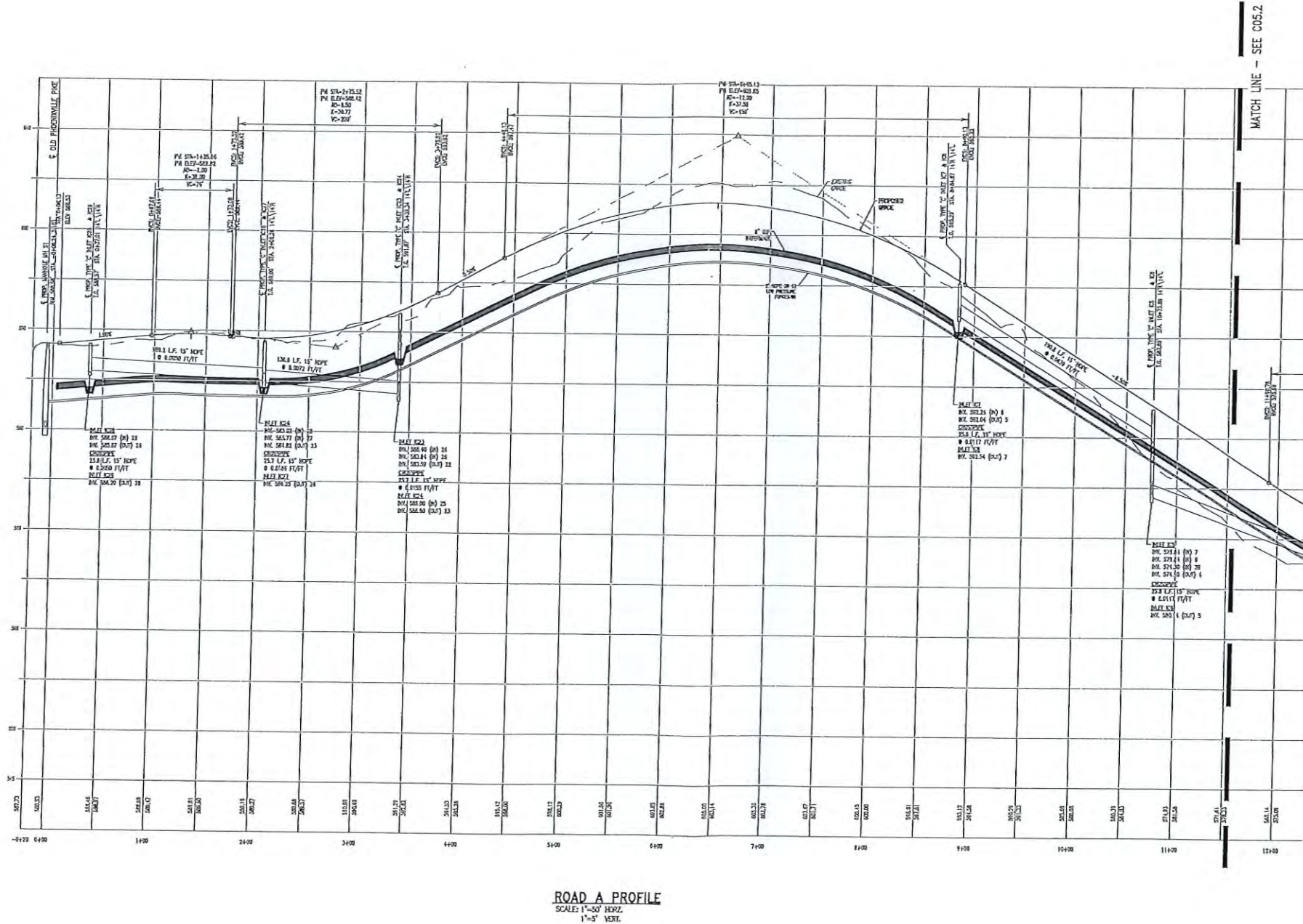
**STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK**  
NOT TO SCALE

**NOTES:**  
1. SOCK SHALL BE PLACED ON A 2" SAND BED.  
2. SOCK SHALL BE PLACED ON A 2" SAND BED.  
3. SOCK SHALL BE PLACED ON A 2" SAND BED.



**STANDARD CONSTRUCTION DETAIL #3-1 COMPOST SOCK WASHOUT DETAIL**  
NOT TO SCALE

**NOTES:**  
1. WASHOUT SHALL BE PLACED ON A 2" SAND BED.  
2. WASHOUT SHALL BE PLACED ON A 2" SAND BED.  
3. WASHOUT SHALL BE PLACED ON A 2" SAND BED.



ROAD A PROFILE  
SCALE: 1"=50' HORIZ.  
1"=5' VERT.

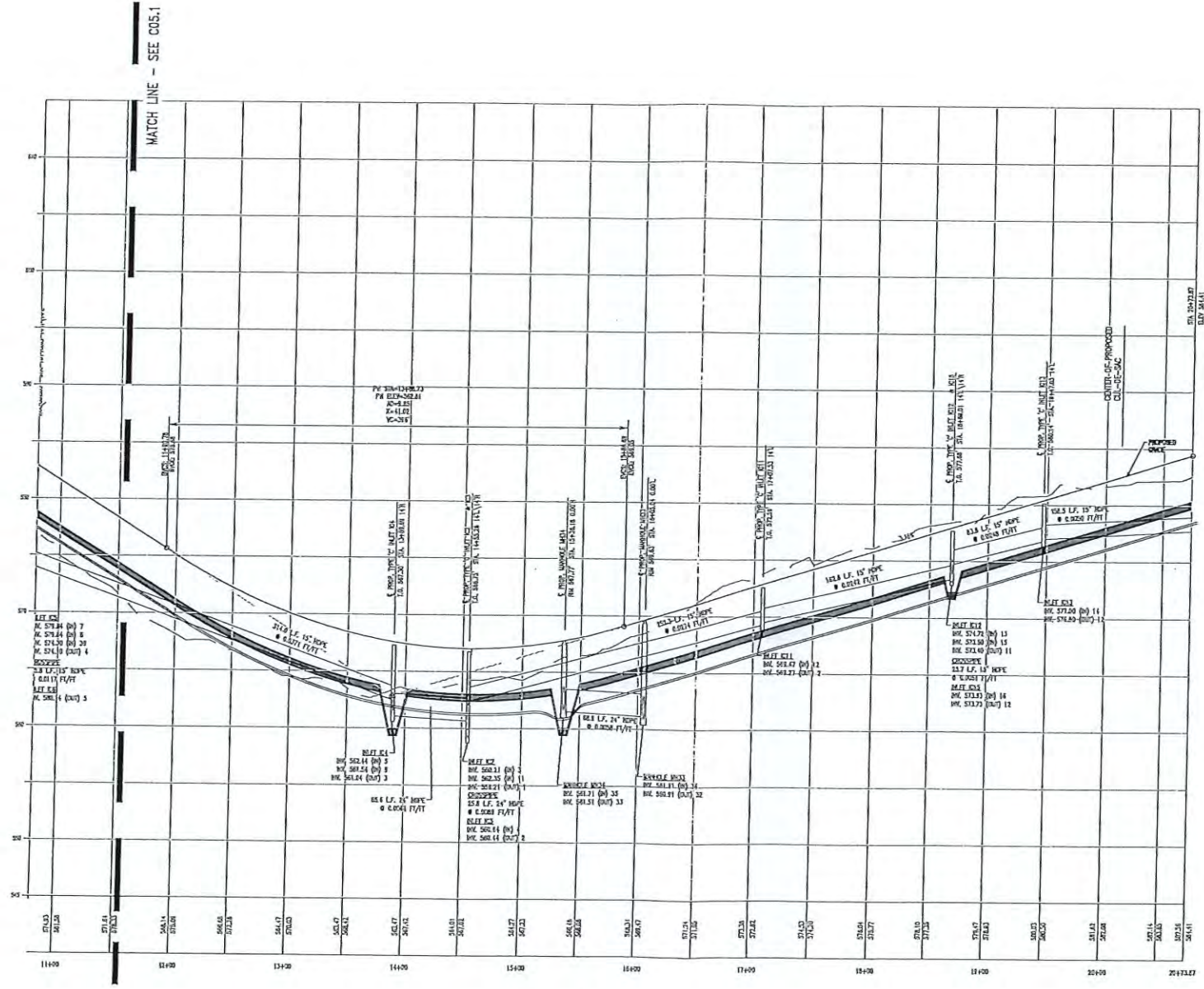
WHEREVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. ALL WATER MAINS ARE TO BE LOCATED AT LEAST 10' HORIZONTALLY FROM SANITARY SEWER MAINS.

ALL PIPE LENGTHS ARE DIMENSIONED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

DATE	01/18/24
DRAWN BY	1"=50'
CHECKED BY	KW
PROJECT NO.	DWG
DATE	4807
DATE	01/18/24
DATE	01/18/24
DATE	01/18/24
DATE	01/18/24

PRELIMINARY/FINAL  
PROFILES  
OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE, THE SCHIFFER TRACT,  
W. WHITELAND & E. GOSWELL TWP., CHESTER CO., PA

NO.	DESCRIPTION
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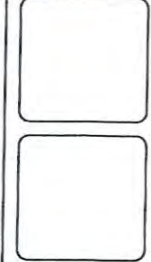
**ROAD A PROFILE**  
 SCALE: 1"=50' HORIZ.  
 1"=5' VERT.

WHEREVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. ALL WATER MAINS ARE TO BE LOCATED AT LEAST 10' HORIZONTALLY FROM SANITARY SEWER MAINS.

