

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, January 4, 2012
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. December 7, 2011**
- F. Acknowledge Receipt of New Applications
 - 1. AT&T Mobility, 1606 E. Strasburg Rd. (ZV)**
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
 - 1. Zoning Ordinance Review (Article III)**
- K. Old Business
 - 1. Sign Ordinance Discussion**
 - 2. Apartment Building Height Discussion**
- L. New Business
- M. Any Other Matter
- N. Meeting Dates of Importance

Jan. 01, 2012	New Year's Day	
Jan. 02, 2012	Offices Closed Monday	
Jan. 03, 2012	Board of Supervisors -	
	Annual Reorganization	7:00 pm
Jan. 04, 2012	Pension Committee	1:00 pm
Jan. 04, 2012	Board of Auditors –	
	Annual Reorganization	7:00 pm
Jan. 04, 2012	Planning Commission	7:00 pm
Jan. 05, 2012	Park & Recreation	7:00 pm
Jan. 07, 2012	Annual Planning Session	8:00 am
Jan. 09, 2012	Municipal Authority	7:00 pm
Jan. 10, 2012	Board of Supervisors	7:00 pm
Jan. 11, 2012	Conservancy Board	7:00 pm
Jan. 12, 2012	Historical Commission	7:00 pm
Jan. 16, 2012	Martin Luther King, Jr. Birthday	
	Offices Closed	
- O. Correspondence
- P. Goals
- Q. Adjournment

Bold Items indicate new information to review for that topic.

REMINDER – Spring Newsletter:

Article Submission Due Date

Posted to Website

February 2, 2011

April 1, 2012

draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
December 7, 2011

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, December 7, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Jim McRee, Susan Carty, Al Zuccarello, Peter Mylonas, Dan Daley and Megann Hedgecock. Also present were Mark Gordon, Township Zoning Officer and Erich Meyer(Park & Recreation Board.).

WORKSESSION – 7:00 PM

- A. Minutes of the November 2, 2011 meeting were reviewed.
- B. Various agenda items were reviewed.

FORMAL SESSION – 7:30 PM

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:30 pm and led the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

George asked if anyone would be recording the meeting. There was no response.

George asked those in attendance if there were any non-agenda items to be discussed. There was no response

George announced that there will not be a workshop in December.

B. Approval of Minutes

The Chairman noted that the minutes of November 2, 2011 were approved.

C. Acknowledge Receipt of New Applications – None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances - None

G. Old Business

- 1. Zoning Ordinance - The Commission members started their review of the Township Zoning Ordinance with Article II, Residential Districts. Items discussed:

- a. Wind generation in R3 & R4 but not R2

- b. How is the number of households per acre for the different R zones set.

- c. Maximum height is currently 3 stories and 30 feet. There has been discussion about changing the height for apartments to 45 feet. A single family dwelling can have 3 stories above ground level without an elevator. Apartments need elevators.

- d. Geothermal energy requires drilling a well but currently the well is not considered a structure since it is underground. Closed loops can't be used because the lots aren't big enough. The township requires a permit for geothermal systems because the system inside the house has to be replaced.

- e. Mineral rights fall under the jurisdiction of the State and Federal government.

- f. Animal husbandry is shown on page 8, B2 as conditional use but also on page 9, E12 as an accessory use. Mark read the definition of animal husbandry from the code and commented that a kennel is defined separately and allowed in C1. The Commission members agree that Animal Husbandry should be where it can be regulated – a conditional use.

- g. Temporary structure or use, example Wiggins's Christmas tree stand, etc.

- h. With townships side by side (East & West Goshen) even landscaping requirements can conflict (example – buffer between proposed Traditions and Goshen Fire Co.). Commission members should look for other potential conflicts.

