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SHAUN WALSH, *Vice-Chair*  
ASHLEY GAGNÉ, *Member*  
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## Board of Supervisors

CASEY LALONDE, *Township Manager*

1025 Paoli Pike • West Chester, PA 19380-4699  
610•696•5266 ~ Fax: 610•429•0616  
twp@westgoshen.org  
www.westgoshen.org

February 6, 2020

Mr. John K. Smith  
Blue Mountain Construction  
21 Crozerville Road  
Aston, PA 19014

Subject: Subdivision Application No. 20190006  
10,000 Square Foot Building Addition and an 18,094 Square Foot Flex Space Building  
1035 Saunders Lane

Dear Mr. Smith:

West Goshen Township is in receipt of the following information prepared by D. L. Howell and Associates, Inc. for a 10,000 square foot building addition and an 18,094 square foot flexible space building at 1035 Saunders Lane in West Goshen Township.

1. The Application dated September 3, 2019.
2. Environmental Impact Assessment dated August, 2019.
3. Traffic Impact Analysis dated August 14, 2019.
4. Stormwater Management Report dated August 30, 2019.
5. Drawings for Project No. 3418, sheets 1 thru 15 of 15, latest revision dated January 6, 2020.
6. Electronic Plan Submission latest revision dated January 6, 2020
7. Chester County Planning Commission Comments dated October 4, 2019.

In accordance with the requirements of the Township of West Goshen Code, Chapters 69, 71, 72, and 84, we have completed a review of these submissions for compliance with Township ordinances. I will schedule your land development for the Planning Commission meeting to be held on February 11, 2020. This meeting begins at 7:00 p.m. You or your representative must be present to discuss your plans.

If you or your engineer have any questions regarding this matter please do not hesitate to contact me.

Sincerely,

Richard J. Craig, P.E.  
Township Engineer

Copy: Casey LaLonde, Township Manager  
Derek Davis, Asst. Township Manager  
Christopher Daily, P.E., D. L. Howell & Associates, Inc.



# THE COUNTY OF CHESTER



## COMMISSIONERS

Michelle Kichline  
Kathi Cozzone  
Terence Farrell

Brian N. O'Leary, AICP  
Executive Director

## PLANNING COMMISSION

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

October 4, 2019

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: Preliminary/Final Land Development - 1035 Saunders Lane  
# West Goshen Township – LD-09-19-16049

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "1035 Saunders Lane", prepared by DL Howell & Associates, Inc., and dated December 28, 2018, was received by this office on September 4, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

### **PROJECT SUMMARY:**

Location:	the northeast corner of Phoenixville Pike and Saunders Lane
Site Acreage:	4.39
Lots/Units:	1 Lot
Non-Res. Square Footage:	28,094
Proposed Land Use:	18,094 square foot wholesale sales and office building, and 10,000 square foot addition to existing auto body repair shop
New Parking Spaces:	74
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-94.2A

### **PROPOSAL:**

The applicant proposes the construction of an 18,094 square foot wholesales sales and office building, along with the construction of a 10,000 square foot addition to an existing automobile body repair shop. An overall total of 74 parking spaces will be provided. The project site, which will be served by public water and public sewer, is located in the I-2 Light Industrial zoning district.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this land development plan.