ALL PIPE LENGTHS ARE DIMENSIONED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

PRELIMINARY/FINAL  
**PROFILES**  
 OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
 PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
 LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHUEFER TRACT)  
 W. WHITELAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA

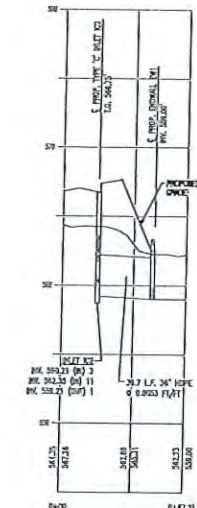
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PROJECT NO.	4807
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DATE	01/18/24
PROJECT NO.	C05.2
SHEET	21 of 28



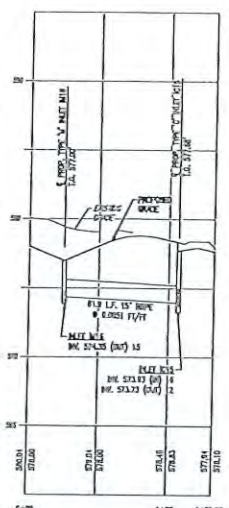
NO.	DATE
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 Civil Engineering, Land Surveying, Environmental Engineering  
 1225 HIGHWAY 100, NEW CHANCE, PA 19380  
 PHONE: (610) 918-8002 FAX: (610) 918-8003

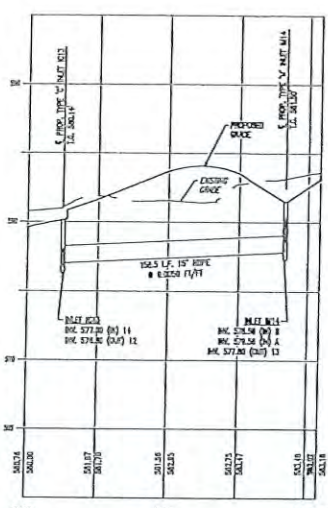




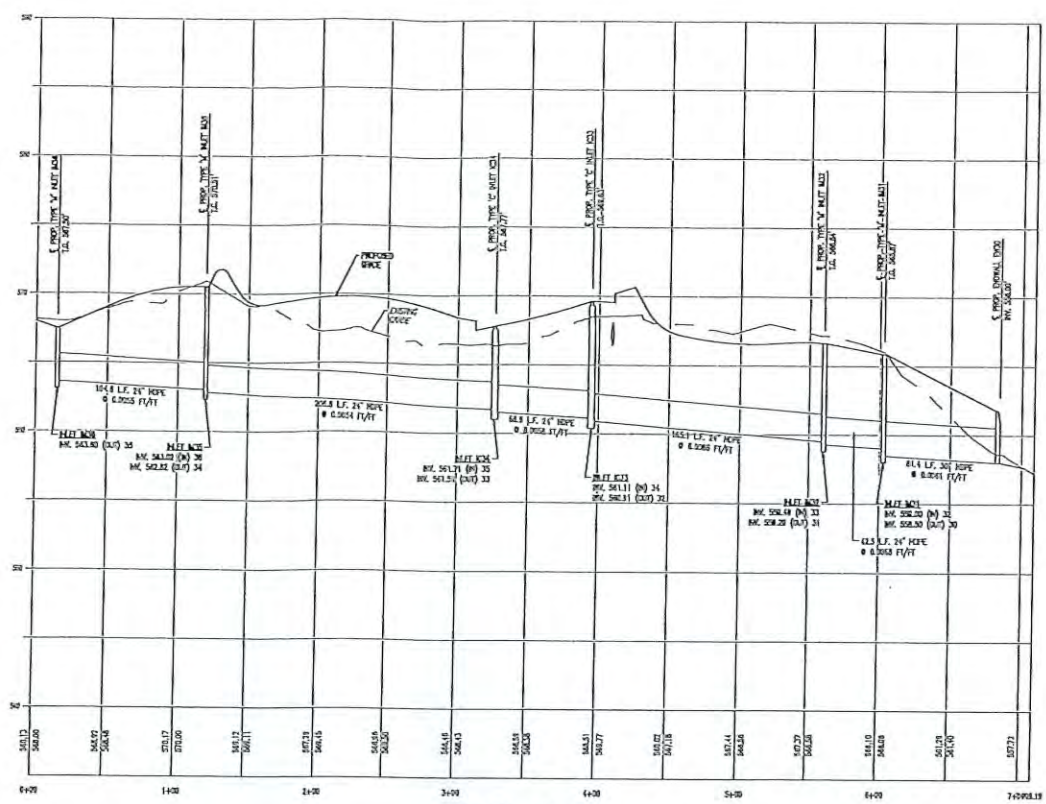
STORM IM12 - IM1 PROFILE  
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 VERT SCALE: 1"=5'



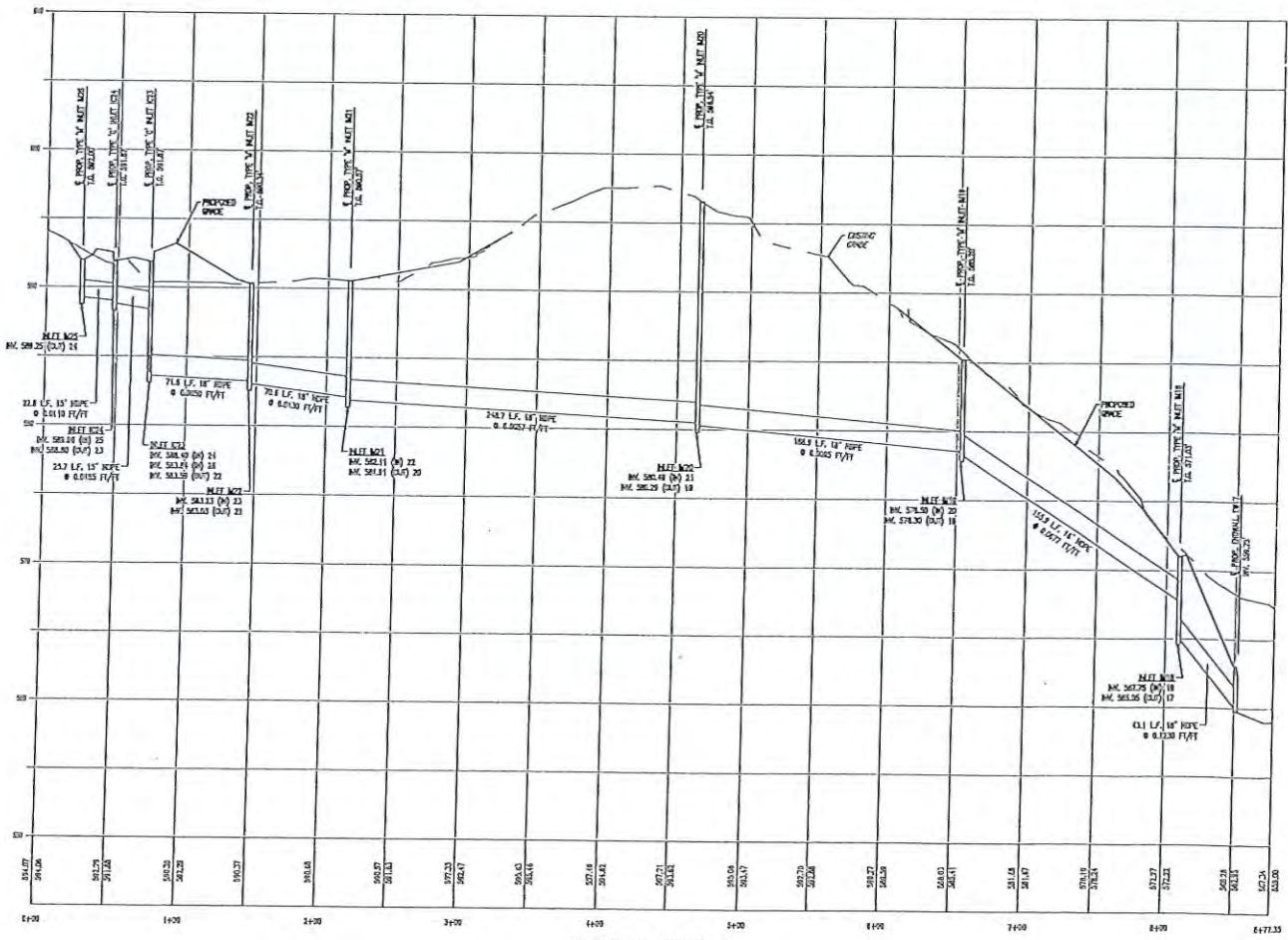
STORM IM16 - IM15 PROFILE  
 HORIZ SCALE: 1"=50'  
 VERT SCALE: 1"=5'



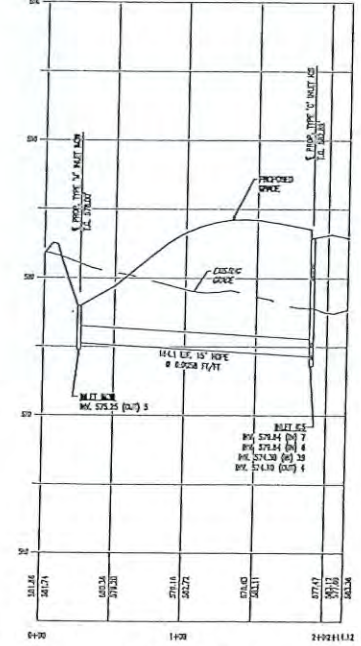
STORM IM14 - IM13 PROFILE  
 HORIZ SCALE: 1"=50'  
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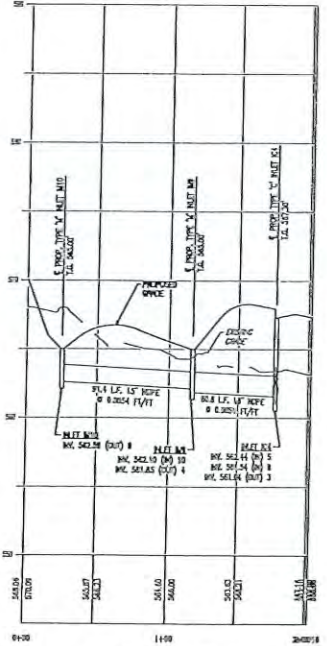
STORM IM16 - EW30 PROFILE  
 HORIZ SCALE: 1"=50'  
 VERT SCALE: 1"=5'



STORM IM26 TO EW17 PROFILE  
 HORIZ SCALE: 1"=50'  
 VERT SCALE: 1"=5'



STORM IM39 - IM3 PROFILE  
 HORIZ SCALE: 1"=50'  
 VERT SCALE: 1"=5'



STORM IM10 - IC4 PROFILE  
 HORIZ SCALE: 1"=50'  
 VERT SCALE: 1"=5'

WHENEVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. ALL WATER MAINS ARE TO BE LOCATED AT LEAST 10' HORIZONTALLY FROM SANITARY SEWER MAINS.

