

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

East Goshen Township Administration Building
1580 Paoli Pike, 2nd Floor, West Chester, PA 19380

Meeting Agenda

Tuesday, September 22, 2026, at 7:00 PM

Planning Commission Members:

John Stipe, Chairman

Dan Truitt, Vice Chairman

Daniel H. Daley

Ernest Harkness

William Kaufman

Michael Koza

Karen Martynick

Larry Massaro, BOS Liaison

Kelly Krause, Zoning Officer/Staff Liaison

Agenda Items:

1. Call to Order / Pledge of Allegiance and Moment of Silence
2. Chairman will ask if anyone is going to record the meeting.
3. **Review of Tracking Log / Determine need for Workshop Meeting**
4. Public Comment on Non-Agenda Items
5. **Approval of Minutes**
 - a. **July 28, 2026**
6. **Acknowledge Receipt of New Applications (Initial Submission)**
 - a. **Subdivision and Land Development Applications**
 - i. **1352 Morstein Road- Prelim/Final 2-Lot Subdivision**
 - ii. **1409 Manley Road- Prelim/Final 3-Lot Subdivision**
 - b. **Conditional Uses Applications**
 - i. **Aqua PA, between 620 & 622 Thorncroft Drive- Water treatment facility expansion**
 - c. Zoning Hearing Board Variances
 - d. Ordinance Amendments
7. **Old Business**
 - a. **Zoning Ordinance Amendment- Data Center Regulations Draft**
 - b. 917 Cornwallis Drive- Prelim/Final 3-Lot Subdivision
8. **New Business**
 - a. ~~1352 Morstein Road- Prelim/Final 2-Lot Subdivision~~
Applicant requested continuance to 10/27 meeting
 - b. **1409 Manley Road- Prelim/Final 3-Lot Subdivision**
 - c. **Aqua PA, between 620 & 622 Thorncroft Drive- Water treatment facility expansion**
9. Liaison Reports
10. Correspondence
11. Announcements
12. Next Meeting – **Tuesday, October 27, 2026, at 7:00 PM**
13. Adjournment

*This agenda does not necessarily reflect the order in which the items will be heard.
Bold Items indicate new information to review or discuss.*

East Goshen Township Planning Commission Application Tracking Log September 22, 2026											
PROJECT DESCRIPTION	Date Filed	Start Date	Twp. Engineer Review	CCPC Review	Conserv. Board Review	Extension Date	PC Deadline Meeting	BOS Deadline Meeting	Hearing Date	Final Action Deadline (90 days)	Comments
PENDING PROJECTS											
Bold = New application or action required											
1409 Manley Road- Prelim/Final 3-Lot Subdivision	9/8/2026	9/22/2026	pending	pending	10/14/2026	n/a	11/24/2026	12/15/2026	n/a	12/21/2026	Variance granted on 5/12/2026- Awaiting submission of subdivision plans
Aqua Easement 620 & 622 Thorncroft Drive- Conditional Use	8/24/2026	8/24/2026	pending	n/a	n/a	n/a	10/27/2026	11/17/2026	10/20/2026	11/23/2026	Exiting facility expanding to meet new EPA water quality regulations for microplastics
Zoning Ordinance Amendment- Centers Data	n/a	11/25/2025	n/a	9/3/2026	n/a	n/a	n/a	n/a	n/a	n/a	Received ABC's and CCPC recommendations Anticipated to be sent to BoS for 10/2026
1352 Morstein Road Prelim/Final 2- Lot Subdivision	8/14/2026	8/25/2026	pending	9/10/2026	10/14/2026	n/a	10/27/2026	11/17/2026	n/a	11/23/2026	Requires pipeline study/recommendation
971 Cornwallis Drive- Prelim/Final 3-Lot Subdivision	5/14/2026	5/26/2026	6/23/2026	7/2/2026	7/8/2026	10/21/2026	7/28/2026	8/18/2026	n/a	10/21/2026	Pending revised plans
10-Year Comprehensive Plan Review	n/a	4/22/2025	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	RFP Approved by BoS- Soon to be issued
PROJECTS COMPLETED IN 2026											
Westtown Comprehensive Plan	3/3/2026	3/3/2026	n/a	n/a	n/a	n/a	3/24/2026	4/16/2026	n/a	4/17/2026	BoS recommended support 4/16/2026
949 & 951 Cornwallis Drive- Sketch Plan	2/4/2026	2/24/2026	4/13/2026	pending	n/a	n/a	n/a	n/a	n/a	n/a	Prelim/Final Plan Submitted
1409 Manley Road- Dimensional Variance	2/13/2026	2/13/2026	n/a	n/a	n/a	5/15/2026	3/24/2026	4/16/2026	5/12/2026	5/15/2026	Variance granted on 5/12/2026- Awaiting submission of subdivision plans
West Whiteland Comprehensive Plan	4/9/2026	n/a	n/a	n/a	n/a	n/a	4/28/2026	5/5/2026	n/a	6/3/2026	BoS recommended support 5/5/2026
17 Treemont Drive- Dimensional Variance	5/8/2026	5/8/2026	n/a	n/a	n/a	n/a	5/26/2026	6/2/2026	6/9/2026	6/7/2026	Variance granted by ZHB 6/9/2026
949 & 951 Cornwallis Drive- Line Change	4/28/2026	4/28/2026	6/10/2026	pending	n/a	n/a	6/23/2026	7/21/2026	n/a	7/27/2026	Approved by BoS on 7/21/2026
Yardley Village HOA Open Space- Variance	7/9/2026	7/9/2026	n/a	n/a	n/a	n/a	7/28/2026	8/18/2026	8/20/2026	9/7/2026	ZHB approved variance 9/10/2026

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
July 28, 2026

The East Goshen Township Planning Commission held a regularly scheduled meeting on Tuesday, July 28, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

John Stipe – Chairman
Dan Truitt, Vice Chairman
Dan Daley
Ernest Harkness
Willian Kaufman
Michael Koza
Karen Martynick

Also present was:

Kelly A. Krause, Zoning Officer
Larry Massaro , BOS Liaison, Township Supervisor
Ann Duffield, Township Supervisor

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

FORMAL MEETING – 7 p.m.

1. John called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders and military and East Goshen Public Works Director Mark Miller.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The minutes of the July 14, 2026 meeting were approved as amended.

CHAIRMAN’S REPORT –

None

PUBLIC COMMENT ON NON-AGENDA ITEMS

1. Judi DiFonzo, member of the Pipeline Task Force, spoke about noise related to Data Centers. There are typical noise and low noise. She is investigating DBC noise above 70 which can cause headache and nausea.
Kelly reported that Nate, our Pennoni rep, is reviewing the ordinance and will investigate noise.

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS

1. Zoning Hearing Board Variances – Yardley Village HOA – Representatives were Stephen Keefer, John McKenna and John Devlin. John McKenna commented that they provided a packet for a location of a proposed shed for Yardley households to use for storage. There are 138 households in Yardley Village at Hershey Mill. It would be about 10 feet from the wall that surrounds Hershey Mill. The Variance is the distance from the wall. Mike confirmed that the are asking for 42 feet of relief. Stephen explained that the original location they considered was in an

1 area of possible flooding. He spoke about the other locations they looked at and why they didn't
2 select them. Dan D. mentioned that he has worked with this organization. It cannot be seen from
3 the street because the wall blocks it. He doesn't object to this.
4 Ernest mentioned that they have to show a hardship. He doesn't think it shows a hardship well
5 enough, so it may not get through the Zoning Hearing Board.
6 John Devlin mentioned that he is in charge of the decorating committee and has 22 bins in his
7 basement. They have 4 committees that would use this shed.
8 John McKenna commented that the original location had more problems so they will add this
9 information.
10 Dan T. also spoke about hardship. He totally agrees with the second location.
11 Dan D. made a motion that we recommend to the Board of Supervisors to support the
12 dimensional variance request from the Yardley HOA to construct a 10 x 14 or similar size storage
13 shed which will encroach into the required 50' perimeter setback by 42'. Dan T. seconded the
14 motion. The motion passed unanimously.
15
16

17 **LIASION REPORT**

18 **Board of Supervisors** – Larry reported that at the meeting last week the Comprehensive Plan was
19 discussed. They approved a pilot composting program for 50 households for 5 months. This
20 was presented by ESAC and the BOS will subsidize the initial program. Most of the discussion
21 was about our trash service. The bids are in and are much higher. Our program is kind of
22 deluxe. Residents who spoke did not want their service changed.
23

24 **ANY OTHER MATTER**

25 None
26
27

28 **CORRESPONDENCE**

29 None
30
31

32 **ADJOURNMENT**

33 There being no further business, Dan T. made a motion to adjourn the meeting. Ernest seconded the
34 motion. The meeting was adjourned at 8:00 pm.

35 The next regular meeting will be held on Tuesday August 25, 2026 at 7 p.m.
36

37 Respectfully submitted,
38
39
40
41

42 _____
Ruth Kiefer, Recording Secretary

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

§ 240-6 Definitions; word usage.

B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise.

CLOSED-LOOP COOLING SYSTEM – A cooling system that circulates a single contained coolant or fluid that is not discharged to the environment as a normal part of operation (may include plate-and-frame heat exchangers, rear-door heat exchangers, immersion, or other sealed liquid cooling approaches).

DATA CENTER – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations.

The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

DATA CENTER ACCESSORY USE – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.

DATA CENTER CAMPUS – A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

ENERGY GENERATION SYSTEM – Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

SENSITIVE RECEPTOR – Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses.

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

§ 240-19 I-1 Light Industrial District.

C. Permitted conditional uses. The following principal uses may be permitted in the I-1 District in accordance with § 240-31:

- (34) Data Centers in accordance with § 240-31C(3)(xx).
- (34) (35) Any lawful use not otherwise permitted in the Township.

§ 240-31 Conditional uses; additional standards for specific principal uses.

C. Standards for conditional uses and special exception uses and certain permitted-by-right uses.

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

(xx) Data Centers

[1] All Data Center and Data Center Accessory Uses

shall be set back a minimum of 300 feet from any residentially zoned district and from the property boundary of all Sensitive Receptor uses.

[2] The owner of the data center shall provide the Township with an emergency liaison that may be reached 24 hours a day, seven days a week, in the event of an emergency.

[3] The owner of the data center shall submit an emergency response plan to the Township Fire Marshal for review and approval, which shall be implemented and followed in the event of an emergency at the facility. The emergency response plan shall include coordination with local emergency responders, as applicable.

[4] The data center facility and accessory buildings shall be fully screened in accordance with the criteria set forth in § 240-27C(3).

[5] In addition to the Supplementary studies as required pursuant to Chapter 205, Subdivision and Land Development, an applicant shall submit the following:

- [a] A noise and vibration study as described in the Noise and Vibration section (10).
- [b] No use shall produce any heat perceptible at or beyond the lot boundaries, as demonstrated by qualified professional analysis conducted in accordance with applicable state and federal standards.
- [c] No use shall emit potentially harmful radiation in excess of levels permitted under applicable state and federal standards, as demonstrated by qualified professional analysis.

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

- [d] The applicant shall provide documentation from the applicable electric service provider certifying that the necessary capacity is available and that electric service provider will serve the Data Center. Known impacts on electric availability for other uses directly attributable to the Data Center project shall be noted. An analysis in accordance with applicable utility, state, and federal standards, shall show Data Center operation shall not cause electrical interference or fluctuations in line voltage on and off the operating premises.
- [e] A Pipeline awareness study in accordance with § 205-40.1, with review and recommendation made by the East Goshen Township Pipeline Task Force.
- [f] Any system designed for cooling and operation of the facility (electricity, water, or other means) shall be demonstrated, through qualified professional analysis and in accordance with applicable state and federal standards, to be adequate and to not negatively impact the surrounding region, and routinely tested for possible pathogens such as Legionella bacilli.
- [g] A Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration. The plan shall address at a minimum the following:
 - [i] Owner shall submit a notification of closure if operations are permanently ceased.
 - [ii] Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Board of Supervisors if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless granted an extended for good cause.
 - [iii] All above-ground structures, equipment, and accessory facilities shall be removed.
 - [iv] Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
 - [v] Disturbed soils shall be stabilized and re-vegetated.
 - [vi] Any utility connections shall be safely disconnected and capped.
 - [vii] The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.
- [6] Data Centers shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the municipal engineer.

Commented [KK1]: Pipeline Task Force recommended addition

KK notes regarding recommendation:
How often is "routinely"?
Would this be more appropriate in new section [h]
Cooling Fluid Containment and Leak Prevention?

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

[7] Energy Sources, Power Lines, and Co-Location of Energy Generation Systems.

- [a] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. Data center principal buildings shall be located between energy generation systems and residential districts or any other sensitive receptors.
- [b] Electric Utility Substations on the same property as the Data Center they serve shall be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
- [c] Data Center electric utility substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.
- [d] Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.
- [e] Proposed substations on a parcel that abuts a zoning district boundary other than industrial, and/or a boundary with a property with a sensitive receptor shall be set back a minimum of 300 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.
- [f] Utility Infrastructure Upgrade Costs. Applicant shall agree to fund the costs of any public utility infrastructure upgrades that may be required or reasonably anticipated based on Applicant's proposed use or plan unless:
(1) Certified documentation is provided from the public utility provider that no upgrades are or will be necessary for Applicant's proposed use or plan, or
(2) such upgrade costs are otherwise prohibited by Pennsylvania statute or Pennsylvania Utility Commission Regulation.

[8] Backup Power

- [a] Diesel generators shall meet the emission standards of the U.S. Environmental Protection Agency for Backup Emergency Diesel Generators.
- [b] Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

[c] Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:

- [i] When the primary source of energy is not available due to an emergency outage.
- [ii] During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.
- [iii] Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.

[9] Water Usage

[a] No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.

[b] Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the municipal engineer. An alternative cooling system shall not be approved unless the applicant also demonstrates that the alternative does not increase the volume, toxicity, mobility, flammability, or persistence of cooling fluid held on the site as compared to a closed-loop water or water-glycol system. No cooling system shall use a fluid containing per- and polyfluoroalkyl substances (PFAS). Approval of any cooling system under this subsection shall not relieve the applicant of the requirements of subsection [h].

[c] If the proposed source is from a public system, the applicant shall submit certified documentation that the public authority has the capacity to supply the water needed.

[d] Where the data center is served entirely by a public water supply, items [ii], [iii], [iv], and [v] may be waived by the municipal engineer upon written request; items [i], [vi], [vii], and [viii] shall not be waived. The applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters.

The water feasibility study shall include, at minimum, the following information:

- [i] Calculations of the projected water needs, including seasonal fluctuations.

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

- [ii] A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.
 - [iii] The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
 - [iv] The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
 - [v] A determination of the long-term safe yield of the water source.
 - [vi] A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table.
 - [vii] Identification of how water will be recycled, treated, or released into surrounding water bodies.
 - [viii] A statement of the qualifications and the signature(s) of the person(s) preparing the study.
- [e] No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, DRBC).
- [f] The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.
- [g] Wastewater disposal analysis:
 - [i] The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the data center's HVAC system.
 - [ii] No wastewater, cooling fluid, or other liquid generated, used, or stored at the data center shall be discharged or released, directly or indirectly, to any stormwater system, storm sewer, inlet, swale, basin, roof conductor, surface water, ground surface, soil, or groundwater. This prohibition shall not apply to (A) discharges expressly authorized under a valid NPDES permit or a valid industrial waste discharge permit issued under Chapter 188, Article IV of this Code; (B) de minimis quantities of untreated potable water; or (C) precipitation that has not come into contact with cooling fluid.
 - [iii] If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed.
 - [iv] If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The

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Green highlight- New recommendations as of 9/17/26

purpose of the study is to determine if there is an adequate capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information at a minimum:

- [A] Calculations of the projected wastewater generation including the sources of wastewater.
- [B] A geologic map of the area with a radius of at least one mile from the site property boundary.
- [C] The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all high-yield wells.
- [D] The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.
- [E] Identification of the process by which water will be recycled or released into surrounding water bodies.
- [F] A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.
- [G] A statement of the qualifications and the signature(s) of the person(s) preparing the study.

[h] Cooling Fluid Containment and Leak Prevention

[i] Definitions. For purposes of this subsection:

COOLING FLUID — Any liquid used to absorb, transport, or reject heat at a data center, together with any additive, corrosion inhibitor, scale inhibitor, biocide, or other chemical dosed into such liquid. The term includes chilled water, condenser water, deionized water, water-glycol solutions employing ethylene glycol or propylene glycol, direct-to-chip coolant, and single-phase and two-phase dielectric immersion fluid. The term does not include potable water prior to introduction into a cooling system, or stormwater.

TOTAL COOLING FLUID INVENTORY — The aggregate maximum design volume, in gallons, of all cooling fluid on the site at any one time, including fluid held in reserve for make-up or replacement.

[ii] Applicability. This subsection applies to any data center with a Total Cooling Fluid Inventory of 1,000 gallons or more or employing any cooling fluid other than untreated potable water. Designation of a system as closed-loop under subsection [b] shall not exempt a data center from this subsection.

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[iii] Secondary containment. All cooling fluid tanks, buffer tanks, day tanks, immersion tanks, coolant distribution units, heat exchangers, dry coolers, and associated piping that are located outside a fully enclosed building, and all such components with an individual capacity of 250 gallons or more wherever located, shall be provided with secondary containment. Secondary containment shall:

[A] Hold not less than 110% of the capacity of the largest single component served, plus, where open to precipitation, the runoff volume from a 25-year, 24-hour storm event falling within the containment area;

[B] Be constructed of materials impervious to and chemically compatible with the cooling fluid contained and be sealed against infiltration to soil or groundwater. Earthen berms alone shall not satisfy this subsection;

[C] Contain no drain or penetration discharging outside the containment area; and

[D] Where cooling fluid piping crosses above or within 50 feet of any stormwater management facility, riparian buffer, wetland, watercourse, floodplain, well, or wellhead protection area, be provided as continuous secondary containment or a jacketed double-wall piping configuration.

Interior rooms containing coolant distribution units, immersion tanks, buffer tanks, or heat exchangers shall have liquid-tight floors with curbs or recessed slabs draining to a containment sump. No such floor drain shall discharge to the sanitary sewer, to any stormwater facility, or to the ground.

[iv] Leak detection and isolation. Each cooling fluid loop and each secondary containment area shall be equipped with automatic leak detection annunciating at a continuously attended location or by automatic remote notification to on-call personnel, twenty-four hours per day. Loops of 1,000 gallons or more shall be equipped with segment isolation valves and automatic pump shutdown upon a confirmed leak. Make-up fluid volume shall be metered and recorded; cumulative unexplained make-up exceeding 5% of a loop's design volume in any 30-day period shall be investigated and reported in writing to the Township within 10 days.

[v] Cooling Fluid Management Plan. As a submission item for preliminary land development approval, and prior to issuance of any occupancy permit, the applicant shall submit for municipal engineer review a Cooling Fluid Management Plan containing:

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

[A] Each cooling fluid to be used, by trade name and chemical constituents, with a Safety Data Sheet for each, and the identity and dosing rate of every treatment chemical;

[B] Total Cooling Fluid Inventory and the design volume of each individual loop and component;

[C] Plans showing all cooling fluid components, all secondary containment areas with volume calculations, all leak detection devices, and all isolation valves;

[D] The management procedure for each release pathway, expressly addressing maintenance draindown, expansion tank and relief valve discharge, filter and strainer flushing, scheduled fluid changeout, and freeze protection of outdoor components;

[E] The method, licensed hauler, and permitted destination facility for off-site management of spent cooling fluid, with acknowledgment of the applicant's obligation to make a waste determination under 25 Pa. Code Chapter 287 and, where applicable, 40 CFR Part 261;

[F] Any Preparedness, Prevention and Contingency Plan prepared consistent with PA DEP Document 400-2200-001, and any Spill Prevention, Control and Countermeasure Plan required under 40 CFR Part 112;

[G] Backflow prevention details for every connection between the potable water system and any cooling loop containing glycol or treatment chemicals, consistent with the adopted plumbing code; and

[H] Certification by a professional engineer licensed in the Commonwealth of Pennsylvania that clauses [iii] and [iv] are satisfied.

The Plan shall be updated and resubmitted prior to any change in cooling fluid type, any increase in Total Cooling Fluid Inventory exceeding 10%, and not less than once every three years.

[vi] Release notification. Upon any release of cooling fluid not fully retained within secondary containment, the operator shall immediately notify by telephone the Township, the East Goshen Township Municipal Authority, and, where required by 25 Pa. Code § 91.33, the Pennsylvania Department of Environmental Protection, stating the location, the fluid and additives involved, the estimated volume, and corrective actions planned or taken. Within five days the operator shall submit to the Township a written report describing the cause, the volume released and recovered, the media affected, and measures to

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

prevent recurrence. Notification shall not relieve the operator of liability.

[vii] Annual reporting and testing. The operator shall file annually with the Township a Cooling Fluid Inventory Report stating, for each cooling fluid, the volume on site, make-up volume added during the year, volume removed for disposal or recycling, and the destination facility for each removal. Secondary containment integrity and leak detection function shall be tested at least annually, with records retained five years and available to the Township on request.

[viii] Continuing condition. Compliance with this subsection is a continuing condition of conditional use approval and shall survive issuance of the certificate of occupancy.

[10] Noise and Vibration.

- [a] The applicant shall submit a pre-construction noise and vibration study with the conditional use application prepared and sealed by a qualified professional. Such qualified professional shall be an engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training and experience in acoustical noise or vibration analysis applicable to the scope of work being performed (defined herein as "Qualified Professional") to include the predicted noise and vibration levels from the operation of the Data Center.
- [b] Simultaneous Operation Assumption. All noise evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and other noise-producing devices operating at maximum rated capacity, unless a more restrictive operating condition is required by approval.
- [c] Within 90 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center, the applicant shall submit to the Township an as-built post-construction noise and vibration study. The study shall:
 - [i] Be conducted by a Qualified Professional using applicable ANSI standards and generally accepted criteria.
 - [ii] Demonstrate compliance with all applicable noise regulations set forth in the Data Center Noise Standards Tables at the end of this section. Compliance shall be demonstrated using objective sound level limits expressed in A-weighted decibels (dBA), measured and evaluated in accordance with standardized methodologies acceptable to the Township.
 - [iii] Include sound measurements taken at all property lines.

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

- [iv] Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.
- [v] Address low-frequency noise impacts, including compliance with applicable decibels (dBC) limits set forth in the Data Center Noise Standards Tables.
- [vi] Vibration Standards to be used in the study. Vibration shall be evaluated using three distinct criteria:
 - [A] Building Damage: Ground vibration shall not exceed 0.2 to 0.5 inches per second peak particle velocity (PPV), measured in accordance with USBM RI 8507 or successor standard; and,
 - [B] Human Perception: Vibration levels shall not exceed 65 VdB, measured in accordance with ISO 2631-1 or successor standard.
 - [C] Vibration at nearest Residential Receptor Limit shall use standard ISO 2631-2 / FTA and not to exceed 72 Vd(B).
- [vii] Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.
- [viii] The timing of the post construction noise and vibration study shall not preclude enforcement by the Township at any time upon identification of a violation. The applicant shall provide reasonable access to monitoring data, equipment specifications, and operating conditions to the Township Engineer, designee or other consultant acting on behalf of the Township.
- [d] If the post construction study demonstrates non-compliance with any applicable noise or vibration standard, the applicant shall, within 30 days of written notice from the Township, submit a corrective action plan prepared by a Qualified Professional. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than 90 days following Township notice of non-compliance, unless extended by the Township for good cause shown.
- [e] If the pre-construction noise study establishes a baseline sound level in excess of the maximum sound level permitted under Data Center Noise Standards Tables, the post-construction study shall demonstrate that operations of the proposed use do not increase baseline ambient sound levels. Sound levels within 1 dBA of ambient sound levels will meet this requirement.
- [f] Objective Noise Standards. Noise limits shall be established by land use category, measurement location, time-of-day, and averaging period, and

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

shall include provisions for instrumentation and low-frequency noise evaluation.

[g] The Township may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.

[h] If initial monitoring or complaints indicate a probable violation, the Township may require interim mitigation measures, which may include operational modifications, equipment limitations, or temporary curtailment of specific noise producing activities until compliance is demonstrated.

[i] Data Center Noise Standards Tables

Data Center Noise Standards Tables

The following tables establish objective noise limits, modeling requirements, and enforcement procedures applicable to Data Center use. These standards shall supersede noise standards set forth in any noise chapters or noise provisions of the Code for Data Centers only.

Table 1: Data Center Noise Limits, Measurement, and Compliance Requirements

Requirement Category	Applicable Uses
Applicable Uses	Data Centers, including all accessory mechanical equipment, generators, cooling systems, and substations
Measurement Basis	A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise
Receptor Locations	Measurements and modeling shall be conducted at or beyond the nearest property line
Operating Condition Assumption	All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity

Table 2: Numeric Noise Limits by Zoning Use

Receiving Land Use	Daytime (7:00 AM – 10:00 PM) 7:00 PM	Nighttime 7:00 PM (10:00 PM – 7:00 AM)
Residential	55 dBA Leq (1-hour)	45 dBA Leq (1-hour)
Mixed-Use / Commercial	60 dBA Leq (1-hour)	50 dBA Leq (1-hour)
Industrial	65 dBA Leq (1-hour)	55 dBA Leq (1-hour)

Commented [KK2]: Pipeline Task Force recommendation to revise daytime/nighttime hours

Short-term tonal or impulsive noise exceeding the above limits by 5 dBA or more shall constitute a violation.

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

Table 3: Low-Frequency Noise Criteria

Parameter	Requirement
Frequency Sensitivity	C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise
Measurement Metric	Equivalent continuous sound level (Leq, 1-hour) in dBC
Measurement Locations	At the nearest property line
Daytime Limit (7:00 AM – 10:00 PM) 7:00 PM	70 dBC Leq (1-hour) 60 dBC Leq (1-hour)
Nighttime Limit 7:00 AM (10:00 PM – 7:00 AM)	60 dBC Leq (1-hour) 50 dBC Leq (1-hour)
Tonal / Narrowband Noise	Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Township based on clearly perceptible tonal characteristics
Applicability	Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment

Commented [KK3]: Pipeline Task Force recommendation for daytime/nighttime hours and reduced dBC limits

Table 4: Modeling and Study Requirements

Requirement	Standard
Pre-construction Study	Required with conditional use application
Post-construction Verification	Required within 90 days of commencement of operations
Prepared By	Qualified Professional with demonstrated noise expertise
Modeling Methodology	ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model
Meteorological Assumptions	Downwind propagation, ISO-conservative conditions
Equipment Data	Manufacturer sound power levels and octave-band spectra
Low-Frequency Evaluation	Required where large generators or cooling systems are used

Commented [KK4]: Pipeline Task Force recommendation: "The term 'large' should be defined to state a specific size for the generator or cooling system. This could be accomplished in Section 1 Definitions or by a reference."

