

AGENDA  
EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING  
AUGUST 13, 2014  
7:00 PM

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
2. APPROVAL OF MINUTES  

April 9, 2014 (never approved)

July 9, 2014
3. NEW BUSINESS  

2015 Budget – Jon Altshul
4. SUB DIVISION / LAND DEVELOPMENT REVIEW  

SD/LD Plan for 1662 E. Boot Rd. – Presentation by Jim Renehan, President & CEO of Renehan Building Group, Inc. and Nicholas L. Vastardis, P.E., Vastardis Consulting Engineers, LLC
5. OLD BUSINESS  

Fall Planting

2014 Goals
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Aug 14, 2014	Historical Commission	7:00 PM
Aug 14, 2014	Website Committee	7:00 PM
Aug 18, 2014	Commerce Commission	7:00 PM
Aug 18, 2014	Deer Committee	7:00 PM
Aug 19, 2014	Board of Supervisors	7:00 PM
Aug 20, 2014	Futurist Committee	7:00 PM
Aug 28, 2014	Website Committee	7:00 PM
Sept 01, 2014	Office Closed	
	Labor Day	

Fall Newsletter Approximate Mailing Date Sept 15<sup>th</sup>.

draft  
**EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING**  
**April 9, 2014**  
**7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, April 9, 2014 at the East Goshen Township Building. Board members present were: Chairman Walter Wujcik, Scott Sanders, Erich Meyer and Sandy Snyder. Others present were: Janet Emanuel, Township Supervisor; Mark Gordon, Township Zoning Officer; Ginnie Newlin and Bill Egan, residents.

**CALL TO ORDER**

Walter called the meeting to order at 7:00pm.

**PLEDGE OF ALLEGIANCE**

Walter led the Pledge of Allegiance and a moment of silence to remember our troops.

**APPROVAL OF MINUTES**

Walter noted that the minutes of the March 12, 2014 meeting were approved.

**CHAIRMAN'S REPORT**

Since this board is a 7 member board but has 2 vacancies and one member on leave, Walter verified with Janet that a quorum would be 3 of the active members. Everyone agreed.

**SUBDIVISION/LAND DEVELOPMENT REVIEW**

**1. 1637 Manley Rd -** John Smirga, engineer and Bill Mullray of Mullray Builders were present. John explained that according to the ordinance, all trees within 25 feet of the disturbance area have to be removed. So, instead of the original 12 trees just where the house will be, they have to remove 26. Using 92 as the total trees on this new lot, they are allowed to remove up to 20% which equals 18 that they would be allowed to remove. This puts them 8 trees over the limit which means they have to replace trees by caliper inch. The total caliper inches is 108". The caliper required for the replacement trees is 3 inches. So, they will have to provide 36, 3" replacement trees at a cost of about \$300 per tree. There is not enough space to plant 36 trees on this lot. Sandy commented that the excess trees can be planted somewhere else in the Township. John pointed out that there are 2 large trees just on the edge of the 25 foot requirement that could be retained. They are looking for a compromise. Mark suggested that, of the 20% or 18 trees, only count those trees that are over 12 inch caliper. Erich thought they were going to include a note on the plan that they would replace any trees that died in the 1<sup>st</sup> year. John offered replacement of 12, 3" caliper trees on the lot and they will make a \$3,000 donation to a Township tree fund. Walter and the other board members want to stay within the requirements of the ordinance but if the BOS wants to accept a donation in lieu of trees, that is ok. Sandy spoke about the ecological aspect of the reason for the inch for inch replacement. During discussion Mr. Mullray asked if replacing 30 trees would be okay. Mark provided a draft recommendation. The board members discussed the conditions.

Scott moved to recommend that the Planning Commission recommend approval of the Land Development Plan for 1637 Manley Rd, Lot 1, with the following conditions:

1. A revised Landscape Plan shall be submitted as outlined in Chapter 205-36 to the Planning Commission for review.
2. The Tree Protection Zones may be reduced in size in order to preserve trees, so long as a certified arborist establishes them and they are inspected and approved by the Zoning Officer once they are installed and prior to any earth disturbance on the lot.
3. Two inch caliper trees may be used as replacement trees if approved by the Board of Supervisors.

4. A table shall be provided on the landscape plan which identifies the dbh (Diameter at Breast Height) of the trees being removed over the 20% threshold, those trees (number, caliper size and species) to be replaced on the lot, and those to be replaced elsewhere.
5. Replacement trees shall be located on the landscape plan and any replacement trees that cannot be planted on the lot shall be offered to the Township.

Erich seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

1. Spring planting - The board members selected Saturday, June 14, 2014 (raindate Sunday June 15) for the spring planting along East Boot Road. Sandy will contact the County for possible volunteers. Scott volunteered to dig the holes. He feels peat moss should be added to the soil and the trees should be purchased from a wholesale company. Walter verified that the budget is \$5,600. The board members agreed to meet at the Plank House this Saturday April 12, 2014 at 9:00 am to determine how many trees to plant, the type of tree and size of tree.
2. Summer Newsletter – Due April 28<sup>th</sup>. Scott provided an article entitled “Restless Natives” that wasn’t used before. Walter will contact Nancy Scheiderman.
3. Keep East Goshen Beautiful Day – It was held on April 5, 2014 the same day as 2 other large events (trip to Washington DC & Free electronic drop off in East Goshen Park), so the turnout was not as good as in the past.

## **2014 GOALS – Rain Barrels – No Discussion**

## **NEW BUSINESS**

1. Pipeline – Walter acknowledged receipt of a notice from Rick Smith that there will be a meeting in Pikeland Township tomorrow about the pipeline. Mark explained that the existing pipeline is ok and will be reused. But, Sunoco wants to put in another pipeline and some additional structures at Boot Rd and Rt. 202.
2. Clymer’s Woods Sign – The front of this sign will face the road. There is a 2’ by 2’ area on the back of the sign for a digital history of Clymer and/or the woods. The CB members will take a walk there this Saturday April 12.
3. Friends of East Goshen – Sandy is the chairman of this non-profit group. They meet the 4<sup>th</sup> Tuesday of the month. The next meeting is April 22 at 6:00 pm. They are looking for members. This was set up so sponsors/residents can donate money or equipment to the Township. Funds can be earmarked for something specific. Scott mentioned that he would like to donate a piece of his property at the corner of Westtown Way and Rt. 3. Sandy advised him to come to the next meeting on April 22.