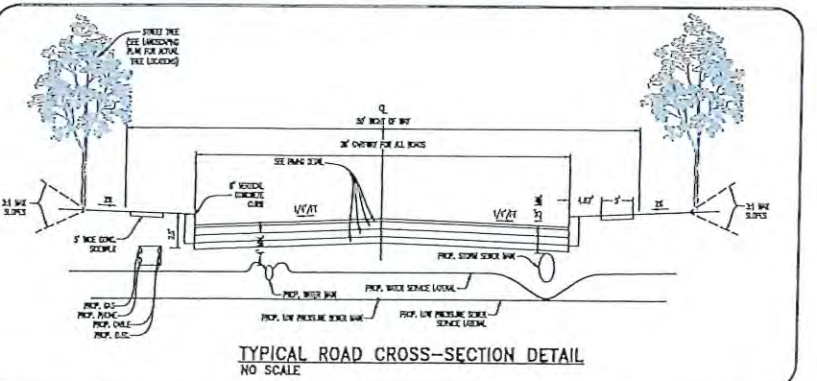
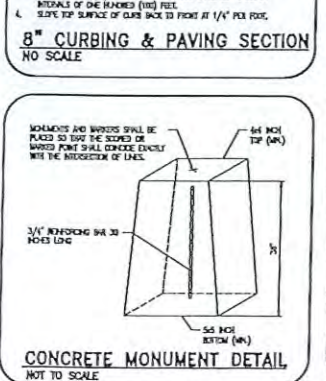
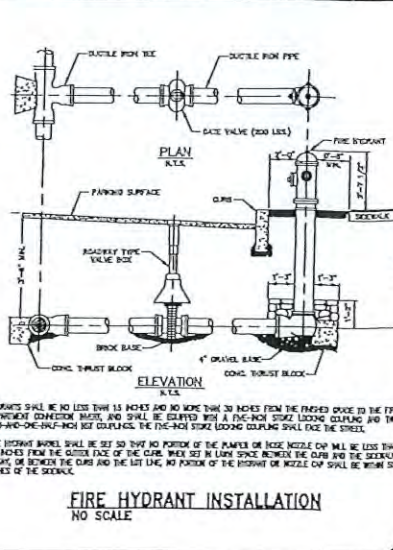
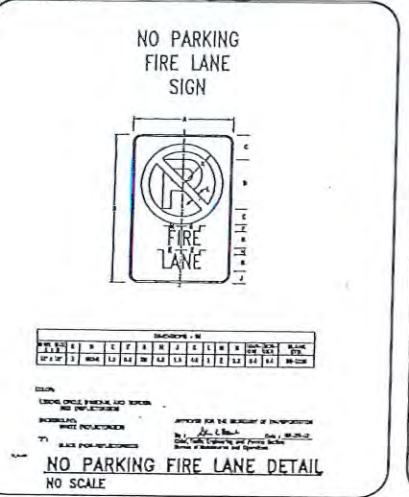
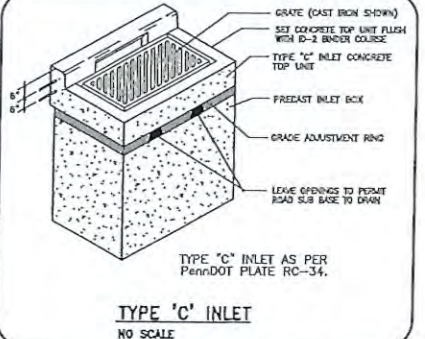
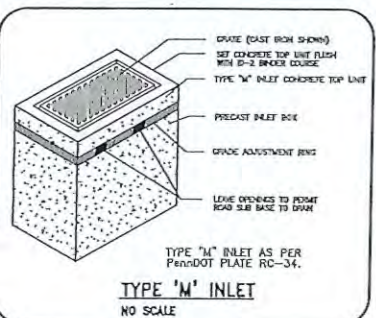
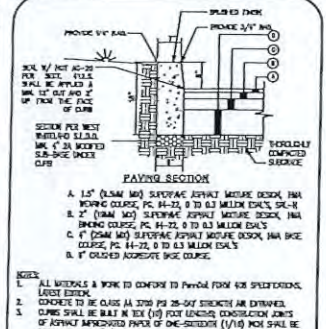
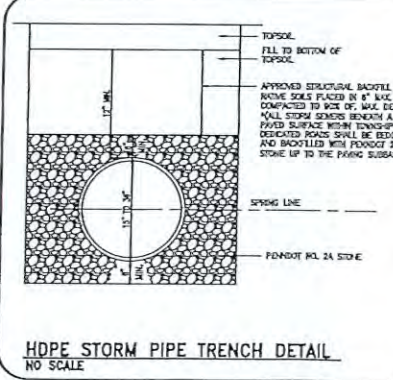
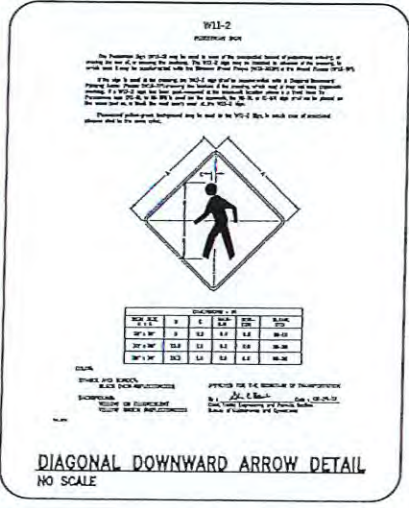
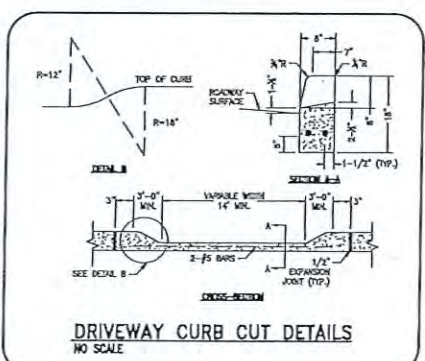
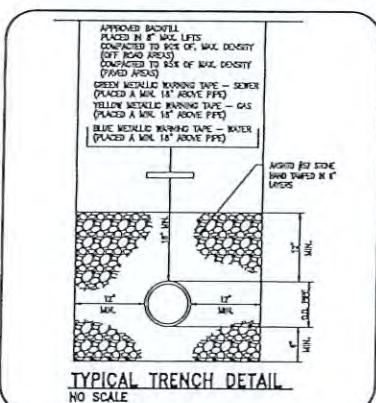
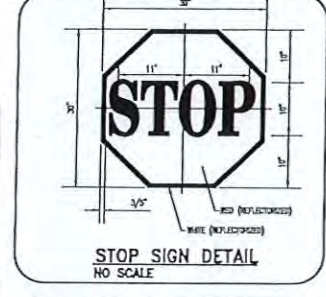
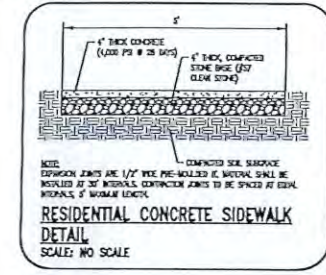
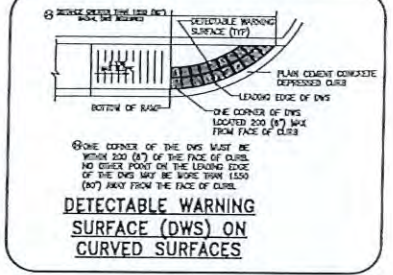
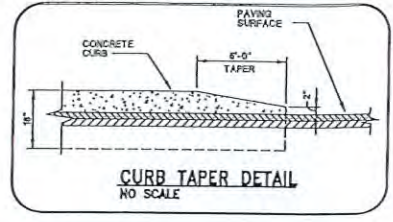
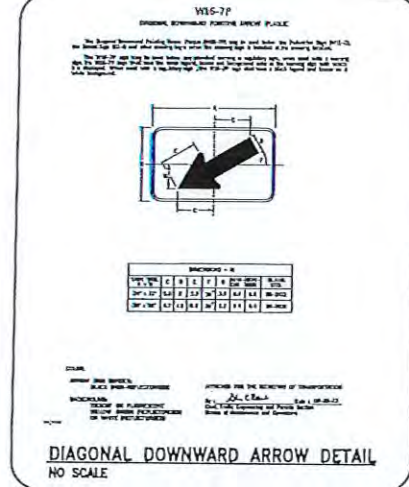
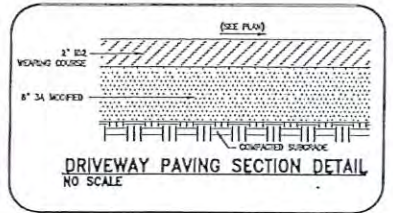
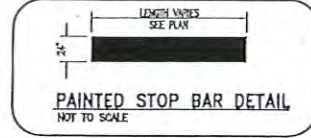
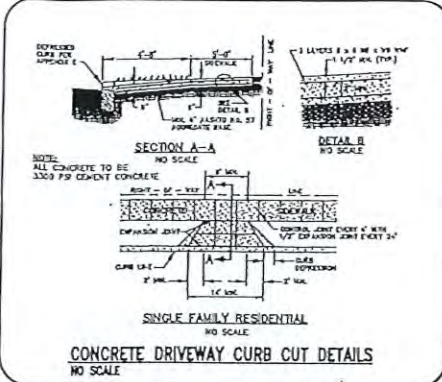
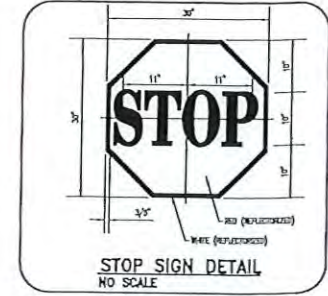
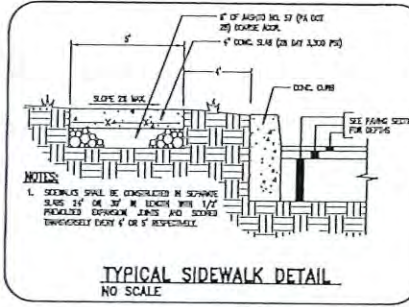
ALL PIPE LENGTHS ARE DIMENSIONED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.