Table 5: Measurement Procedures

Element	Requirement
---------	-------------

Yellow highlight- Amended prior to 9/1/26

Green highlight- New recommendations as of 9/17/26

Instrumentation	Type 1 or Type 2 ANSI-certified sound level meter
Calibration	Pre- and post-measurement field calibration required
Measurement Duration	Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations.
Operating Conditions	Measurements shall include peak cooling load and generator operation under load
Background Noise	Baseline ambient levels documented prior to construction

Table 6: Compliance

Item	Requirement
Material Definition Increase	An increase of ≥ 3 dBA above baseline ambient sound level
Violation Determination	Exceedance of numeric limits or material increase
Retesting Authority	Township may require additional testing following substantiated complaints or equipment change

PRELIMINARY / FINAL MINOR SUBDIVISION PLAN

1409 MANLEY ROAD
EAST GOSHEN TOWNSHIP-CHESTER COUNTY-PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER:

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ REPRESENTATIVE OF THE ESTATE OF PATRICK M. CAMPBELL, AND ANDREW CAMPBELL, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") WILL BE OFFERED FOR DEDICATION.

(ESTATE OF PATRICK M. CAMPBELL, AND/OR ANDREW CAMPBELL)

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____, 20____.

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

(CHARMAN)

(VICE CHARMAN)

(MEMBER)

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

(CHARMAN)

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

(TOWNSHIP ENGINEER)

THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____, 20____.

CCPC FILE NUMBER _____

(PLANNING COMMISSION SECRETARY)

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

(DEPUTY RECORDER OF DEEDS)

STEEP SLOPES:

THERE ARE NO STEEP SLOPES LOCATED ON THE SITE. ALL ONSITE SLOPED AREAS EXTEND LESS THAN THE REQUIRED 50 FOOT HORIZONTAL LENGTH SPECIFIED IN TOWNSHIP CODE §240-25.C(6) TO QUALIFY AS STEEP SLOPES.

LEGEND

1- EXISTING	2- PROPOSED
MINOR CONTOUR LINE	CONTOUR LINE
MAJOR CONTOUR LINE	SPOT ELEVATION
SPOT ELEVATION	BUILDING
BUILDING	NEW DRIVEWAY
LOT LINE	SWM/ SEEPAGE PIT
SETBACK LINE	POOL WATER SURFACE
CURB	POOL COPPING
DRIVEWAY	POOL CONCRETE DECK
STONE WALK	TREE/SHRUB LINE
SIDEWALK	CONTROLLED DRAINAGE AREA
STONE PATIO	SOIL TEST PIT
WOODEN WALL	LIMITS OF DISTURBANCE
TREE & TREE SIZE	COMPOST FILTER SOCK
TREE TO BE REMOVED	ORANGE CONSTRUCTION FENCE
TREE STUMP & TREE SIZE	PERMANENT SEEDING
STEEP SLOPES AREA >25%	
STEEP SLOPES AREA >15%	

OFFER OF BLANKET EASEMENT:

A BLANKET STORMWATER MANAGEMENT EASEMENT IS PROVIDED OVER AND ACROSS THE PROPERTY IN FAVOR OF EAST GOSHEN TOWNSHIP TO ALLOW THE TOWNSHIP AND ITS AGENT AND DESIGNEES ACCESS TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE TOWNSHIP IS GRANTED THE RIGHT, BUT NOT THE DUTY, TO ACCESS AND CONDUCT PERIODIC INSPECTIONS AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE OR OF ANY APPLICABLE O&M PLAN OR O&M AGREEMENT.

PROPOSED MONUMENTS AND IRON PINS/ MARKERS:

- 1- PROPOSED MONUMENTS: 4
- 2- PROPOSED IRON PINS/ MARKERS: 4

PURPOSE NOTE:

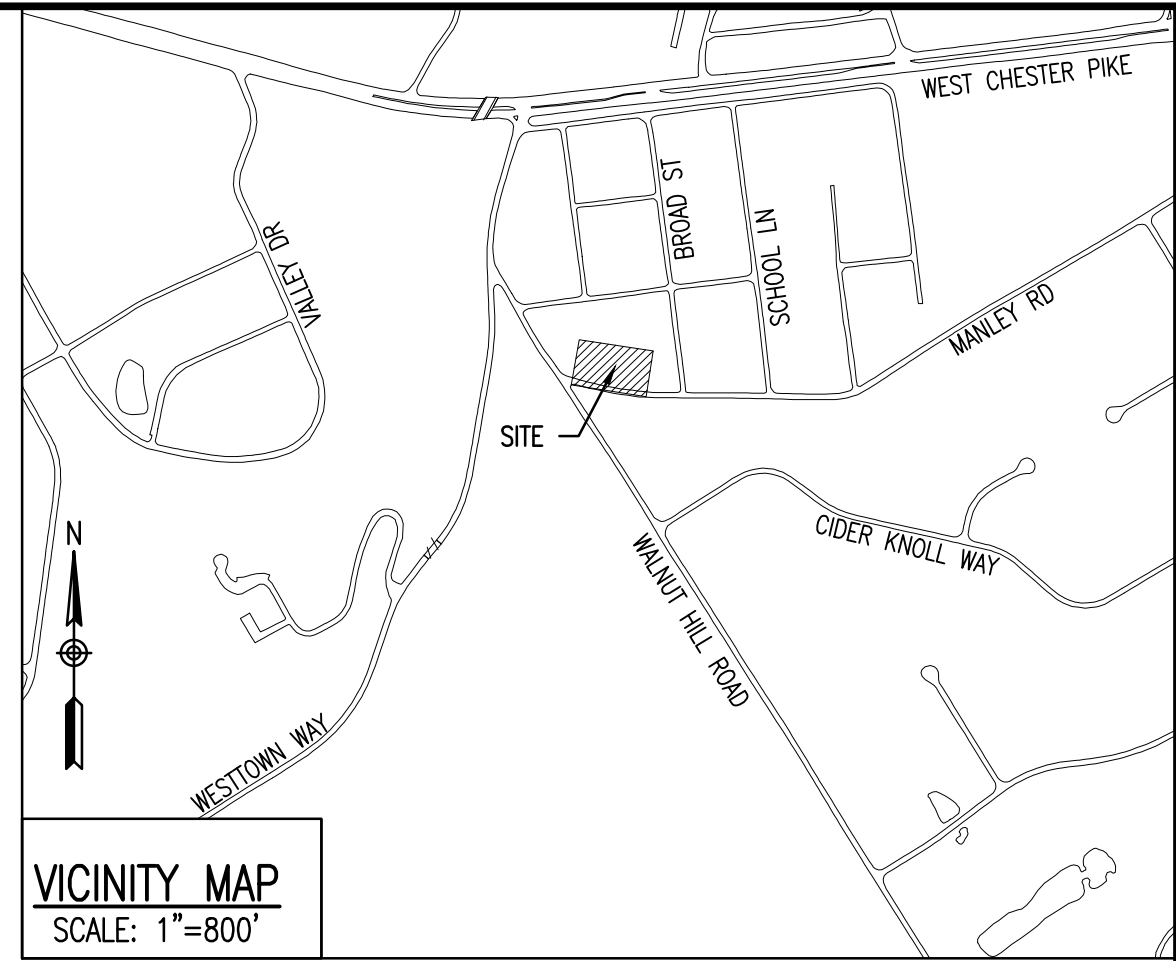
- 1- SUBDIVIDE THE EXISTING LOT INTO THREE LOTS.
- 2- GRADING PERMIT FOR THE TWO NEW HOUSES ON LOT 1 & LOT 3 AND THE NEW DRIVEWAY/IMPROVEMENTS OF LOT 2.

ERROR OF CLOSURE:

CALCULATED ERROR OF CLOSURE IS AS FOLLOWS:
- LOT 1: 0.296 FT/10,000 LFT.
- LOT 2: 0.094 FT/10,000 LFT
- LOT 3: 0.157 FT/ 10,000 LFT

ABBREVIATIONS LEGEND:

AC	AIR CONDITION UNIT
CFS	COMPOST FILTER SOCK
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FY	FRONT YARD
G	GAS SERVICE
GFF	GARAGE FINISH FLOOR
IPF	IRON PIN FOUND
IPS	IRON PIN TO BE SET
LOD	LIMITS OF DISTURBANCE
MN	MONUMENT FOUND
MNS	MONUMENT TO BE SET
MH	SEWER MANHOLE
OE	OVERHEAD ELECTRIC
PS	PERMANENT SEED
RY	REAR YARD
SY	SIDE YARD
T	TREE
TBR	TO BE REMOVED
TP	TREE PROTECTION
STP	SOIL TEST PIT
WV	WATER VALVE



GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY PLAN PREPARED BY GME ENGINEERING, LLC, DATED 08/03/2026 SIGNED AND SEALED BY P.L.S. JAMES ROBERT AIKEN II (PA PLS LICENSE# SU075233).
2. RECORD OWNER: CAMPBELL, PATRICK M. EQUITABLE OWNER: ESTATE OF PATRICK M. CAMPBELL.
3. THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY - DEED BOOK 11246 PAGE 965.
4. SITE ADDRESS: 1409 MANLEY ROAD, WEST CHESTER, PA 19382
5. TRACT AREA: 60,148 SF / 1.380 ACRES (GROSS)
LESS ROAD RIGHT OF WAY -16.5' FROM PHYSICAL ROAD CENTER LINE: 7,700 SF / 0.176 AC.
NET TRACT AREA: 60,148-7,700= 52,448 SF / 1.204 AC.
6. EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEER DATED 12/29/2025.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE SITE BENCHMARK IS THE TOP OF A MANHOLE IN THE BACK OF THE PROPERTY. TOP ELEVATION 363.55.
DATUM: NAVD 88
9. 100-YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE X DEFINED AS "AREA OF MINIMAL HAZARD".
REFER TO FIRM MAP NUMBER 4029C0215G DATED SEPTEMBER 29, 2017, PANEL 215 OF 380.
10. A WETLAND ANALYSIS PREPARED BY "HERBERT E. MAC COMBIE" INDICATES THAT NO WETLANDS ARE PRESENT ON THIS SITE.
11. THIS LOT IS CURRENTLY SERVED BY PRIVATE WELL AND PUBLIC SEWER SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS.
14. THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. THE PUBLIC SEWER IS LOCATED IN THE BACKYARD OF THE PROPOSED THREE LOTS INSIDE A 10 FT EASEMENT.
15. EXISTING IRON PINS ARE SHOWN AS CIRCLES LABELED AS "IPF".
16. PROPOSED IRON PINS ARE SHOWN AS A CIRCLE LABELED "IPS". PROPOSED MONUMENT ARE SHOWN AS SQUARES LABELED "MNS".
17. RIGHT OF WAY SHOWN IS BASED ON A 33 FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
18. THIS LOT IS LOCATED IN THE WATERSHED OF EAST BRANCH CHESTER CREEK WHICH HAS A DESIGNATION OF (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA (25 PA CHAPTER 93).
19. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
20. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 197 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
21. THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
22. DO NOT MEASURE OF THIS PLAN.

SIGHT DISTANCE NOTE:

1. SIGHT DISTANCE TO BE FIELD VERIFIED POST-CONSTRUCTION TO CONFIRM PROPER SIGHT DISTANCES ARE MET.

VARIANCE REQUEST:

DECISION BY THE ZONING HEARING BOARD DATED MAY 12, 2026:

THE ZONING APPLICATION, AS VERBALLY AMENDED AT THE HEARING, PURSUED BY YOU, AS EXECUTOR OF THE ESTATE OF PATRICK CAMPBELL, SOUGHT DIMENSIONAL VARIANCE RELIEF FROM THE PROVISIONS OF EAST GOSHEN TOWNSHIP ZONING ORDINANCE, NAMELY: SECTION 240-10.G. REGARDING MINIMUM LOT SIZE; AND SECTION 240-27.A.(4), REGARDING REQUIRED MINIMUM FRONT-YARD SETBACK. THE REQUEST FOR RELIEFFROM MINIMUM LOT SIZE (PURSUANT TO § 240-10.G.), TO FACILITATE THE PROPOSED SUBDIVISION OF THE PROPERTY INTO THREE (3) LOTS, WAS CONDITIONALLY GRANTED BY THE BOARD. THE REQUEST FOR RELIEF PERTAINING TO FRONT-YARD SETBACK (PURSUANT TO § 240-27.A.(4)) WAS DENIED DUE TO THE EXISTING, NON-CONFORMING RIGHT-OF-WAY-WIDTH AND ARTICULATED DESIRE TO PRESERVE THE EXISTING DWELLING ON LOT 2.AT ITS MAY 12, 2026 HEARING, THE BOARD VERBALLY GRANTED IN PART, DENIED IN PART, THE REQUESTED, DIMENSIONAL VARIANCE RELIEF FOR THE PROPERTY BY A UNANIMOUS (3-0) VOTE. THE PARTIAL APPROVAL, AS SUMMARIZED HEREINABOVE, IS SUBJECT TO EACH AND EVERY OF THE FOLLOWING FIVE (5) CONDITIONS:

1. APPLICANT SHALL COMPLY WITH ANY AND ALL APPLICABLE AND/OR CUSTOMARY BUILDING, CONSTRUCTION, AND/OR FIRE CODE REQUIREMENTS, INCLUDING INSPECTIONS AND PERMITTING;
2. APPLICANT SHALL COMPLY WITH ANY AND ALL APPLICABLE ZONING ORDINANCE REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, AREA AND BULK REQUIREMENTS AND DESIGN STANDARDS OF THE R-3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT, EXCEPT FOR THE LIMITED, DIMENSIONAL ZONING RELIEF GRANTED BY THE BOARD;
3. APPLICANT SHALL COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES, AND SHALL OBTAIN ALL GOVERNMENTAL APPROVALS AND PERMITS NECESSARY FOR THE PROPOSED DEVELOPMENT AND/OR REDEVELOPMENT OF THE PROPERTY;
4. THE DIMENSIONS OF THE PROPOSED LOTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE APPLICATION, PLANS, AND DEPICTIONS MADE PART OF THE HEARING RECORD, INCLUDING ALL AMENDMENTS THERETO, AND SHALL BE IN SUBSTANTIAL CONFORMITY, AS SET FORTH WITHIN THE APPLICATION MATERIALS AND AS DESCRIBED DURING THE APPLICANT'S AND APPLICANT'S REPRESENTATIVE'S HEARING TESTIMONY; AND
5. THE EXISTING HOME ON THE PROPERTY SHALL BE PRESERVED, AS DESIRED AND TESTIFIED TO, BY THE APPLICANT. SHOULD IT BE DETERMINED THAT THE EXISTING HOME ON THE PROPERTY WILL NOT BE OR CANNOT BE PRESERVED AS REQUIRED, THE APPLICANT SHALL REAPPLY AND REAPPEAR BEFORE THE EAST GOSHEN TOWNSHIP ZONING HEARING BOARD SEEKING ASSOCIATED ZONING RELIEF.

SHEET INDEX:

1. RECORD PLAN AND COVER SHEET	SHEET 1
2. SITE GEOMETRY AND SIGHT TRIANGLES PLAN	SHEET 2
3. EXISTING CONDITIONS AND SITE PREPERATION PLAN	SHEET 3
4. PROPOSED GRADING AND DRAINAGE DETAILS PLAN	SHEET 4
5. PROPOSED UTILITIES AND SEWER LINES PROFILES PLAN	SHEET 5
6. EROSION AND SEDIMENT CONTROL PLAN	SHEET 6
7. CONSTRUCTION DETAILS	SHEET 7
8. EROSION CONTROL DETAILS	SHEET 7
9. SURVEY PLAN	SHEET 9

STATEMENT OF COMPLIANCE:

I, GEORGE S. MAALOUF, PE, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY EAST GOSHEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE



08-30-2026

GEORGE S. MAALOUF, PE



UTILITY LOCATOR SERVICE & DIG PERMIT

1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATOR SERVICE TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FILE LOCAL OR STATE PERMITS IF REQUIRED.
3. DATE OF TICKET: 2026-01-14

SERIAL# 202601191010	UTILITY PROVIDER	RESPONSE	RESPONSE DATE
1. COMCAST CABLE CHESTER CO.	CLEAR		01-30-2026
2. PECO AN EXELON CO.	CLEAR		01-30-2026
SERIAL# 20260141295	UTILITY PROVIDER	RESPONSE	RESPONSE DATE
1. AQUA PENNSYLVANIA	CLEAR		01-29-2026
2. VERIZON.	NO RESPONSE		01-29-2026

PARID: 5306F00320400
UPI 53-6F-32.4

ZONING REGULATIONS

EAST GOSHEN TOWNSHIP

R-3: MEDIUM DENSITY SUBURBAN RESIDENTIAL

CHAPTER 240-ARTICLE II- SECTION 240-10

FOR SINGLE- FAMILY DETACHED DWELLING

	REQUIRED	EXISTING	NEW LOT 1	NEW LOT 2	NEW LOT 3
MINIMUM LOT AREA- SF	18,000	17,135	17,135	18,032	17,282
MIN LOT WIDTH @ BLDG. SETBACK LINE- FT	100	>150	105.81	107.12	102.57
MIN LOT WIDTH @ STREET LINE- FT	50	>25	105.74	107.79	102.58
MINIMUM FRONT YARD- FT	30	6.64	39.27	6.64	38.84
AVERAGE FRONT YARD ⁽¹⁾ - FT	40	N/A	N/A	N/A	N/A
MINIMUM SIDE YARD ⁽²⁾ - FT	20	126.10	20.90	20.81	20.47
MINIMUM REAR YARD- FT	30	127.96	74.01	120.96	68.76
MAXIMUM LOT COVERGE:					
BY BUILDINGS- %	25	2.27	15.37	6.59	15.24
BY TOTAL IMPERVIOUS COVER- %	35	8.85	23.15	15.21	23.12
MAXIMUM BUILDING HEIGHT:					
STORIES	3	<3	<3	<3	<3
FEET	30 FT	<30FT	<30FT	<30FT	<30FT
*****ADDITIONAL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.					
(1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.					
(2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.					

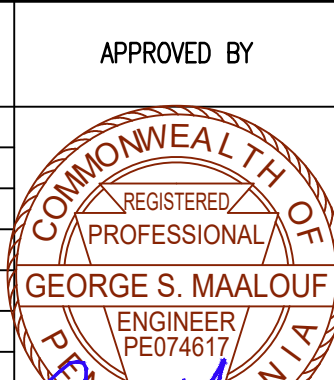
RECORD PLAN AND COVER SHEET

FOR

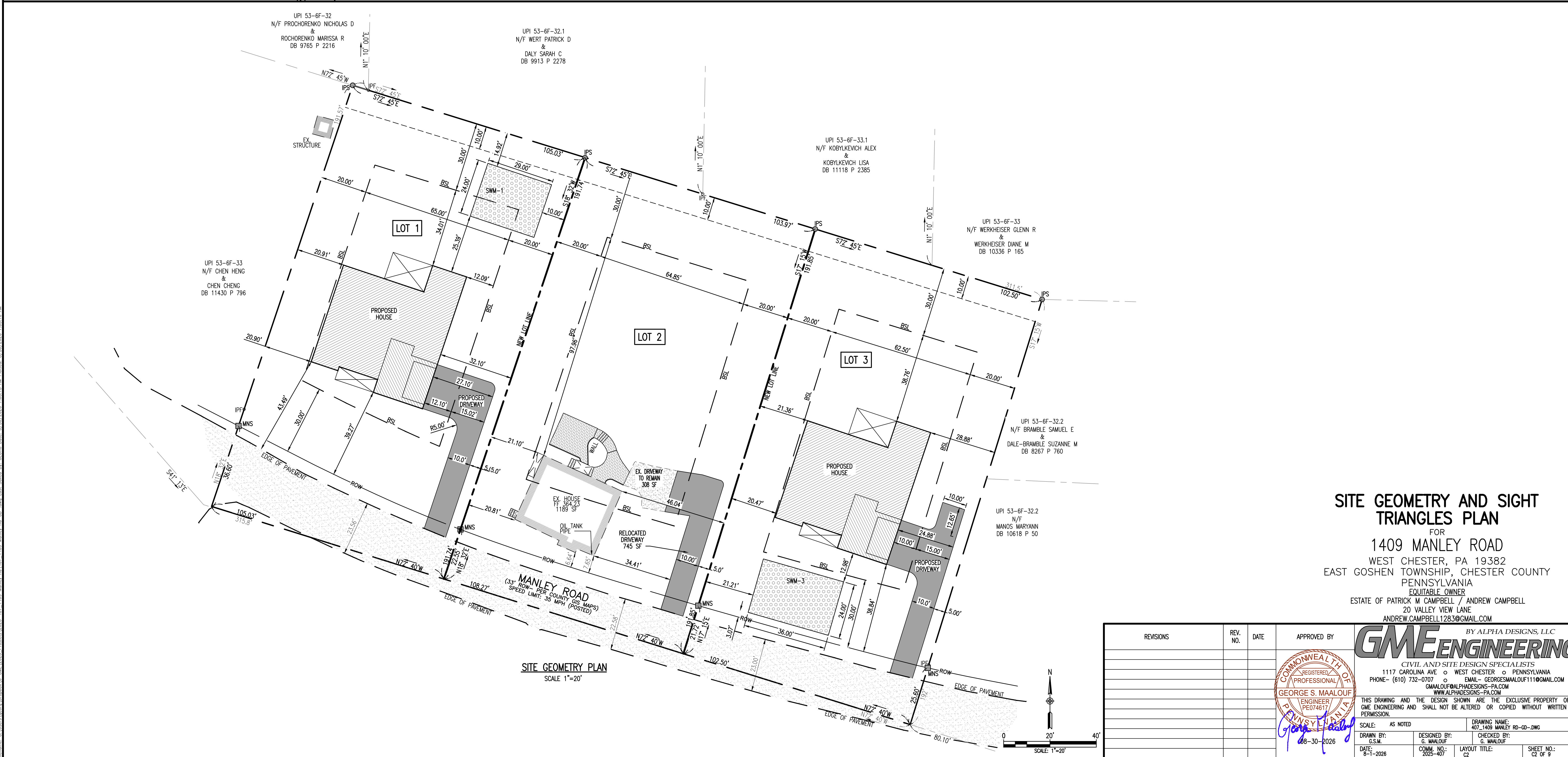
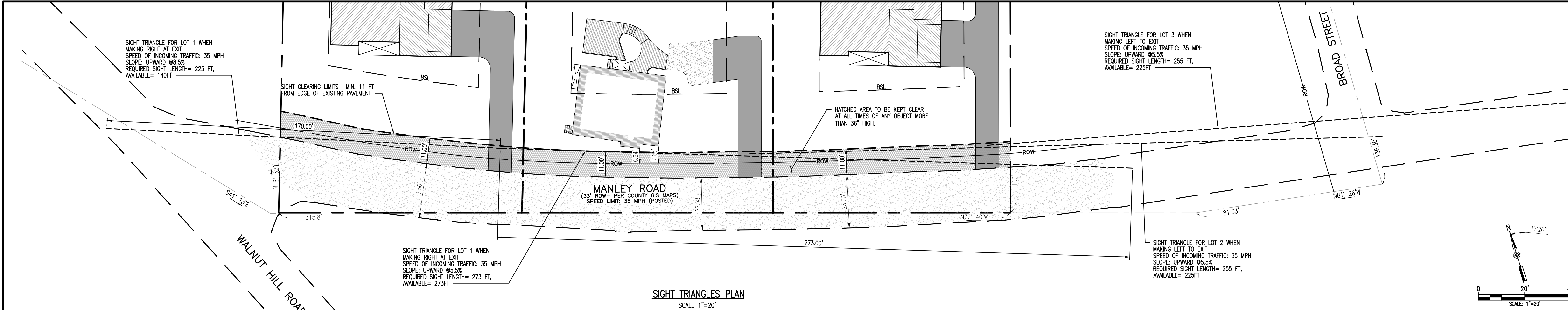
1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER

ESTATE OF PATRICK M. CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@gmail.com



BY ALPHA DESIGNS, LLC			
GMEENGINEERING			
CIVIL AND SITE DESIGN SPECIALISTS			
1117 CAROLINA AVE. WEST CHESTER, PA 19380			
PHONE- (610) 732-0707 EMAIL- GEORGESMAALOUF111@gmail.com			
WWW.ALPHADESIGNS-PA.COM			
THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.			
SCALE: AS NOTED	DRAWING NAME: 409-1409 MANLEY RD-GD-DWG		
DRAWN BY: G.S. MAALOUF	DESIGNED BY: G.S. MAALOUF	CHECKED BY: G.S. MAALOUF	
DATE: 8-1-2026	COMAL NO.: 2025-407	LAYOUT TITLE: G1	SHEET NO.: 01 OF 9



SITE GEOMETRY AND SIGHT TRIANGLES PLAN

FOR
1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA
EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

REVISIONS	REV. NO.	DATE	APPROVED BY

BY ALPHA DESIGNS, LLC

GMEENGINEERING

CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE. WEST CHESTER, PENNSYLVANIA
PHONE- (610) 732-0707 EMAIL- GEORGESMAALOUF111@GMAIL.COM
GMAALOUF@ALPHADESIGNS-PA.COM
WWW.ALPHADESIGNS-PA.COM

THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.

SCALE: AS NOTED
DRAWN BY: G.S.M.
DATE: 8-1-2026

DRAWING NAME: 407-1409 MANLEY RD-GD-DWG
DESIGNED BY: G. MAALOUF
COMAL. NO.: 2025-407

CHECKED BY: G. MAALOUF
LAYOUT TITLE: 02
SHEET NO.: 02 OF 9

DEFINITIONS; WORD USAGE: EAST GOSHEN TOWNSHIP

1- ZONING ORDINANCE: ARTICLE I- § 240-6

ACCESSORY BUILDING —A BUILDING, SUCH AS A PRIVATE GARAGE, PRIVATE SWIMMING POOL AND APPURTENANT BATHHOUSE, PRIVATE TOOLHOUSE, CHILDREN'S PLAYHOUSE OR A NONCOMMERCIAL GREENHOUSE, WHICH IS SUBORDINATE AND ACCESSORY TO A PRINCIPAL BUILDING ON THE SAME LOT AND WHICH IS USED FOR PURPOSES CUSTOMARILY INCIDENTAL TO THOSE OF THE PRINCIPAL BUILDING.

BUILDING —ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS, USED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY. "BUILDING" IS INTERPRETED AS INCLUDING "OR PART THEREOF."

BUILDING COVERAGE —THE RATIO OBTAINED BY DIVIDING THE GROUND FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT (INCLUDING COVERED PORCHES, CARPORTS AND BREEZZWAYS, BUT EXCLUDING OPEN BY THE TOTAL AREA OF THE LOT UPON WHICH THE BUILDINGS ARE LOCATED).

BUFFER YARD —A STRIP OF LAND WHICH MAY BE A PART OF THE MINIMUM SETBACK DISTANCE AND WHICH IS FREE OF ANY PRINCIPAL OR ACCESSORY BUILDING, PARKING, OUTDOOR STORAGE OR ANY OTHER USE OTHER THAN OPEN SPACE, INCLUDING PLANT SCREENING.