- 1 i. Page 9, C-12 – private primary school and church or place of worship was added when Ss. Peter
2 and Paul built their school.
3 j. Solar fields in R zones – PA is debating if it is impervious or not. Some municipalities are
4 limiting the use. Mark commented that it may have to be redefined.
5 k. If someone wants to know what options apply to their property, it is best for them to contact the
6 township staff. Mark noted that only Sorrell Hill was done with single family open space.
7 2. Sign Ordinance – This was tabled until the January meeting.
8

9 **H. New Business**

- 10 1. Mark presented a plaque to the Commission from the Chester County 2020 Master Planner Program for
11 completion of planning courses by the Commission members.
12 2. Elections for 2012. Peter nominated Sue for Chairman. George seconded the nomination. All agreed.
13 The nomination passed. Al nominated Dan for Vice Chairman. George seconded the nomination. All
14 agreed. The nomination passed.
15 3. Goals for 2012 – Main goal is to continue the review of the zoning ordinance.
16 4. George reminded the Commission members to submit the amount of volunteer hours they give as a
17 Commission member.
18

19 **I. Liaison Reports - None**

20 **J. Any Other Matter – None**

- 21 1. Mark announced that Malvern Institute will be holding a meeting at the Township Building tomorrow
22 night December 8, 2011 to meet with residents and discuss their planned expansion.
23
24

25 **H. Adjournment**

26 There being no further business, a motion to adjourn the meeting was made by Sue and seconded by Al. The
27 meeting adjourned at 8:45 p.m.
28
29

30 Respectfully submitted, _____
31 *Ruth Kiefer, Recording Secretary*
32
33

Planning Commission Application Tracking Log

Application Name	Application (CU,LD,O, SD,ZHB, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Verkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
ATT, 1606 East Strasburg Rd	ZHB	P	12/22/11	12/22/11	na	na	12/27/11		2/1/12	2/14/12	1/26/12	2/17/12

Bold = New Application or PC action required

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 12/29/2011
To: Planning Commission
From: Mark Gordon, Zoning Officer *mlg*
Re: AT&T

Dear Commissioners,

The ZHB application before you is for the AT&T WCF at 16060 E. Strasburg Rd. AT&T is requesting to add one equipment box to the existing equipment pad. No changes are proposed for the antennas or to the PECO pole.

The ZO permits three cabinets to be placed on the equipment pad for a WCF when the antennas are installed on an existing structure. AT&T is asking for a forth cabinet therefore they are requesting relief from this requirement of the ordinance; 240-31.C(3)(h)[3][d]

During our recent revision of the WCF Ordinance I believe this section could have been amended to remove the number of cabinets permitted on a equipment pad. The size of the equipment pad limits the space where a carrier can place equipment so I believe it makes good planning sense to limit the regulation to the size of the equipment pad and not the number of equipment cabinets. The number of equipment cabinets is not specified in the other sections of the ordinance dealing with equipment pads.

I do not see any reason for the Township to oppose this applicants request for a dimensional variance. I have enclosed a few pictures of the site for your use.

DRAFT MOTION:

Madame Chairman, I move that we recommend that the Board of Supervisors support the e AT&T Mobility Zoning Variance Application for the proposed modification to their Wireless Communication Facility. The applicant proposes to add one additional equipment box to the existing concrete equipment pad in accordance with the application and plan dated 12/09/201114/2010, last revised 12/15/2011 with the following conditions:

1. The applicant shall follow all applicable federal, State and Local laws and secure all proper permits prior to construction of the improvements depicted on the plans.









BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

December 28, 2011

Dear Property Owner:

The purpose of this letter is to inform you that AT&T Mobility has submitted a Zoning Hearing Board application to the Township requesting relief from the Township Zoning Ordinance. AT&T is requesting to add one equipment cabinet box to the existing enclosed wireless communication facility. The Township code permits three equipment boxes and AT&T is requesting that a fourth be allowed.

No modifications are proposed to the pole or to the antennas located on the pole just an addition of one equipment box on the ground.