## **BOARD MEMBER CONCERNS**

1. Erich is concerned about people crossing Paoli Pk between Applebrook Park and East Goshen Park. He thought some shrubs, meadow grass, etc. could be planted along the Applebrook side to deter people from crossing. Sandy suggested a sign stating “Pedestrians Must Use Crosswalk”. The Board members will look at this on Saturday too.

## **PUBLIC COMMENTS**

1. 1401 & 1413 Grand Oak Lane – Christine was here to represent Erich Atkins. Both lots are on a floodplain and 1413 has standing water most of the time. The creek is slowly moving closer to the house. She needs some advice about what can be done to fix this. They have a LOMA for the house. In a bad storm the house will be surrounded by water. It does recede pretty quickly. Behind them is Township open space with a baseball field. The board will do a site walk here on Saturday too. Mark reported that at some points the creek’s channeled depth is 6 ft. He feels this is a good opportunity to educate the rest of the residents about floodplains and riparian buffers.

## **LIAISON REPORTS**

1. BOS – Janet reminded everyone that the Board of Supervisors is looking for recommendations for volunteers to fill vacancies on Boards.

1  
2 **ANY OTHER MATTER**

3 1. Bill Egan, 1422 Mill Creek Dr. – He mentioned that there was an article in the Inquirer on April 4<sup>th</sup>  
4 about Longwood Gardens' expansion of their meadow. He suggested that the Conservancy Board and  
5 BOS visit it so they can see what a meadow looks like.

6 2. Ginnie Newlin, 299 Devon Way – She was at a meeting of the Delaware River Keepers and Mark  
7 Miller's name was on a board as a meadow keeper. Ginnie presented a beautiful poster to the CB for  
8 display.  
9

10 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Erich  
11 seconded the motion. There was no discussion or public comment. The motion passed. The meeting was  
12 adjourned at 9:20 p.m.  
13

14  
15 Respectfully submitted,  
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17  
18  
19 Ruth Kiefer, Recording Secretary

draft  
**EAST GOSHEN TOWNSHIP  
CONSERVANCY BOARD MEETING  
July 9, 2014  
7:00 P.M.**

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, July 9, 2014 at the East Goshen Township Building. Board members present were: Walter Wujcik, Chairman, Scott Sanders, Erich Meyer and Sandy Snyder. Others present were: Janet Emanuel, Township Supervisor.

**CALL TO ORDER**

Walter led the Pledge of Allegiance and a moment of silence for our troops.

**OLD BUSINESS**

1. E. Boot Road Planting – It was decided to do the planting in September. A date will be selected at the August meeting.
2. Clymer's Woods Mulching – Scott recommends wood chips. Sandy has been in touch with the probation department but got no responses. She suggested contacting the groups that come to "Keep East Goshen Beautiful Day". A list of all contacts should be developed. Janet suggested writing a piece for the newsletter to ask for volunteers. Scott will do this.
3. Rain Barrels – A rain barrel has been installed at the Township Building and there is a link on the website. A sign needs to be designed to put with the rain barrel. Mark Miller made the barrel.
4. East Goshen Township Park – The speed limit has been reduced from 45 mph to 35 mph and signs with flashing lights are installed. A crosswalk with a flashing light will be installed in phases. A post & rail fence will be installed along Paoli Pike to direct people to the crosswalk. Janet, Walter and Sandy have seen people crossing in the same spot as the accident.

**APPROVAL OF MINUTES**

The minutes of the June 11, 2014 meeting were approved.

**CHAIRMAN'S REPORT**

1. Walter mentioned that Jon Altshul, CFO will be attending the August meeting to discuss the 2015 Budget. Sandy feels education courses for board members should be included in the budget, especially for new members. Sandy also suggested that a packet be made explaining what the Conservancy Board does along with maps and diagrams of the township. Funding for this should be in the budget.
2. Newsletter – Walter will write an article on recycling for the next newsletter.

**LIAISON REPORTS**

1. Board of Supervisors – Erich reported a new sign has been installed at Clymer's Woods. The new alert system for township notices to residents has started.
2. Website Committee – Erich is on this committee and they want ideas from the residents.
3. Zoning Hearing Board – Janet mentioned that the hearing for 1431 Paoli Pike is for the Sunoco Gas Station at Boot Rd. and Paoli Pk. They want to change just the middle part of the sign to LED so the prices can be changed remotely.

1  
2 **BOARD MEMBER CONCERNS/COMMENTS**

3 1. Erich - Plantings along the bridge in Clymer's Woods are very overgrown.

4  
5 2. Scott – Information about riparian buffers should be sent to the residents that are impacted by this so  
6 they understand how important buffers/plantings along waterways are. When someone mows up to the  
7 edge of the waterway, chemicals runoff into the water, which impact the water quality.

8  
9 **ADJOURNMENT** - There being no further business, Scott made a motion to adjourn the meeting. Erich  
10 seconded the motion. The motion passed. The meeting was adjourned at 8:15 p.m.

11  
12 Respectfully submitted,

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14  
15  
16  
17 Ruth Kiefer, Recording Secretary

# Memorandum

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East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Voice: 610-692-7171  
Fax: 610-692-8950  
E-mail: [mgordon@eastgoshe.org](mailto:mgordon@eastgoshe.org)

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Date: 8/7/2014  
To: Conservancy Board  
From: Mark Gordon, Township Zoning Officer *mlb*  
Re: Land Development Plan / 1662 E. Boot Rd.

Conservancy Board Members:

Renehan Building Group has submitted SD/LD Plan for 1662 E. Boot Rd., to the township for review and approval. The lot is a 4 Acre parcel with an existing Single Family Home. The developer proposes to demolish the existing house and subdivide the property into three (3) residential 1+ acre lots.

The Township engineer has commented and is currently reviewing the latest plan revision. I have included a copy of the engineer's letter and the Design Engineer's responses.

Hopefully we'll have the Township Engineers review comments for your meeting on Wednesday evening.