## COUNTY POLICY:

### LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

### WATERSHEDS:

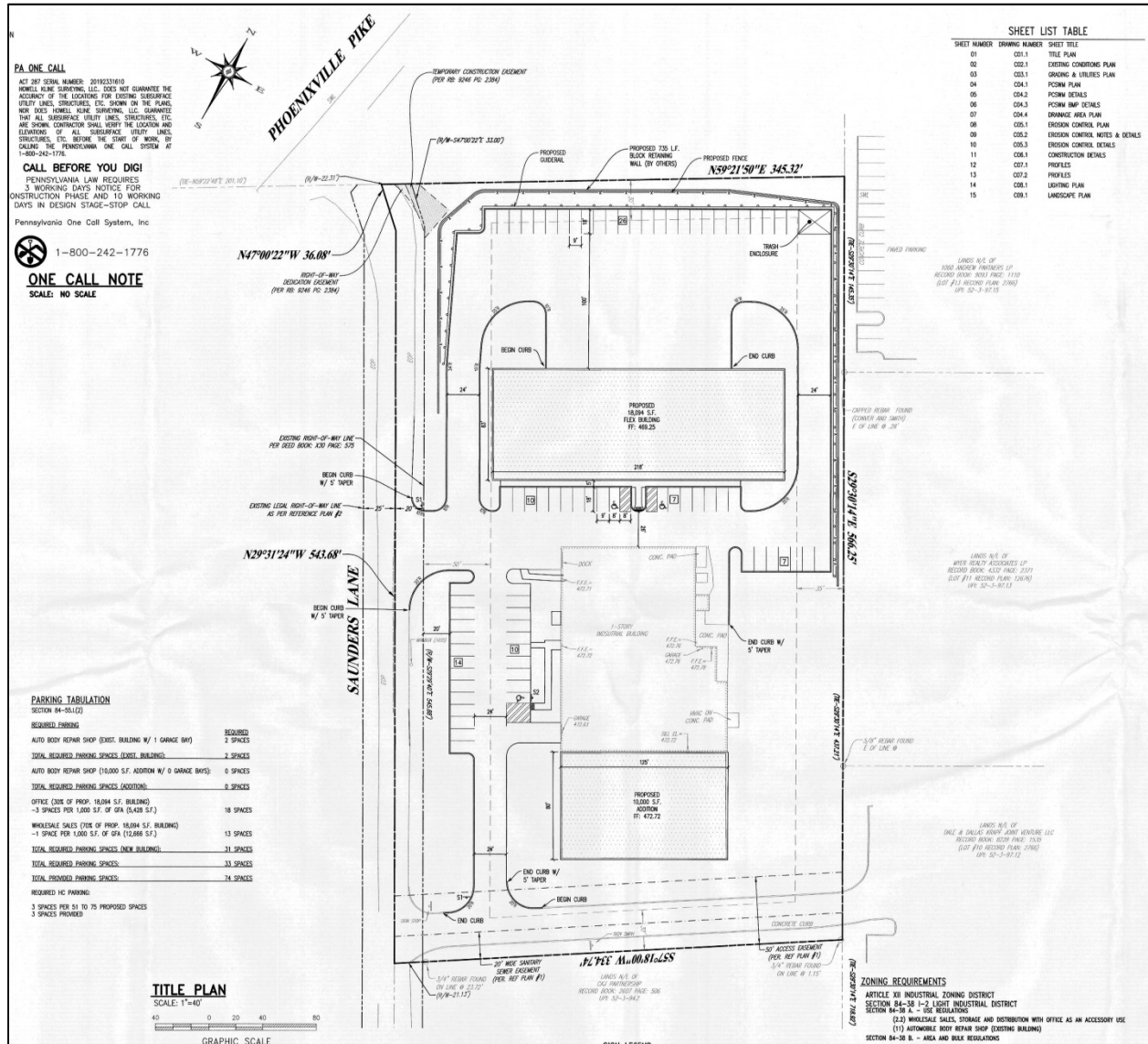
2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Brandywine Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of “impaired” streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at [www.chesco.org/water](http://www.chesco.org/water).