Pursuant to Township policy, all property owners within 1000 feet of the property are notified of conditional use applications. The public meetings projected for this project's review and potential approval are listed below and subject to change:

January 4, 2012 - Planning Commission, 7:00 pm Workshop, 7:30 PM Meeting

January 17, 2012 - Board of Supervisors, 7:00 pm

January 26, 2012 - Zoning Hearing Board, 7:30 pm, **Zoning Variance Hearing**

All meetings, hearings and workshops are held at the Township Building and are open to the public. The plans are available for review during normal business hours. Please give me a call at 610-692-7171 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: Debra A. Shulski, Esquire (Via Email)

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 12/12/2011
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer
Re: Zoning Ordinance, Article II Comments

mlb

Commissioners,

Here are the items identified in Article II that pose inconsistencies or require some clarifications in the code:

1. PRD / PUD
2. Animal Husbandry:
 - a. Is listed as accessory use however referred to as requiring conditional use approval in the R-2 [240-9.B.(2)].
 - b. There are two definitions of Animal Husbandry in 240-6 that need consistency.
 - c. Look at the applicability of this use in the R-2 and R-4
3. Temporary Structure:
 - a. Definition
4. R-2, R-3, and R-4: Publically and Privately owned recreation
5. R-2, R-3, and R-4: Solar
6. R-2, R-3, and R-4: Wind
7. Single Family Cluster should be highlighted in the NOTES of 240-9.G refereeing readers to 240-28 for specific area and bulk regulations.
8. Single Family Openspace should be highlighted in the NOTES of 240-9.G refereeing readers to 240-36 for specific area and bulk regulations.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 10/26/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: Maximum Height of Apartment Buildings

Dear Commissioners,

During our discussion of the maximum height allowed for Apartment Buildings I had initially removed the "or 30 feet" from the ordinance. Since today an apartment building can be 3 stories or 30 feet a building could technically be 3 stories and 60 feet tall as long as it meets one of the requirements.

I added "and 45 feet" to this revision because the last four apartment complexes built all have buildings with peak roofs with building heights between 40 and 42 feet tall to the midpoint of the ridge and the eve.

1 **§ 240-29. Planned apartment development.**

2 Planned apartment development regulations applicable to R-4, R-5 and C-4 Districts.

3 A. Specific intent. The intent of this section is to provide regulations that encourage well-planned
4 and well-designed apartment developments appropriate to the district and in harmony with adjacent
5 existing development.

6 B. Applicability. This section shall apply to any apartment development.

7 C. Apartment standards. The following standards shall be observed:

8 (1) Central water and sewer. All apartments shall be serviced by centralized water and
9 centralized sewage disposal systems.

10 (2) Underground utilities. All utilities shall be placed underground.

11 (3) Minimum lot area. Apartment developments shall provide a lot area of at least four
12 acres and a minimum average of 3,000 square feet of lot area per dwelling unit on the
13 lot.

14 (4) Maximum building coverage. The maximum building coverage shall be 20% and the
15 maximum impervious surface coverage shall be 40%.

16 (5) Setbacks. All principal buildings shall be at least 50 feet from all street right-of-way lines
17 and property lines. Garages shall be at least five feet from all side and rear property
18 lines and at least 50 feet from all street right-of-way lines.

19 (6) Maximum height. Maximum height of all buildings shall not exceed three stories ~~and 45~~
20 ~~feet or 30 feet~~. No dwelling unit shall be more than two stories above its ground
21 entrance without the use of elevators.

22 (7) Building separations. Each building with three or fewer stories shall:

23 (a) Have a maximum length of each wall of 100 feet in horizontal length.

24 (b) Be separated from each other building by at least 25 feet.

25 (c) Be separated from each other building by at least 1.5 times the height of the
26 tallest building.

27 (8) Maximum dwelling unit size. No dwelling unit within an apartment development
28 shall contain more than two bedrooms, and no more than 40% of the total
29 number of dwelling units shall contain two bedrooms.

30 (9) Building location, orientation and design. The location, orientation and design of
31 all buildings should give consideration for site terrain and other natural features

and conform with site design principles outlined in the Township Comprehensive Plan.

(10) Recreation/open spaces. One or more recreation/common open spaces (each with a minimum area of 2,500 square feet) shall be provided, whose total area equals at least 200 square feet per dwelling unit. All recreation/common open spaces shall be located in areas suitable for outdoor active or passive recreation (such as outdoor relaxation, walking and/or gardening). Only recreation spaces at least 20 feet from any building shall count towards the minimum required recreation/common open space. The types of recreation areas shall relate to the expected breakdown of ages of residents of the units.