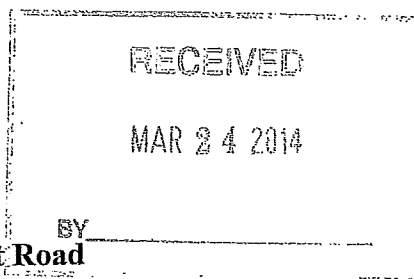


PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

March 21, 2014

EGOS 0110

Mark A. Gordon  
Director of Code Enforcement/Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380



**RE: Renehan Building Group, 1662 E. Boot Road**  
**Subdivision and Land Development Plan**

Dear Mr. Gordon:

As requested, we have reviewed the following information, prepared by Vastardis Consulting Engineers, LLC, regarding the referenced submission:

- *"Subdivision & Land Development Plan for Renehan Building Group"* (six sheets) dated February 13, 2014;
- *"Stormwater Management Report"* dated February 25, 2014; and applications.

The applicant, Renehan Building Group, of Malvern, proposes to remove the existing residence on UPI No. 53-4-131.1 (4.090 acres), subdivide the parcel into three (3) residential lots and construct three (3) new single-family detached dwellings. Lot 1 is proposed to be 1.671 acres, and Lots 2 and 3 are each proposed to be 1.210 acres. The applicant is additionally proposing utilities, stormwater management facilities, private on-lot septic systems and public water service for each lot. The parcel is located on the south side of E. Boot Road (T-385), east of its intersection with Clock Tower Drive, within the R-2 Low Density Residential zoning district. Three (3) new driveways are proposed via E. Boot Road; the existing driveway will be removed.

We offer the following comments:

#### ZONING

1. To obtain more flexibility in placing buildings in all residential subdivisions of two (2) or more lots, an average building setback line of 60 feet shall be required. (§240-9.G) The building setback line should be revised accordingly.
2. The required right-of-way of E. Boot Road, a local road, is 50 feet (§240-27.A(3)(a), (6)); the plan indicates an existing 33-foot right-of-way. The required right-of-way shall be indicated (§205-43.B), and the minimum front yard setbacks shall be indicated from the required street right-of-way. (§240-27.A(4))
3. Clear sight triangles and sight distances in accordance with §240-23.D(11) and §205-57.D(4) should be indicated at the proposed driveways.



4. Any residential subdivision or land development shall give careful attention to providing attractive landscaping. The developer shall submit an overall landscape plan for all subdivisions or land developments. The landscape plan shall be prepared in accordance with §205; the plan is subject to review and approval by the Township Conservancy Board. (§240-27.D, §205-30.D(2), §205-36.) A landscape plan has not been submitted.
5. Walls which are erected in the side yards shall not exceed six feet in height on a residential lot. (§240-32.E(1)) The top/bottom stone wall elevations should be indicated and a detail provided.

#### SUBDIVISION AND LAND DEVELOPMENT

6. Regarding the preliminary plan requirements (§205-30), the following should be provided:
  - a. Abutting property owner information across E. Boot Road. (§205-30.B(5))
  - b. Property boundaries shall be balanced and closed with an error closure not to exceed one foot in 10,000 feet. In addition, the engineer or surveyor shall certify to the accuracy of the survey and that the plan is in conformance with all Township ordinances. (§205-30.B(7))
  - c. Ownership of existing utility lines. (§205-30.B(10))
  - d. A statement noting verification of the availability of water and sewer. (§205-30.C(4)(b))
  - e. Location and results of soil percolation tests whenever on-site disposal of sewage is planned. (§205-35.D)
  - f. A note shall be added to the plans indicating that the applicant is responsible for installation and maintenance of all soil and erosion control measures until closeout of the escrow account. (§205-35.E)
  - g. Such private deed restrictions and/or a statement of any restrictions previously imposed in accordance with §205-33.C(2). If no such deed restrictions exist or will be imposed, it is recommended a note stating the same be indicated on the plan.
7. No alterations of grading shall be done within a distance of five feet from an adjoining tract. (§205-35.G) This setback has not been maintained along the eastern property line.
8. No driveway shall be less than twelve (12) feet wide within the limits of the right-of-way (§205-57.D(3)); this has not been met for the proposed driveways on Lots 1 and 3 within the required 50-foot right-of-way.
9. The plan should provide a calculation verifying no more than 20% of the existing trees on the lot are proposed to be cleared or removed. (§205-61.C) Regarding tree protection, the plan should provide notes in accordance with §205-63. (§205-30.B(16))
10. Monuments are required along the required right-of-way of E. Boot Road. (§205-65.A)

#### STORMWATER MANAGEMENT

11. As the proposed development does not discharge directly to waters of the Commonwealth, the applicant shall provide the Township with a copy of the easement authorizing such discharge or confirmation from PaDEP that an easement is not required. (§195-15.G) The

applicant should provide additional information regarding the downstream conveyance of the proposed discharges; this issue will remain outstanding pending review and approval from CCCD/PaDEP.

12. When the regulated activity is divided by multiple drainage areas, the analyses regarding water quality and infiltration volumes, stream channel protection and peak rate control shall be separately addressed for each drainage area. (§195-19.H, -20.G, -21.G, -22.F) The existing conditions plan appears to indicate a ridge line conveying a portion of the current runoff to the northwest corner of the site and right-of-way, while the drainage report analyzes one point of interest at the southwest corner of the site. Additionally, as the proposed rear basins discharge upstream of three (3) adjacent properties, the applicant should provide additional information off-site/downstream to verify the collective point of interest.
13. Weighted averaging of runoff coefficients shall not be used for water quality and runoff volume calculations. (§195-19.I)
14. Regarding the infiltration seepage beds:
  - a. The report narrative indicates infiltration testing has not yet been completed due to weather. Satisfaction of the requirements regarding infiltration volume, 24-inch depth to limiting zone and 72-hour drain time (§195-20.A, B, J(1,3)) will remain outstanding pending this information. Note the soils evaluation requirements per §195-20.I.
  - b. All areas designated for infiltration shall not receive runoff until the contributory drainage area has achieved final stabilization. (§195-20.M)
  - c. Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris. (§195-20.O)
  - d. Stormwater shall be distributed throughout the entire seepage bed (§195-20.R(5)); the applicant should verify adequate distribution pipes have been provided.
15. Per the BMP Manual, regarding the above-ground berm, the following should be addressed:
  - a. If berms are to be mowed, the berm side slopes should not exceed a ratio of 4:1.
  - b. Berms should be vegetated with turf grass at a minimum, however more substantial plantings such as meadow vegetation, shrubs and trees are recommended.
  - c. The use of clay in the berm may be required due its cohesive qualities and where the berm height is high or relatively steeply sloped; however, well-compacted soil usually is sufficient provided that the angle of repose is not exceeded for the soil medium used.
  - d. Additional construction notes (i.e., soil materials, placing/compaction, etc.) for the above-ground berm/basin should be indicated in accordance with the BMP Manual. The applicant should review whether the compaction requirements for the proposed berm will be excessive atop the underground infiltration facilities.
16. Regarding the stormwater management site plan contents (§402), the following should be provided:
  - a. A listing of all regulatory approvals required (i.e., NPDES permit, etc.) for the proposed project and proof of application of the same. (§195-27.A(2))
  - b. A statement, signed by the applicant, in accordance with §195-27.A(3).
  - c. The licensed professional signature block in accordance with §195-27.A(4).