NO.	REV.

PRELIMINARY/FINAL  
**PROFILES**  
 COUNTY: WEST CHESTER UNIVERSITY FOUNDATION  
 PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
 LOCATION: 1373 OLD PHOENIXVILLE PIKE (THE SCHIFFER TRACT)  
 W. WHITELAND & E. COGHER, TRF-S, CHESTER CO., PA

DATE	01/11/24
SCALE	1"=5'
DRAWN BY	AKM
CHECKED BY	DMD
PROJECT NO.	4807
ISSUE NO.	01/11/24
SHEET NO.	C05.3
TOTAL SHEETS	22 OF 28



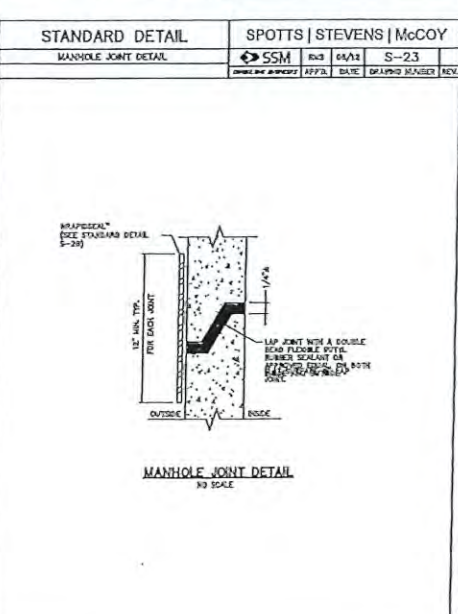
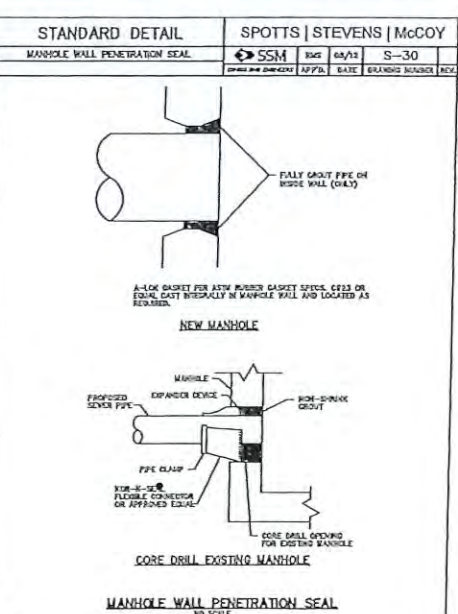
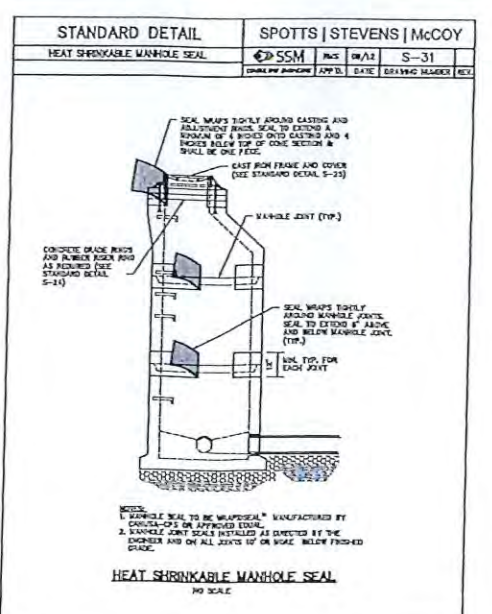
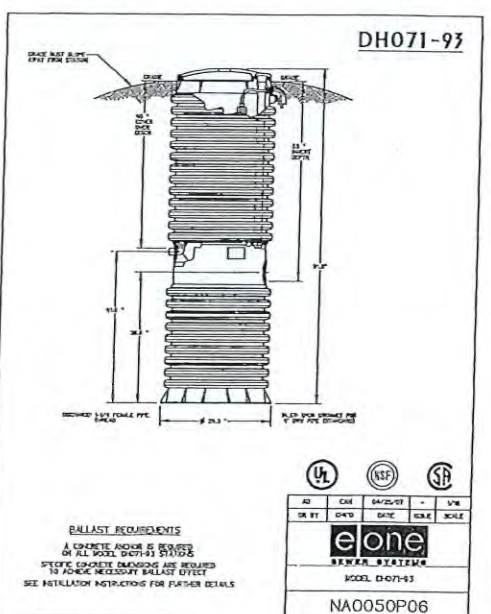
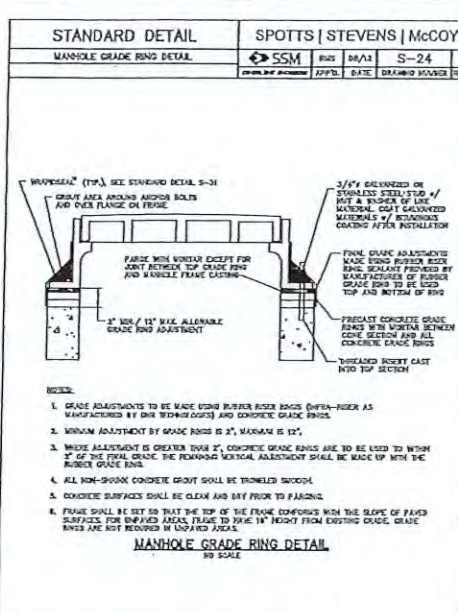
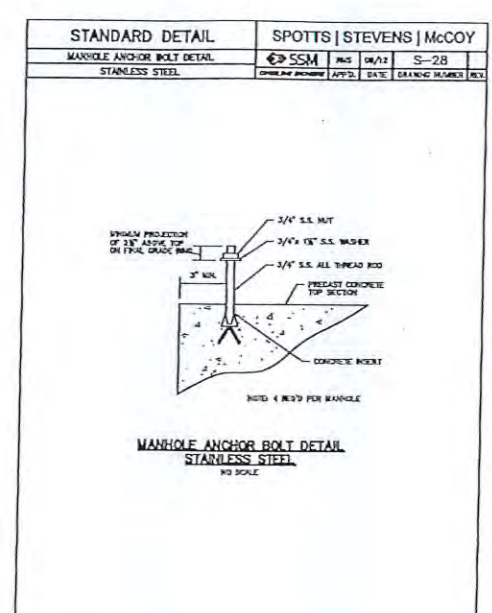
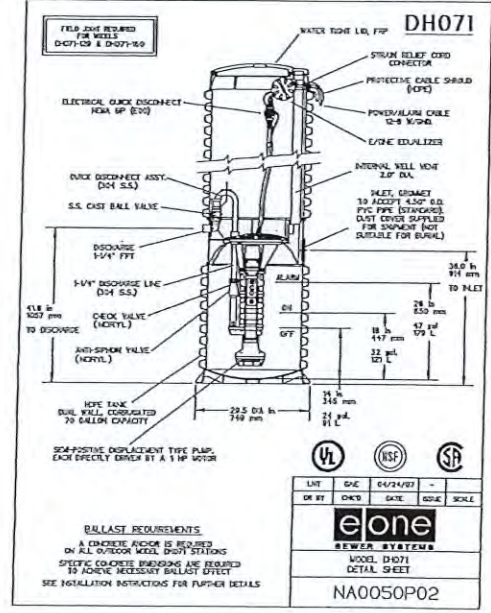
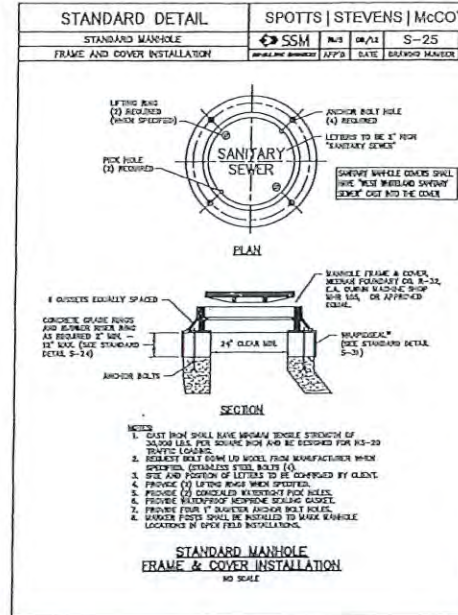
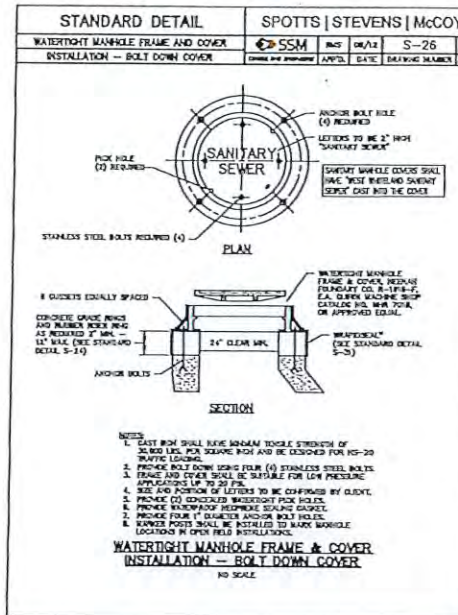
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Civil Engineering & Land Planning | Environmental  
1225 W. Main Street, West Chester, PA 19380  
Phone: (610) 316-8000 Fax: (610) 316-8002

**CONSTRUCTION DETAILS**

PRELIMINARY/FINAL

CLIENT: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHUSTER TRACT)  
W. WHITELAND & E. GOSSLEN TOWNSHIP, CHESTER CO., PA