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Re: Preliminary/Final Land Development - 1035 Saunders Lane  
# West Goshen Township – LD-09-19-16049



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - 1035 Saunders Lane

### PRIMARY ISSUES:

- The Parking Tabulation table on Sheet 1 indicates the applicant is requesting 41 more parking spaces than required by the Township Zoning Ordinance. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
- The Township should verify that the design of the proposed outdoor lighting plan (Sheet 14) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

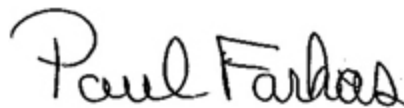
Page: 4  
Re: Preliminary/Final Land Development - 1035 Saunders Lane  
# West Goshen Township – LD-09-19-16049

ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that snout oil and debris stops will be provided in the stormwater management system.
6. The site plan depicts the location of a retaining wall along the northern parcel boundary, and we acknowledge the site plan identifies on Sheet 1 that the Township Zoning Hearing Board, on June 26, 2019, granted a variance to allow a retaining wall up to seven feet in height in the front yard. The Township should verify that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
7. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas  
Senior Review Planner

cc: Blue Mountain Construction  
1035 Property Group, LLC  
DL Howell & Associates, Inc.  
Chester County Conservation District



CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc



1-800-242-1776

## ONE CALL NOTE

SCALE: NO SCALE

### PA ONE CALL

ACT 287 SERIAL NUMBER: 20192331610  
HOWELL KLINE SURVEYING, LLC, DOES NOT GUARANTEE THE  
ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE  
UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS,  
NOR DOES HOWELL KLINE SURVEYING, LLC, GUARANTEE  
THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC.  
ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND  
ELEVATIONS OF ALL SUBSURFACE UTILITY LINES,  
STRUCTURES, ETC. BEFORE THE START OF WORK, BY  
CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT  
1-800-242-1776.

### SANITARY SEWER NOTES

- THE SANITARY SEWER EXTENSION IS TO BE INSTALLED IN ACCORDANCE WITH DEP, WEST GOSHEN  
SEWER AUTHORITY, AND WEST GOSHEN TOWNSHIP'S LATEST STANDARDS, AS AMENDED.
- A 10' HORIZONTAL OR AN 18" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE WATER AND  
SEWER LINES PER PA DEP REQUIREMENTS.
- A MINIMUM 5' HORIZONTAL DISTANCE BETWEEN THE SANITARY SEWER MAIN AND STORM SEWERS MUST  
BE MAINTAINED.
- THE PROPOSED BUILDINGS WILL BE SUBJECT TO THE WEST GOSHEN SEWER AUTHORITY TAPPING FEE  
AND THE TOWNSHIP INSPECTION FEE IN EFFECT AT THE TIME OF APPLICATION FOR CONNECTION.
- THE LATERALS SHALL BE 6" SDR-35 PVC PIPE AND CLEANOUTS AS REQUIRED.
- THE WEST GOSHEN SEWAGE PLANT SUPERINTENDENT MUST BE NOTIFIED AT LEAST 48 HOURS IN  
ADVANCE OF INITIATION OF CONSTRUCTION AND PRIOR TO TIE-IN TO EXISTING SYSTEM AT (610)  
696-0900.
- THE SANITARY SEWER LATERAL INSTALLED SHALL REMAIN A PRIVATE LATERAL AND THE WEST GOSHEN  
SEWER AUTHORITY AND WEST GOSHEN TOWNSHIP ARE NOT RESPONSIBLE FOR ITS REPAIR OR  
MAINTENANCE.
- IF THE MINIMUM VERTICAL SEPARATION OF 18" CANNOT BE MAINTAINED BETWEEN WATER AND SEWER  
CROSSINGS, A CONCRETE ENGAGEMENT SHALL BE PROVIDED.
- CLEANOUTS LOCATED IN PAVED AREAS NEED TRAFFIC RATED FRAMES AND COVERS.
- THE EXISTING SEWER LATERAL SERVING THE PROPERTY SHALL BE PROPERLY ABANDONED IN  
ACCORDANCE WITH THE DIRECTIVE OF THE WEST GOSHEN SEWAGE TREATMENT PLANT MANAGER.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING THE PROPOSED  
GRINDER PUMPS AND THE SYSTEM SHALL REMAIN PRIVATE.
- THE SANITARY SEWER INSTALLATION SHALL BE BACKFILLED WITH A 95% STANDARD PROCTOR  
COMPACTION AND TESTING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROPRIATE AASHTO  
AND ASTM STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD TESTING, RECORD DRAWINGS, AND IDENTIFICATION TAP  
FOR THE PROPOSED SANITARY SEWER PIPING IN ACCORDANCE WITH THE AUTHORITY'S STANDARDS.
- A MINIMUM OF 4 FEET OF COVER IS REQUIRED OVER SANITARY SEWER LINES, AND THE SEWER LINE  
SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.