- d. Phone number of the owner/applicant. (§195-27.B(2))
  - e. Areas that are part of the Pennsylvania Natural Diversity Inventory (PNDI), and a list of potential impacts and clearances received. (§195-27.B(8)(g))
  - f. Soil boundaries. (§195-27.B(8)(k)) Additionally, the soil map in the report indicates soils GdB and GdC only, while GdD is additionally listed on the plan.
  - g. Location of existing well(s) within 50 feet beyond the boundary of the project property boundary. (§195-27.B(8)(n)[2])
  - h. Total area of new or additional impervious surfaces. (§195-27.B(11)(d))
  - i. The total extent of the upstream area draining through the site, as applicable. (§195-27.B(12))
  - j. Flow paths used for the times of concentration. (§195-27.B(14))
  - k. The locations of all existing utilities, sanitary sewers, on-lot wastewater facilities, and water supply lines within 50 feet beyond the proposed limits of earth disturbance, as applicable. (§195-27.B(15))
  - l. Easements and deed restrictions in accordance with §195-39. (§195-27.B(18)(c)) Per §195-39, easements shall be established in connection with any regulated activity for all permanent BMPs and conveyances that will not be dedicated to or otherwise owned by the Township. Additionally, notes or other documentation in accordance with §195-27.B(18)(c) are required, as applicable.
  - m. A written description/narrative of the information, as applicable, per §195-27.C (i.e., existing features, site design per §195-18, stormwater design concept, etc.).
  - n. Regarding the O&M plan, the following shall be provided: lawn care maintenance, the landowner statement per §195-37.B(4); inspection and maintenance schedules and statements in accordance with §195-37.C and D and §195-40.A through D. (§195-27.F(1), -37.B)
  - o. An O&M agreement. (§195-27.F(2))
17. Loading ratios shall be in accordance with the PA BMP Manual. (§195-27.E) The proposed facilities exceed the maximum 8:1 loading ratio of total drainage area to infiltration area.
18. Regarding level spreaders, the BMP Manual recommended a minimum 75- foot flow length of the receiving (downstream) area. Additionally, level spreader design calculations should be provided.
19. Details and/or cross-sections for the proposed swales should be provided.

#### GENERAL

20. The existing deed for the parcel should be provided to confirm the tract should be plotted to the existing right-of-way rather than the title line within the street.
21. E&S calculations (i.e., silt fence slope length, etc.) should be provided to verify sediment barriers are adequate for E&S control. Additionally, a rock construction entrance should be indicated for Lot 1 and soil stockpiles should be indicated with sediment protection.
22. The E&S notes on Sheet 6 indicate fills steeper than 3:1 shall be protected with erosion control matting. It is recommended all proposed slopes be a maximum of 3:1.

23. Per the PA Code §73.13, 10 feet of horizontal isolation distance is required between septic system absorption areas and property lines; this has not been met for Lots 2 and 3.
24. All sanitary sewer construction shall be in conformance with Township standards; maintenance and protection of traffic shall be in accordance with PennDOT Publication 408, Section 900.
25. If the plan application is intended to be a preliminary/final submission, the plan should indicate the same and request the applicable waiver, as directed by the Township.
26. Please additionally note the status of the following reviews/permits:
- a. NPDES Permit (PaDEP/CCCD) (§195-15.C(2), -16.A, -17.A) – *Correspondence has not yet been received.*
  - b. Planning Module (PaDEP) (§240-24.F, §205-33.B(22)(a)) – *Correspondence has not yet been received.*
  - c. Sanitary Sewer (Municipal Authority) – *Not applicable.*
  - d. Water (Water Utility) – *Correspondence has not yet been received.*
  - e. Highway Occupancy Permit (PennDOT) – *Not applicable.*
  - f. Fire Planning (Fire Marshal) – *Not applicable.*
  - g. Historic Resource (Historical Comm.) – *Correspondence has not yet been received.*
  - h. Landscaping (Conservancy Board) – *Correspondence has not yet been received.*
  - i. Wetlands – *Not applicable.*
  - j. Floodplain (FEMA) – *Not applicable.*

Should you have any further questions or comments, please contact the undersigned.

Sincerely,



Nathan M. Cline, PE  
**PENNONI ASSOCIATES INC.**  
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)  
Renehan Building Group, 318 E. King Street, Malvern (via e-mail)  
Nicholas L. Vastardis, PE, Vastardis Consulting Engineers, LLC (via e-mail)



July 28, 2014

East Goshen Township  
Attn: Mark A. Gordon  
Director of Code Enforcement/ Zoning Officer  
1580 Paoli Pike  
West Chester, PA 19380

Re Renehan Building Group  
1662 E. Boot Road Subdivision

Dear Mr. Gordon:

Please find enclosed revised plans and calculations for the above proposed project for review. We have addressed the comments of the March 21, 2014 review memo from Pennoni Associates. The following are our responses to the comments brought forth in that letter:

Zoning

1. The setback lines have been adjusted to reflect a 60' front yard setback.
2. The plans have been changed to reflect a 50' right-of-way (25' on our side) for Boot Road as requested. The setback lines shown are based on the 50' right-of-way.
3. Minimum sight distances have been calculated based on the PennDOT formulas considering roadway slope and other factors. These minimum required sight distances have been added to the plan along with the available sight distances for each proposed driveway.
4. A landscape plan has been developed in accordance with the ordinance and included as part of the plan set. Much emphasis has been given to tree protection and tree replacement as required.
5. The proposed wall on Lot 2 has been adjusted to a maximum of 6' in height and a construction detail added to the detail sheet.