IMPERVIOUS COVERAGE —THE TOTAL AREA OF ALL IMPERVIOUS SURFACES ON A LOT (INCLUDING BUILDING COVERAGE) DIVIDED BY THE TOTAL LOT AREA. "IMPERVIOUS SURFACES" SHALL INCLUDE AREAS COVERED BY ROOFS, CONCRETE, ASPHALT OR OTHER MAN-MADE COVER WHICH HAS A COEFFICIENT OF RUNOFF OF 0.7 OR HIGHER. THE TOWNSHIP ENGINEER SHALL DECIDE ANY DISPUTE OVER WHETHER AN AREA IS IMPERVIOUS.

LOT AREA —THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT-OF-WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY STREET RIGHT-OF-WAY.

STEEP SLOPES —UNLESS OTHERWISE STATED, SHALL MEAN AREAS WITH A CHANGE IN ELEVATION EQUAL OR GREATER THAN 15%. SUCH SLOPES SHALL BE BASED UPON AND MAPPED USING TWO-FOOT CONTOURS, UNLESS ANOTHER INTERVAL IS PREAPPROVED BY THE ZONING OFFICER (SEE §§ 240-25 THROUGH 240-28 CONCERNING STEEP SLOPE DEVELOPMENT). UNLESS OTHERWISE STATED, STEEP SLOPES THAT WERE CLEARLY MAN-MADE AND NOT NATURALLY STEEP SHALL NOT BE REGULATED BY THE STEEP SLOPE REGULATIONS OF THIS CHAPTER.

SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADDED 11-1-1999 BY ORD. NO. 129-G-99; AMENDED 2-22-2005 BY ORD. NO. 129-A-05]

2- SALDO §205-7:

LOT AREA —THE TOTAL AREA WITHIN THE BOUNDARY LINES OF A SINGLE LOT AS COMPUTED AND STIPULATED IN CHAPTER 240, ZONING (AS AMENDED).

3- SALDO §240-25-C.6:

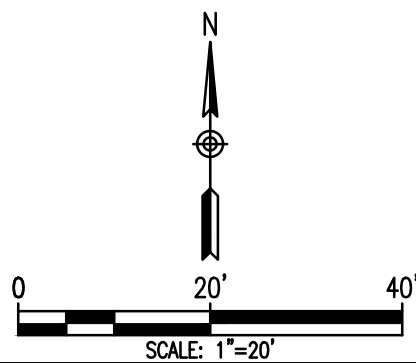
MEASUREMENT OF STEEP SLOPES:

- (a) SLOPE CONTOURS SHALL BE SUBMITTED AT TWO-FOOT ELEVATION INTERVALS TO DETERMINE COMPLIANCE WITH THIS SECTION.
(b) UNLESS OTHERWISE STATED, STEEP SLOPES SHALL BE IDENTIFIED WHENEVER THEY ARE PRESENT ACROSS ANY FIFTY-FOOT HORIZONTAL LENGTH

SITE DATA TABLE	
SURFACE TYPE	EXISTING (SF)
SITE AREA, BASE	60148
ROW AREA	7700
NET LOT AREA	52448
BUILDING COVERAGE	
HOUSE	1189
TOTAL BUILDING AREA=	1189
% BUILDING COVERAGE=	2.27
IMPERVIOUS COVER ⁽¹⁾	
DRIVEWAY	2953
WALLS	18
PATIO	463
STEPS	19
TOTAL IMPERVIOUS=	4642
% IMPERVIOUS	8.85

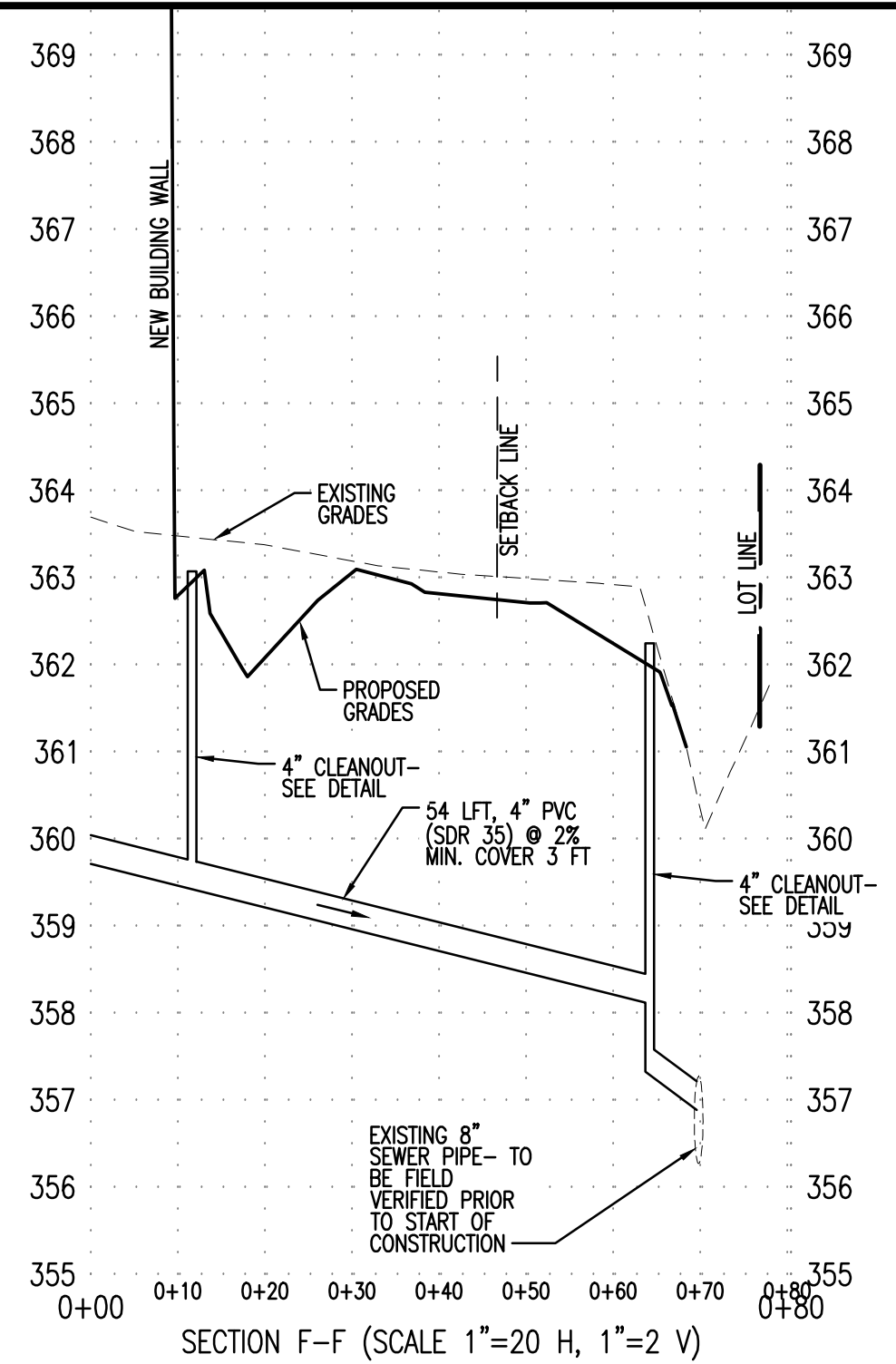
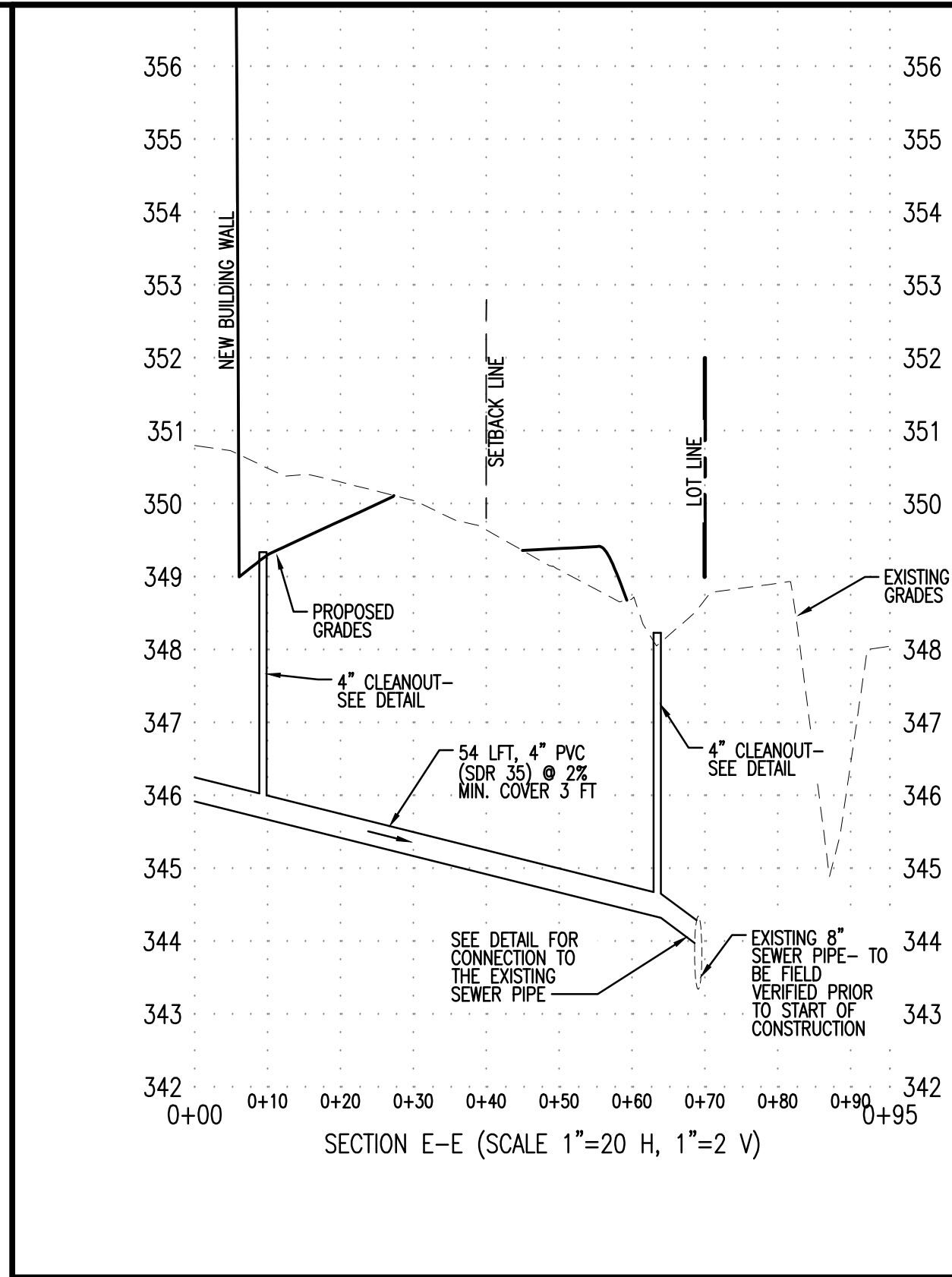
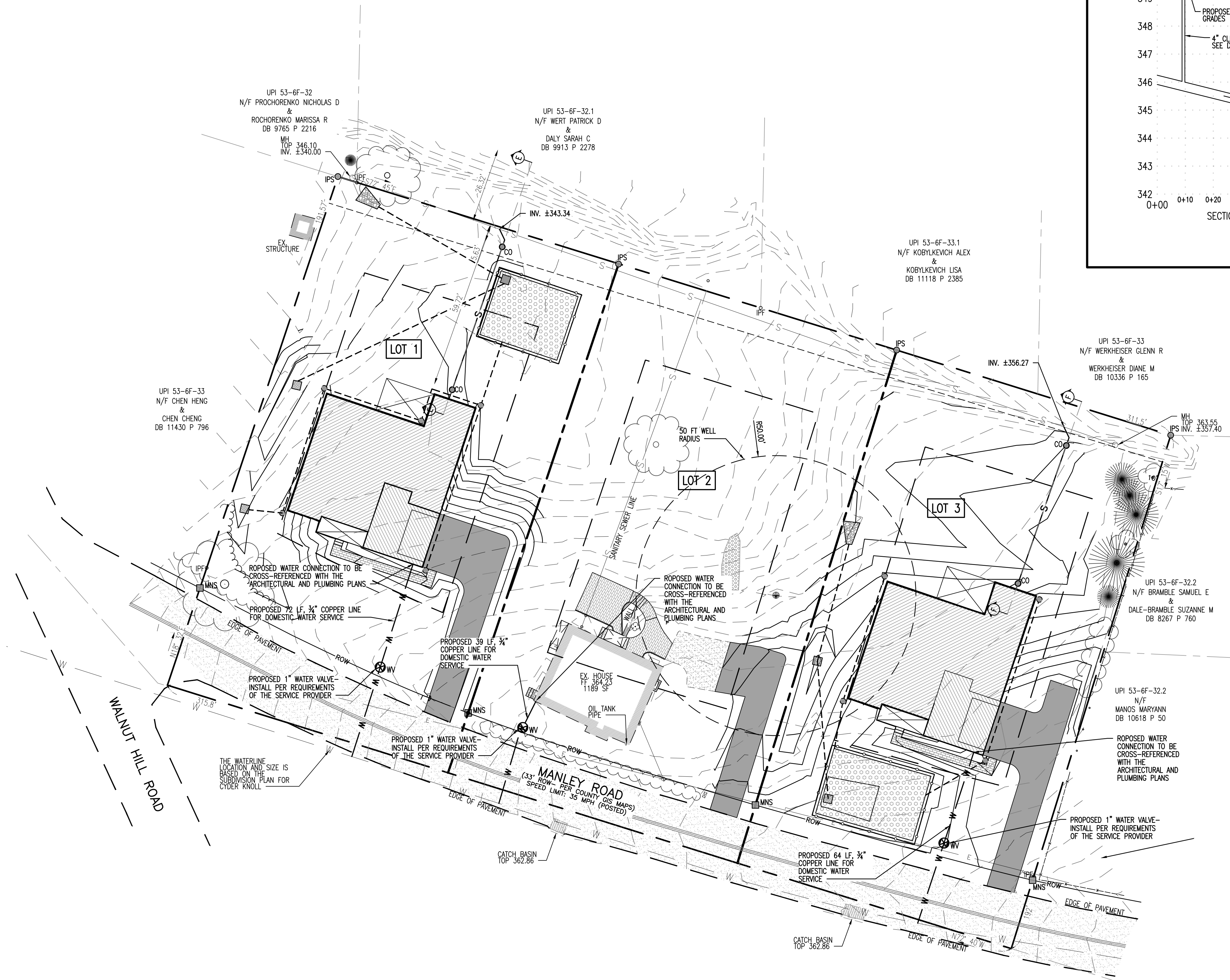
EXISTING CONDITIONS AND SITE
PREPERATION PLAN

FOR
1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA
EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM



REVISIONS	REV. NO.	DATE	APPROVED BY	BY ALPHA DESIGNS, LLC	
				GME ENGINEERING	
				CIVIL AND SITE DESIGN SPECIALISTS	
				1117 CAROLINA AVE. • WEST CHESTER • PENNSYLVANIA	
				PHONE- (610) 732-0707 • EMAIL- GEORGESMALOUF111@GMAIL.COM	
				GMAIL-ALPHADESIGNS-PA.COM	
				WWW.ALPHADESIGNS-PA.COM	
				THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.	
				SCALE: 1"=20'	DRAWING NAME: 407-1409 MANLEY RD-GD-DWG
				DRAWN BY: G. MALOUF	DESIGNED BY: G. MALOUF
				CHECKED BY: G. MALOUF	DATE: 8-1-2026
				COMM. NO.: 2025-407	LAYOUT TITLE: CS
					SHEET NO.: 63 OF 9

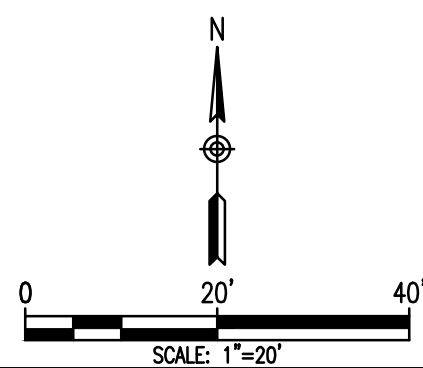
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- EXISTING SEWER SYSTEM NOTES:**
- 1- EXISTING PIPE DEPTH AND INVERTS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO START OF WORK.
 - 2- EXISTING INVERT ELEVATIONS ARE OBTAINED FROM RECORDED PLAN 4850

PROPOSED UTILITIES AND SEWER LINES PROFILES PLAN

FOR
1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA
EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
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REVISIONS	REV. NO.	DATE	APPROVED BY	BY ALPHA DESIGNS, LLC
				GME ENGINEERING CIVIL AND SITE DESIGN SPECIALISTS 1117 CAROLINA AVE. • WEST CHESTER • PENNSYLVANIA PHONE- (610) 732-0707 • EMAIL- GEORGESMALOUF111@GMAIL.COM G.MALOUF@ALPHADESIGNS-PA.COM WWW.ALPHADESIGNS-PA.COM
				THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.
				SCALE: AS NOTED DRAWING NAME: 407-1409 MANLEY RD-GD-DWG
				DRAWN BY: G.S.M. DESIGNED BY: G. MALOUF CHECKED BY: G. MALOUF
				DATE: 8-1-2026 COMM. NO.: 2025-407 LAYOUT TITLE: CS SHEET NO.: CS OF 9

URLD : URBAN LAND-GLADSTONE COMPLEX, 8 TO 25 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A.

12- NO ENCRUSTATION OR COMPACTION OF SOILS IS ALLOWED WITHIN THE TREE PROTECTION ZONE IN ACCORDANCE WITH NATURAL RESOURCE PROTECTION ORDINANCE 99-30A.2

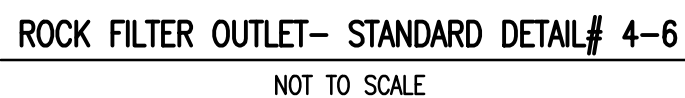
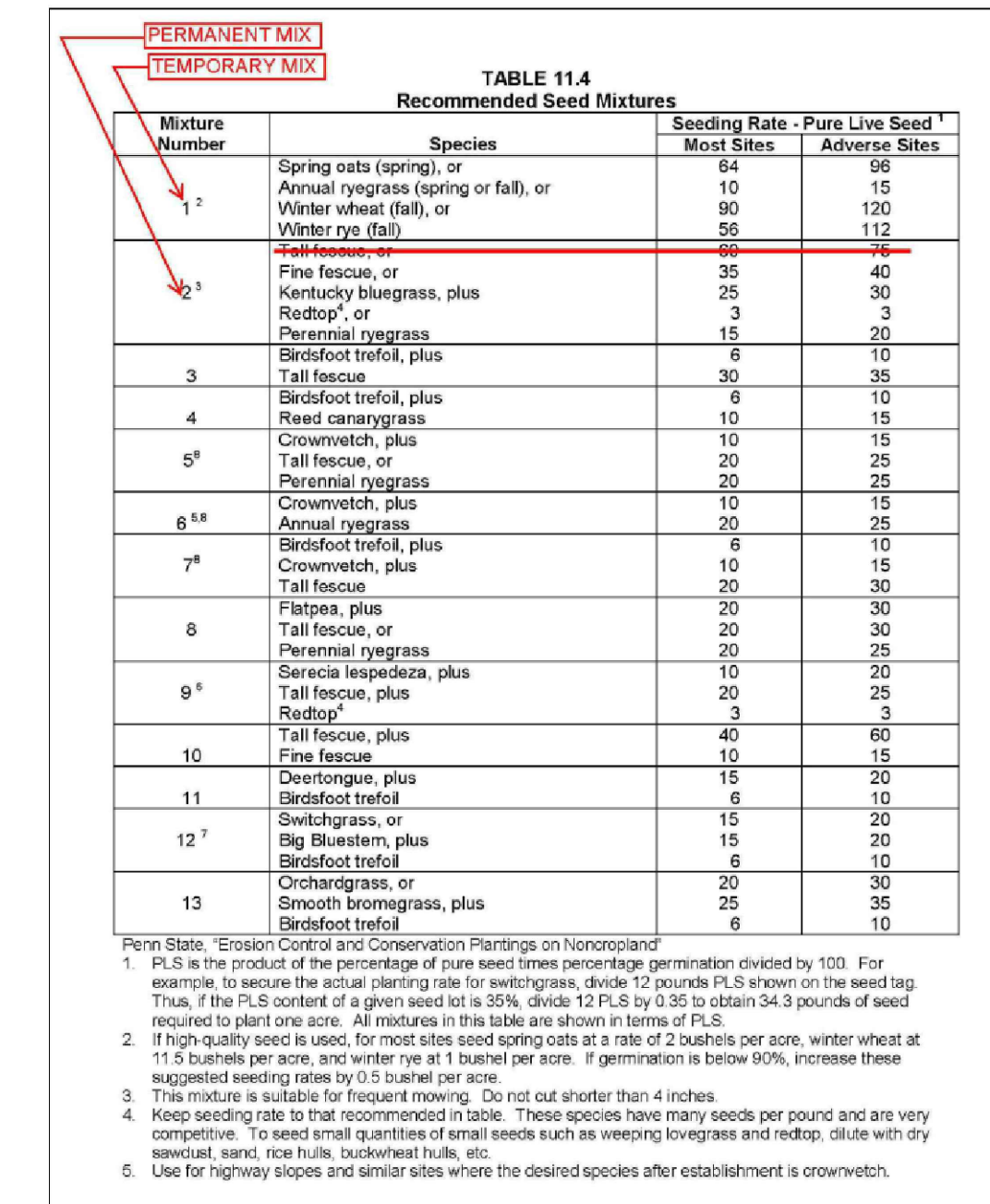
13- NO EQUIPMENT AND MATERIAL STAGING SHALL OCCUR WITHIN INFILTRATION PIT AREA. THE INFILTRATION PIT AREA SHALL BE PROTECTED AT ALL TIME.

14- IF DURING CONSTRUCTION ANY UNFAVORABLE CONDITION ARISES SHOULD BE REPORTED TO THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVISED THE PLANS ACCORDINGLY AND RESUBMIT TO OBTAIN APPROVAL. REVISED PLANS SHOULD BE REVIEWED FROM AGENCIES IN CHARGE. UNFAVORABLE CONDITIONS ARE BUT NOT LIMITED TO HIGH WATER TABLE, SHALLOW BEDROCK.

15- ANY DISTURBED AREAS NOT WORKED FOR OVER 4 DAYS SHOULD BE TEMPORARY STABILIZED.

- 1- FINISH GRADE AREAS TO BE COVERED BY TOPSOIL AND LOOSEN SUBSOIL TO A DEPTH OF 2 INCHES.
- 2- PLACE TOPSOIL ON THE PREPARED AREAS AND COMPACT TO A MINIMUM UNIFORM DEPTH OF 4 INCHES.
- 3- DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.
- 4-APPLY PERMANENT SEEDING REQUIREMENTS OR SOD AND ESTABLISH VEGETATION. PERMANENT STABILIZATION OF DISTURBED EARTH SURFACES WILL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL W

13. GUARANTEE: ALL LAWN AREAS SHALL BE GUARANTEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THE LAWN MUST BE IN A VIGOROUS, HEALTHY CONDITION
AT THE END OF THE GUARANTEE PERIOD, ANY AREAS OF THE LAWN NOT IN EXCELLENT CONDITION WILL BE OVER-SEED BY THE CONTRACTOR WITH THE SPECIFIED SEED MIX.