### STORM SEWER NOTES:

- ALL STORM DRAIN LINE LENGTHS ARE REFERENCED FROM CENTER OF STRUCTURE TO CENTER OF  
STRUCTURE. INSTALL ACTUAL LENGTHS AS NEEDED BETWEEN STRUCTURES AND MAINTAIN INDICATED  
INVERT ELEVATIONS.
- ALL STORM DRAIN STRUCTURES SHALL BE PRECAST CONCRETE UNLESS NOTED OTHERWISE.  
STRUCTURES AND APPURTENANCES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH  
PennDOT PUBLICATION 408 "SPECIFICATIONS" AND PennDOT PUBLICATION 721 "STANDARDS FOR  
ROADWAY CONSTRUCTION, SERIES RC-0 TO 100", RC-34 (INLETS) OR RC-39 (MANHOLES).
- ALL STORM DRAIN PIPE SHALL BE:
  - HDPE: CORRUGATED HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS, CONFORMING TO AASHTO  
M294 TYPE S, WITH SMOOTH INTERIOR LINING. FITTINGS SHALL BE FURNISHED WITH INTEGRAL  
BELLS.
  - PERFORATED HDPE: PERFORATED CORRUGATED HIGH DENSITY POLYETHYLENE PIPE,  
CONFORMING TO AASHTO M294 TYPE SP WITH CLASS 2 PERFORATIONS AND SMOOTH INTERIOR  
LINING.
  - PVC: POLYVINYL CHLORIDE PIPE AND FITTINGS, CONFORMING TO ASTM D2685, SCH-40 PVC  
SEWER PIPE, WITH PUSH-ON TYPE JOINTS AND RUBBER GASKET SUITABLE FOR GRAVITY  
SEWER.
- STORM DRAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PennDOT PUBLICATION 408  
"SPECIFICATIONS."
- DURING CONSTRUCTION ALL STORMWATER CONVEYANCE PIPING SHALL MAINTAIN A MINIMUM OF 12  
INCHES OF COVER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS  
SPECIFICATIONS.

### UTILITY LINE TRENCH EXCAVATION NOTES:

- LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE  
LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND  
BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE  
RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND  
BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING  
BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH  
SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE  
GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