Subdivision and Land Development

- 6a. The property owner information for the properties across Boot Road have been added to the plans.
- 6b. The error of closure has been added to the subdivision plan along with a certification by the surveyor.
- 6c. A list of the affected utilities has been added to the plans.
- 6d. This project will utilize on-site septic systems and public water. A service letter from Aqua PA will follow once received.

- 6e. The testing for the on-site septic systems is now complete and the locations of the soil testing has been added to the plans.
- 6f. The requested note is now shown on Sheet 5.
- 6g. A note in reference to private deed restrictions has been added to the Subdivision Plan and note #11 on the Grading Plan.
- 7. Grading setbacks have been added to the plans and the proposed grading on Lot 1 has been adjusted to comply.
- 8. All proposed driveways are now 12' within the Boot Road right-of-way. A note has been added to driveways shown on the grading plan to reflect this requirement.
- 9. The requested tree removal calculation has been added to the Landscape plan. Tree protection notes from the ordinance have also been added to the Landscape Plan.
- 10. The Subdivision Plan now reflects the addition of monuments for the property frontage.

#### Stormwater Management

- 11. The applicant will be applying for an NPDES permit which will require satisfying the Chester County Conservation District and PADEP on the same matter. The applicant will provide the necessary information when available during the NPDES process.
- 12. The stormwater report has been modified to reflect 4 points of interest. The 4 areas have been analyzed in both the pre-development and post-development conditions. All rear areas drain to a headwall located on a property in the Clock Tower development. The front area drains to East Boot Road.
- 13. Runoff volumes calculations have been provided in the Stormwater Report without the use of averaging runoff coefficients.
- 14a. Infiltration testing has now been completed with favorable results. The infiltration basins have been designed to infiltrate the required volumes and drain within the required time. It was found that the limiting zone is deep in the areas of the infiltration beds.
- 14b. Note 8 in the Infiltration Bed notes covers this requirement. The general erosion and sedimentation control guidelines also cover this requirement.
- 14c. The roof drains will discharge to grade as a BMP practice. The yard drains that feed the infiltration basins have all been designed with 12" sumps to prevent sediment from entering the basin. Operation and maintenance notes will also address the cleaning of accumulated sediment.
- 14d. Calculations have been provided in the stormwater report to show that the distribution pipes within the basins are adequate for the distribution of runoff reaching the basins.
- 15a. No comment necessary.

- 15b. A detail has been added to the detail sheet depicting a section through the basins. The detail also addresses plantings for the basin and basin berm.
- 15c. The berms as designed are 4' in height at most. It is the opinion of the design engineer that the proper compaction of the soil during construction of the berms should be sufficient in this case. However, if the in-situ soils are determined to be inadequate for use as berm material, material with a higher clay content should be brought in for construction of the berms. This has been noted in the detail mentioned above for the basin section.
- 15d. It is the opinion of the design engineer in this situation, with the relatively low height of the proposed berms and that the stone in the infiltration basins will be compacted, compaction of the berms as noted will not adversely affect the infiltration basins beneath the berms.
- 16a. An NPDES permit and erosion and sedimentation control plan letter of adequacy will be required for this project along with a Sewage Facility Planning Module for the on-site septic. Both are in process of being applied for.
- 16b. The requested statement has been added to the Grading Plan.
- 16c. The requested statement has been added to the Grading Plan.
- 16d. The requested information has been added to the general notes.
- 16e. The requested information has been included with the resubmission materials. There was a potential conflict that has been addressed and cleared by PA DCNR.
- 16f. The soil boundaries are shown on the appropriate plans. The soil type GdD has been removed from the plans.
- 16g. The only known well within 50' of the property line is shown along the eastern property line.
- 16h. An impervious coverage table has been added to the Grading Plan.
- 16i. A separate supplemental plan showing the site and the surrounding area has been provided that shows county GIS topographic information. A drainage area boundary has been added to this supplemental plan to show the offsite area draining through the site.
- 16j. A revised drainage area plan has been included and shows the time of concentration paths where applicable.
- 16k. All known existing utilities, sanitary sewers, on-lot septic systems and water supply lines within 50' of the proposed limit of earth disturbance have been shown.
- 16l. These easements and deed restrictions requested will be addressed once the BMP locations have been finalized, or their locations accepted by CCCD, PADEP, and the Township Engineer's office.
- 16m. A separate narrative addressing ordinance section 195-27C has been attached.
- 16n. The O & M plan will be developed as the applicant moves through the NPDES application process. The applicant believes the prepared plan set will be able to address this requirement.

- 16o. The applicant will complete the O & M agreement later in the review and approval process.
17. The loading ratios have been recalculated based on the relocated stormwater facilities. Although the overall loading ratios are higher than the recommended values in the BMP manual, the loading ratios for impervious areas has been met. It is the design engineer's opinion that based on the favorable infiltration rates, the higher overall loading ratios will not adversely affect the operation of the stormwater systems. The applicant will be addressing this with CCCD and PADEP as part of the NPDES process as well.
18. The level spreaders that discharge runoff from the rear basins to each lot have been relocated to try and provide more infiltration opportunity before leaving the respective lot boundaries. It should be noted that this area is a natural drainageway for the overall drainage basin and that all post-development flows from the proposed project have been reduced below the predevelopment values for each lot POI. Also the requested level spreader calculations show that the discharge velocities are non-erosive.
19. Calculations and details for the proposed swales have been provided.