DATE: 01/18/24  
BY: AS SHOWN  
CHECKED BY: JCM  
DESIGNED BY: DWG  
PROJECT NO: 4807  
DATE OF SUBMITTAL: 01/18/24  
PLANNED BY: 01/18/24  
DRAWING NO: C06.1  
SHEET: 23 OF 28

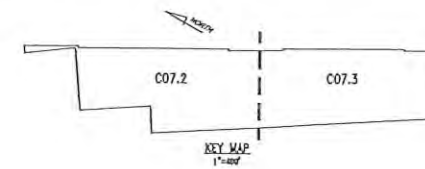
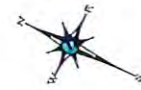


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1200 West Chester Pike, Suite 100, Newark, DE 19711  
Phone: (301) 838-2022 Fax: (301) 838-2023

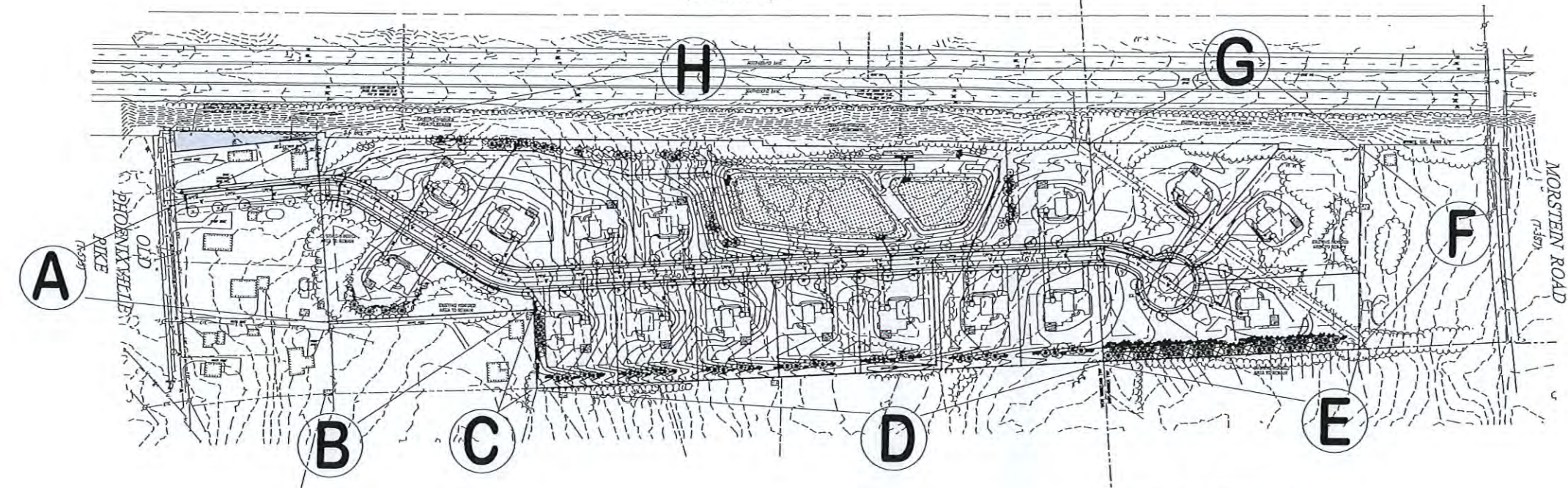
PRELIMINARY/FINAL  
CONSTRUCTION DETAILS

OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHIFFER TRACT)  
N. WHITELAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA.

DATE: 01/14/24  
SCALE: AS SHOWN  
DRAWN BY: JCM  
CHECKED BY: DWO  
PROJECT NO.: 4807  
DATE: 01/14/24  
DRAWING NO.: C06.2  
SHEET: 24 OF 25



DIAB KOUIL ZUZ  
(S.R. 0202, L.R. 1042)

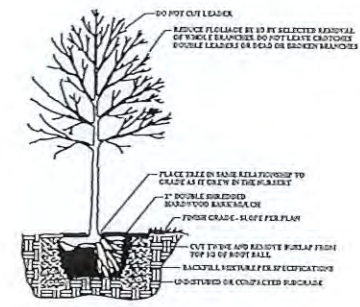


OVERALL LANDSCAPE PLAN  
SCALE: 1"=100'  
GRAPHIC SCALE  
1 inch = 100 feet

GENERAL SPECIFICATIONS

- A. NOTES & PLANTING INSTRUCTIONS
1. THE EVALUATION OF THIS PLAN INCLUDES THE FURNISHING OF PLANT MATERIALS AS SPECIFIED, ACCURATE LAYOUT, SUFFICIENT TOPSOIL, MOVEMENT ADJUSTS, TRAIL WORK, PLANTING, PRUNING, STAKING, WATERING, LABOR, CLEANUP AND ALL OTHER NECESSARY SERVICES TO ENSURE THE PLANTING PROJECT AND IN FULL ACCORDANCE WITH THESE SPECIFICATIONS AND DETAILS.
  2. ALL PLANT MATERIALS ARE TO BE HEALTHY GROWN OR EXCELLENT LANDSCAPE QUALITY AND FREE FROM INSECTS AND DISEASES. FURNISHABLE PLANTS SHALL BE BRED GROWN FOR AT LEAST TWO YEARS IN THE SAME GROWING MEDIUM AS THE SITE. INSTALLATION TO BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF HEDERICAL CULTIVATORS STANDARDS.
  3. PLANT SIZES SHALL BE A FAIR AVERAGE BETWEEN THE SIZE RANGE INDICATED. CROWN SHALL BE MEASURED AT 4 FT ABOVE GROUND.
  4. TREES IN PLANTED AREAS SHALL BE UNIFORM IN SHAPE, SIZE AND CHARACTER. LOWEST BRANCHES SHALL BE AT LEAST 5 FT FROM GROUND.
  5. IF TREES CANNOT BE LOCATED WHERE SHOWN DUE TO UTILITIES OR OTHER OBSTRUCTIVE CONDITIONS OR PROHIBIT, TREES SHALL BE RELOCATED IN THE FIELD AS APPROVED BY THE OWNER'S REPRESENTATIVE.
  6. NO SUBSTITUTIONS ARE ACCEPTED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE AND THE MUNICIPALITY.
  7. LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 18 MONTHS FROM THE DATE OF FINAL INSPECTION OF THE LANDSCAPE INSTALLATION BY THE MUNICIPALITY.
  8. BACKFILL MIXTURE SHALL BE A MIXTURE BY VOLUME OF 3 PARTS TOPSOIL, (TO BE PROVIDED ON SITE) AND 1 PART SAND.
  9. ALL ROOTS AND BRANCHES EXPOSED SHALL BE PLACED IN CONTINUOUS BRUSH AS DESCRIBED ON THE PLAN.
  10. MULCH TO BE APPLIED ONE INCH DEEP OR EQUAL AND SPREAD TO A MINIMUM OF 12 INCHES FROM THE TRUNK.
  11. A PRE-ELEMENTED BARRIER SUCH AS "TRAPLAP" SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATION PRIOR TO PLACEMENT OF SOILS. A SECOND APPLICATION OF PRE-ELEMENTED BARRIER SHALL BE INCLUDED AS A PART OF THIS WORK.
  12. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT ALL PLANT MATERIAL AT THE BUSINESS AND APPROVE SPACING OF ALL PLANT MATERIAL LOCATIONS AT THE SITE BEFORE DELIVERY.
  13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING IN SUFFICIENTLY AT END OF PLANTING AND UNTIL JOB IS COMPLETED AND TURNED OVER TO OWNER.
- B. SEEDING SPECIFICATIONS:
1. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED.
  2. SEEDING SHALL COMMENCE WITHIN TEN (10) DAYS OF NOTIFICATION OR BETWEEN MARCH 15 AND APRIL 30 AS WEATHER PERMITS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
  3. TOPSOIL USED FOR SEEDING IS STOCKPILED ON SITE. TOPSOIL SHALL BE SPREAD TO A DEPTH OF 4" AND FINE CRIBS, REMOVING ALL STONES AND STONES LARGER THAN 1", REMOVE FROM THE SITE ALL DEBRIS AND STONES.
  4. INCORPORATE BY DRIVING INTO THE TOP 4" OF THE TOPSOIL THE FOLLOWING:
    - a) AGRICULTURAL LIMESTONE AT 20 LBS/TON (1:1)
    - b) PHOSPHORUS AT 30 LBS/TON (1:1)
  5. SEEDING SHALL APPLY GRAIN SEED COMPOUND OF THE FOLLOWING VARIETIES WHICH SHALL BE MIXED BY THE PROPRIETOR AND SHALL TEST THE PERCENTAGES OF PURITY AND GERMINATION BEFORE:
 

SEED	SEED RATE (LBS/1000 SQ. FT.)	GERMINATION PERCENTAGE	PURE SEED SEED
RYE	10	95	85
BY WT. CRACKED CORN	10	95	85
HYBRID RYE BROMUS	10	95	85
HYBRID RYE PASTURE PASTE	10	95	85
RYE PERENNIAL RYE	10	95	85
  6. FORM SPREAD WITH ROLLER AND ROLLER WITH SALT RAY AND ASPHALT TACK COAT OR HYBRID RYE COAT AT THE RATE OF 1 LB PER 100 SQ. FT.
  7. ALL LAWN WORK INCLUDING THE REPAIR OF WASTEWATER DRAINAGE, ETC. SHALL BE COMPLETED FOR ONE CALENDAR YEAR FROM THE DATE OF COMPLETION OF INSTALLATION.
  8. SOIL OF EXPOSED AREAS SHALL BE MADE AS FIRM AS FEASIBLE AND INSTALLED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF SOIL PROTECTORS STANDARDS.