(11) Driveways. The following minimum cartway widths shall be provided for any driveway within an apartment development:

Function	Minimum Cartway Width (feet)
One-way traffic, no parking	9
Two-way traffic, no parking	18
One-way traffic, parallel parking on one side	18
Two-way traffic, parallel parking on one side	27
Two-way traffic, parallel parking on two sides	34

(12) Off-street parking. The off-street parking requirements of § 240-33 shall be complied with.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

December 5, 2011

Re: ECP – Land recycling Program
922 North Chester Rd.
eFACTS No. 742775
922 N. Chester Rd. West Chester, PA 19380

Dear Property Owner:

The purpose of this letter is to inform you that the property at 922 N. Chester Rd. West Chester, PA 19380, (formerly McGinty's Nursery) has undergone site remediation for arsenic found in the soil as a result of environmental sampling done on the property. The PA Department of Environmental Protection (DEP) regulates these activities (Land Recycling Program).

Pursuant to Township Policy we are notifying all property owners within 1000 feet of the subject property which has undergone this remediation activity.

A FINAL report has been completed and is on file with the DEP and outlines the findings from the post remediation testing. In summary, the remediation performed on the site shows that the residential Statewide Heath Standard was attained for arsenic in the soil.

The information on the "Intent to Remediate" for the property is available for review by the public at the Township Building. If you need more specific information about this remediation project contact the PA DEP at 484-250-5900.

Please give me a call at or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

RECEIVED
DEC 22 2011

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility
Applicant Address: 200 N. Warner Road, King of Prussia, PA 19406

Telephone Number: c/o 610-458-4400 Fax Number: c/o 610-458-4441
Email Address: c/o Debbie@rrhc.com
Property Address: 1602 East Strasburg Road

Tax Parcel Number: 53-04-0149-U Zoning District: R-2 Acreage: ±3.5 acres

Purpose of Application (check one)

- ☐ Variance (Type: ☐ Use Variance ☒ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

§240-31.C(3)(h)[3][d] relating to the number of equipment boxes permitted

Description of the Zoning Relief requested and the future use of the property:

Applicant is seeking a dimensional variance to permit a fourth equipment box to be located on the existing concrete pad at the base of the tower within the existing compound area. No additional antennas or improvements to the existing antennas are proposed. The existing compound area is screened with permahedge screening so the additional cabinet will not be visible to the public.

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.

Debra A. Shulski
Debra A. Shulski, Esquire
Attorney for Applicant

12-21-11
Date

***Please review the formal application and review procedures on page three.**

EAST GOSHEN TOWNSHIP

ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

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

Applicant Name: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Application Process Checklist (Administration use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	_____
2. All related materials submitted:	_____
3. Township application and review fees paid:	_____

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	_____
2. Date of first formal Planning Commission Meeting following complete application:	_____
3. Date sent to CCPC:	_____
4. Date sent to Township Engineer:	_____
5. Date presented to Planning Commission:	_____
6. Date sent to CB:	_____
7. Date sent To MA:	_____
8. Date sent to HC:	_____
9. Date sent to PRB:	_____
10. Date sent to TAB:	_____
11. Date by which the PC must act:	_____
12. Date by which Board of Supervisors must act:	_____
13. Drop Dead Date; (Day 60):	_____
14. Zoning Hearing Date:	_____ & _____
15. Dates of public advertisement:	_____ & _____

**BEFORE THE ZONING HEARING BOARD
OF
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**

**In re: Application of New Cingular Wireless PCS,
LLC, d/b/a AT&T Mobility
1602 East Strasburg Road
Site No: PAL01277**

ADDENDUM "A" TO ZONING HEARING BOARD APPLICATION

I. BACKGROUND

The subject property is located at 1602 East Strasburg Road in East Goshen Township and is situated in the R-2 Zoning District. The property contains an existing telecommunication tower and associated compound area which is currently being utilized by the Applicant, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility ("AT&T") as a Telecommunications Facility.

As the accompanying demonstrate, AT&T is proposing to add a fourth equipment cabinet to be located on the existing concrete pad at the base of the tower within the compound area for purposes of its LTE upgrade. No additional antennas or improvements to the existing antennas are proposed. The existing compound area is screened with permahedge screening so the additional cabinet will not be visible to the public.