#### General

20. The existing deed for the parcel has been included with the resubmission materials.
21. The calculations requested will be provided during the NPDES application process and will be reviewed by CCCD and PADEP. A rock construction entrance has been added to Lot 1 and topsoil stockpiles have been added to the plans as well.
22. There are no proposed slopes greater than 3:1. The note is a standard CCCD note.
23. The proposed septic systems for Lots 2 and 3 now comply with the setback requirement. The 10' setback requirement has also been added to the plan.
24. The requested notes have been added to the general notes.
25. The plan title has been revised to reflect the desire for the project to be considered as a Preliminary/Final submission. It is unclear at this time which section of the ordinance a waiver is needed from.
- 26a. A formal application has not yet been made. This information will be provided when available.
- 26b. The process is being handled by a different consultant and will be provided when available.
- 26c. No comment necessary.
- 26d. Water availability letter will be forwarded when received.
- 26e. No comment necessary.
- 26f. No comment necessary.



July 28, 2014  
1662 E. Boot Road  
Page 5 of 5

- 26g. The existing house was formally removed from the historic resource list.  
Documentation will be forwarded once received.
- 26h. The applicant will be presenting the landscape plan to the conservancy at  
the next meeting with availability.
- 26i. No comment necessary.
- 26j. No comment necessary.

Please find revised sets of plans and soil profiles based on the changes outlined above.  
We trust the above changes will adequately address the comments of the above  
referenced letter and that the applicant is able to obtain their Soil and Erosion Control  
Permit for this project. Please call if you have any questions regarding the above  
information.

Very truly yours,  
**Vastardis Consulting Engineers, LLC**



**Nicholas L. Vastardis, P.E.**  
Encl.

## Stormwater Site Design Process

The site currently contains a residence, barn and open meadow for horses. The site is defined by a ridge running roughly east to west along the front portion of the parcel. The ridge serves as a drainage divide sending runoff towards Boot Road to the northwest and towards the rear parcel line to the southwest. Overall, there is a drainageway that runs from east to west just off the rear southerly property line of the parcel. Much of the area flows through this existing drainageway and reaches a headwall and pipe that is located behind one of the homes along Clock Tower Drive to the west of the property.

The stormwater design takes into consideration this natural drainage divide and natural drainageway and sends runoff in both directions and simultaneously reduces peak runoff rates and runoff volumes to those areas. The site was divided into four points of interest and runoff was reduced at each point of interest. Best management practices were followed like separation of runoff from impervious areas such as the driveways and roof runoff flow across grassed areas. Small above ground basins are being proposed on each new lot to capture runoff reaching the basins in grassed swales. Beneath the above ground basins are infiltration basins that will infiltrate runoff back into the groundwater table. Infiltration rates were favorable for this design. Discharge is being spread out using bubble-up spreaders so as to not concentrate runoff. Discharges for the rear basins are into the natural drainageway. Discharge to Boot Road is also via bubble-up spreaders. The stormwater design readily meets the township ordinance requirements. All post-development runoff rates and volumes will be reduced over their respective pre-development values. No adverse effect is anticipated as a result of this stormwater design.

Erosion and sedimentation control BMPs will be implemented during construction. This will all be vetted out through the NPDES application process with Chester County Conservation District and PA DEP.

The project schedule is unknown at this time. Most likely houses will be constructed individually rather than all at once.



**pennsylvania**  
DEPARTMENT OF CONSERVATION  
AND NATURAL RESOURCES

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BUREAU OF FORESTRY

**April 9, 2014**

**PNDI Number: 20140224439577**

**Nicholas Vastardis**

**Vastardis Consulting Engineers**

Email: vcellc@verizon.net (hard copy will NOT follow)

**Re: 1662 East Boot Road  
Proposed 3 Lot Subdivision  
East Goshen Township, Chester County, PA**

Dear Mr. Vastardis,

Thank you for the submission of the Pennsylvania Natural Diversity Inventory (PNDI) Environmental Review Receipt Number **20140224439577** for review. PA Department of Conservation and Natural Resources screened this project for potential impacts to species and resources under DCNR's responsibility, which includes plants, terrestrial invertebrates, natural communities, and geologic features only.

**No Impact Anticipated**

PNDI records indicate species or resources under DCNR's jurisdiction are located in the vicinity of the project. However, based on the information you submitted concerning the nature of the project, the immediate location, and our detailed resource information, DCNR has determined that no impact is likely. No further coordination with our agency is needed for this project.

This response represents the most up-to-date review of the PNDI data files and is valid for two (2) years only. If project plans change or more information on listed or proposed species becomes available, our determination may be reconsidered. Should the proposed work continue beyond the period covered by this letter, please resubmit the project to this agency as an "Update" (including an updated PNDI receipt, project narrative and accurate map). As a reminder, this finding applies to potential impacts under DCNR's jurisdiction only. Visit the PNHP website for directions on contacting the Commonwealth's other resource agencies for environmental review.

**Should you have any questions or concerns, please contact Emilee Boyer Euker, Ecological Information Specialist at 717.787.7067 or c-eboyer@pa.gov.**

Sincerely,

Rebecca H. Bowen, Section Chief  
Bureau of Forestry, Ecological Services Section  
Pennsylvania Natural Heritage Program

## 1. PROJECT INFORMATION

Project Name: **1662 East Boot Road**

Date of review: **2/24/2014 3:40:02 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