BY ALPHA DESIGN

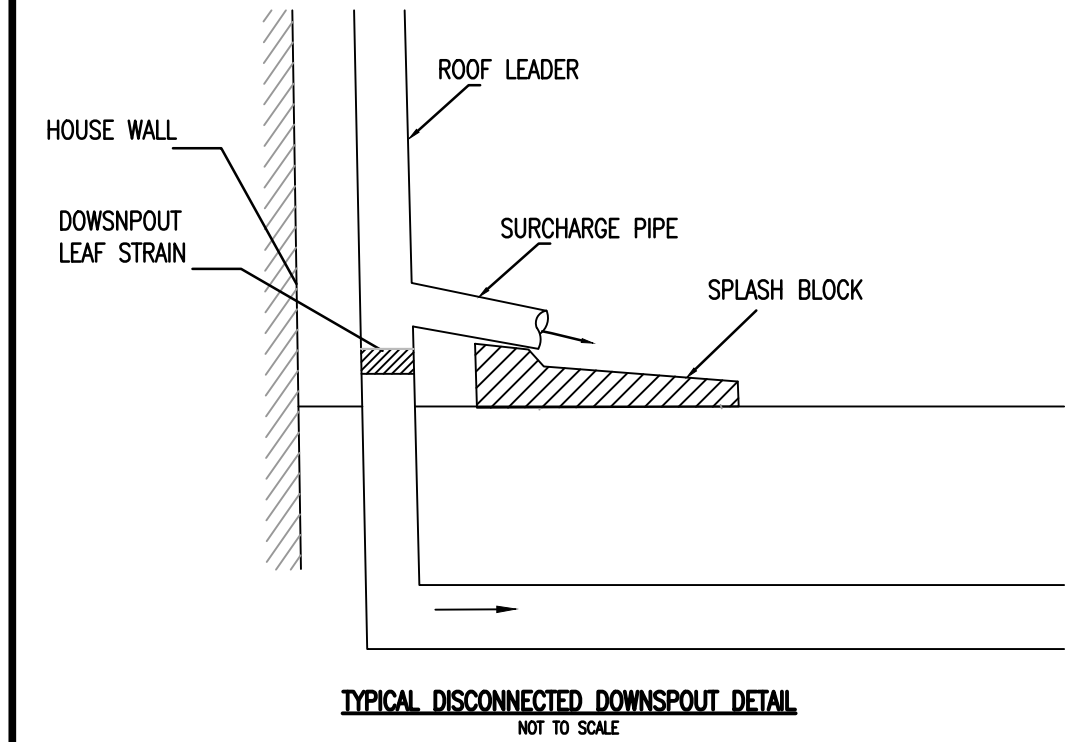
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DRAWN BY:										DESIGNED BY:										CHECKED BY:																																																																															

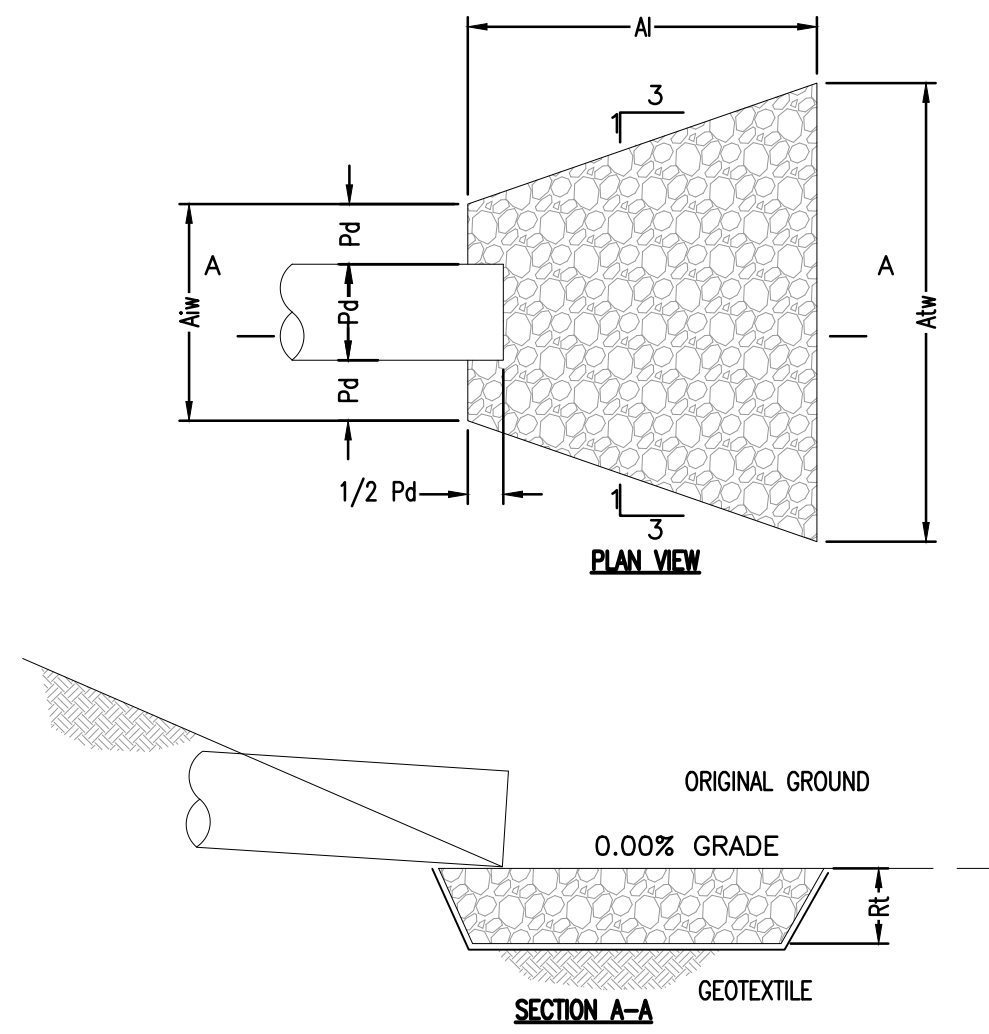
DESIGNED BY G.S.M.	DESIGNED BY G. MAALOUF	CHECKED BY G. MAALOUF
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DATE: _____	COMM. NO.: _____	LAYOUT TITLE: _____	SHEET NO.: _____
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8-1-2026	2025-407	C6	C6 OF 9
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TYPICAL DISCONNECTED DOWNSPOUT DETAIL
NOT TO SCALE

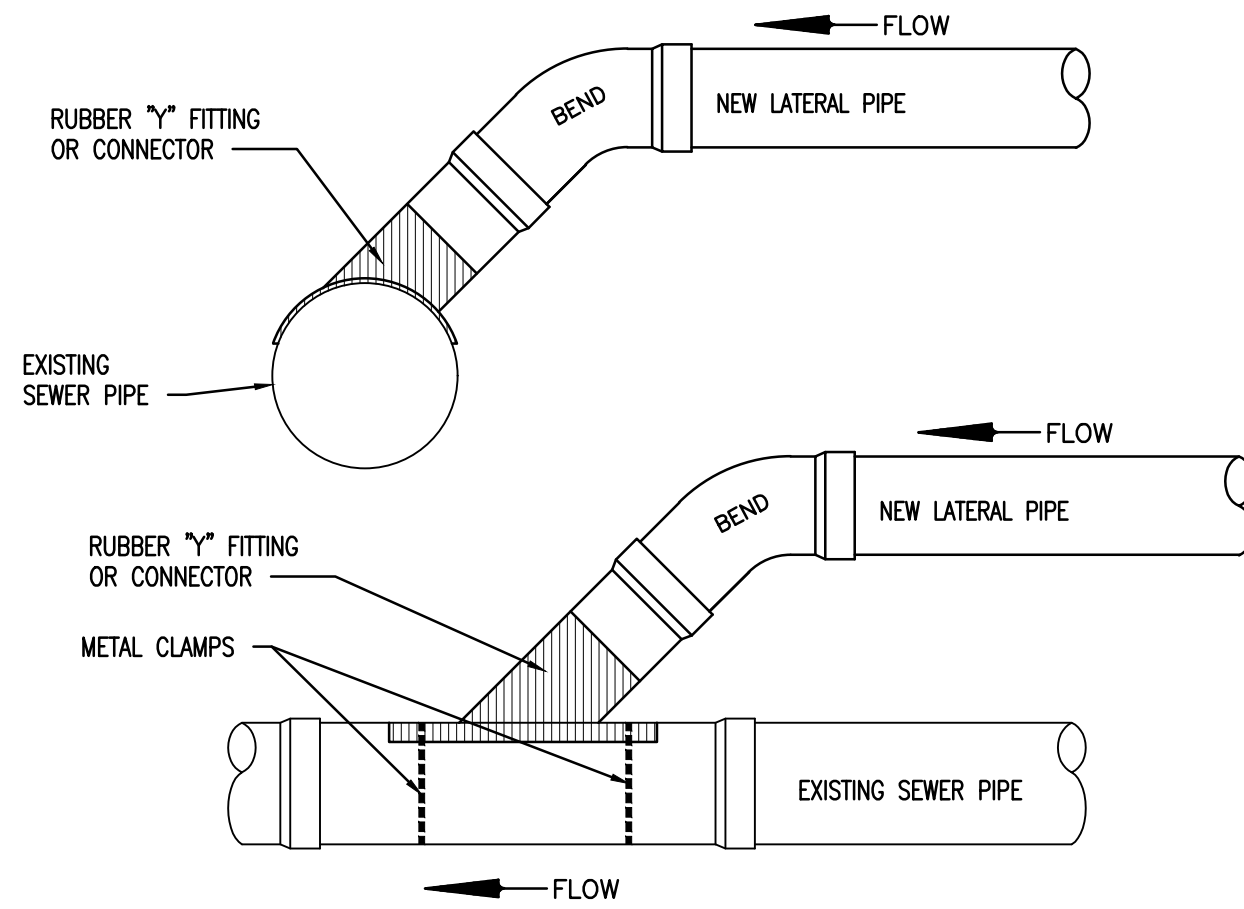
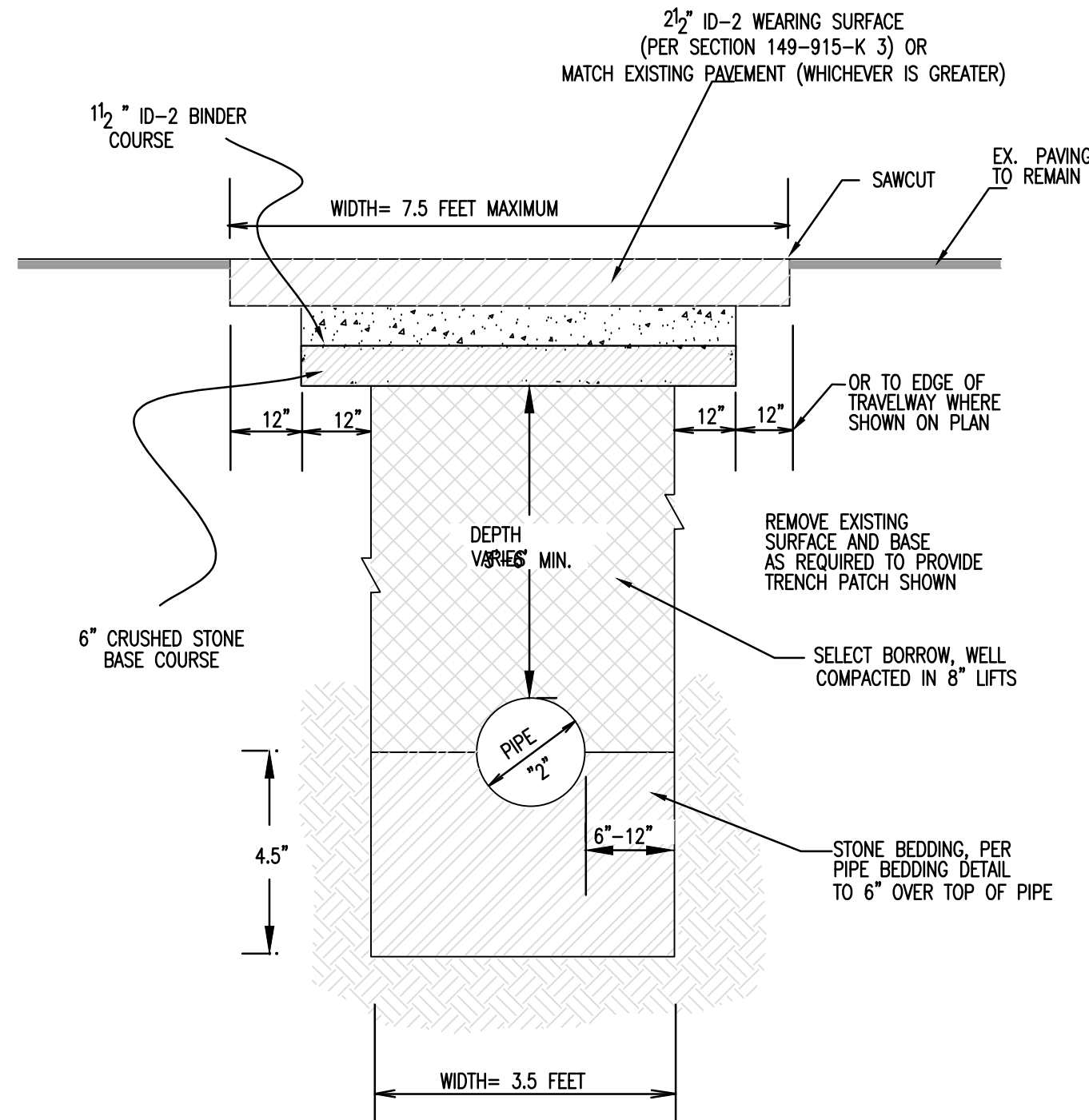


OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON		
		SIZE R--	THICK Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Aw (FT)	TERMINAL WIDTH At (FT)	
1	12	3	8	8	2	10	
3	8	3	8	8	2	10	

STANDARD CONSTRUCTION DETAIL #9-2
RIPRAP APRON AT PIPE OUTLET - NO FLARED ENDWALL
NOT TO SCALE

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.



CNST-1

TYPICAL DOWNSPOUT DETAIL
NOT TO SCALE

CNST-2

RIPRAP APRON- NO FLARED ENDWALL DETAIL
NOT TO SCALE

CNST-3

TYPICAL ROADWAY PATCH DETAIL
NOT TO SCALE

CST-4

LATERAL CONNECTION DETAIL
NOT TO SCALE

STONE BEDDING: STANDARD SPECIFICATIONS)
BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL UTILIZE STONE BEDDING WHICH SHALL CONSIST OF WASHED GRAVEL OR CRUSHED STONE CONFORMING TO THE FOLLOWING GRADUATION REQUIREMENTS:

SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	90-100
1/2"	25-60
NO. 4	0-10
NO. 8	0-5

(REF. AASHTO NO. 57)

BEDDING:

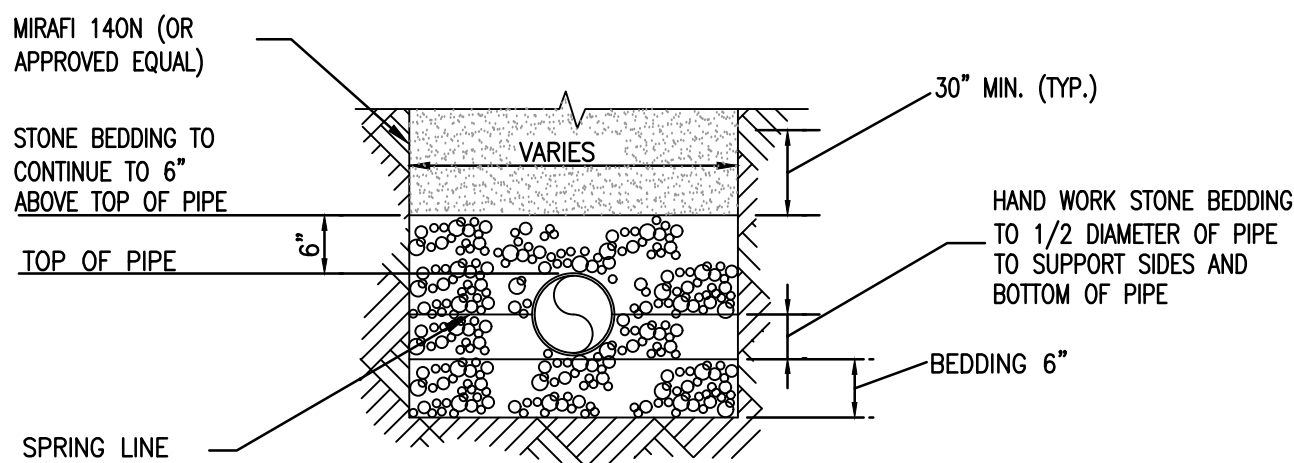
PRIOR TO PIPE INSTALLATION, CAREFULLY BRING THE 6" OF BEDDING MATERIAL TO GRADE ALONG THE ENTIRE LENGTH OF PIPE TO BE INSTALLED. LITTLE OR NO COMPACTION IS REQUIRED DUE TO THE ANGULAR NATURE OF THE PARTICLES. IF TRENCH BOTTOM CONDITIONS SO WARRANT, MORE THAN 6" OF BEDDING MAY BE REQUIRED.

HAUNCHING:

CAREFULLY WORK, BY HAND, STONE BEDDING FROM THE EDGE OF THE TRENCH UP AND UNDER THE PIPE TO SUPPORT THE HAUNCHES. CONTINUE FILLING, BY HAND, TO THE SPRING LINE OF THE PIPE.

INITIAL BACKFILL:

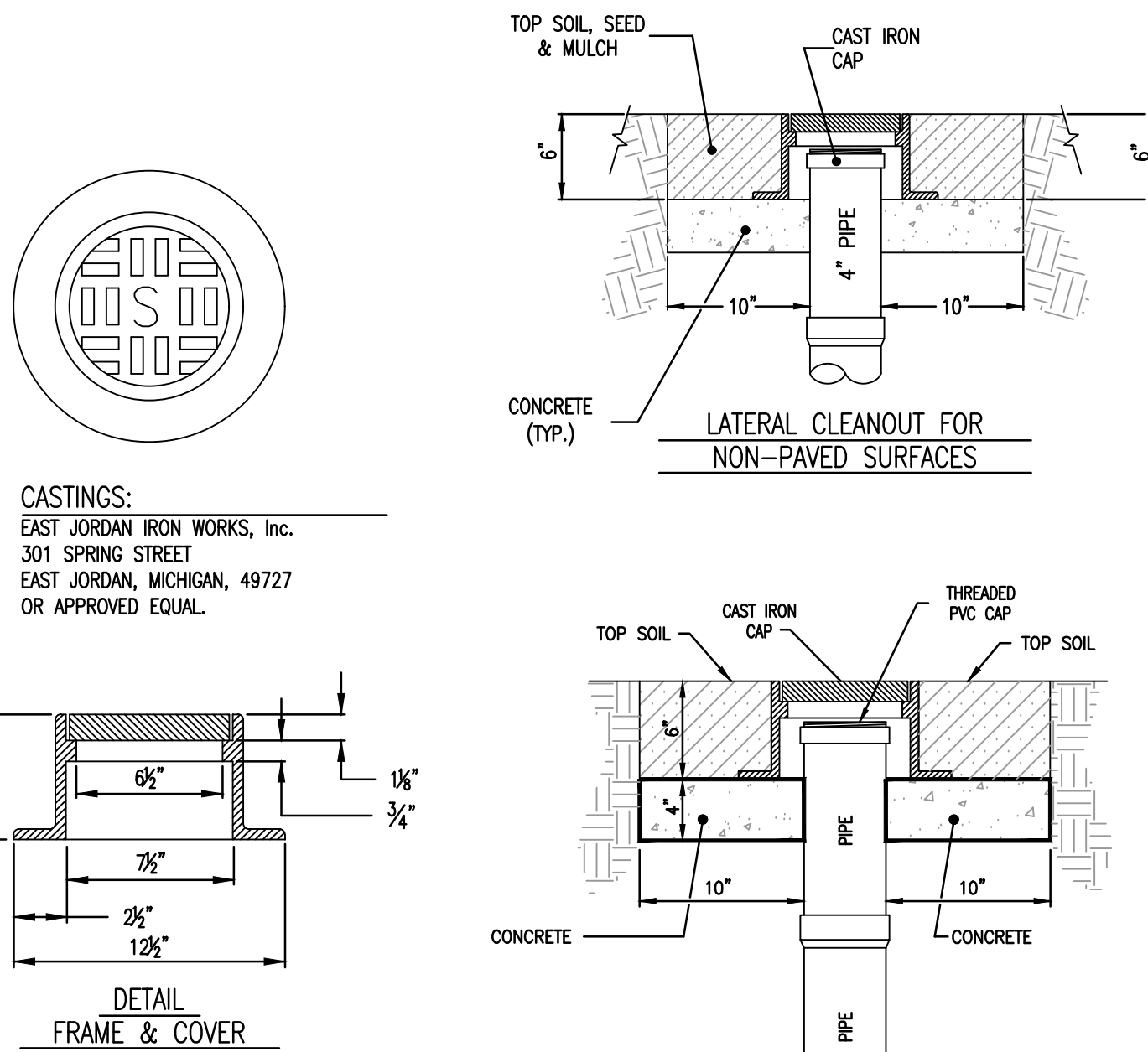
CONTINUE WITH STONE BEDDING MATERIAL TO A DEPTH OF AT LEAST 6" ABOVE THE TOP OF THE PIPE. MECHANICAL PLACEMENT OF BEDDING IS ACCEPTABLE FOR INITIAL BACKFILL.



TYPICAL TRENCH SECTION

CNST-5

SANITARY SEWER PIPE BEDDING DETAIL
NOT TO SCALE

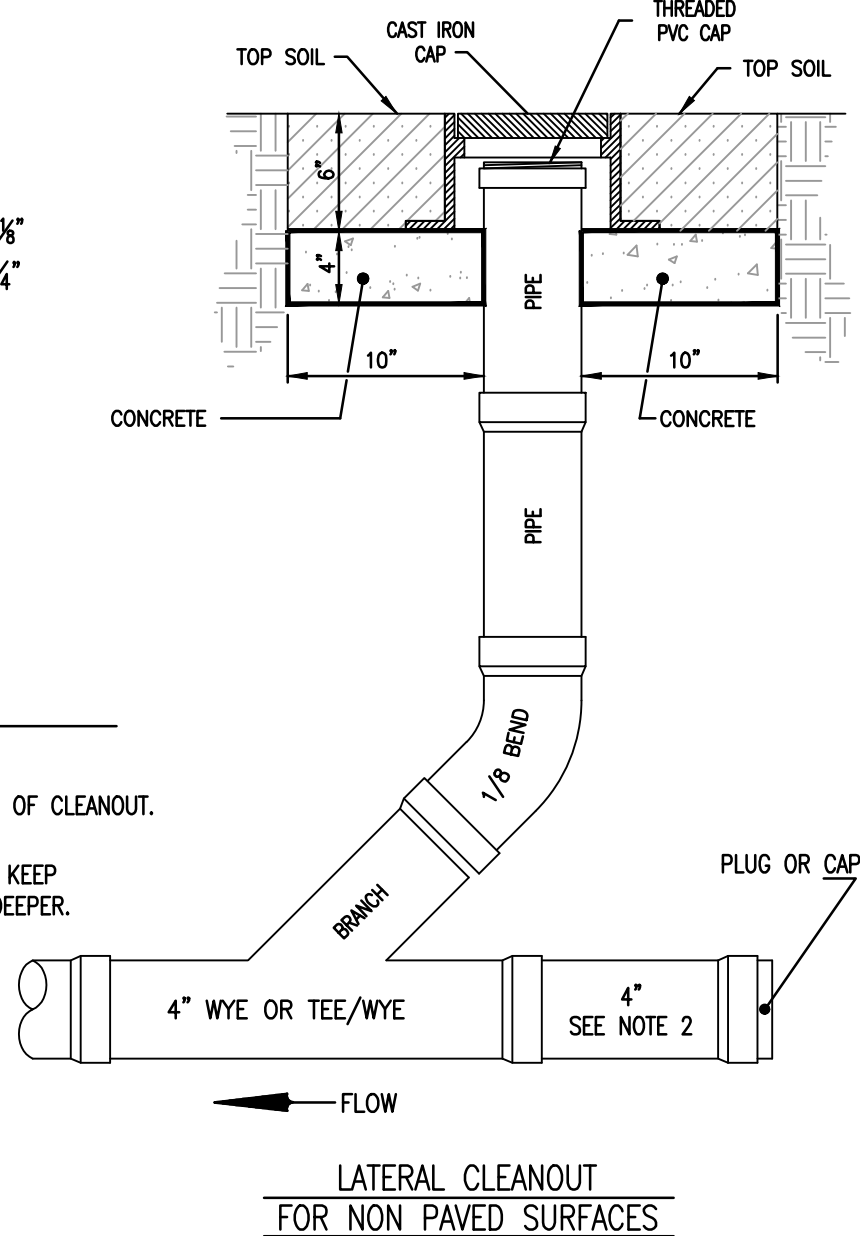


CASTINGS:
EAST JORDAN IRON WORKS, Inc.
301 SPRING STREET
EAST JORDAN, MICHIGAN, 49727
OR APPROVED EQUAL.

DETAIL
FRAME & COVER

NOTES:

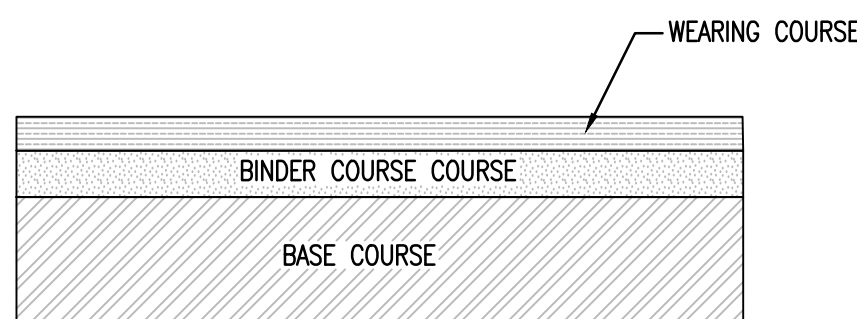
- CLEANOUTS PLACED AT PROPERTY LINE OR AS DIRECTED BY ENGINEER.
- PIPE TO BE 4" UPSTREAM AND DOWNSTREAM OF CLEANOUT.
- MATERIAL: 4" SDR-35, PIPE AND FITTINGS
- MAINTAIN A MINIMUM CLEAR COVER OF 36" OR KEEP PIPES BELOW THE FROST LINE- WHICHEVER IS DEEPER.



LATERAL CLEANOUT
FOR NON PAVED SURFACES

CNST-6

IN VEGETATED AREA CLEANOUT DETAIL
NOT TO SCALE



PENNDOT PAVEMENT SECTION TO BE PLACED
FROM SR 0491 UP TO THE ULTIMATE ROW

WEARING COURSE:

SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.3-3.0 ESALS, 9.5 MM NOMINAL MAXIMUM AGGREGATE SIZE (NMAS), SRL-L, 1.5" PLACEMENT THICKNESS.

BINDER COURSE:

SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.3-3.0 ESALS, 19.0 MM NMAS, SRL-L, 2.5" PLACEMENT THICKNESS.

BASE COURSE (REQUIRED SUPERPAVE):

SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3-3.0 ESALS, 25.0 MM NMAS, SRL-L, 6.0" PLACEMENT THICKNESS.

AGGREGATE AND SUBBASE:

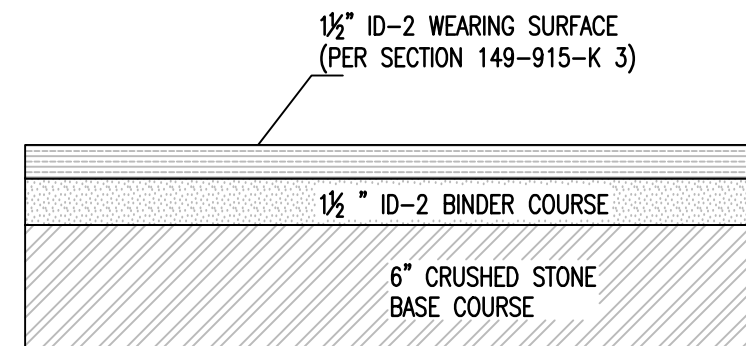
- 2A SUBBASE: 6" DEPTH MINIMUM, COMPACTED TO 100% OF MAXIMUM DRY DENSITY PER AASHTO T-99.
- SUBGRADE: PROOF-ROLLED AND COMPACTED TO 100% OF MAXIMUM DRY DENSITY PER AASHTO T-99.