II. REQUEST FOR RELIEF TO THE ZONING HEARING BOARD

AT&T requests the following:

1. A dimensional variance from section 240-31.C(3)(h)[3][d] to permit the forth equipment box to be located on the existing concrete pad whereas the Ordinance only permits three equipment boxes. Please note that the overall square footage and size of the equipment boxes are fully compliant with the applicable ordinance requirements.

2. The Applicant also applies for such other interpretations, waivers and or variances and relief as may be ultimately be required.

III. REASONS WILL ZONING RELIEF SHOULD BE GRANTED

The proposed upgrade is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed upgrade is necessary in order for AT&T to provide enhanced telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. The Telecom Facility, a passive communications use, is a suitable and appropriate use of the Property. The proposed upgrade is consistent with the spirit, purpose and intent of the Ordinance as the telecommunications facility currently exists on the Property. AT&T merely proposes to upgrade its existing facility to provide for enhanced data services.

3. The proposed upgrade will not substantially injure or detract from the use of neighboring properties or from the character of the neighborhood and the use of the properties adjacent to the Property will be adequately safeguarded.

4. The proposed upgrade will serve the best interest of the Township, the convenience of the community, and the public welfare by improving wireless telecommunications services, especially to residents and business owners in the community.

5. The proposed upgrade will be entirely consistent with the logical, efficient and economical extension of public services and facilities within the Township including police and fire protection.

6. The proposed upgrade will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.

7. The proposed upgrade will not overcrowd the land or create an undue concentration of population.

8. The proposed upgrade will not impair an adequate supply of light and air to adjacent property.

9. The Telecom Facility will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.

10. The proposed upgrade will not adversely affect transportation or unduly burden public facilities.

11. The relief will represent the minimum relief necessary in order for AT&T to provide enhanced telecommunications services and will represent the least modification possible of the regulations in issue. The height of the Telecom Facility is the minimum height necessary to perform its function.

12. The Telecom Facility complies with all applicable standards established by the Federal Communications Commission.

13. The Telecom Facility shall not cause radio frequency interference with other communications facilities located in the Township.

14. AT&T is licensed by the Federal Communications Commission to operate the Telecom Facility.

15. The Telecom Facility shall comply with all applicable Federal Aviation Administration and Commonwealth Bureau of Aviation Regulations.

16. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the proposed use or change. No signs or lights will be mounted on the Telecom Facility.

17. The Telecom Facility will be maintained in a safe manner in accordance with the requirements of the Township's Building Code.

For all of the reasons stated above, AT&T requests that the Board grant any and all necessary relief to allow the proposal to proceed.

Detailed Plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Zoning Hearing Board. AT&T may submit additional documentation at the time of the hearing in support of the Application.

Respectfully submitted,

RILEY RIPER HOLLIN & COLAGRECO

Date: 12-21-11

By:

Debra A. Shulski

Debra A. Shulski, Esquire

Attorney for Applicant, New Cingular Wireless,
PCS, LLC d/b/a AT&T Mobility

PROJECT INFORMATION

SCOPE OF WORK: THIS PROPOSAL IS FOR AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE PLACEMENT OF PROPOSED EQUIPMENT CABINETS ON A CONCRETE PAD WITHIN AN EXISTING FENCED COMPOUND.

SITE ADDRESS: 1602 EAST STRASBURG ROAD
WEST CHESTER, PA 19380

LATITUDE: N 39.9765°
LONGITUDE: W -75.5345°

JURISDICTION: EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA
ZONING DISTRICT CLASSIFICATION: R-2 - LOW DENSITY DISTRICT