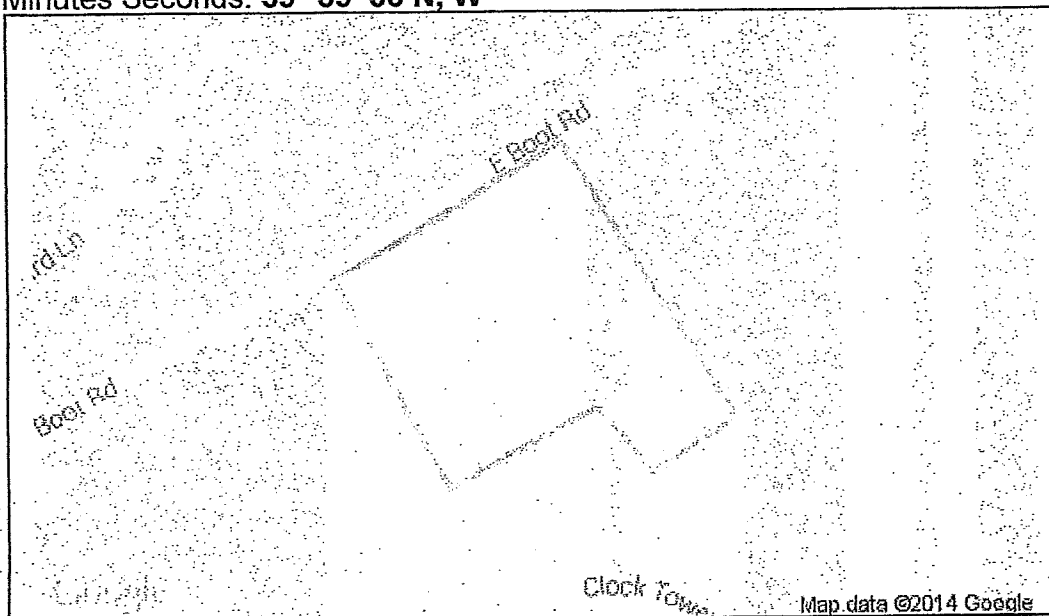
Project Area: **3.8 acres**

County: **Chester** Township/Municipality: **East Goshen**

Quadrangle Name: **WEST CHESTER** ~ ZIP Code: **19380**

Decimal Degrees: **39.993423 N, -75.534671 W**

Degrees Minutes Seconds: **39° 59' 36 N, W**



## 2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	Potential Impact	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

### 3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

#### PA Game Commission

**RESPONSE:** No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

#### PA Department of Conservation and Natural Resources

**RESPONSE:** Further review of this project is necessary to resolve the potential impacts(s). Please send project information to this agency for review (see WHAT TO SEND).

**DCNR Species:** (Note: The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below. After desktop review, if a botanical survey is required by DCNR, we recommend the DCNR Botanical Survey Protocols, available here: [http://www.gis.dcnr.state.pa.us/hgis-er/PNDI\\_DCNR.aspx](http://www.gis.dcnr.state.pa.us/hgis-er/PNDI_DCNR.aspx).)

**Scientific Name:** *Fimbristylis annua*

**Common Name:** Annual Fimbry

**Current Status:** Threatened

**Proposed Status:** Threatened

#### PA Fish and Boat Commission

**RESPONSE:** No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

## U.S. Fish and Wildlife Service

**RESPONSE:** No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.* is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

\* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

\*\* Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, send the following information to the agency(s) seeking this information (see AGENCY CONTACT INFORMATION).

### Check-list of Minimum Materials to be submitted:

- ☐ **SIGNED** copy of this Project Environmental Review Receipt
- ☐ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.
- ☐ Project location information (name of USGS Quadrangle, Township/Municipality, and County)
- ☐ USGS 7.5-minute Quadrangle with project boundary clearly indicated, and quad name on the map

### **The inclusion of the following information may expedite the review process.**

- ☐ A basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)
- ☐ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)
- ☐ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams

## 4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

## 5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page ([www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us)). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

## 6. AGENCY CONTACT INFORMATION

### PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section  
400 Market Street, PO Box 8552, Harrisburg, PA.  
17105-8552  
Fax: (717) 772-0271

### U.S. Fish and Wildlife Service

Endangered Species Section  
315 South Allen Street, Suite 322, State College, PA.  
16801-4851  
NO Faxes Please.

### PA Fish and Boat Commission

Division of Environmental Services  
450 Robinson Lane, Bellefonte, PA. 16823-7437  
NO Faxes Please

### PA Game Commission

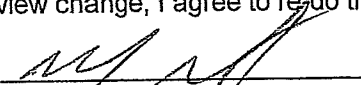
Bureau of Wildlife Habitat Management  
Division of Environmental Planning and Habitat Protection  
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797  
Fax: (717) 787-6957

## 7. PROJECT CONTACT INFORMATION

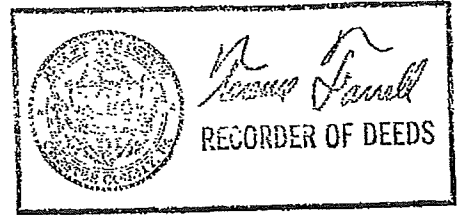
Name: NICHOLAS VASTADIS, P.E.  
Company/Business Name: VASTADIS CONSULTING ENGINEERS, LLC  
Address: 29 HUNTER CREEK  
City, State, Zip: MALVERN, PA 19353  
Phone: (610) 644-9663 Fax: (610) 644-3889  
Email: NCELL@VERIZON.NET

## 8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to redo the online environmental review.

  
applicant/project proponent signature

2/24/14  
date



***This Indenture*** Made the 5TH day of May in the year of our Lord two thousand and three (2003).

***Between*** LORETTA M. RUDOLPH (hereinafter called the Grantor), of the one part and J. ERIC RUDOLPH and LORETTA M. RUDOLPH, his wife, as tenants by the entireties, (hereinafter called the Grantees), of the other part,

***Witnesseth*** That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns.

**ALL THAT CERTAIN** tract or parcel of land with the buildings and improvements thereon erected, Situate in the Township of East Goshen, County of Chester and State of Pennsylvania, described in accordance with a Plan of Property made for Roberts Senger by Henry E. Conrey, Inc., Division of Chester Valley Engineers, (Paoli, PA) dated 4/25/1966, last revised 5/17/1975 as follows, to wit:

MBZ  
BEGINNING at a point on the Southwest side of Boot Road at the Northwest corner of Parcel D which point is measured the two following courses and distances from a point of curve on the West side of a certain 50 feet wide right of way as shown on said Plan; (1) along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.20 feet to a point on the Southeast side of Boot Road; (2) along the same South 63 degrees 50 minutes West, 115.00 feet to the place of beginning; thence leaving the road and along Parcel D South 16 degrees 49 minutes 20 seconds East, 491.58 feet to a point; thence 63 degrees 50 minutes West, 110.19 feet to a point; thence North 26 degrees 10 minutes West, 135.00 feet to a point; thence South 63 degrees 50 minutes West, 301.08 feet to a point a corner of Parcel A; thence along Parcel A, North 26 degrees 10 minutes West, 350.00 feet to a point on the Southeast side of Boot Road aforesaid; thence along the same North 63 degrees 50 minutes East, 491.08 feet to the first mentioned point and place of beginning.