CST-7

PENNDOT / INSIDE THE ROW PAVEMENT SECTION DETAIL
NOT TO SCALE

CST-8

PAVEMENT SECTION FOR PRIVATE DRIVEWAY
NOT TO SCALE



PAVEMENT SECTION FOR PRIVATE DRIVEWAY

CONSTRUCTION DETAILS

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382

EAST GOSHEN TOWNSHIP, CHESTER COUNTY

PENNSYLVANIA

EQUITABLE OWNER

ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL

20 VALLEY VIEW LANE

ANDREW.CAMPBELL1283@GMAIL.COM

BY ALPHA DESIGNS, LLC

GME ENGINEERING
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1117 CAROLINA AVE. WEST CHESTER, PENNSYLVANIA

PHONE- (610) 732-0707 EMAIL- GEORGESMALLOUF11@GMAIL.COM

G.MALLOUF@ALPHADESIGNS-PA.COM

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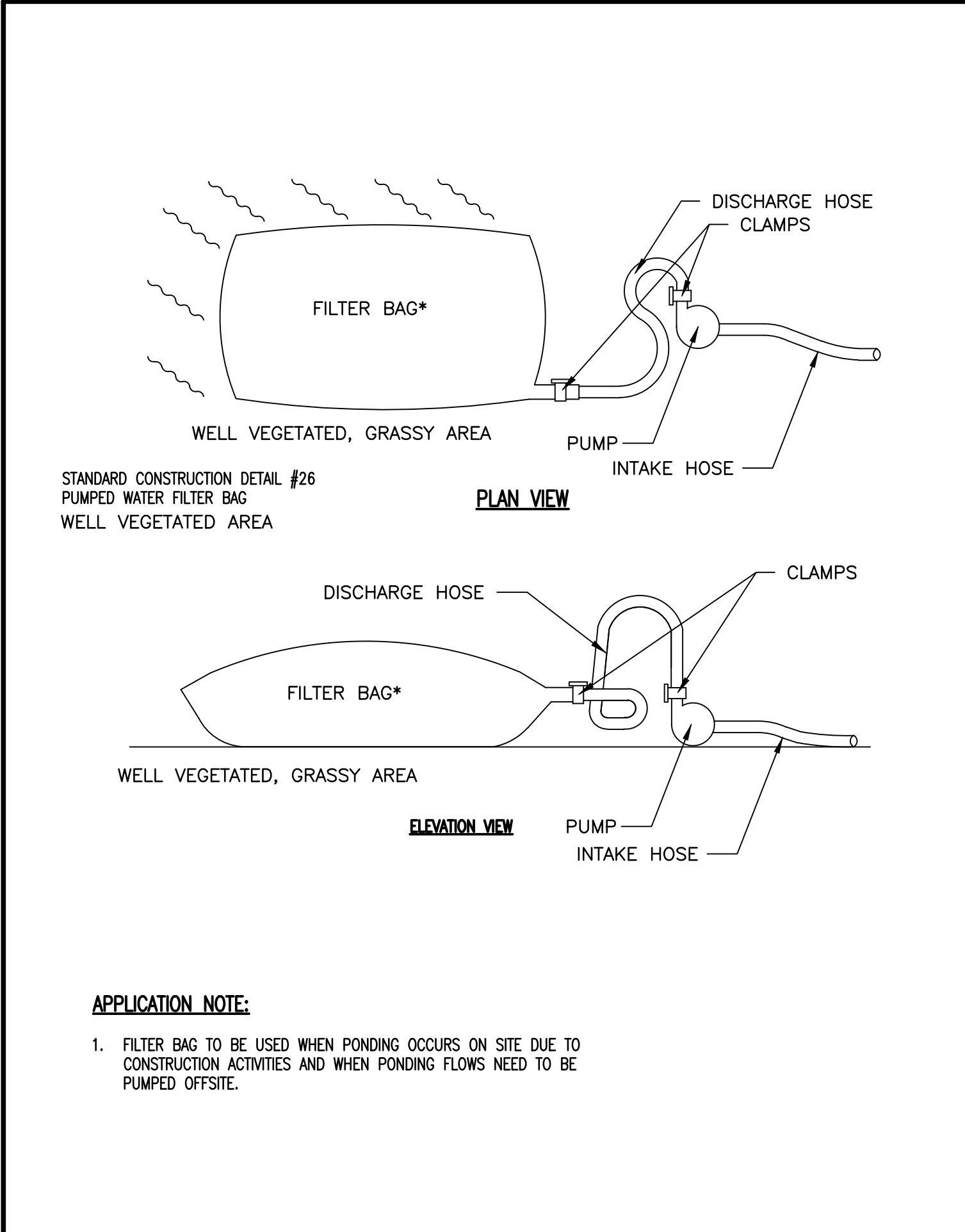
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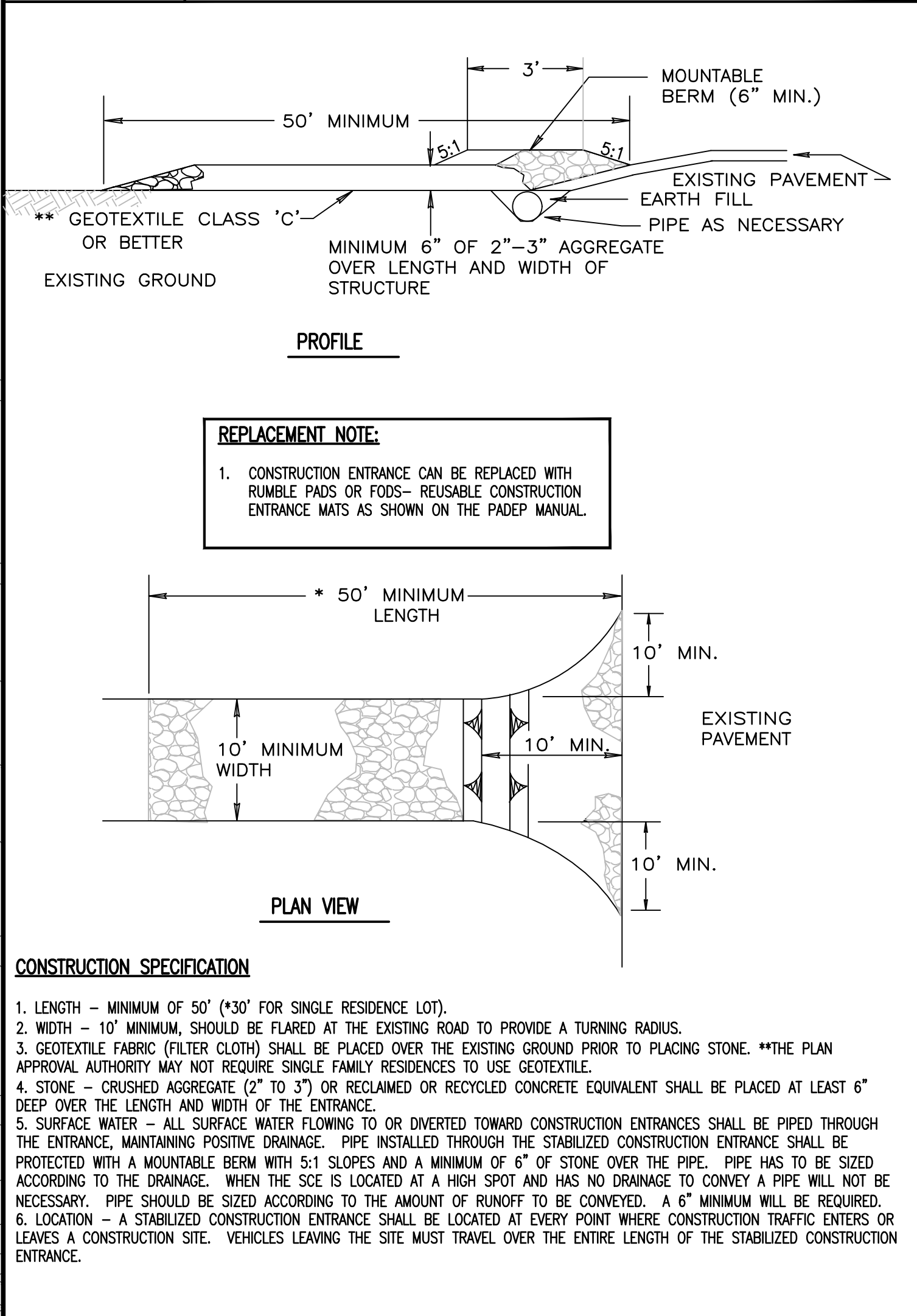
DRAWN BY: G.S.MALLOUF DESIGNED BY: G.S.MALLOUF CHECKED BY: G.S.MALLOUF

DATE: 8-1-2026 COMAL NO.: 2025-407 LAYOUT TITLE: 67 SHEET NO.: 67 OF 9

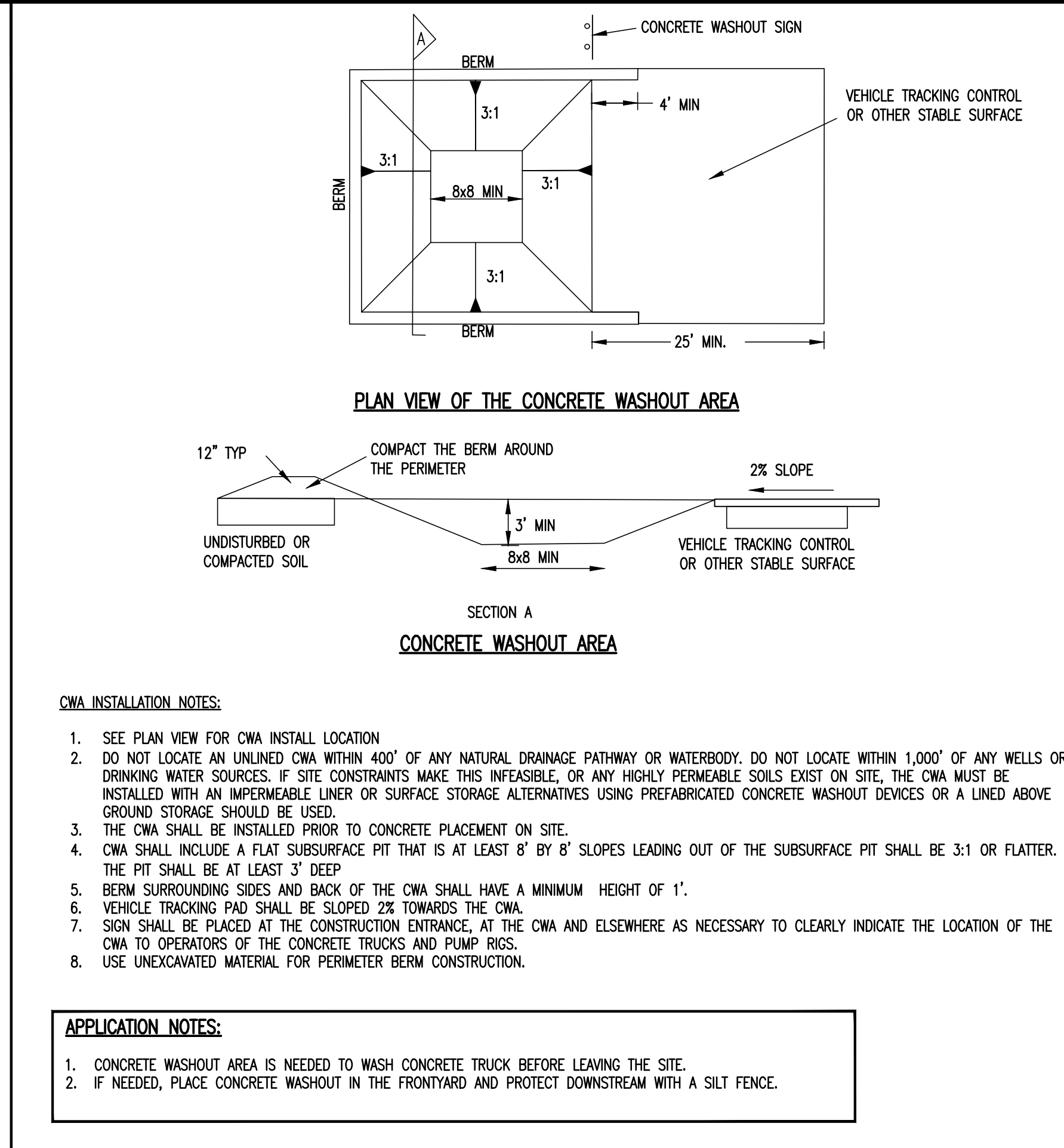
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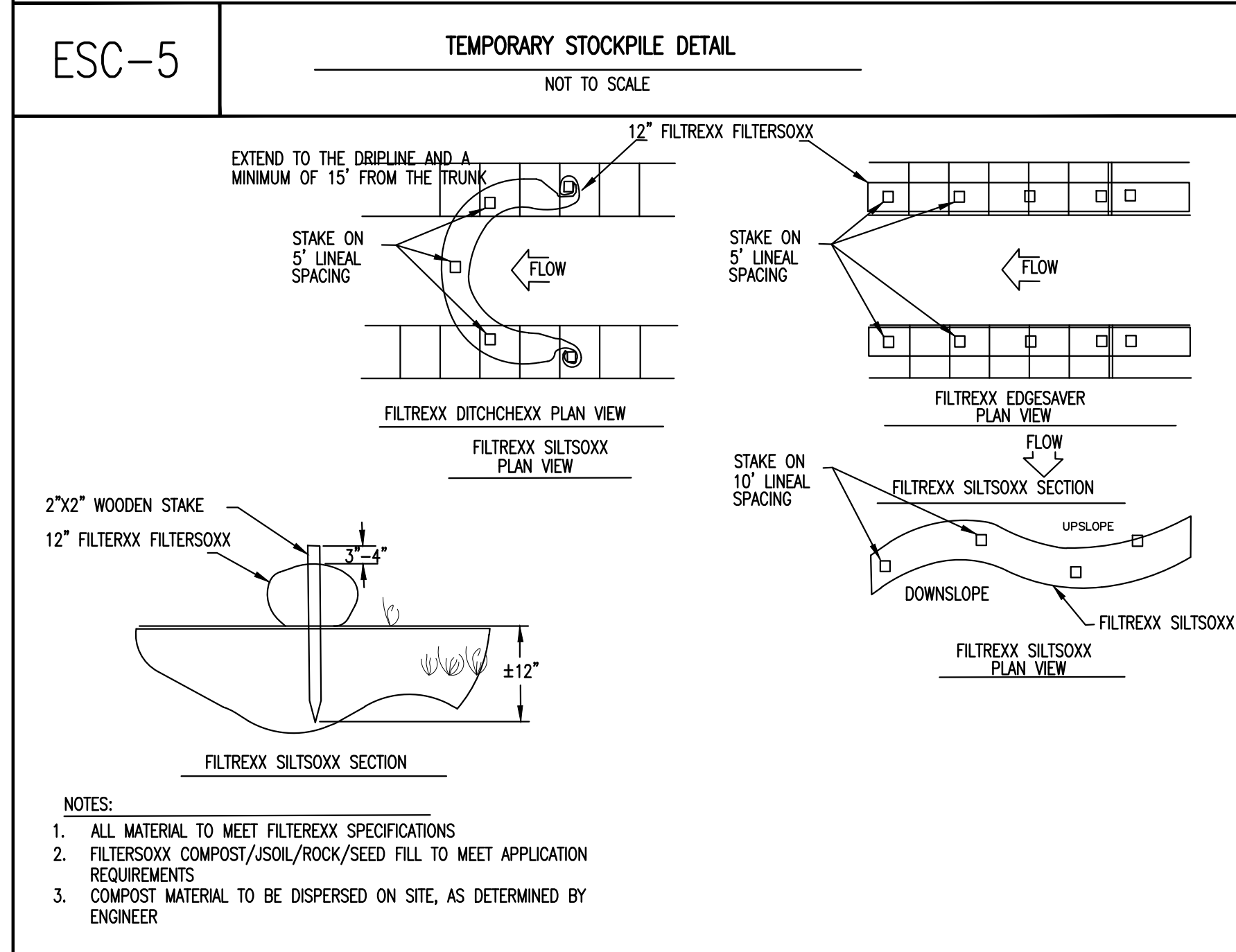
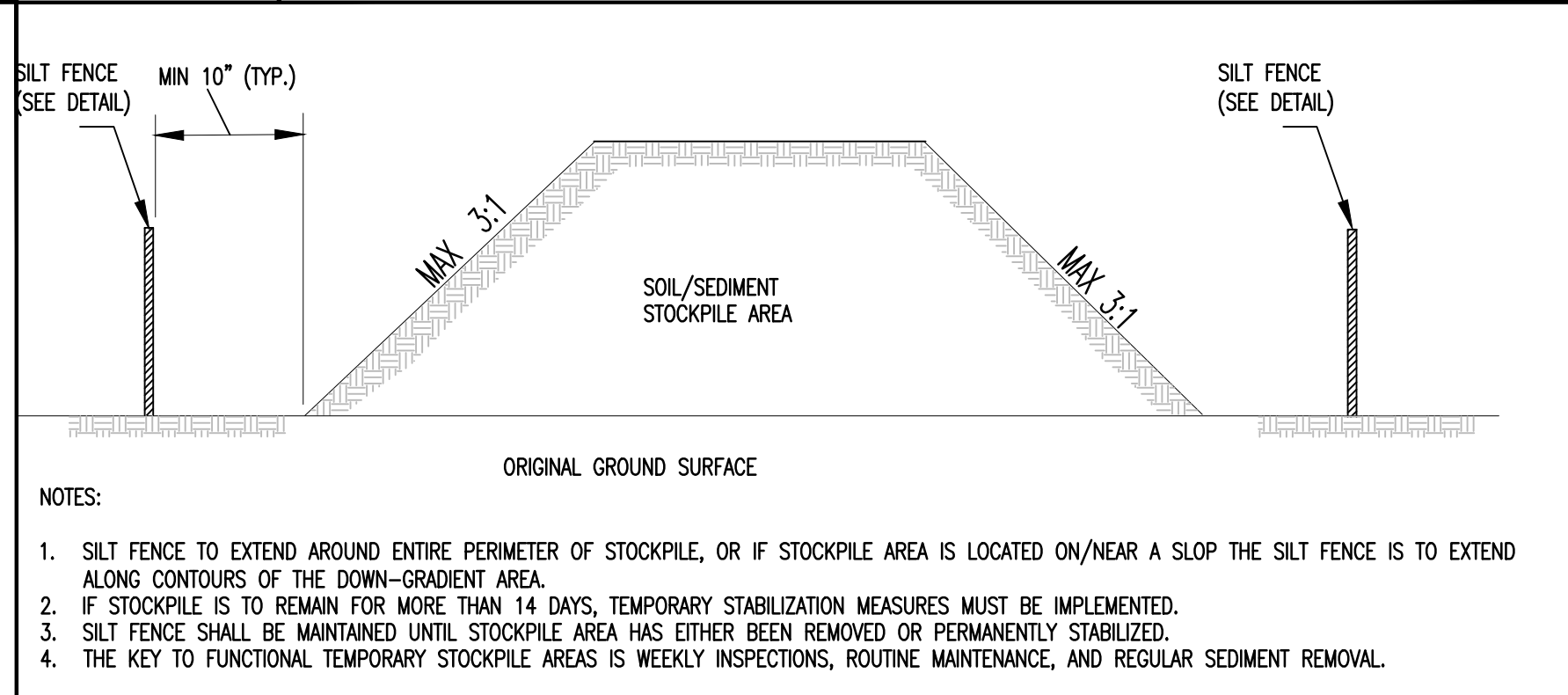
ESC-1 PUMPED WATER FILTER BAG DETAIL NOT TO SCALE



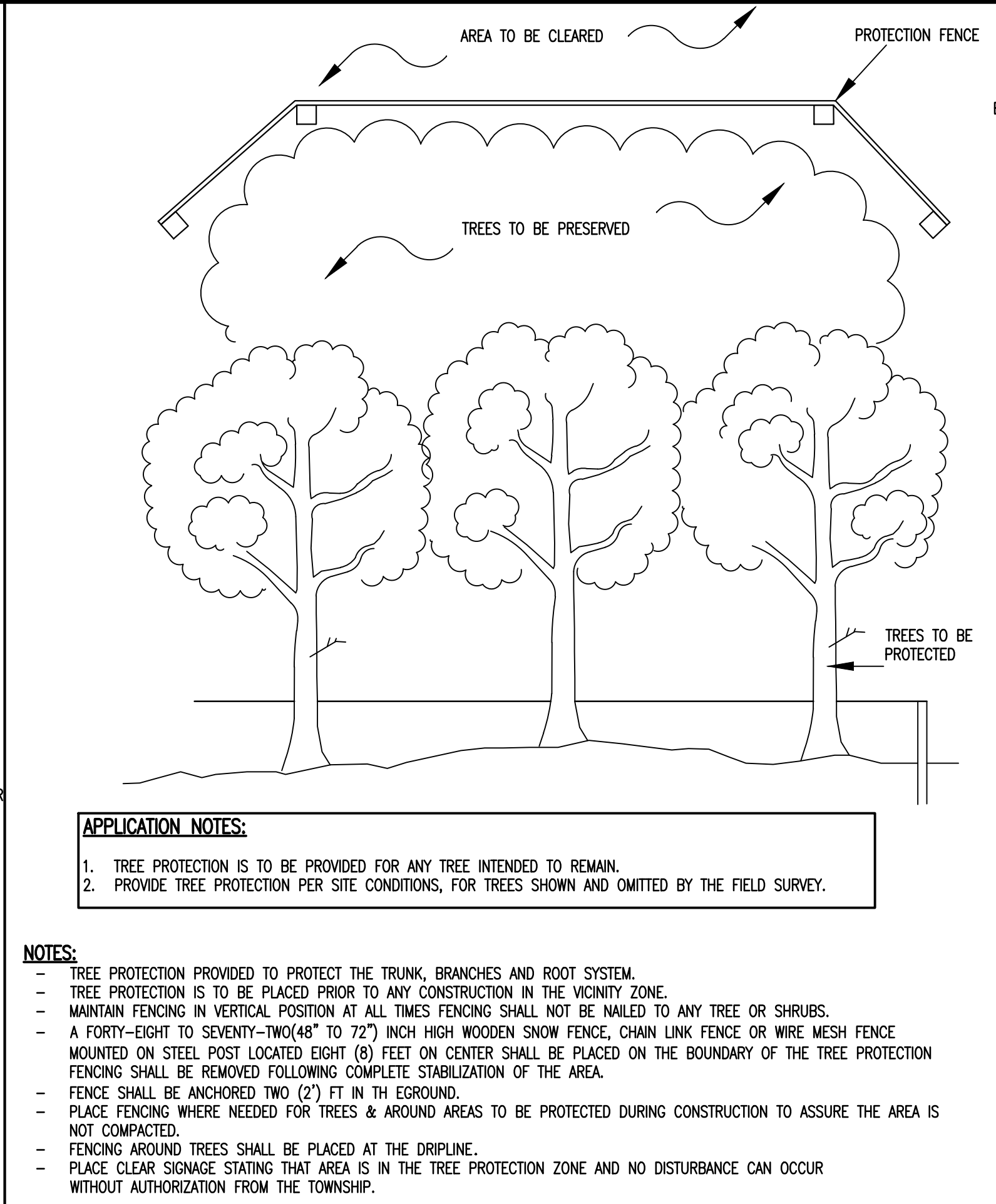
ESC-4 CONSTRUCTION ENTRANCE DETAIL FOR NON PAVED AREAS DEP DETAIL NOT TO SCALE



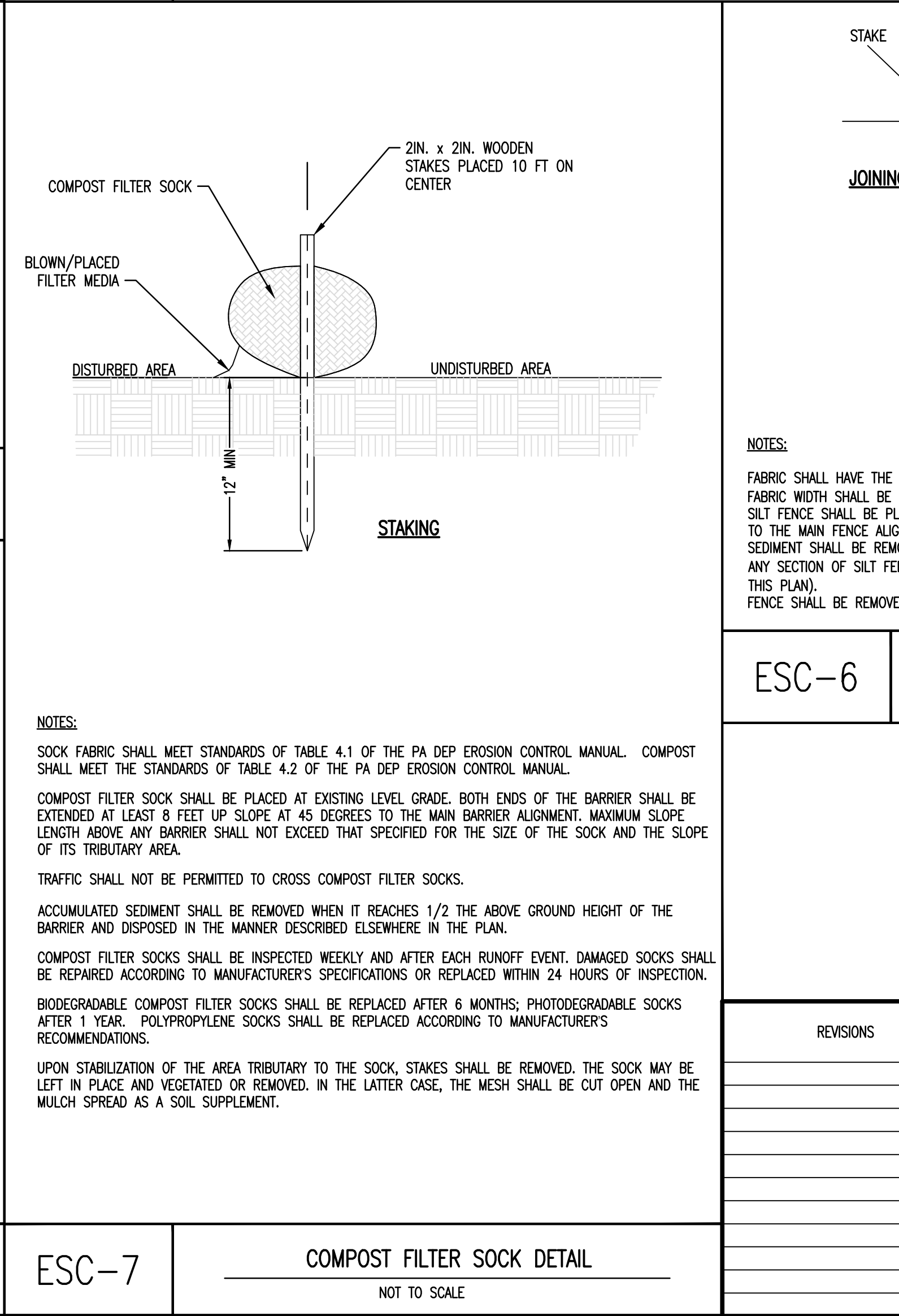
ESC-1 CONCRETE WASHOUT DETAIL DETAIL NOT TO SCALE