LEGEND

- AMERICAN BASSWOOD (AB)
- △ RED MAPLE (RM)
- LONDON PLANE TREE (LP)
- HONEY LOCUST (HL)
- ⊙ WHITE PINE (WP)
- ⊙ GREEN GIANT ARB. (GG)
- ⊙ RED CEDAR (RC)
- ⊙ FLOWERING DOGWOOD (FD)
- RED BIRD (RB)
- SERVICE BERRY (SB)
- ARROW WOOD VIBURNUM (AV)
- BLACK CHOKO BERRY (AC)
- INK BERRY HOLLY (IH)
- BAYBERRY (BP)



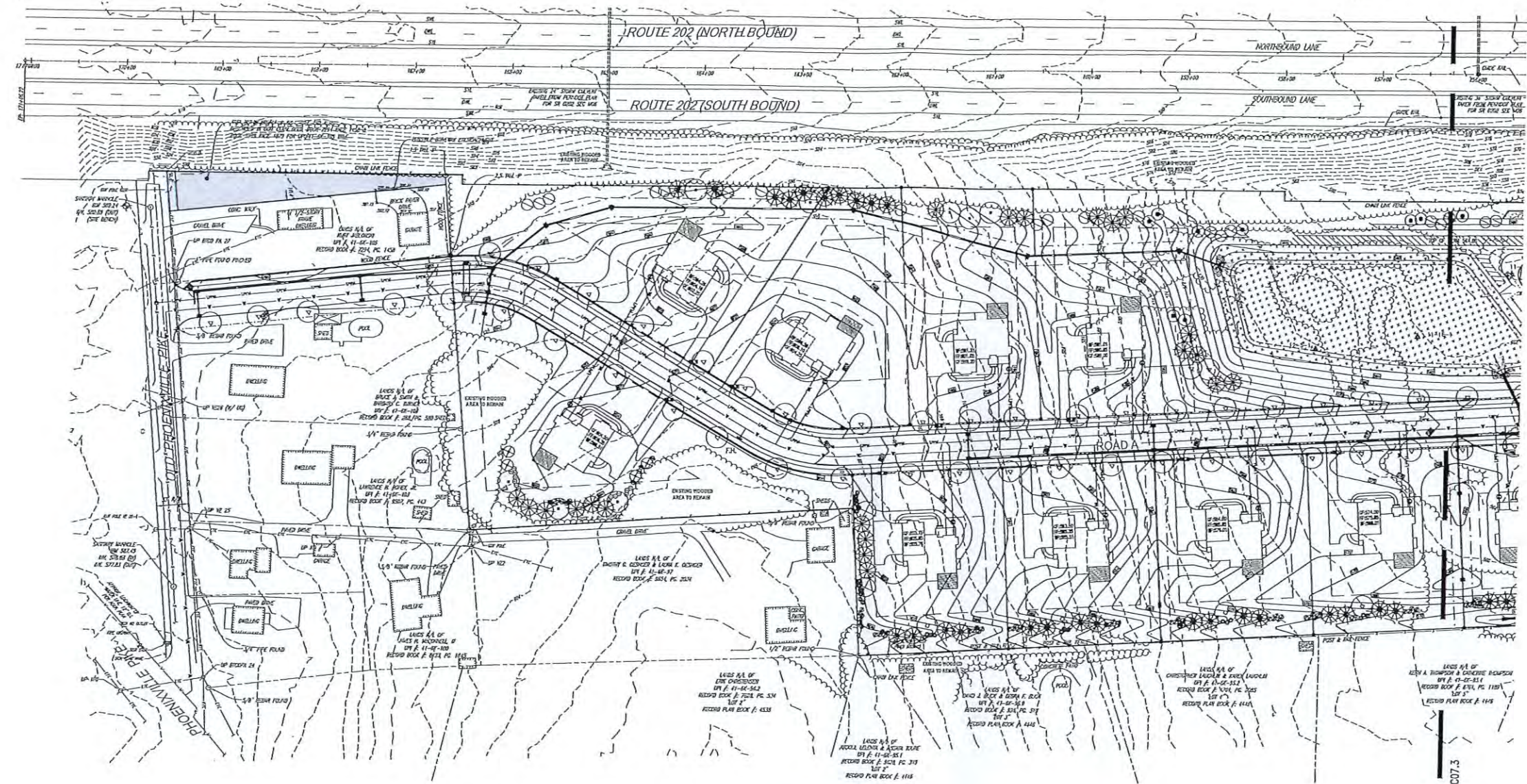
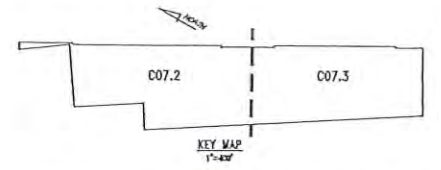
PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
<b>SHADE TREES</b>						
RM	<i>Acer rubrum</i> October Glory	OCTOBER GLORY RED MAPLE	3	3" MIN.	B&B	3 Inched Specimens
HL	<i>Ostrya virginica</i> Inermis	THORNLESS HONEYLOCUST	13	3" MIN.	B&B	3 Inched Specimens
LP	<i>Platanus x acerifolia</i>	LONDON PLANE TREE	13	3" MIN.	B&B	3 Inched Specimens
AB	<i>Tilia americana</i>	BASSWOOD	13	3" MIN.	B&B	3 Inched Specimens
<b>EVERGREEN TREE</b>						
RC	<i>Juniperus virginica</i>	EASTERN RED CEDAR	3	6" MIN.	B&B	Full branched
GG	<i>Thuja plicata</i> wandolph	GREEN GIANT ARBORVITAE	3	6" MIN.	B&B	Full branched
WP	<i>Ficus virens</i>	EASTERN WHITE PINE	3	6" MIN.	B&B	Full branched
<b>FLOWERING TREE</b>						
FD	<i>Cornus florida</i>	FLOWERING DOGWOOD	5	12" MIN.	B&B	SINGLE STEM
AC	<i>Amelanchier canadensis</i>	SERVICE BERRY	2	12" MIN.	B&B	3/4 TI-STEM
IB	<i>Cornus canadensis</i>	EASTERN REDBUD	2	12" MIN.	B&B	3/4 TI-STEM
<b>SHRUBS</b>						
BP	<i>Lonicera japonica</i> var. halimifolia	NORTHERN BAYBERRY	10	36" MIN.	B&B	
AV	<i>Viburnum dentatum</i>	ARROW WOOD VIBURNUM	54	36" MIN.	B&B	
IH	<i>Ilex glabra</i>	INK BERRY HOLLY	24	36" MIN.	B&B	
AC	<i>Azalea mollis</i>	BLACK CHOCOBERRY	74	36" MIN.	B&B	

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1415 West Chester University Foundation  
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NO.	DATE	DESCRIPTION
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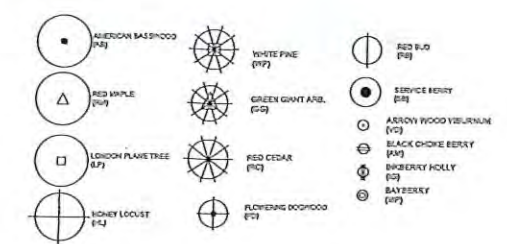
PRELIMINARY/FINAL  
**OVERALL LANDSCAPE PLAN**  
OWNER: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1375 OLD PHOENIXVILLE PIKE (THE SCHIFFER TRACT)  
W. PHOENIXVILLE & E. GOSHEN TOWNSHIPS, CHESTER CO., PA.

DWG NO. 01/14/21  
SCALE 1"=100'  
DATE 01/14/21  
PROJECT NO. 4807  
DWG NO. 01/14/21  
PROJECT NO. C07.1  
PAGE 25 of 28



**LANDSCAPE PLAN**  
SCALE: 1"=50'

**LEGEND**



—	EX. PROPERTY LINE	---	EX. CONTOUR	—	EX. FENCE	—	EX. UTILITY POLE	—	EX. WATER LINE		
---	PROP. PROPERTY LINE	---	PROP. CONTOUR	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	EX. RIGHT-OF-WAY	---	EX. EXIST. SPOT ELEV.	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	PROP. RIGHT-OF-WAY	---	NEW SPOT ELEV.	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	EX. MOVEMENT	---	EX. SOILS	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	PROP. MOVEMENT	---	EX. CONG. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	EX. PAVEMENT	---	PROP. CONC. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	PROP. PAVEMENT	---	EX. CONC. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	EX. ELEVATION	---	PROP. CONC. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	PROP. ELEVATION	---	EX. CONC. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	EX. INTERSECTION	---	EX. CONC. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE
---	PROP. INTERSECTION	---	EX. CONC. CURB	---	EX. SANITARY SEWER LINE	---	EX. SANITARY WEL. ID	---	EX. WATER VALVE	---	EX. WASTE VALVE

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
<b>SHADE TREE</b>						
RM	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	3	3" DBH	B&B	3 Sited Specimens
HL	<i>Ulmus glaberrimus</i>	THORNLESS HONEYLOCUST	13	3" DBH	B&B	3 Sited Specimens
FO	<i>Forsythia x intermedia</i>	LONDON FLAME TREE	13	3" DBH	B&B	3 Sited Specimens
AB	<i>Tilia americana</i>	BALSAMWOOD	13	3" DBH	B&B	3 Sited Specimens
<b>EVERGREEN TREE</b>						
EC	<i>Juniperus virginiana</i>	EASTERN RED CEDAR	3	6" min.	B&B	Full branched
GO	<i>Thuja plicata</i> 'standishii'	GREEN GIANT ARBORVITAE	3	6" min.	B&B	Full branched
WP	<i>Pinus strobus</i>	EASTERN WHITE PINE	3	6" min.	B&B	Full branched
<b>FLOWERING TREE</b>						
FD	<i>Cornus florida</i>	FLOWERING DOGWOOD	3	12" min.	B&B	SINGLE STEM
AC	<i>Amelanchier canadensis</i>	SERVICEBERRY	2	12" min.	B&B	MULTI-STEM
EB	<i>Cornus canadensis</i>	EASTERN REDBUD	2	12" min.	B&B	MULTI-STEM
<b>SHRUBS</b>						
BP	<i>Bayberry</i>	NORTHERN BAYBERRY	20	36" min.	B&B	
VD	<i>Viburnum dentatum</i>	ARJUN WOOD VIBURNUM	54	36" min.	B&B	
BO	<i>Bux glabra</i>	DOUBERRY HOLLY	34	36" min.	B&B	
AM	<i>Amelanchier canadensis</i>	BLACK CHERRYBERRY	74	36" min.	B&B	