CONTAINING 4.090 acres of land be the same more or less.

BEING Parcels B and C on the above mentioned Plan.

BEING TAX PARCEL #53-4-131.1 ✓

This Document Recorded  
05/21/2003 State RTT: 0.00  
09:03AM Local RTT: 0.00  
Doc Code: DEE Chester County, Recorder of Deeds Office

Doc Id: 10241744  
Receipt #: 108400  
Rec Fee: 48.50



10241744  
Page: 1 of 4  
05/21/2003 10:12



BEING the same premises which J. Eric Rudolph and Loretta M. Rudolph, his wife, by their indenture bearing date the 21<sup>st</sup> day of February, 1992 and recorded in the Office for the Recording of Deeds in and for the County of Chester, West Chester, Pennsylvania on February 24, 1992 in Deed Book 2807 page 234, granted and conveyed unto Loretta M. Rudolph, in fee.

**THIS IS A TRANSFER FROM WIFE TO HUSBAND AND WIFE AND, THEREFORE, IS NOT TAXABLE.**

**Together** with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rent, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well as law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground described buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

**And** the said Grantor, her heirs, executors and administrators does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that she the said Grantor and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, shall and will by these presents

**WARRANT and forever DEFEND**

**In Witness Whereof**, the party of the first part, Grantor, has hereunto set her hand and seal. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

Loretta M. Rudolph (Seal)  
LORETTA M. RUDOLPH



ECKELL SPARKS LEVY

05/21/2003 09:03A

10241744

Page 2 of 4

B-5705 P-1013

Commonwealth of Pennsylvania

County of

*Delaware*

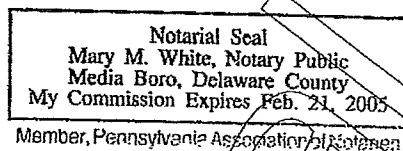
SS:

On this, the 5th day of May, 2003, before me a Notary Public for the Commonwealth of Pennsylvania, residing in the county aforesaid, the undersigned Officer, personally appeared LORETTA M. RUDOLPH known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

*Mary M. White*

Notary Public



05/21/2003 09:03A

10241744

Page: 3 of 4

B-5705 P-1013

TAX PARCEL #53-04-0131.010

# DEED

LORETTA M. RUDOLPH,

Grantor,

TO

J. ERIC RUDOLPH and LORETTA M. RUDOLPH,  
His Wife, as Tenants by the Entireties,

Grantees.

PREMISES: 1662 EAST BOOT ROAD,  
EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PA

MAIL TAX BILL TO:  
MR. & MRS. J. ERIC RUDOLPH  
1662 EAST BOOT ROAD, WEST CHESTER, PA 19380


*Record and return to:*

JOSEPH L. MONTE, JR., ESQUIRE  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
RAINER & SLOANE, P.C.  
344 W. FRONT ST., P.O. BOX 319, MEDIA, PA 19063  
(610) 565-3700

The address of the above-named

Grantee is: 1662 East Boot Road

West Chester, PA 19380

  
On behalf of the Grantee



ECKELL SPARKS LEVY

05/21/2003 09:03A

10241744

Page: 4 of 4

B-5705 P-1013

CONSERVANCY  
BOARD

## Memo East Goshen Township

Date: July 10, 2014  
To: Board of Supervisors  
Cc: All ABCs  
From: Rick Smith, Township Manager  
Re: 2014 ABC Goals 2<sup>nd</sup> Quarter Report

### Conservancy Board

- Review current mission statement and provide the Board of Supervisors with changes, if needed – June 1, 2014 *No action*
- Submit an article for each newsletter – Due date for newsletter *Spring – Completed, Summer - Completed*
- Develop signage and information for a rain barrel demonstration project at Township Building – April 30, 2014 - *Walter will contact Bill Coffey about this.*
- Investigate alternatives for recycling containers and provide recommendation to the Board of Supervisors – July 1, 2014 – *No discussion.*

### Historical Commission

- Review current mission statement and provide the Board of Supervisors with changes, if needed – June 1, 2014 *No Action*
- Submit an article for each newsletter – Due date for newsletter *Spring – Completed, Summer - Completed*
- Identify the specific basis or criteria for why each resource is on the Historic Inventory List – December 31, 2014 *Started working on 12 Resources associated with Battle of the Clouds*
- Conduct the Living History at the Plank House & Blacksmith Shop – September 1, 2014 *No Action*

### Municipal Authority

- Review current mission statement and provide the Board of Supervisors with changes, if needed – June 1, 2014 *Completed*
- Submit an article for each newsletter – Due date for newsletter *Spring – Completed, Summer - Completed*
- Obtain PA DEP approval for the Act 537 Plan revision for the Reservoir Road Pump Station – December 31, 2014 *The Plan Revision has been sent to various agencies for review.*
- Develop a recommendation on covers for the SBRs – August 1, 2014 *Completed*

### Park and Recreation Commission

- Review current mission statement and provide the Board of Supervisors with changes, if needed – June 1, 2014 *No Action*
- Submit an article for each newsletter – Due date for newsletter *No Action*
- Develop a five year capital improvement plan for the Tot Lot – July 31, 2014 *No Action*
- Identify the participant recreation needs of various age groups – August 31, 2014 *No Action*

### Planning Commission

- Review current mission statement and provide the Board of Supervisors with changes, if needed – June 1, 2014 *No Action*
- Submit an article for each newsletter – Due date for newsletter - ***Spring – Completed***
- Complete review of the solar & wind regulations and provide recommendation to the Board of Supervisors – May 30, 2014 *Draft solar ordinance sent to BoS for review in June*
- Present Comprehensive Plan Update to the Board of Supervisors – July 31, 2014 *Schedule has been revised*
- Complete review of the Zoning Ordinance and provide recommendation to the Board of Supervisors - December 31, 2014. *No Action*

### Commerce Commission

- Review current mission statement and provide the Board of Supervisors with changes, if needed – June 1, 2014 *No Action*
- Submit an article for each newsletter – Due date for newsletter ***Spring – Completed, Summer - Completed***
- Hold annual breakfast and lunch meetings – December 31, 2014 *No Action*
- Complete Workforce Development project – June 30, 2014 ***Completed***