TAX PARCEL 53-04-0149-U
PARCEL SIZE: ±3.50 ACRES

PROPOSED USE: TELECOMMUNICATIONS FACILITY

TOWER OWNER: PECO ENERGY CO.
2301 MARKET STREET
PHILADELPHIA, PA 19101

NAME OF APPLICANT: NEW CINGULAR WIRELESS PCS, LLC
200 N. WARNER ROAD
KING OF PRUSSIA, PA 19406



ZONING DRAWINGS
SITE NUMBER: PAL01277
FA NUMBER: 10096962
SITE NAME: GOSHENVILLE
MODIFICATION TO EXISTING CELL SITE

VICINITY MAP

DIRECTIONS: DEPART N WARNER ROAD TOWARDS SR-363/N GULPH ROAD. TAKE RAMP AND FOLLOW SIGNS FOR I-76 EAST/SCHUYLKILL EXPRESSWAY. AT EXIT 328B, TAKE RAMP RIGHT FOR US-202 SOUTH/W DEKALB PIKE TOWARDS WEST CHESTER. TAKE RAMP RIGHT FOR SR-252 SOUTH/W SWEDES FORD ROAD TOWARDS PAOLI. TURN RIGHT ONTO US-30/E LANCASTER AVENUE. BEAR LEFT ONTO PAOLI PIKE. TURN LEFT ONTO SR-352/N CHESTER ROAD. TURN LEFT ONTO E STRASBURG ROAD.

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

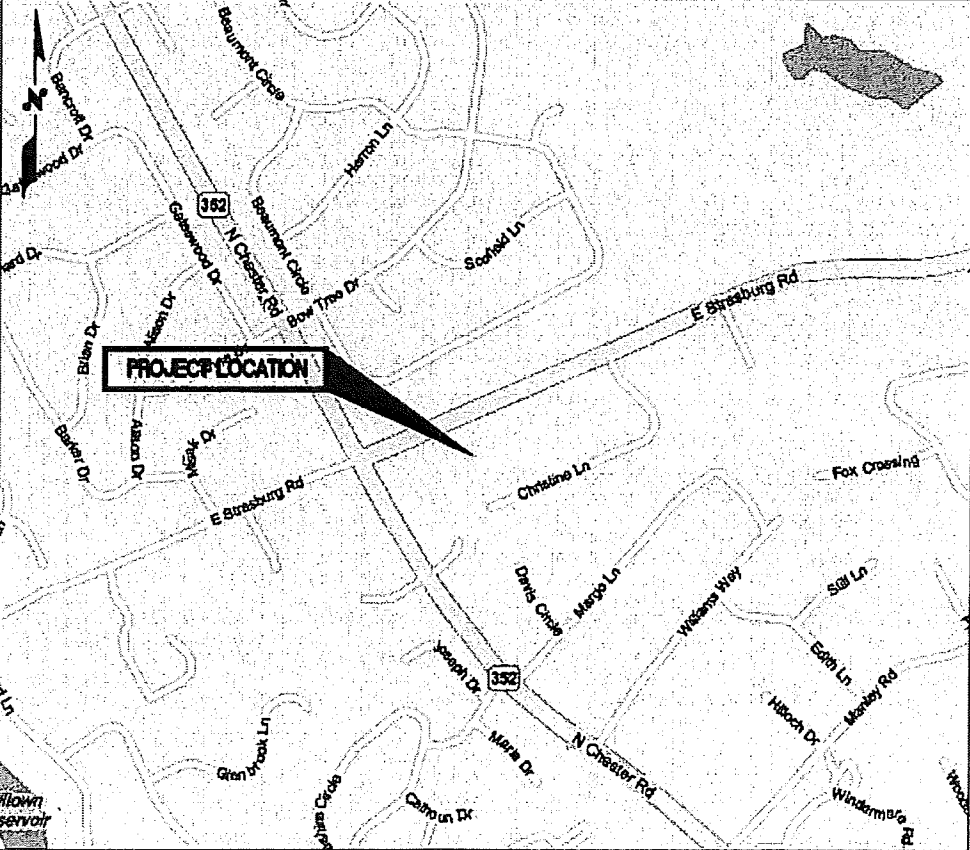
BUILDING CODE: INTERNATIONAL BUILDING CODE 2009
NATIONAL ELECTRICAL CODE: NEC 2008
FIRE/LIFE SAFETY CODE: NFPC 1996