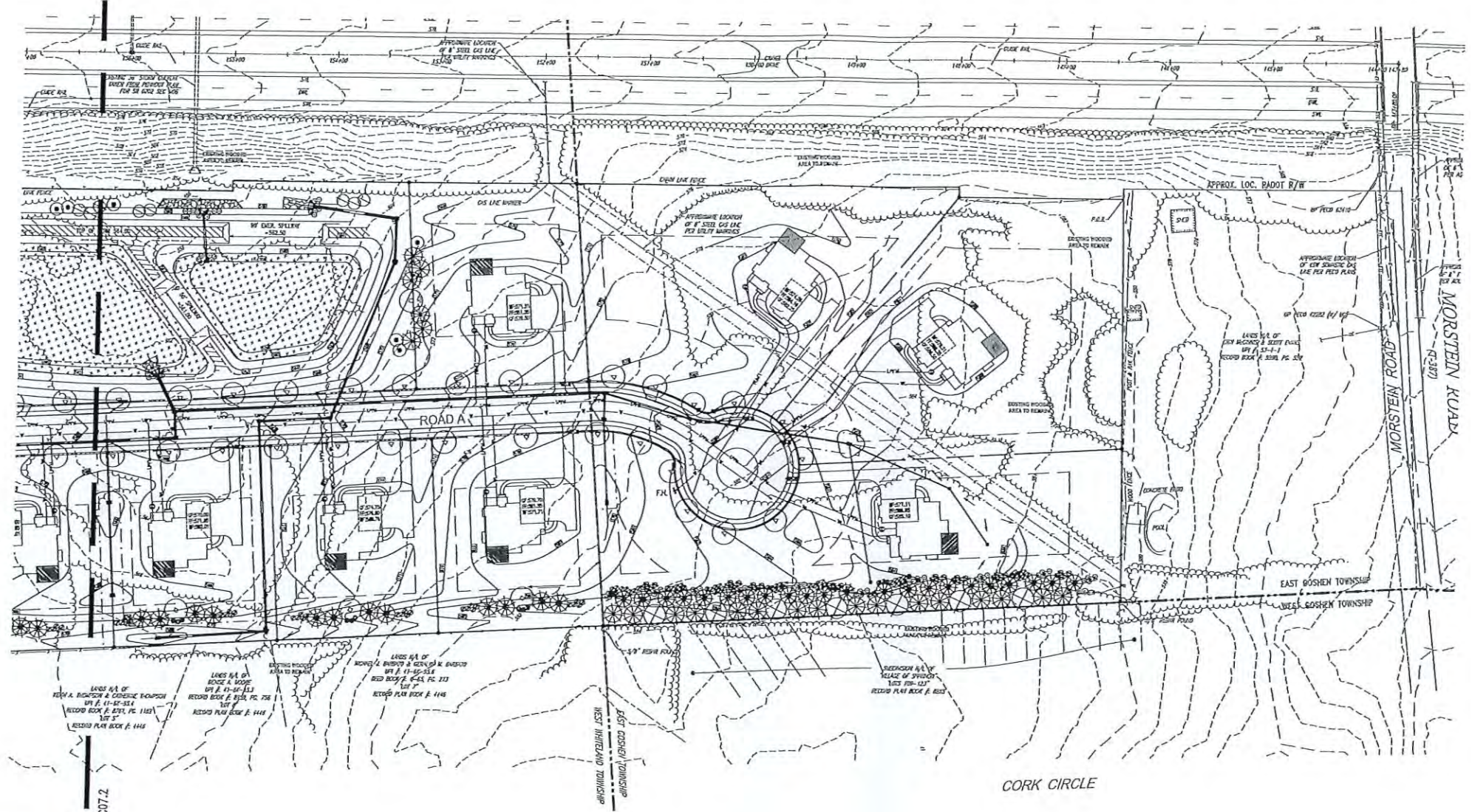
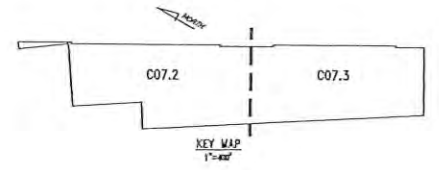
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Local Knowledge. Engineered.

1225 WILSON LANE, WEST CHESTER, PA 19380  
PHONE: (610) 691-8202 FAX: (610) 691-8203

PRELIMINARY/FINAL  
**LANDSCAPE PLAN**  
4807

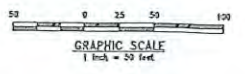
CLIENT: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1275 OLD PHOENIXVILLE PIKE (THE SCHIEFFER TRACT), W. WHITELAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA.

DATE: 01/11/24  
SCALE: 1"=50'  
DRAWN BY: JWC  
CHECKED BY: JWC  
PROJECT NO.: 4807  
DATE: 01/11/24  
DRAWN BY: JWC  
DATE: 01/11/24  
PAGE: 26 OF 28



LANDSCAPE PLAN  
SCALE: 1"=50'

MATCH LINE - SEE C07.2



**LEGEND**

— EX. PROPERTY LINE	--- EX. CONTOUR	DA	PROP. LIGHT POLE	—	PROP. ELEC. LINE	—	PROP. WATER LINE
--- PROP. PROPERTY LINE	--- EX. PROPOSED CONTOUR	EX	EX. FENCE	—	EX. UTILITY POLE	—	PROP. WATER LATERAL
--- EX. RIGHT-OF-WAY	--- EX. NEW SPOT ELEC.	EX	EX. SIGN	—	EX. GAS LINE	—	PROP. FIRE WATER LINE
--- EX. RIGHT-OF-WAY	--- EX. SLOPE PILE	EX	EX. SIGN	—	EX. GAS LINE	—	EX. KILDER VALVE
□ EX. MONUMENT	--- EX. STAIRS	EX	EX. SIGN	—	EX. GAS LINE	—	EX. SHOWER
○ EX. SIGN	--- EX. CONC. CURB	EX	EX. SIGN	—	EX. GAS LINE	—	EX. SHOWER
○ EX. SIGN	--- EX. CONC. CURB	EX	EX. SIGN	—	EX. GAS LINE	—	EX. SHOWER
○ EX. SIGN	--- EX. CONC. CURB	EX	EX. SIGN	—	EX. GAS LINE	—	EX. SHOWER
○ EX. SIGN	--- EX. CONC. CURB	EX	EX. SIGN	—	EX. GAS LINE	—	EX. SHOWER
○ EX. SIGN	--- EX. CONC. CURB	EX	EX. SIGN	—	EX. GAS LINE	—	EX. SHOWER

**LEGEND**

○ AMERICAN BASSWOOD (A)	○ WHITE PINE (W)	○ RED BUD (R)
○ RED MAPLE (M)	○ GREEN GIANT ANGE (G)	○ SERVICE BERRY (S)
○ LONDON PLANE TREE (L)	○ RED CEDAR (C)	○ ARKON YUCCO YUCCANUM (Y)
○ HONEY LOCUST (H)	○ FLOWERING DOGWOOD (D)	○ BLACK CHERRY (B)
		○ INDIAN HOLLY (I)
		○ SAFFERBERRY (S)

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CAL.	ROOT	REMARKS
<b>SHADE TREE</b>						
R1	<i>Acer rubrum</i> 'October Glory'	OCTOBER GLORY RED MAPLE	3	3" IN	B.B.B.	Matched Specimens
M	<i>Gleditsia triacanthos</i> 'Innocent'	THORNLESS HONEYLOCUST	13	3" IN	B.B.B.	Matched Specimens
PO	<i>Platanus x acerifolia</i>	LONDON PLANE TREE	13	3" IN	B.B.B.	Matched Specimens
AB	<i>Tilia americana</i>	BASSWOOD	13	3" IN	B.B.B.	Matched Specimens
<b>EVERGREEN TREE</b>						
R2	<i>Juniperus virginiana</i>	EASTERN RED CEDAR	3	6" MIN.	B.B.B.	Full branched
GD	<i>Thuja plicata</i> 'Smaragdula'	GREEN GIANT ARBORVITAE	3	6" MIN.	B.B.B.	Full branched
WP	<i>Plum virginiana</i>	EASTERN WHITE PINE	3	6" MIN.	B.B.B.	Full branched
<b>FLOWERING TREE</b>						
FD	<i>Cercis florida</i>	FLOWERING DOGWOOD	5	10" MIN.	B.B.B.	SINGLE STEM
AC	<i>Amelanchier canadensis</i>	SAFFERBERRY	2	10" MIN.	B.B.B.	MULTI-STEM
BB	<i>Cercis canadensis</i>	EASTERN REDBUD	2	10" MIN.	B.B.B.	MULTI-STEM
<b>SHRUBS</b>						
NP	<i>Nyctaginia speciosa</i>	NORTHEAST BAYBERRY	20	25" MIN.	B.B.B.	
YD	<i>Yucca filamentosa</i>	ARKON WOOD YUCCANUM	24	25" MIN.	B.B.B.	
BO	<i>Berberis thunbergii</i>	SAFFERBERRY	24	25" MIN.	B.B.B.	
AM	<i>Amelanchier canadensis</i>	BLACK CHERRY	24	25" MIN.	B.B.B.	

**HOWELL ENGINEERING**  
Local Knowledge. Engineering.  
Civil Engineering, Landscape Architecture, Surveying  
1225 Highway Lane, West Chester, PA 19380  
Phone: (610) 693-8822 Fax: (610) 693-8823

PRELIMINARY/FINAL  
**LANDSCAPE PLAN**  
CLIENT: WEST CHESTER UNIVERSITY FOUNDATION  
PROJECT: SINGLE-FAMILY LOT SUBDIVISION  
LOCATION: 1275 OLD PHOENIXVILLE PIKE (THE SCHIEFFER TRACT),  
W. WHITELAND & E. GOSHEN TOWNSHIPS, CHESTER CO., PA.