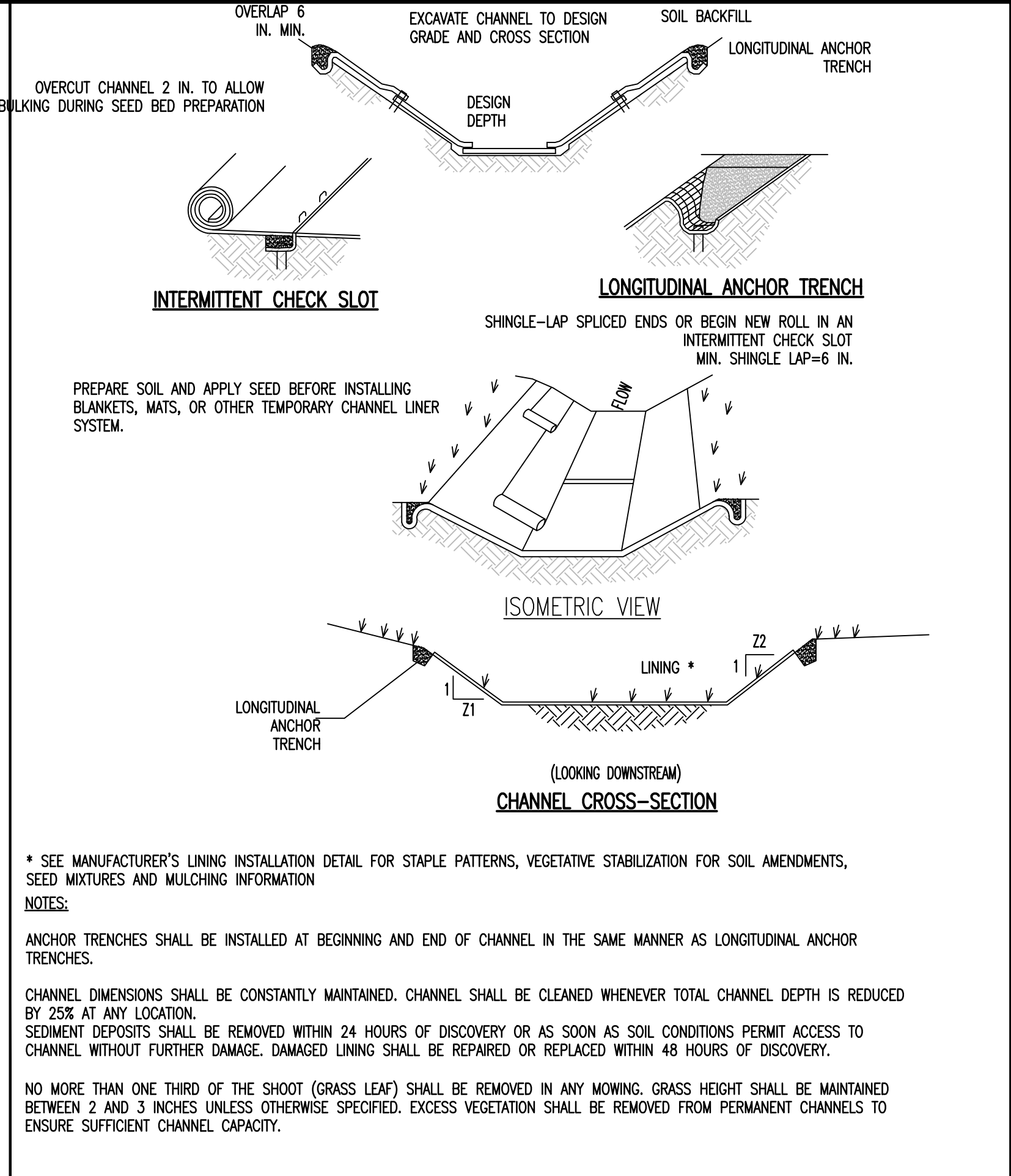
ESC-6 12" FILTREXX FILTERSOX STAKING DETAILS NOT TO SCALE



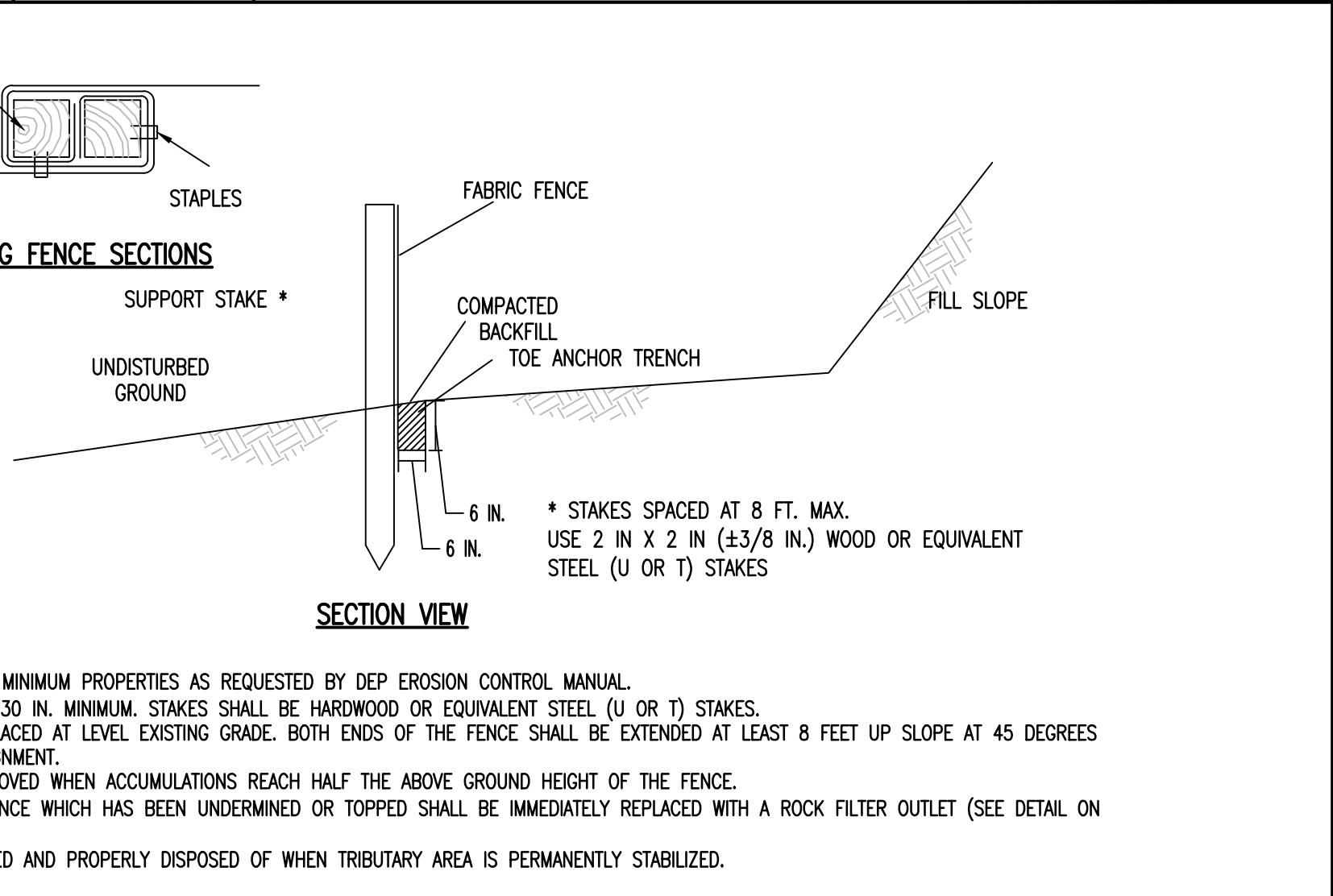
ESC-2 TREE PROTECTION DETAIL NOT TO SCALE



ESC-7 COMPOST FILTER SOCK DETAIL NOT TO SCALE



ESC-3 VEGETATED CHANNEL DEP DETAIL #6-1 NOT TO SCALE



ESC-6 STANDARD 18" HIGH SILT FENCE DEP DETAIL NOT TO SCALE

EROSION CONTROL DETAILS

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382

EAST GOSHEN TOWNSHIP, CHESTER COUNTY

PENNSYLVANIA

EQUITABLE OWNER

ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL

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SCALE: AS NOTED

DRAWING NAME: 407-1409 MANLEY RD-GD-DWG

DRAWN BY: G.S.MALOUF

DESIGNED BY: G. MALOUF

CHECKED BY: G. MALOUF

DATE: 8-1-2026

COMAL NO.: 2025-407

LAYOUT TITLE: 08

SHEET NO.: 08 OF 9

APPROVED BY

REV. NO.

DATE

REVISIONS

DEFINITIONS; WORD USAGE: EAST GOSHEN TOWNSHIP

1- ZONING ORDINANCE: ARTICLE I- SECTION 240-6

ACCESSORY BUILDING —A BUILDING, SUCH AS A PRIVATE GARAGE, PRIVATE SWIMMING POOL AND APPURTENANT BATHHOUSE, PRIVATE TOOLHOUSE, CHILDREN'S PLAYHOUSE OR A NONCOMMERCIAL GREENHOUSE, WHICH IS SUBORDINATE AND ACCESSORY TO A PRINCIPAL BUILDING ON THE SAME LOT AND WHICH IS USED FOR PURPOSES CUSTOMARILY INCIDENTAL TO THOSE OF THE PRINCIPAL BUILDING.

BUILDING —ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS, USED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY. "BUILDING" IS INTERPRETED AS INCLUDING "OR PART THEREOF."

BUILDING COVERAGE —THE RATIO OBTAINED BY DIVIDING THE GROUND FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT (INCLUDING COVERED PORCHES, CARPORTS AND BREEZEWAYS, BUT EXCLUDING OPEN BY THE TOTAL AREA OF THE LOT UPON WHICH THE BUILDINGS ARE LOCATED.

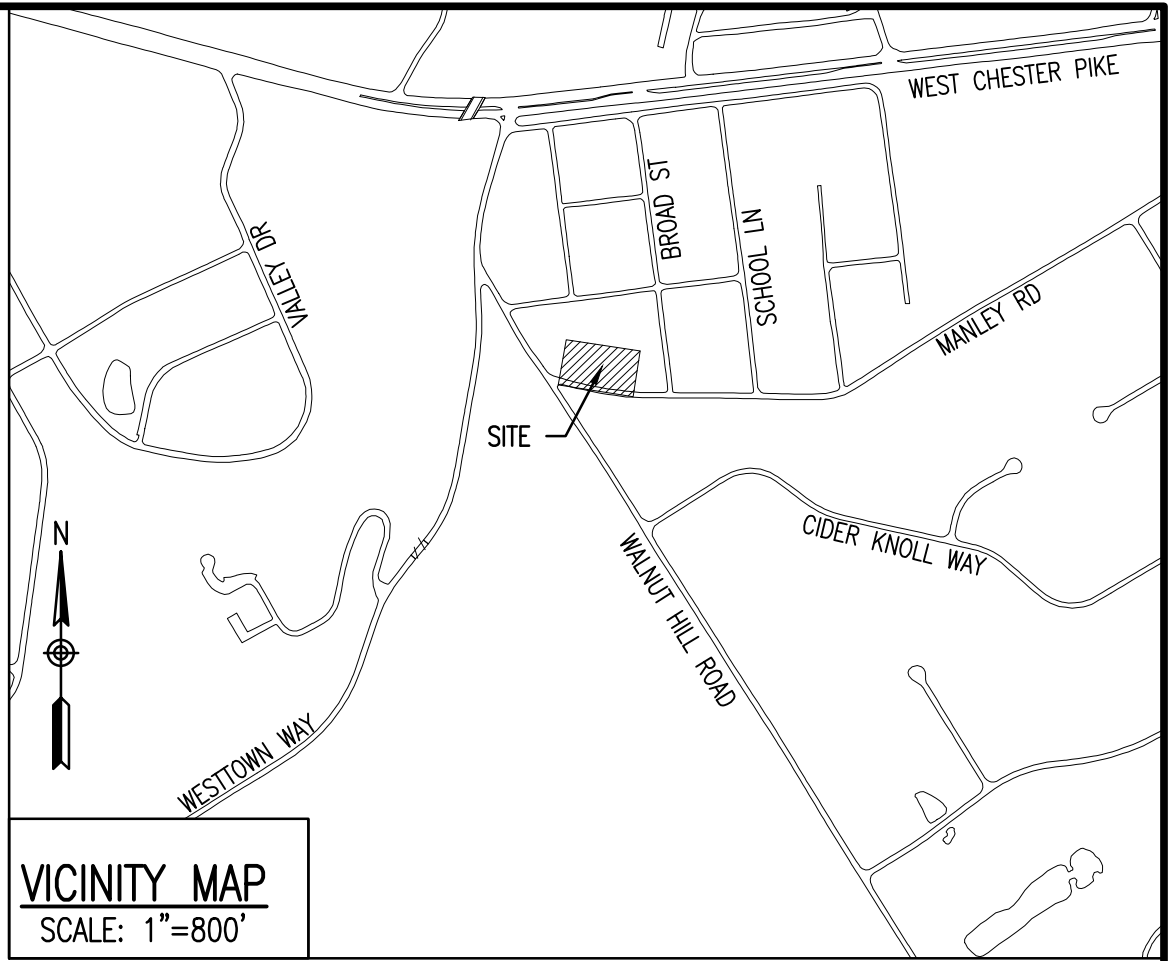
BUFFER YARD —A STRIP OF LAND WHICH MAY BE A PART OF THE MINIMUM SETBACK DISTANCE AND WHICH IS FREE OF ANY PRINCIPAL OR ACCESSORY BUILDING, PARKING, OUTDOOR STORAGE OR ANY OTHER USE OTHER THAN OPEN SPACE, INCLUDING PLANT SCREENING.

IMPERVIOUS COVERAGE —THE TOTAL AREA OF ALL IMPERVIOUS SURFACES ON A LOT (INCLUDING BUILDING COVERAGE) DIVIDED BY THE TOTAL LOT AREA. "IMPERVIOUS SURFACES" SHALL INCLUDE AREAS COVERED BY ROOFS, CONCRETE, ASPHALT OR OTHER MAN-MADE COVER WHICH HAS A COEFFICIENT OF RUNOFF OF 0.7 OR HIGHER. THE TOWNSHIP ENGINEER SHALL DECIDE ANY DISPUTE OVER WHETHER AN AREA IS IMPERVIOUS.

LOT AREA —THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT-OF-WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY STREET RIGHT-OF-WAY.

STEEP SLOPES —UNLESS OTHERWISE STATED, SHALL MEAN AREAS WITH A CHANGE IN ELEVATION EQUAL OR GREATER THAN 15%. SUCH SLOPES SHALL BE BASED UPON AND MAPPED USING TWO-FOOT CONTOURS, UNLESS ANOTHER INTERVAL IS PRE-APPROVED BY THE ZONING OFFICER (SEE §§ 240-25 THROUGH 240-28 CONCERNING STEEP SLOPE DEVELOPMENT). UNLESS OTHERWISE STATED, STEEP SLOPES THAT WERE CLEARLY MAN-MADE AND NOT NATURALLY STEEP SHALL NOT BE REGULATED BY THE STEEP SLOPE REGULATIONS OF THIS CHAPTER.

SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADDED 11-1-1999 BY ORD. NO. 129-G-99; AMENDED 2-22-2005 BY ORD. NO. 129-A-05]



VICINITY MAP
SCALE: 1"=800'

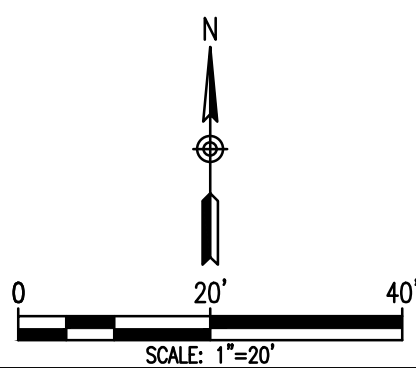
SITE DATA TABLE	
SURFACE TYPE	EXISTING (SF)
SITE AREA, BASE	60148
ROW AREA	7700
NET LOT AREA	52448
BUILDING COVERAGE	
HOUSE	1189
TOTAL BUILDING AREA=	1189
% BUILDING COVERAGE=	2.27
IMPERVIOUS COVER ⁽¹⁾	
DRIVEWAY	2953
WALLS	18
PATIO	463
STEPS	19
TOTAL IMPERVIOUS=	4642
% IMPERVIOUS	8.85

GENERAL NOTES:

- 1- THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY - DEED BOOK 11246 PAGE 965.
- 2- EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERING DATED 12/29/2025.
- 3- VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). SITE BENCHMARK IS LOCATED IN THE REAR NORTH-EAST CORNER OF THE PROPERTY: RIM OF SANITARY MANHOLE ELEVATION 363.55'
- 4- 100-YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE X DEFINED AS "AREA OF MINIMAL HAZARD". REFER TO FIRM MAP NUMBER 42029C0215G DATED SEPTEMBER 29, 2017. PANEL 215 OF 380.
- 5- PER THE NATIONAL WETLANDS INVENTORY WEBSITE, NO WETLANDS ARE FOUND ON SITE.
- 6- THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
- 7- DO NOT MEASURE OFF THIS PLAN.
- 8- THIS LOT IS SERVED BY PRIVATE WELL AND PUBLIC SEWER SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS..
- 9- RIGHT OF WAY SHOWN IS BASED ON A 33-FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED
- 10- HORIZONTAL BEARINGS BASED ON DEED BOOK 11246 PAGE 965.

SITE SURVEY PLAN

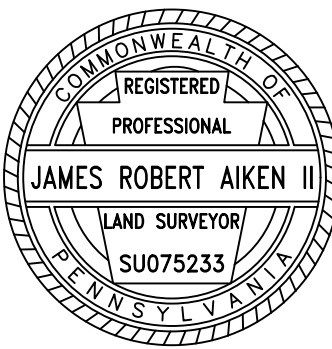
FOR
1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA
EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM



I HEREBY CERTIFY THIS PLAN AND THE RELATED SURVEY WORK WAS PREPARED AND PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE OF THE COMMONWEALTH OF PENNSYLVANIA. THIS CERTIFICATION IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

James Robert Aiken II

JAMES ROBERT AIKEN II, P.L.S.
LICENSE #: SU075233
FOR AND ON BEHALF OF GME ENGINEERING



REVISIONS	REV. NO.	DATE	APPROVED BY

GME ENGINEERING
BY ALPHA DESIGNS, LLC
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE. WEST CHESTER, PA 19382
PHONE: (610) 732-0707 EMAIL: GEORGESMALOUF111@GMAIL.COM
GMAIL: GJMALOUF@ALPHADESIGNS-PA.COM
WWW.ALPHADESIGNS-PA.COM

THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.

SCALE: AS NOTED	DRAWING NAME: 409_1409 MANLEY RD-S_JRA SEALED.DWG		
DRAWN BY: G.S.M.	DESIGNED BY: G. MALOUF	CHECKED BY: G. MALOUF	
DATE: 08/03/2026	COMAL NO.: 2025-407	LAYOUT TITLE: S1	SHEET NO.: 1 OF 1

LEGEND

EXISTING

- 124. MINOR CONTOUR LINE
- 125. MAJOR CONTOUR LINE
- +273.46. SPOT ELEVATION
- BUILDING
- LOT LINE
- ADJOINING LINE
- RIGHT OF WAY (ROW)
- SETBACK LINE
- DRIVEWAY
- STONE WALK
- CONCRETE WALK
- EXISTING WALL
- EXISTING GRAVEL AREA
- AREA SOUTH OF THE ROAD CENTERLINE
- TREE / TREE STUMP
- TREE LINE
- SHRUB LINE
- METES AND BOUNDS
- CURB
- EDGE OF PAVEMENT
- WATER LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- FENCE LINE
- STREET SOLID WHITE LINE
- STREET DOUBLE YELLOW LINE

EXISTING

- TP. SOIL TEST PIT
- LP. LIGHT POLE
- UP. LIGHT POLE
- SIGN
- FIRE HYDRANT
- WV. WATER VALVE
- IPF. IRON PIN FOUND
- MN. MONUMENT FOUND
- E. ELECTRIC METER
- G. GAS METER
- MH. SEWER MANHOLE
- CO. SEWER CLEANOUT
- MB. SEWER CLEANOUT

ABBREVIATIONS LEGEND:

10T. 10 INCHES TREE	AC. AIR CONDITION UNIT
BSL. BUILDING SETBACK LINE	CFS. COMPOST FILTER SOCK
CO. CLEANOUT	CR. CABLE RISER
OR. ELECTRIC	EP. EDGE OF PAVEMENT
FF. FINISH FLOOR	FY. FRONT YARD
G. GAS SERVICE	OFF. GARAGE FINISH FLOOR
GW. GUY WIRE	HYD. HYDRANT
IPF. IRON PIN FOUND	IPF&H. IRON PIN FOUND AND HELD
LP. LIGHT POLE	LOD. LIMITS OF DISTURBANCE
MH. SEWER MANHOLE	MON. MONUMENT FOUND
MB. MAIL BOX	MH. MANHOLE
OE. OVERHEAD ELECTRIC	PS. PERMANENT SEED
RY. REAR YARD	SF. SUPER SILT FENCE
SY. SIDE YARD	TP. SOIL TEST PIT
WV. WATER VALVE	

PARID: 5306F00320400

ZONING REGULATIONS

EAST GOSHEN TOWNSHIP

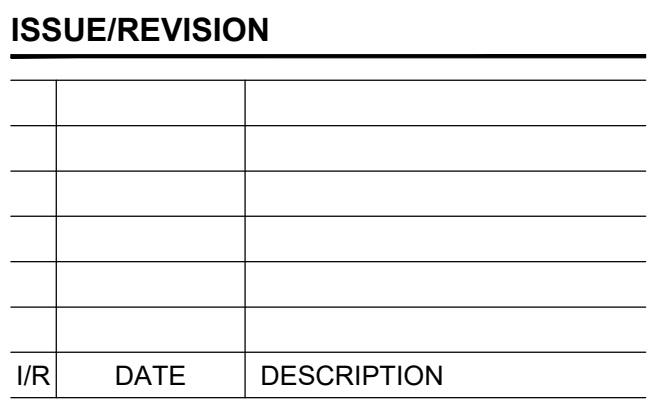
R-3: MEDIUM DENSITY SUBURBAN RESIDENTIAL

CHAPTER 240-ARTICLE II- SECTION 240-10

FOR SINGLE- FAMILY DETACHED DWELLING		
REQUIRED	EXISTING	
MIN LOT AREA- SF	18,000	52448
MIN LOT WIDTH @ BLDG. SETBACK LINE- FT	100	>150
MIN LOT WIDTH @ STREET LINE- FT	50	>25
MINIMUM FRONT YARD- FT	30	6.64
AVERAGE FRONT YARD ⁽¹⁾ - FT	40	N/A
MINIMUM SIDE YARD ⁽²⁾ - FT	20	126.10
MINIMUM REAR YARD- FT	30	127.96
MAXIMUM LOT COVERAGE:		
BY BUILDINGS- %	25	2.27
BY TOTAL IMPERVIOUS COVER- %	35	8.85
MAXIMUM BUILDING HEIGHT:		
STORIES	3	SEE BUILDING PLANS
FEET	30 FT	SEE BUILDING PLANS

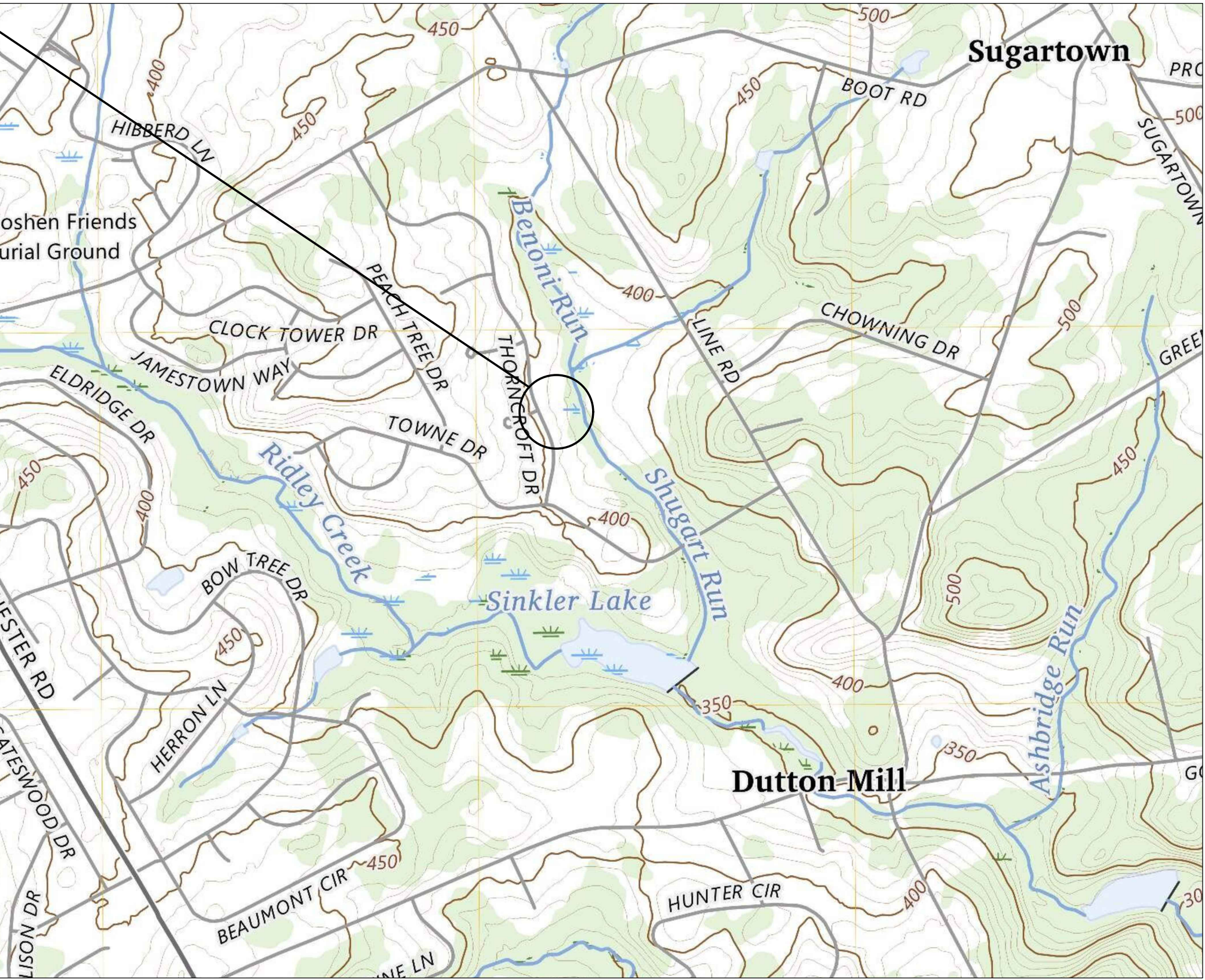
(1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.

(2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.



EAST GOSHEN TOWNSHIP LAND DEVELOPMENT PLANS FOR AQUA PA PFAS TREATMENT WELL PACKAGE A.4 - MAIN SYSTEM

SITE LOCATION:
THORNCROFT DR
WEST CHESTER, PA
LAT: 39.9920
LONG: -75.5245



HUNT COUNTRY LOCATION MAP

SCALE: 1" = 1000'

SCALE: 1" = 1000'

AUGUST 2026

SHEET INDEX

<u>SHEET NO.</u>	<u>TITLE</u>
20 G-001	HUNT COUNTRY - COVER SHEET
30 C-001	CIVIL LEGEND, ABBREVIATIONS, AND GENERAL NOTES
20 C-101	HUNT COUNTRY - SITE PLAN
99 C-501	DETAILS I
99 C-502	DETAILS II
99 C-503	E&S DETAILS I
99 C-504	E&S DETAILS II
99 C-505	E&S DETAILS III
99 C-506	PLANTING DETAILS

PROJECT

PFAS TREATMENT
WELL PACKAGE A.4
MAIN SYSTEM

CLIENT

AQUA PENNSYLVANIA, INC.