DRAWING INDEX

T-1 TITLE SHEET
Z-1 SITE PLAN AND GENERAL NOTES
Z-2 COMPOUND PLAN AND ELEVATION VIEW
Z-3 DETAILS

REV

1
1
1
1



SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

DETAIL 103

ENDORSEMENTS

APPROVED BY EAST GOSHEN TOWNSHIP

BOARD CHAIRPERSON _____ DATE _____
BOARD SECRETARY _____ DATE _____
TOWNSHIP ENGINEER _____ DATE _____

OWNER ENDORSEMENT

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PLANNING BOARD OF EAST GOSHEN TOWNSHIP

OWNER _____ DATE _____
NOTARY _____ DATE _____

NOT TO SCALE

CONTACT INFORMATION

NAME	COMPANY	PHONE NO.
A&E	CRAIG ZEIDMAN	DEWBERRY
ENG.	SCOTT HEALEY	BECHTEL
		856-780-3665
		610-233-1738

UTILITIES
POWER:
TELCO:

PECO 800-4000
VERIZON 800-972-6123

REGISTERED PROFESSIONAL

ALEC SCOTT NORRIS

LTE PROJECT

TITLE SHEET

NO.	DATE	REVISIONS	BY	CHK	APP	JOB NUMBER	DRAWING NUMBER	REV
1	12/15/11	ISSUED FOR ZONING	WPC	CJZ	ASN	25471-420	T-1	1
0	12/09/11	ISSUED FOR ZONING	EDTV	CJZ	ASN			



BECHTEL COMMUNICATIONS, INC.
200 NORTH WARNER ROAD
SUITE 160
KING OF PRUSSIA, PA 19406
PHONE: (610) 233-1738

Dewberry
Dewberry-Goodkind, Inc.
EASTGATE BUSINESS CENTER
133 GANTHER DRIVE, SUITE F
MT. LAUREL, NEW JERSEY 08054
PHONE: 856.802.0643
FAX: 856.802.0646
JOB # 50044612

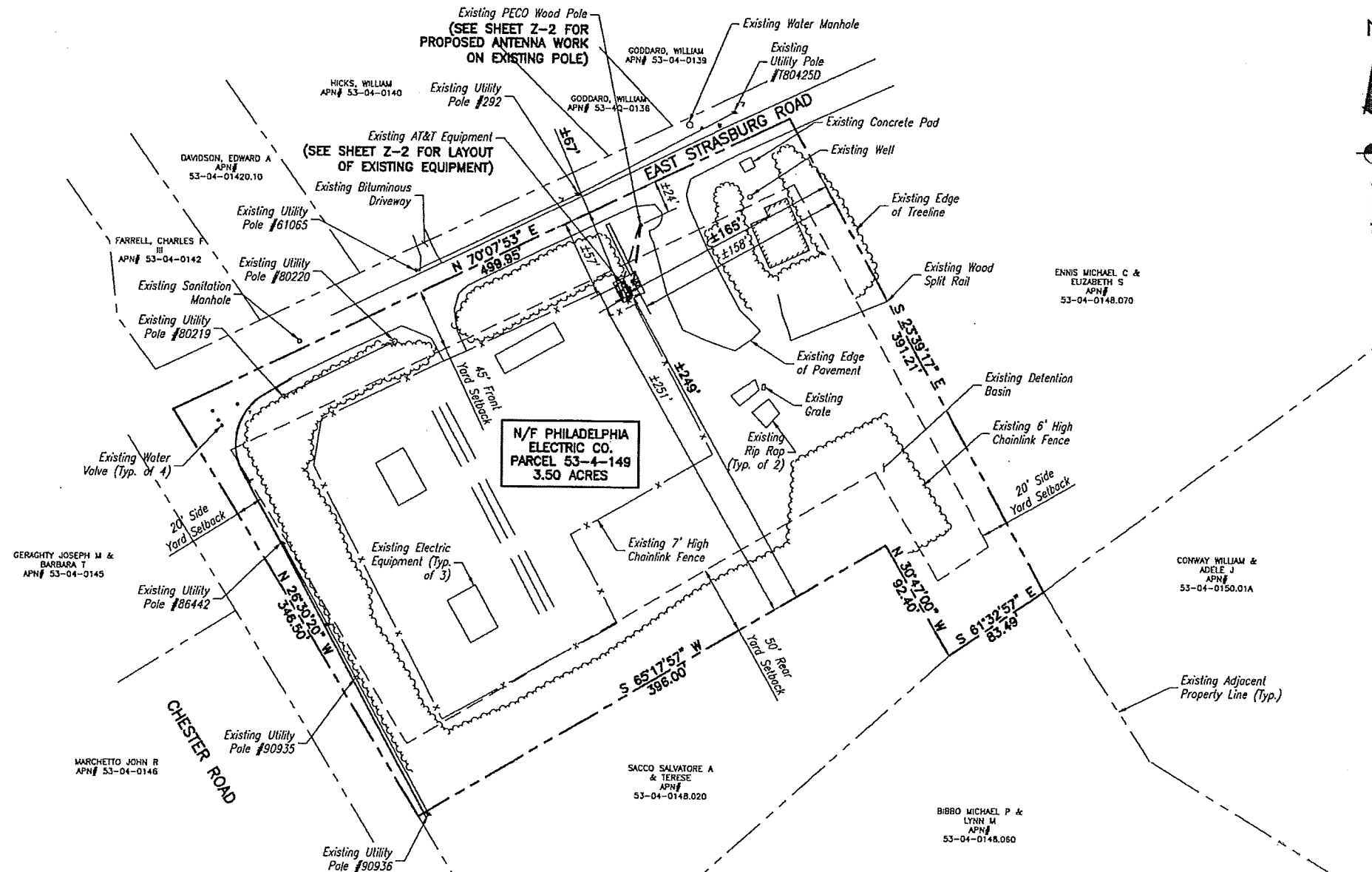
SITE NUMBER: PAL01277
FA NUMBER: 10096962
SITE NAME: GOSHENVILLE
1602 EAST STRASBURG ROAD
WEST CHESTER, PA 19380