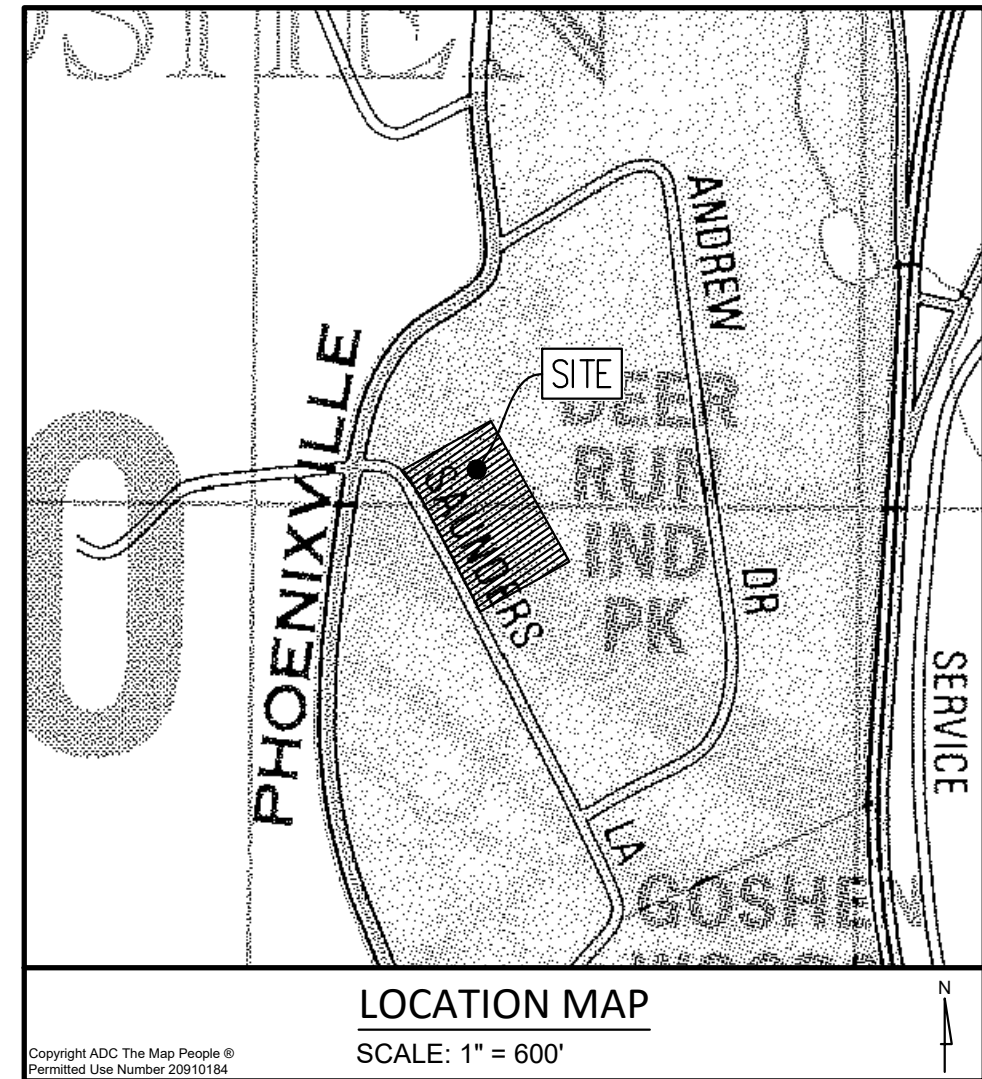
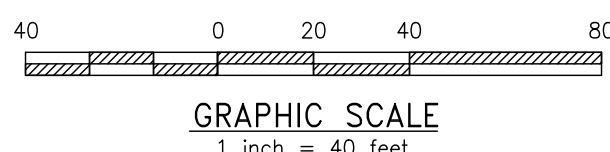
### LEGEND

---	EX. PROPERTY LINE	---	EXISTING CONTOUR	+	PROP. LIGHT POLE
---	PROP. PROPERTY LINE	---	PROPOSED CONTOUR	+	EX. FENCE
---	EX. RIGHT-OF-WAY	---	EXISTING 3000' ELEV.	+	EX. MAIL BOX
---	PROP. RIGHT-OF-WAY	---	NEW SPOT ELEV.	+	EX. SIGN
---	EX. MONUMENT	---	SOILS TYPE	+	PROP. SIGN
---	PROP. MONUMENT	---	EX. CONC. CURB	+	EXIST. PARKING SPACES
---	EX. IRON PIPE	---	EX. CONC. CURB	+	PROP. PARKING SPACES
---	PROP. IRON PIPE	---	EX. EDGE OF PAVING	+	TO BE REMOVED
---	EX. EASEMENT	---	EX. EDGE OF PAVING	+	EX. TELE. LINE
---	PROP. EASEMENT	---	EX. LIGHT POLE	+	EX. TELE. LINE
---	EX. WETLANDS	---		+	EX. ELEC. LINE