762 Lancaster Ave
Bryn Mawr, PA 19010
877.987.2782 tel
www.aquawater.com

CONSULTANT

AECOM
625 West Ridge Pk, Ste E-100
Conshohocken, PA 19428
610.234.5402 tel
www.aecom.com

CONSULTANTS

REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60754405

Designed By:	JJ
Drawn By:	DK
Dept Check:	BD
Proj Check:	BD
Date:	AUGUST 2026
Scale:	1" = 20'

DISCIPLINE

CIVIL

SHEET TITLE

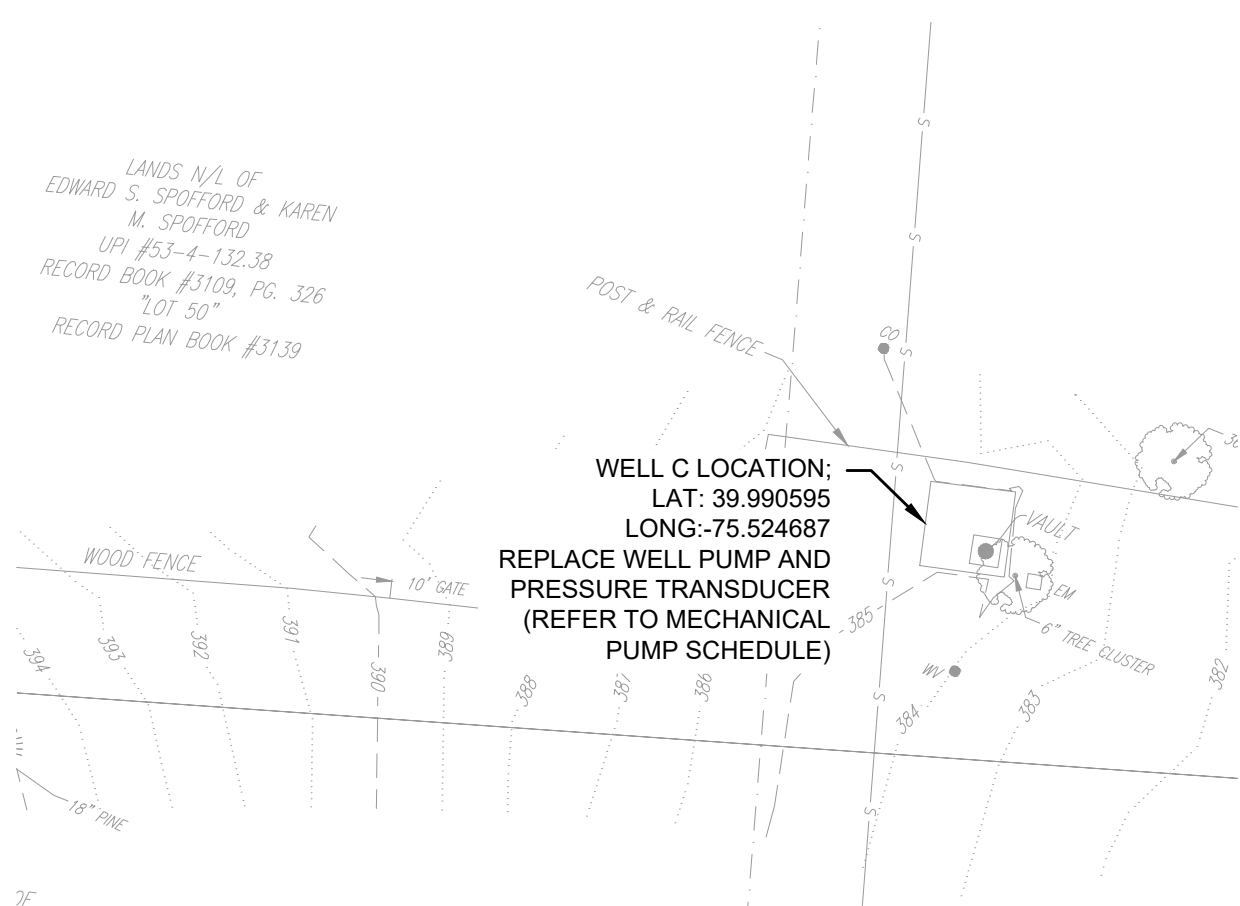
HUNT COUNTRY - SITE
PLAN

SHEET NUMBER

20 C-101

HUNT COUNTRY - SITE PLAN

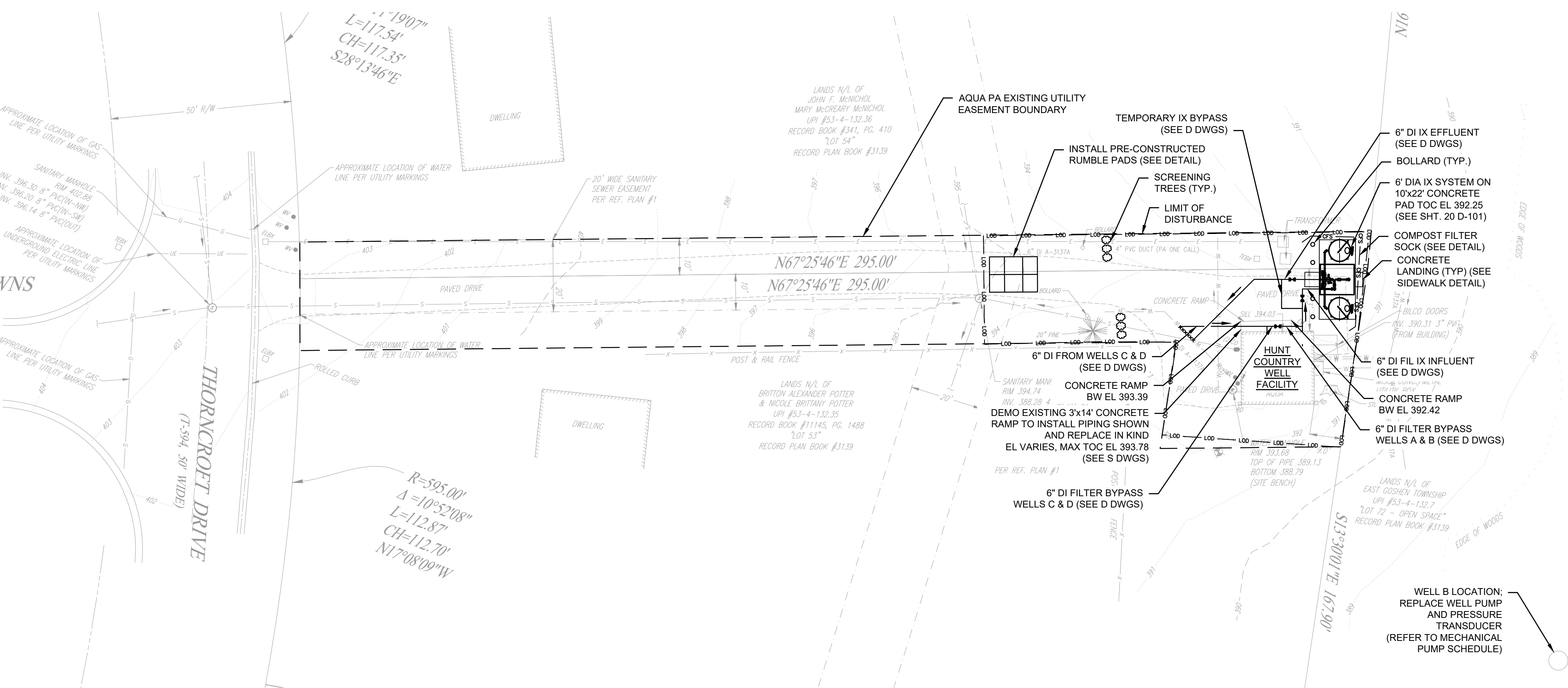
SCALE: 1" = 20'



WELL C LOCATION

SCALE: 1" = 20'

TABLE 2: ZONING INFORMATION	
ZONING DISTRICT	R-2
MAX. BUILDING HEIGHT	30'
TOTAL EXISTING IMPERVIOUS WITHIN EASEMENT	4,525 SQFT
TOTAL PROPOSED IMPERVIOUS	244 SQFT
REMOVAL OF EXISTING IMPERVIOUS	100 SQFT
PROPOSED NET IMPERVIOUS	144 SQFT



WELL A LOCATION;
LAT: 39.993326
LONG:-75.525261

REPLACE WELL PUMP AND PRESSURE TRANSDUCER
(REFER TO MECHANICAL PUMP SCHEDULE)



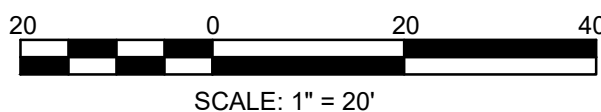
WELL A LOCATION

NOT TO SCALE

TABLE 1: SITE INFORMATION			
	LOT 53	LOT 54	AQUA PA UTILITY EASEMENT
ADDRESS	620 THORNCROFT DR, WEST CHESTER, PA 19380	622 THORNCROFT DR, WEST CHESTER, PA 19380	BETWEEN 620 AND 622 THORNCROFT DR, WEST CHESTER, PA 19380
PARCEL ID	53-4-132.35	53-4-132.36	N/A
ACREAGE	0.9229 ACRES (40,202 SQFT)	0.9749 ACRES (42,468 SQFT)	0.2365 ACRES (10,302 SQFT)

NOTES:

- FOR LEGEND, ABBREVIATIONS AND GENERAL NOTES, SEE SHEET 00 C-001.
- FOR DETAILS, SEE 99 SERIES OF CIVIL SHEETS.
- WELL B IS LOCATED AT THE SITE OF THE WELL HOUSE BUILDING. WELLS A, C, AND D ARE LOCATED AT SATELLITE LOCATIONS. SEE INSET MAPS.
- LIMIT OF DISTURBANCE: 4,504 SQFT.
- ALL EXISTING IMPERVIOUS WITHIN THE EASEMENT WAS INSTALLED PRIOR TO OCTOBER 22, 2003 (RECORD DRAWINGS 1986-87).





NOT TO SCALE

NOT TO SCALE

- ## GENERAL NOTES FOR PIPE TRENCHES



NOT TO SCALE



- ## PAVEMENT TRENCH REPAIR

NOT TO SCALE



NOT TO SCALE



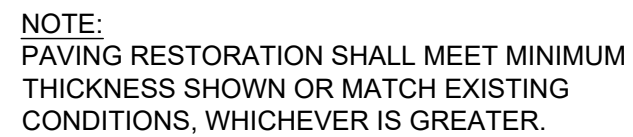
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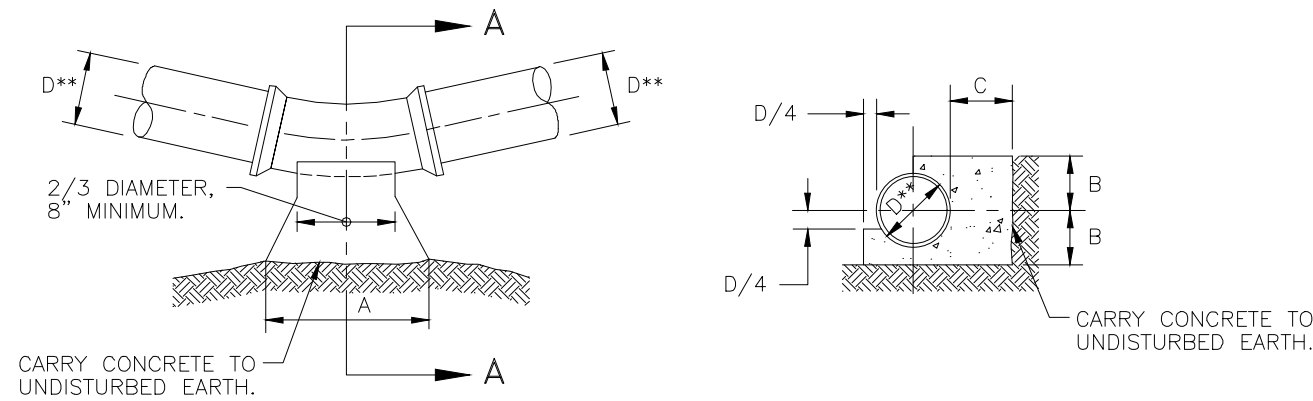
NOT TO SCALE



NOT TO SCALE

- NOTES:

- 99 C-501**



PLAN SECTION A-A

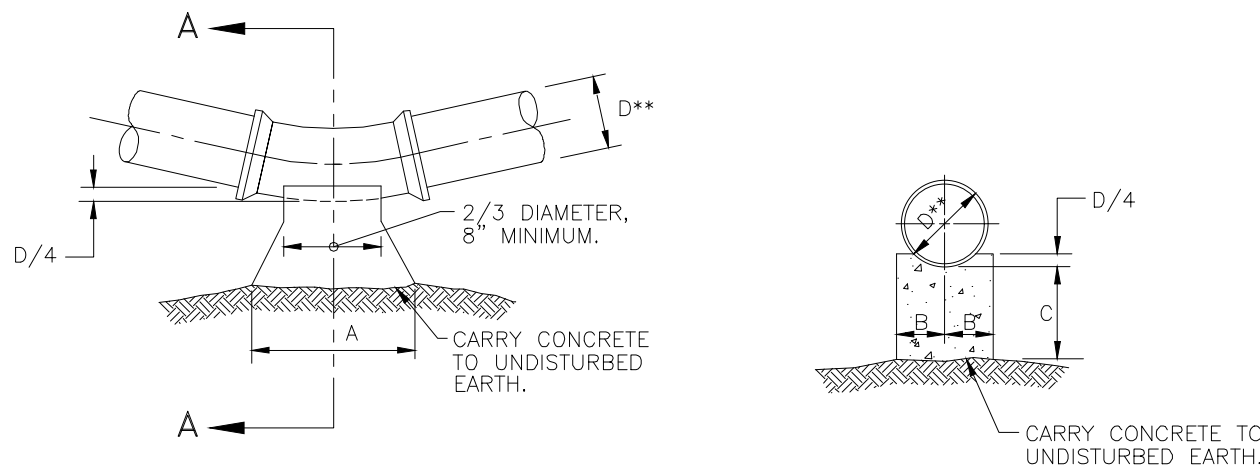
BUTTRISS FOR HORIZONTAL BENDS									
		PIPE SIZE							
		D**	4"	6"	8"	10"	12"	16"	20"
1/32 BEND	A	9"	9"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	
	B	9"	9"	9"	9"	1'-0"	1'-6"	2'-0"	1'-0"
1/16 BEND	A	C	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	2'-0"
	B	9"	9"	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	3'-0"
	C	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	3'-0"
1/8 BEND	A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	4'-0"	4'-6"	
	B	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-0"	2'-6"	
	C	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	3'-0"	4'-0"	
1/4 BEND	A	2'-6"	2'-6"	3'-0"	3'-6"	4'-0"	5'-6"		SITE
	B	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	2'-6"		SPECIFIC
	C	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"		DESIGN REQUIRED
D** INDICATES NOMINAL DIAMETER PIPE SIZES									

NOTES:

1. ALL CONCRETE TO BE MIX 3, $f'c = 3,500$ PSI AT 28 DAYS.
2. THE MINIMUM DIMENSION AS SHOWN IS BASED ON THE FOLLOWING CONDITIONS AND LIMITATIONS:
 - a. ALLOWABLE SOIL BEARING CAPACITY = 300 PSF.
 - b. OPERATING WATER PRESSURE = 150 PSI.
 - c. DEPTH FROM FINISHED GRADE TO TOP OF PIPE ASSUMED TO EQUAL 4'-0" OR DEEPER.
 - d. ELEVATION OF GROUNDWATER TABLE ASSUMED TO BE BELOW BOTTOM OF THE CONCRETE BLOCK.
3. ALL DIMENSIONS ARE MINIMUM EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH THE PIPE JOINTS OR NOT FACILITATE BOLT REMOVAL ON MECHANICAL JOINTS.
4. ALL DIMENSIONS ARE FOR DUCTILE IRON PIPE FITTINGS OR PVC PIPE WITH DUCTILE IRON PIPE FITTINGS.

BUTTRESS FOR HORIZONTAL BENDS

SCALE: NTS



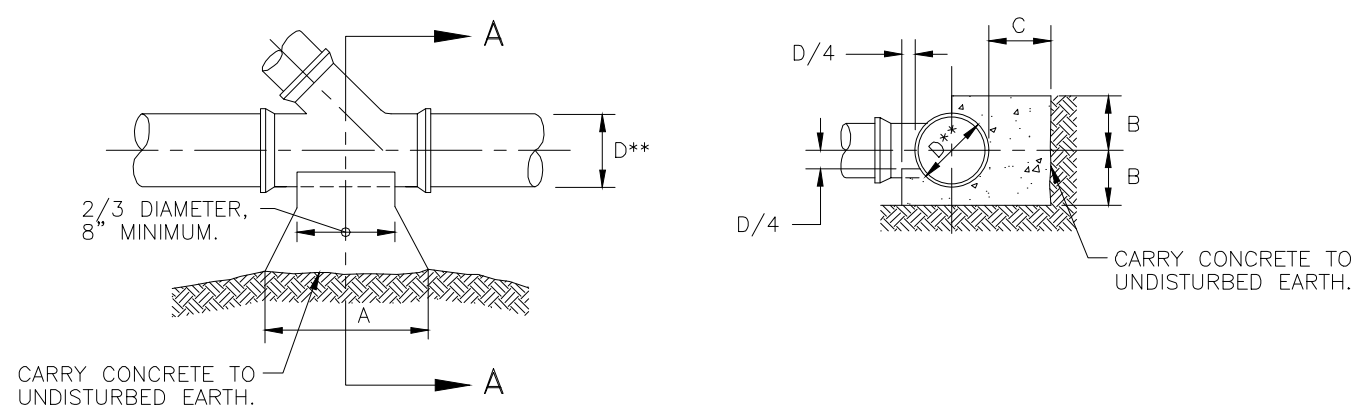
SECTION A-A

BUTTRISS FOR LOWER VERTICAL BENDS									
		PIPE SIZE							
		D**	4"	6"	8"	12"	16"	20"	
1/32 BEND	A	1'-0"	1'-0"	1'-6"	1'-6"	1'-6"	2'-0"	3'-0"	3'-0"
	B	6"	6"	6"	9"	9"	1'-0"	1'-0"	
	C	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	
1/16 BEND	A	1'-0"	1'-6"	2'-0"	2'-0"	2'-0"	3'-0"	4'-0"	
	B	6"	6"	9"	1'-0"	1'-0"	1'-0"	1'-6"	
	C	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	
1/8 BEND	A	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	4'-0"	5'-0"	
	B	6"	6"	9"	1'-0"	1'-6"	2'-0"	2'-6"	
	C	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	2'-0"	

D** INDICATES NOMINAL DIAMETER PIPE SIZES

NOTES:

1. ALL CONCRETE TO BE MIX 3, $f'_c = 3,500$ PSI AT 28 DAYS.
2. THE MINIMUM DIMENSION AS SHOWN IS BASED ON THE FOLLOWING CONDITIONS AND LIMITATIONS:
 - a. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF
 - b. OPERATING WATER PRESSURE = 150 PSI
 - c. DEPTH FROM FINISHED GRADE TO TOP OF PIPE ASSUMED TO EQUAL 4'-0" OR DEEPER.
 - d. ELEVATION OF THE TOP OF THE PIPE SHALL BE BELOW BOTTOM OF THE CONCRETE BLOCK.
3. ALL DIMENSIONS ARE MINIMUM EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH THE PIPE JOINTS OR NOT FACILITATE BOLT REMOVAL ON MECHANICAL JOINTS.
4. ALL DIMENSIONS ARE FOR DUCTILE IRON PIPE FITTINGS OR PVC PIPE WITH DUCTILE IRON PIPE FITTINGS. SPECIFIC SHALL REQUIRE.



SECTION A-A

BUTTRESS FOR WYE CONNECTION							
PIPE SIZE							
D**	4"	6"	8"	10"	12"	16"	20"
A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	4'-0"	4'-6"
B	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-0"	2'-6"
C	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	3'-0"	4'-0"
D** INDICATES NOMINAL DIAMETER PIPE SIZES							

NOTES:

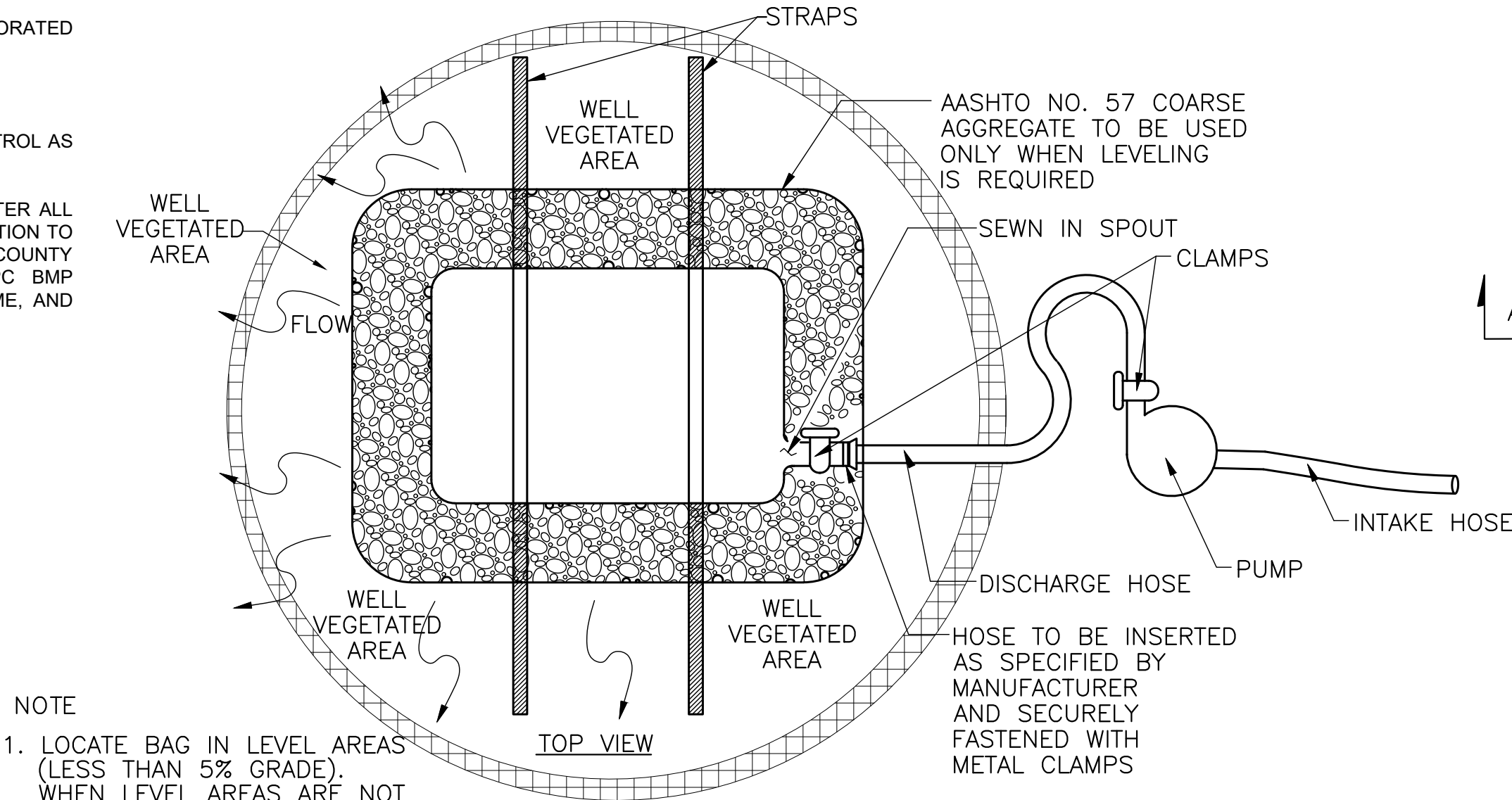
1. ALL CONCRETE TO BE MIX 3, $f'_c = 3,500$ PSI AT 28 DAYS.
2. THE MINIMUM DIMENSION AS SHOWN IS BASED ON THE FOLLOWING CONDITIONS AND LIMITATIONS:
 - a. ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF.
 - b. OPERATING WATER PRESSURE = 150 PSI.
 - c. DEPTH FROM FINISHED GRADE TO TOP OF PIPE ASSUMED TO EQUAL 4'-0" OR DEEPER.
 - d. ELEVATION OF GROUNDWATER TABLE ASSUMED TO BE BELOW BOTTOM OF THE CONCRETE BLOCK.
3. ALL DIMENSIONS ARE MINIMUM EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH THE PIPE JOINTS OR NOT FACILITATE BOLT REMOVAL ON MECHANICAL JOINTS.
4. ALL DIMENSIONS ARE FOR DUCTILE IRON PIPE FITTINGS OR PVC PIPE WITH DUCTILE IRON PIPE FITTINGS.

BUTTRESS FOR WYE CONNECTION

SCALE: NTS

EROSION AND SEDIMENTATION CONTROL NOTES

- CONDUCT ALL EARTH DISTURBANCE ACTIVITIES WITHIN THE LIMIT OF DISTURBANCE. CLEARLY MARK THE LIMIT OF DISTURBANCE PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES.
- STABILIZED DISTURBED AREAS THAT ARE TO BE IMMEDIATELY STABILIZED BEFORE THE END OF EACH WORKING DAY.
- PERMANENTLY STABILIZE DISTURBED AREAS PROMPTLY AFTER FINAL EARTH MOVING HAS BEEN COMPLETED. WHERE IT IS NOT POSSIBLE TO PROVIDE PERMANENT STABILIZATION, PROMPTLY IMPLEMENT INTERIM STABILIZATION MEASURES AND MAINTAIN UNTIL FINAL STABILIZATION CAN BE ACHIEVED.
- CLEAN UP DISCARDED MATERIAL AND DEBRIS WITHIN EACH SCHEDULED SECTION OF CONSTRUCTION IMMEDIATELY AFTER COMPLETION OF EACH SECTION. MAINTAIN AN AREA THAT IS CLEAN AND FREE OF ANY MATERIAL RESULTING FROM THE WORK.
- FOR MATERIALS THAT MAY REQUIRE SPECIAL DISPOSAL (SUCH AS DISCARDED HAZARDOUS MATERIALS), ENSURE THE MATERIAL IS DISPOSED OF AT A FACILITY PERMITTED TO ACCEPT SUCH MATERIALS.
- ENSURE THAT ALL OFF-SITE WASTE AND BORROW SITES HAVE AN APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
- ENSURE ALL FILL MATERIAL BROUGHT ON SITE IS CLEAN FILL. CLEAN FILL IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S MANAGEMENT OF FILL POLICY.
- PLACE EARTHEN FILL IN COMPACTED LAYERS NOT EXCEEDING 9 INCHES IN THICKNESS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHOULD NOT BE INCORPORATED INTO FILLS.
- DO NOT PLACE FILL ON SATURATED OR FROZEN SURFACES.
- ASSIGN A QUALIFIED INDIVIDUAL TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT POLLUTION CONTROL AS THE OPERATOR/RESPONSIBLE PERSON (O/RP) TO PERFORM THE DUTIES DESCRIBED HEREIN.
- DIRECT THE O/RP TO PERFORM VISUAL INSPECTIONS OF ALL E&SPC BMPs ON A WEEKLY BASIS AND AFTER ALL RUNOFF EVENTS TO ENSURE PROPER INSTALLATION AND MAINTENANCE TO EFFECTIVELY MINIMIZE POLLUTION TO WATERS OF THE COMMONWEALTH. SUBMIT A WRITTEN REPORT TO THE ENGINEER AND BUCKS COUNTY CONSERVATION DISTRICT. INCLUDE AT A MINIMUM (1) A SUMMARY OF SITE CONDITIONS, E&SPC BMP IMPLEMENTATION, MAINTENANCE ACTIVITIES, AND COMPLIANCE ACTIONS, AND (2) THE DATE, TIME, NAME, AND SIGNATURE OF THE O/RP WHO PERFORMED THE INSPECTION.