DATE: 01/11/24  
SCALE: 1"=50'  
DRAWN BY: JCN  
CHECKED BY: DVC  
PROJECT NO.: 4807  
DATE: 01/14/24  
**C07.3**  
PAGE: 27 OF 28

WEST WHITELAND TOWNSHIP LANDSCAPE REQUIREMENTS

281-33 Landscaping.

C. General standards.

(2) All existing tree masses, mature trees, and specimen trees shall be preserved pursuant to the tree protection standards of § 281-34. Preserved and transplanted trees may be counted towards the minimum requirements of this section.

F. Credits for existing preserved or transplanted vegetation.

- (1) Preserved deciduous trees shall be credited toward shade and street tree requirements, evergreen trees shall be credited toward evergreen requirements, and shrubs shall be credited toward shrub requirements. No credit shall be given for woody, brittle or invasive species unless otherwise approved by the Township. (2) Preserved trees shall be credited toward satisfying the requirements of this § 281-34 in the area that they are preserved. That is, if a tree is preserved along a property line, it shall be credited toward the buffer or screen requirements along that property line. A tree preserved within a parking area may not be counted toward satisfying buffer requirements. (3) Preserved and transplanted trees shall be credited toward satisfying the requirements of this § 281-34, as follows: (a) Six- up to twelve-inch diameter equals two trees. (b) Twelve- up to thirty-inch diameter equals four trees. (c) Thirty-inch diameter or greater equals six trees.

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G. Compensatory planting.

- (1) In the event that preservation of existing trees is impossible and/or relocation of improvements impractical, then compensatory planting shall be required for each mature tree to be removed, except that no compensatory planting shall be required for trees that are diseased, dead, dying, or otherwise nonviable, nor for invasive or otherwise undesirable species as may be determined by the Township. The determination of a tree's health and its status as an invasive or undesirable species shall be confirmed by the Township's landscape professional. (2) The compensatory planting requirement shall be based upon the size and type of trees being removed, as follows: (a) For deciduous trees of 12 inches up to 24 inches DBH, one inch of new tree diameter shall be provided for every four inches of existing tree diameter cut or removed. (b) For deciduous trees and evergreen trees of 24 inches up to 36 inches DBH, one inch of new tree diameter shall be provided for every three inches of existing tree diameter cut or removed. (c) For deciduous trees and evergreen trees of 36 inches and greater DBH, one inch of new tree diameter shall be provided for every two inches of existing tree diameter cut or removed. (d) No compensatory planting is required for deciduous trees smaller than 12 inches DBH and for evergreen trees smaller than 24 inches DBH.

- (3) The land development plan shall include a chart showing for each of the categories defined above in § 281-34(2) the number of diameter inches being removed and the number of diameter inches to be provided. The number of required compensatory trees shall be the total of all three categories of the diameter inches to be provided, divided by two, rounded up to the next whole number. (4) Compensatory trees shall satisfy the following size requirements and shall be planted in accordance with the standards contained within § 281-33. Alternative types of compensatory planting may be permitted when approved by the Township. (5) Any new trees placed on the property may be credited toward the compensatory tree requirements, provided that such new trees meet the following size requirements: (a) Deciduous shade or ornamental trees shall be a minimum of two inches caliper. (b) Multistem shade or ornamental trees shall have a minimum height of eight feet. (c) Evergreen trees shall have a minimum height of seven feet.

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TBD
TBD

REQUIRED

PROPOSED

B. Buffer and screen requirements.

- (1) Any of the following elements may be used in buffers and screens, provided that the minimum standards prescribed herein are met: (a) Existing vegetation and natural features;

E. Use of perimeter buffers.

- (1) Perimeter buffers shall be used along all property boundary lines or residential subdivision tract boundary lines, along arterial street right-of-way lines, and around the entire perimeter of stormwater management basins, and shall be used adjacent to the higher classified street right-of-way on reverse frontage residential lots, where a low level of visual buffering is desirable, as determined by the Township. (2) If basins are landscaped, to the satisfaction of the Township, as natural habitat areas with diverse and abundant native vegetation, no perimeter buffer shall be required. In such cases, applicants shall demonstrate that the value of native habitat vegetation is at least equal to that of the required perimeter buffer vegetation. (3) Perimeter buffers shall be 25 feet in width, placed at the property line, right-of-way line, or around the circumference of stormwater management basins. Perimeter buffers shall comply with the following planting requirements: (a) One shade tree per 100 feet of length. Up to 25% of the required shade trees may be substituted with ornamental trees at a ratio of two ornamental trees for each shade tree. (b) Two evergreen trees per 100 feet of length. (c) Ten small shrubs or five large shrubs per 100 feet of length.

Table with 2 columns: Buffer description and plant requirements. Includes rows for BUFFER A through H with specific tree and shrub counts.

F. Perimeter buffers shall be placed around stormwater management basins with the following additional considerations:

- (1) The plantings should be clustered to approximate naturally occurring groupings. The intention is not to screen the basin, but rather to help it blend into the development by softening its appearance. (2) The basin headwall and other structures should be screened with required plantings; however, plantings shall not impede the basin's function. (3) Trees and shrubs shall not be permitted on the constructed berm for basins. In cases where the perimeter buffer coincides with a constructed berm, required buffer plantings shall be placed in the area downslope and adjacent to the berm. (4) Naturalistic basins shall be designed as natural areas with 100% native plantings to promote habitat and aesthetics, and shall be graded to resemble naturally occurring landforms, with constructed banks no steeper than one foot vertical to four feet horizontal. When approved by the Township, naturalistic basins may be installed within required yard areas, and no perimeter buffer shall be required. Naturalistic basins shall not be planted in turf, but shall have appropriate native plantings including species recommended in Appendix G. (5) Plantings in naturalistic basins shall be demonstrated to be at least equal in monetary value to that of the required perimeter buffer vegetation.

281-35 Street trees.

- A. Street trees shall be required along all existing or proposed public or private streets when they abut or lie within the proposed subdivision or land development and are in addition to required buffer plantings. B. Street trees shall be located within a planting strip located within the right-of-way, between the edge of pavement, or back of curb and the sidewalk, or right-of-way. C. Street trees shall comply with the size requirements. A minimum of 60% of the proposed street trees shall be native to the region. D. Trees shall be planted at a ratio of at least one tree per 50 linear feet of right-of-way or pavement frontage, or fraction thereof, without deducting the areas of driveway cuts or crosswalks.

WEST WHITELAND
1840 LFI 50= 27.6 X 2=55 STREET TREES

REQUIRED

PROPOSED

Table with 3 columns: Required plantings, Existing plant material to satisfy requirement, and Proposed plantings. Includes rows for BUFFER A through H and street trees.

PERIMETER PLANTINGS

55

(58) STREET TREES

EAST GOSHEN TOWNSHIP LANDSCAPE REQUIREMENTS

R-1 Low Density Open Space Residential District.

- (6) Landscaping. Landscaping shall be regarded as essential for every tract. A landscape plan shall be submitted upon application for final approval. In addition to preserving trees, slopes and other natural features on a tract, careful attention shall be given to landscaping parking areas and providing street trees.

205-37 Stormwater management.

- H. Landscaping of drainage channels and retention areas. All storm drainage channels and retention detention areas whether existing or proposed shall be graded and planted to effectively naturalize areas so as to become an integral and harmonious part of the landscape.

BASIN 2

PERIMETER PLANTINGS

(1) SHADE
(6) EVERGREENS
(3) FLOWERING
(22) SHRUBS
ERNST SEED MIX

205-60 Buffers.

- A. Neither portions of tree masses nor specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to preserve the existing trees.

(10) Preservation of specimen trees.

- C. Unless otherwise provided in § 205-61D below, no more than 20% of the trees on any wooded lot may be cleared or removed, and the remaining 80% shall be retained. D. A maximum of 50% of the trees on a wooded lot may be removed if all of the following requirements are met: (1) The trees removed that are in excess of the 20% permitted pursuant to § 205-61D shall be replaced on an inch-for-inch basis. (2) The diameter breast height (dbh) of the trees to be removed that are in excess of the 20% shall be determined. (3) All replacement trees shall be a minimum three-inch caliper, unless specifically approved by the Board of Supervisors. (4) The total diameter of the replacement trees shall equal the dbh of the trees removed (e.g., if a tree having a dbh of 12 inches is removed, it shall be replaced by four trees each having a minimum three-inch caliper or equivalent).

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TBD
TBD

- B. All buffer yards shall include a completely planted visual barrier or landscape screen. Such visual barrier shall be fully attainable within a three-year period.

- (1) Existing tree masses shall be retained wherever possible and at the Township's discretion. (2) Where the existing tree masses do not fully screen the area or where there are no existing tree masses, plantings shall be added to complete the visual barrier within the prescribed time period. (3) The landscape screen shall be composed of both high-level and low-level plantings. (a) The high-level screen shall consist of a combination of evergreen trees (initially not less than eight feet in height) and deciduous trees (initially with caliper of not less than 2 1/2 inches. Trees shall be planted in staggered rows and centered no more than 18 feet apart. (b) The low-level screen shall consist of evergreen shrubs. Shrubs shall be spaced in staggered rows and centered no more than five feet apart.

Table with 2 columns: Buffer description and plant requirements. Includes rows for BUFFER E through G.

54 SHADE OR EVERGREEN
198 SHRUBS
44 SHADE OR EVERGREEN
160 SHRUBS
58 SHADE OR EVERGREEN
208 SHRUBS

EXISTING PLANT MATERIAL TO SATISFY THE REQUIREMENT
EXISTING PLANT MATERIAL TO SATISFY THE REQUIREMENT

205-62 Street trees.

- Trees with a minimum caliper of three inches shall be provided where deemed advisable by the Township Planning Commission and/or Supervisors. Street trees shall be installed on forty-foot centers on the same side of the street.

EAST GOSHEN
240 LFI 40=6 X 2=12

12 SHADE

(12) SHADE

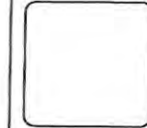


Table with 12 columns and 1 row for revision tracking.

PRELIMINARY/FINAL LANDSCAPE NOTES & DETAILS. Includes project name, location, and date.

Table with 2 columns: Date and Description. Includes dates 01/18/24 and 01/19/24, and a description of the drawing.