---	PROP. STORM INLET	---	PROP. WATER LINE	---	PROP. WATER VALVE
---	PROP. STORM INLET ID	---	PROP. WATER LATERAL	---	EX. HYDRANT
---	PROP. SEEPAGE BED	---	PROP. FIRE WATER LINE	---	PROP. HYDRANT
---	EX. SANITARY SEWER LINE	---	EX. WATER VALVE	---	EX. MANHOLE
---	PROP. SAN. SEWER LINE	---	EX. HYDRANT	---	PROP. MANHOLE
---	PROP. SAN. SEWER LATERAL	---	EX. MANHOLE	---	EX. PERC TEST
---	PROP. SAN. LOW PRESSURE FORCEMAIN	---	PROP. MANHOLE	---	EX. TEST PIT
---	PROP. STORM SEWER LINE	---	EX. PERC TEST	---	
---	PROP. SANITARY MH. ID	---	EX. TEST PIT	---	
---	EX. WATER LINE	---		---	

### GRADING & UTILITIES PLAN

SCALE: 1"=40'



### GRADING & UTILITY GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND  
MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES  
SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S  
EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL"  
NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE.  
CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR  
UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY  
AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT  
GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY  
FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND  
POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN  
WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL  
COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP  
GRADE. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE  
FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES  
IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING  
FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED  
AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS  
WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR  
TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON  
ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY  
AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE DEVOLVED TO THE ENGINEER IN  
WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO  
AT THE CONTRACTOR'S OWN RISK.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL,  
COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE  
WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND  
HEALTH ADMINISTRATION (OSHA).
- SECTION DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT  
CONFIIRMATION FROM D.L. HOWELL & ASSOC., INC.
- SUBGRADE MATERIAL FOR SIDEWALKS, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND  
OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION,  
THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A  
GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR  
GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK  
IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR  
GOVERNING AGENCY.
- IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR  
SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING,  
SHORING AND BARRECADING OF OPEN EXCAVATIONS.
- ALL INLETS, MANHOLES AND ASSEMBLIES SHALL BE PRECAST CONCRETE.
- ALL INLETS SHALL BE PROVIDED WITH FLOW CHANNELS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR  
AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND  
PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR  
COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER  
ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT  
THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO  
BE THE LEAST DISRUPTIVE.
- ALL INLETS SHALL BE CONSTRUCTED FLUSH WITH THE BINDER COURSE.
- ALL CURBING, CONCRETE OR PAVING TO BE REMOVED SHALL BE SAW CUT FIRST TO ENSURE A  
CLEAN SEPARATION FROM EXISTING.
- ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND  
REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES  
OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY  
SEWER, WATER, ELECTRIC, GAS, ETC.)
- ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL, AND TO PREVENT  
UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING  
EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPS FOOT ROLLER OR OTHER  
APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE BOROUGH ENGINEER MAY REQUIRE  
COMPACTION TESTS AND REPORTS.



DLHowell

Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

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



REV.	DATE	DESCRIPTION
1	01/06/20	REVISED PER THE TOWNSHIP'S REVIEW LETTERS DATED 09/26/19 & 10/03/19
2	11/26/19	REVISED PER THE CDD'S REVIEW LETTER DATED 10/11/19
3		
4		
5		
6		
7		
8		

### PRELIMINARY/FINAL GRADING & UTILITIES PLAN

CLIENT: BLUE MOUNTAIN CONSTRUCTION  
PROJECT: 1035 SAUNDERS LANE  
LOCATION: WEST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA

DATE:	12/28/18
SCALE:	1"=40'
DRAWN BY:	CMD
CHECKED BY:	CMD
PROJECT NO.:	3418
CAD FILE:	03 GRADING AND UTILITIES PLAN.dwg
PLOTTED:	01/06/20
DRAWING NO.:	C03.1
SHEET	03 of 15