- NOTES:
- INSTALL ON FLAT (<2%) GRADE FOR OPTIMUM PERFORMANCE.
 - 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
 - A SUITABLE IMPERMEABLE GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
 - DO NOT PLACE WASHOUT FACILITY WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.
 - CONCRETE WASHOUT IS INCIDENTAL TO RESPECTIVE CONCRETE CONSTRUCTION ITEMS.

SITE INFORMATION			
	CH. 93 DESIGNATED USE	IMPAIRMENTS REQUIRING ANTIDEGRADATION ANALYSIS	ABACT REQUIRED? (Y/N)
DEER RUN	HQ-TSF	NONE	Y
HUNT COUNTRY	HQ-TSF	NONE	Y
IVY RIDGE	TSF	EUTROPHICATION, FLOW REGIME MODIFICATION	Y
MEYERS TRACT	TSF	SILTATION, FLOW REGIME MODIFICATION	Y
PEDDLERS VIEW	HQ-CWF	FLOW REGIME MODIFICATION, HABITAT ALTERATIONS, SILTATION	Y
*ABACT IS REQUIRED FOR RECEIVING STREAMS WITH A CH. 93 DESIGNATED USE OF HIGH QUALITY (HQ) OR EXCEPTIONAL VALUE (EV) OR IF THE STREAM HAS IMPAIRMENTS REQUIRING ANTIDEGRADATION ANALYSIS. **IMPAIRMENTS REQUIRING ANTIDEGRADATION ANALYSIS ACCORDING TO THE 2024 DEP INTEGRATED WATER QUALITY REPORT INCLUDE: SILTATION, TURBIDITY, TSS, ALGAE, EUTROPHICATION, NUTRIENTS, FLOW REGIME MODIFICATION, AND HABITAT ALTERATIONS			

AECOM

PROJECT

PFAS TREATMENT
WELL PACKAGE A.4
MAIN SYSTEM

CLIENT

AQUA PENNSYLVANIA, INC.

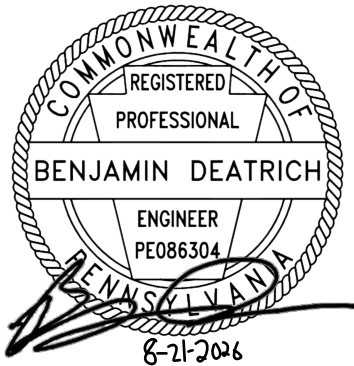
762 Lancaster Ave
Bryn Mawr, PA 19010
877.987.2782 tel
www.aquawater.com

CONSULTANT

AECOM
625 West Ridge Pk, Ste E-100
Conshohocken, PA 19428
610.234.5402 tel
www.aecom.com

CONSULTANTS

REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60754405

Designed By:	JJ
Drawn By:	JJ
Dept Check:	BD
Proj Check:	BD
Date:	AUGUST 2026
Scale:	-

DISCIPLINE

CIVIL

SHEET TITLE

E&S DETAILS I

SHEET NUMBER

99 C-503

D

C

B

A

SEEDING NOTES

1.

SOIL SUPPLEMENTS AND SEEDING WILL BE IN ACCORDANCE WITH SECTION 408 OR OTHER APPROVED SPECIAL PROVISIONS.
2.

ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 4 DAYS UPON REACHING FINISHED GRADE. ROLLED EROSION CONTROL PRODUCTS SHALL BE INSTALLED IN SEEDED AREAS WITH 50 FEET OF SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, ACCORDING TO THE STANDARDS OF THIS PLAN.
3.

WITHIN 4 DAYS AFTER EARTH DISTURBANCE CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. NON-GERMINATING MONTHS, MULCH, OR ROLLED EROSION CONTROL PRODUCTS SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITH 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATE WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
4.

STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.

SEEDING APPLICATION DATES:

1.

SPREAD SEEDS WHERE INDICATED AND AT THE RATES AS INDICATED. SPREAD SEEDS WITHIN THE FOLLOWING DATES, OR OTHERWISE INDICATED OR DIRECTED.
- 1.1.

FORMULA B,AND D - MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 15
- 1.2.

FORMULA RG - APRIL 1 TO JUNE 15, AUGUST 16 TO SEPTEMBER 15
- 1.3.

FORMULA E - MARCH 15 TO OCTOBER 15
- *

FOR INFORMATION ONLY. REFER TO PADOT'S PUBLICATION 408, SECTION 804 AND 805 FOR COMPLETE REGULATORY SPECIFICATION.

EXTEND SEEDING DATES WHERE PROJECT CONDITIONS WARRANT. APPLY FULL TREATMENT OR APPLY ONLY 50% OF THE PERMANENT SEEDING AND SOIL SUPPLEMENTS AND APPLY THE REMAINING 50% WITHIN THE NEXT SEEDING DATES, AS DIRECTED IN WRITING.

USE TILLAGE AND SOIL SUPPLEMENTS BEFORE PERMANENT SEEDING ON TOPSOILED AREAS, WHERE TEMPORARY SEEDING OR MULCHING HAS BEEN APPLIED.

THE CONTRACTOR MAY APPLY PERMANENT SEED AND/OR SOIL SUPPLEMENTS WITHOUT TILLING ON UNTOPSOILED AREAS, WHERE TEMPORARY SEEDING OR MULCHING HAS BEEN APPLIED.

SCHEDULE OF SEEDING AND SOIL SUPPLEMENTS	
SEEDING AND SOIL SUPPLEMENT FORMULA	APPLICATION
B	NONSTEEP AREAS (LESS THAN 4:1) HIGHLY MAINTAINED AND MOWED SURFACES. USE ONLY ON TOPSOIL
D	CUT/FILL SLOPES GREATER THAN 3:1 AND VEGETATED SWALE
RG	RAIN GARDEN
E	TEMPORARY SEEDING

MULCHING NOTES

MULCHING SEEDED AREAS:

1.

PLACE MULCH IMMEDIATELY AFTER SEEDING OR WITHIN 48 HOURS AFTER SEEDING IS COMPLETED. UNLESS OTHERWISE INDICATED, PLACE ONLY STRAW OR WOOD FIBER OVER TOPSOILED AREAS. USE HAY, STRAW, OR WOOD FIBER IN OTHER AREAS, AS INDICATED OR SPECIFIED.
2.

PLACE HAY OR STRAW UNIFORMLY, IN A CONTINUOUS BLANKET, AT A MINIMUM RATE OF 1,200 POUNDS PER 1,000 SQUARE YARDS, OR AS OTHERWISE INDICATED. IF DIRECTED, INCREASE THE RATE OF APPLICATION, DEPENDING UPON THE MATERIAL USE, SEASON, SOIL CONDITIONS, OR METHOD OF APPLICATION. AN ACCEPTABLE MECHANICAL BLOWER MAY BE USED TO APPLY MULCH. DO NOT USE MACHINE THAT CUT MULCH INTO SHORT PIECES. ANCHOR MULCH WITH SPECIFIED MULCH BINDERS AT THE FOLLOWING RATES:

2.1.

RECYCLED CELLULOSE FIBER: 160 POUNDS PER 1,000 SQUARE YARDS.

2.2.

WOOD FIBER: 160 POUNDS PER 1,000 SQUARE YARDS.

2.3.

NONASPHALTIC EMULSION: AT MANUFACTURER'S RECOMMENDED RATE.

2.4.

POLYVINYL ACETATE: AT MANUFACTURER'S RECOMMENDED RATE.

2.5.

RECYCLED CELLULOSE FIBER/WOOD FIBER MIXTURE: 160 POUNDS PER 1,000 SQUARE YARDS.
3.

THE MULCH BINDER APPLICATION IS INCIDENTAL TO THE APPLICATION OF STRAW AND HAY MULCH.
4.

APPLY WOOD FIBER MULCH HYDRAULICALLY ACCORDING TO THE MANUFACTURER'S TANK-MIXING INSTRUCTION. IT MAY BE INCORPORATED AS AN INTEGRAL PART OF THE SLURRY AFTER THE SEED AND SOIL SUPPLEMENTS HAVE BEEN THOROUGHLY MIXED. APPLY UNIFORMLY AT THE RATE OF 320 POUNDS PER 1,000 SQUARE YARDS, UNLESS OTHERWISE INDICATED.
5.

MULCH TEMPORARY SEEDED AREAS WITH HAY.

MULCHING PLANTED AREAS:

1.

INDIVIDUAL PLAN PITS UNIFORMLY APPLY TO DESIGNATED MULCH SPECIFIC INSPECTION 805.2(A)2 TO THE ENTIRE PLANT PIT TO A LOOSE DEPTH OF 3 INCHES AND AS SHOWN ON THE STANDARD DRAWING. APPLY MULCH WITHIN 48 HOURS AFTER COMPLETION OF THE PLANTING OPERATION.
2.

PLANING BEDS COVER DESIGNATED SHRUB BEDS WITH MULCH OR MULCH AND WEED BARRIER MAT OR MULCH AND WEED CONTROL MAT AS INDICATED. SECURE MAT THE TO THE SOIL SURFACE WITH STAPLES OR OTHER APPROVED ANCHORING DEVICES AT A MAXIMUM INTERVAL SPACING OF 3 FEET AND ALONG ALL EDGES AND OVERLAPS. OVERLAP MAT EDGE WITH 2 INCH MINIMUM.
3.

UNIFORMLY APPLY A DESIGNATED MULCH SPECIFIED IN SECTION 805.2(A)2 OVER THE ENTIRE BED AREA TO A LOOSE DEPTH OF 3 INCHES. REDISTRIBUTE EXCESSIVE MULCH DEPTH. TAPER MULCH AT PLANT PIT. APPLY MAT AND MULCH WITHIN 48 HOURS AFTER COMPLETION OF THE PLANTING OPERATION.

MULCH APPLICATION RATES

MULCH TYPE	APPLICATION RATE (MIN.)			NOTES
	PER ACRE	PER 1,000 SQ FT	PER 1,000 SQ YD	
STRAW	3 TONS	140 LB	1,240 LB	EITHER WHEAT OR OAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN
HAY	3 TONS	140 LB	140 LB	TIMOTHY, MIXED CLOVER AND TIMOTHY OR OTHER NATIVE FORAGE GRASSES
WOOD CHIPS	4 - 6 TONS	185-275 LB	1,650-2,500 LB	MAY PREVENT GERMINATION OF GRASSES AND LEGUMES
HYDROMULCH	1 TON	47 LB	415 LB	SEE LIMITATIONS ABOVE

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

SOIL AMENDMENT	PERMANENT SEEDING APPLICATION RATE			NOTES
	PER ACRE	PER 1,000 SQ FT	PER 1,000 SQ YD	
AGRICULTURAL LIME	6 TONS	240 LB	2,480 LB	OR AS PER SOIL TEST; MAY NOT BE REQUIRED IN AGRICULTURAL FIELDS
10-20-20 FERTILIZER	1,000 LB	25 LB	210 LB	
TEMPORARY SEEDING APPLICATION RATE				
AGRICULTURAL LIME	1 TON	40 LB	410 LB	TYPICALLY NOT REQUIRED FOR STOCKPILES
10-10-10 FERTILIZER	500 LB	12.5 LB	100 LB	



PROJECT

PFAS TREATMENT
WELL PACKAGE A.4
MAIN SYSTEM

CLIENT

AQUA PENNSYLVANIA, INC.

762 Lancaster Ave
Bryn Mawr, PA 19010
877.987.2782 tel
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CONSULTANTS

REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60754405

Designed By:	JJ
Drawn By:	JJ
Dept Check:	BD
Proj Check:	BD
Date:	AUGUST 2026
Scale:	1" = 20'

DISCIPLINE

CIVIL

SHEET TITLE

E&S DETAILS III

SHEET NUMBER

99 C-505

5

4

3

2

1

5

4

3

2

1

PLANTING NOTES:

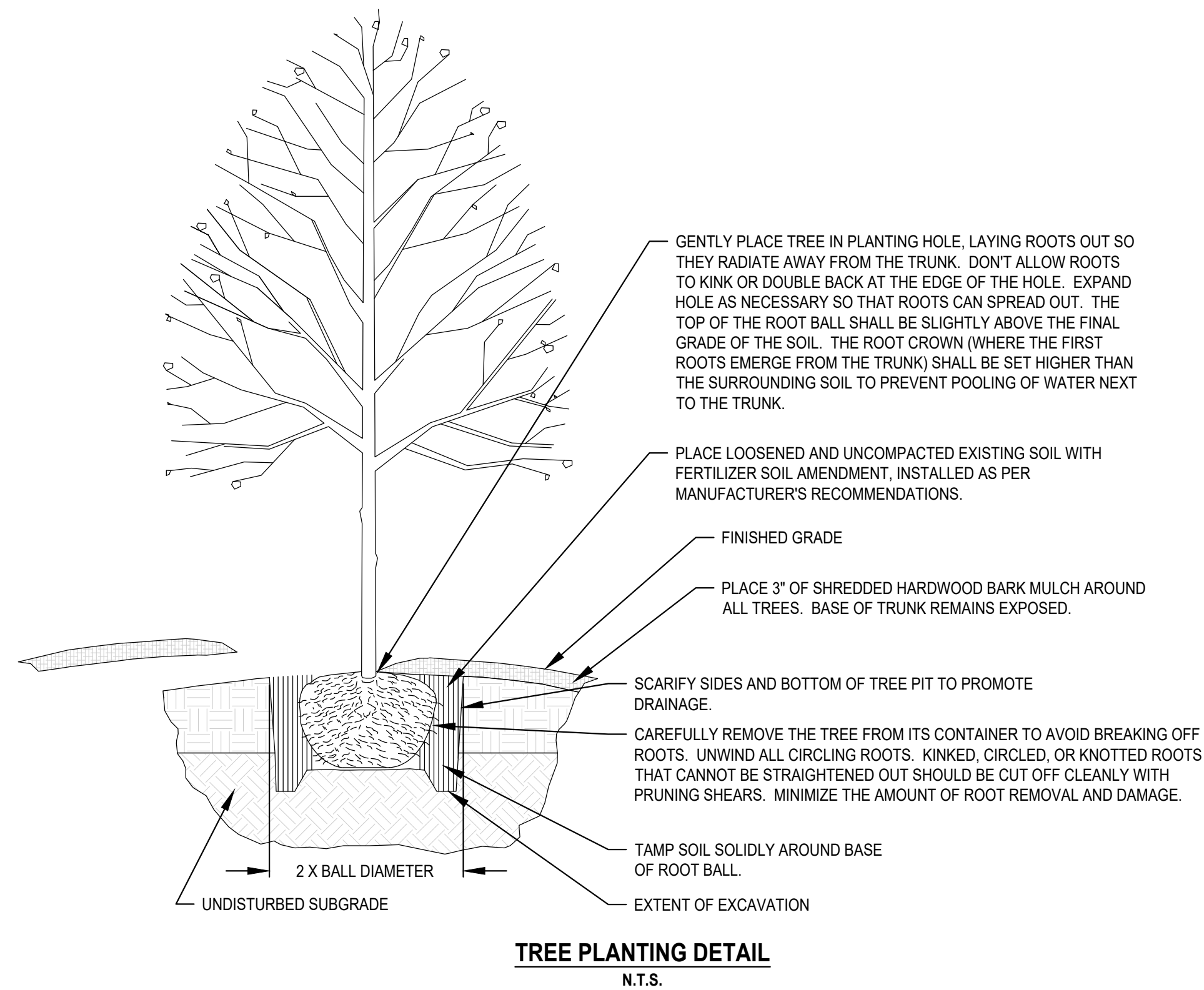
1. THE CONTRACTOR SHALL COORDINATE THIS WORK WITH OTHER CONTRACTORS SERVING THE SITE.
2. CONTRACTOR SHALL STAKE OUT PLANTING ZONES FOR REVIEW BY OWNER OR ENGINEER PRIOR TO INSTALLING PLANTS.
3. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
6. THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES, AND OTHER ELEMENTS, AND COORDINATE WITH THE DESIGN PROFESSIONAL PRIOR TO INITIATING OPERATIONS. THE CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF LANDSCAPE CONSTRUCTION.
8. REFER TO THE SPECIFICATION FOR LANDSCAPE INSTALLATION, MAINTENANCE, WATERING, AND WARRANTY TERMS.
9. CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIALS INDICATED ON PLANS TO REMAIN. ALL PLANT MATERIAL INDICATED TO REMAIN THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITH THE SAME SIZE, QUALITY, AND TYPE OF PLANT MATERIAL OR AS REQUIRED BY THE LOCAL REVIEWING AUTHORITY, WHICHEVER HAS A GREATER RECOMPENSE VALUE.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
11. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWING AND FIELD CONDITIONS TO THE DESIGN PROFESSIONAL PRIOR TO STARTING CONSTRUCTION. FOLLOW THE DESIGN PROFESSIONAL'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.
12. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING.
13. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
14. OWNERS REPRESENTATIVE SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
15. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND COMPOSITION OF PLANTING SOIL MIXTURE.
16. PLANT CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. NEVER LIFT OR HANDLE THE TREE BY THE TRUNK.
17. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE STABILIZED WITH THE APPROPRIATE MEASURE AS SPECIFIED ON THE PLANTING PLAN AND SPECIFICATIONS.
18. MULCHING SHALL BE COMPLETED WITHIN 48 HOURS AFTER PLANTING OF NEW PLANT MATERIAL. MULCH SHALL BE SPREAD TO A MINIMUM DEPTH OF 4" FOR INDIVIDUALLY PLANTED TREES AND SHRUBS AND SHOULD COVER THE ENTIRE EXCAVATED PIT AREA OF EACH PLANT.
19. PLANTS SHALL BE SPACED ACCORDING TO PLANT SCHEDULE WITH A DIVERSITY OF SPECIMENS SPREAD THROUGHOUT THE PLANTING ZONE.
20. IF POSSIBLE, PLANTS SHOULD BE PURCHASED FROM A SOURCE NEAR THE INSTALLATION SITE FOR THE BEST CHANCE OF SURVIVAL, BECAUSE THEY WILL BE WELL-ADAPTED TO LOCAL SOIL AND CLIMATIC CONDITIONS.
21. PLANT DENSITIES, QUANTITIES, AND AREAS SHOWN IN PLANTING SCHEDULES ARE FOR CONVENIENCE ONLY AND MAY NOT BE ACCURATE WITH AS-BUILT CONDITIONS. CONTRACTOR SHALL SUBMIT ESTIMATES FOR PLANT DENSITIES AND PLANTING AREAS IN THE PLANTING PLAN.

PLANT SYMBOLS:



THUJA GREEN GIANT ARBORVITAE

HUNT COUNTRY WELL TREATMENT FACILITY PLANT SCHEDULE						
QUANTITY	ABBRV.	SCIENTIFIC NAME	COMMON NAME	HEIGHT	CALIPER	ROOT
6	GA	THUJA PLICATA X STANDISHII 'GREEN GIANT'	THUJA GREEN GIANT ARBORVITAE	5-6'	--	#3 CONT

**AECOM**

PROJECT

PFAS TREATMENT WELL PACKAGE A.4 MAIN SYSTEM

CLIENT

AQUA PENNSYLVANIA, INC.

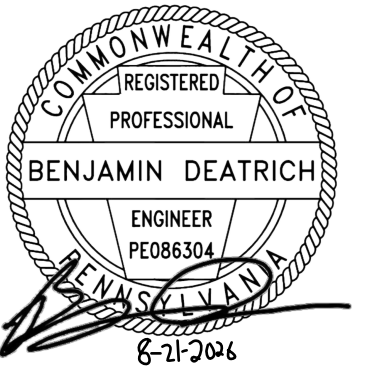
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CONSULTANTS

REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

60754405

Designed By:	JJ
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Drawn By:	JJ
Reviewed By:	BB

Proj Check:	BD
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Date:	AUGUST 2026
-------	-------------

Scale: _____ -

DISCIPLINE

CIVIL

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

99 C-506

August 2026

Kelly A. Krause
Director of Code Enforcement,
Zoning Officer
East Goshen Township

RE: Hunt Country Well Treatment Facility – Land Development & Conditional Use Application

Dear Ms. Krause,

Aqua Pennsylvania, Inc. (Aqua) owns and operates the Hunt Country Well Treatment Facility located in East Goshen Township, on an easement within 620 and 622 Thorncroft Drive, West Chester, PA 19380. On behalf of Aqua, AECOM is submitting the Hunt Country Well Treatment Facility PFAS Improvements project to East Goshen Township for a land development permit and conditional use permit as well as the associated fees. The project will install PFAS treatment vessels on a concrete pad exterior to the existing building to follow the new Environmental Protection Agency maximum contaminant levels for PFAS. Aqua will also replace the well pump at the four existing well locations. This is considered a maintenance activity with no disturbance. Aqua is requesting conditional use within the R-2 district in accordance with Section 240-9C(9) of the Township code which allows use for a public utility facility. The facility complies with the standards set forth in Township Code Section 240-31C(3)(aa) which regulates public utility facilities.

The following attachments are included alongside this letter:

- Attachment A – Land Development Application
- Attachment B – Conditional Use Application
- Attachment C – County Act 247
- Attachment D – Stormwater Management Worksheet
- Attachment E – Sealed Civil Plans
- Attachment F – Easement Record
- Attachment G – Chester County Response Letter to Act 67 and 68

The Act 247 County review fees have not been included because, on July 30, 2026, AECOM spoke with the Chester County Planning Commission and was advised that the applicable review fees will be invoiced upon completion of the Commission's review.

Due to the scope of the proposed improvements, we formally request a waiver for the landscaping plan, conservancy plan, traffic study, and water study. The proposed site plan specifies landscaping in the form of screening trees and includes relevant details. The proposed work is outside of the floodplain as designated by the FEMA Flood Map 42029C0215G, effective 9/29/2017. As documented in the 1986-1987 record drawings, the existing impervious areas on the site were installed prior to October 22, 2003, and therefore do not qualify as a regulated impervious surface. Based on Table 195-6.1 of the East Goshen Township Municipal Code, the project is exempt from the Stormwater Management Site Plan requirements since there are less than 999 square feet of regulated impervious surface. The table below outlines the existing and proposed impervious areas within the easement. According to Section 195-6B, this exemption requires an erosion control plan which can be found in Attachment E with a limit of disturbance of 4,504 SF (0.104 acres). No grading is proposed as part of this project.

Table 1 - Impervious Summary

Total Existing Impervious (pre-2003)	4,525 SF
Total Proposed Regulated Impervious	244 SF
Proposed Removal of Existing Impervious	100 SF
Net Additional Impervious	144 SF

AECOM believes the enclosed materials satisfy the applicable permitting requirements and respectfully submit them for your review and approval. We are available to discuss the project as required and revise the plans if the Township identifies additional information that would assist the review. If you have any questions regarding the project or this letter, please contact me at (484) 238-0558 or benjamin.deatrich@aecom.com.

Yours sincerely,



Ben Deatrich, PE
AECOM Project Manager

Enclosures: Attachment A – Land Development Permit Application
 Attachment B – Conditional Use Permit Application
 Attachment C – Act 247 Form
 Attachment D – Stormwater Management Worksheet
 Attachment E – Sealed Civil Plans
 Attachment F – Easement Record
 Attachment G – Chester County Act 67 and 68 Response Letter
 11 Hard Copies of the Sealed Civil Plans
 Application Fees

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Aqua Pennsylvania, Inc.

Applicant Address: 762 West Lancaster Ave, Bryn Mawr, PA 19010-3489

Telephone Number: 610-520-6448

Fax: _____

Email Address: JABallas@aquawater.com

Property Address: Easement within 620 and 622 Thorncroft Dr, West Chester, PA 19380

Tax Parcel Number: 53-4-132.35 (620) Zoning District: R-2 Acreage: 0.9229 (620)
53-4-132.36 (622) 0.9749 (622)
0.2365 (easement)

Description of proposed use:

Aqua PA is proposing PFAS treatment at the existing Hunt Country Well Facility to meet the new EPA guidelines. The existing Hunt Country Well Facility is located on an easement owned by Aqua within 620 and 622 Thorncroft Drive, West Chester, PA 19380.

The proposed improvements include two (2) PFAS treatment vessels on a concrete pad outside the existing well facility building.

Conditional Use is provided in Zoning Ordinance Section: 240-9-C-9 Public Utility Facility

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

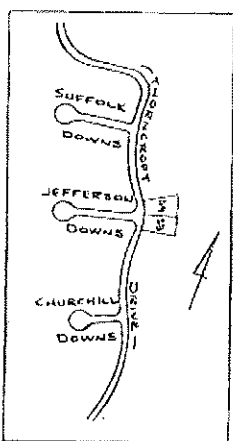
Signed by: Elizabeth Longman
Signature of Applicant

8/24/2026

Date

Attest: Frances P. Orth

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



~~LOCATION MAP~~
~~NOT TO SCALE~~

DEED. EASEMENT CONTAINS 0.2365 ACRES
RECORDED IN D.B. VOL. PG. 314
RECORDED ON 4-6-7-1985
RECORDED AT WEST CHESTER, PA.

Scale: 1"=30'
Plate No.: YY-25

Acc. No. 59184
E-7647



THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

Matthew J. Edmond, AICP
Executive Director

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

Act 67 & 68 Notice of Permit Application - Chester County Response Letter

Date: August 20, 2025

Date Received	July 29, 2025
Applicant Name	AECOM Attn: Ben Deatrich, PE
Applicant Address	625 West Ridge Pike, Suite E-100 Conshohocken PA, 19428 benjamin.deatrich@aecom.com
Project Name	Aqua PFAS Hunt Country Well Package A.4 Upgrades, East Goshen Township

Determination of Consistency with the Chester County Comprehensive Plan, *Landscapes3* (2018) for the above referenced project:

- ☐ The Chester County Planning Commission declines to review the project for consistency with *Landscapes3*.
- ☐ The Chester County Planning Commission has previously reviewed this project and the Act 247 letter dated _____ indicates that the project was:
- ☐ Consistent with *Landscapes3*
- ☐ Inconsistent with *Landscapes3*
- ☒ The Chester County Planning Commission finds the project to be:
- ☒ Consistent with *Landscapes3*
- ☐ Inconsistent with *Landscapes3*

Additional Comments:

The proposed upgrades to the Hunt Country Well Facility to treat PFAS is consistent with the *Landscapes3* Protect Objective F, which states: "Ensure a safe, clean, long-term supply of water to meet the current and future needs of residents and businesses."

Reviewed by:

Name	Carrie Conwell, AICP
Title	Senior Environmental Planner
Signature	