NEW CINGULAR WIRELESS PCS, LLC
200 NORTH WARNER ROAD
KING OF PRUSSIA, PA 19406

GENERAL NOTES

1. SITE AND BOUNDARY INFORMATION OBTAINED FROM THE FOLLOWING:
 - A. PLAN ENTITLED "SITE PLAN OF EXISTING CONDITIONS FOR 1602 EAST STRASBURG ROAD", PREPARED BY DEWBERRY-GOODKIND, INC., OF MOUNT LAUREL, NJ, LAST REVISED 08/19/10.
2. THIS PROPOSAL IS FOR AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE PLACEMENT OF PROPOSED EQUIPMENT CABINETS ON A CONCRETE PAD WITHIN AN EXISTING FENCED COMPOUND.
3. THE PROPOSED FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION. (NO HANDICAP ACCESS IS REQUIRED)
4. NO NOISE, SMOKE, DUST, VAPORS OR ODOR WILL RESULT FROM THIS PROPOSAL.
5. EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC.
6. TOTAL AREA OF DISTURBANCE UNDER THIS PROPOSAL: ±0 S.F.
7. ALL CONSTRUCTION FOR SITE IMPROVEMENTS SHALL CONFORM TO APPLICABLE SPECIFICATIONS, STANDARDS, AND REQUIREMENTS OF THE GOVERNMENTAL OR UTILITY AUTHORITIES HAVING JURISDICTION.
8. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
9. CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM PRIOR TO CONSTRUCTION • 1-800-242-1776.
10. ALL CONSTRUCTION AND DESIGN FOR THE PROPOSED ANTENNA MOUNTS SHALL CONFORM IN ACCORDANCE WITH THE CURRENT STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA/EIA-222-G) REVISED, JANUARY 2006.
11. SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
12. SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
13. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CONSTRUCTION.
14. A DRIVEWAY PERMIT IS NOT REQUIRED FOR THIS APPLICATION.
15. THIS PROJECT WILL NOT REQUIRE STREETS OR PROPERTY TO BE DEDICATED FOR PUBLIC USE.
16. THIS PROJECT WILL NOT REQUIRE PERMANENT MONUMENTS.
17. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF CHESTER COUNTY, PA (ALL JURISDICTIONS), PANEL 215 OF 380, MAP 42029C0215F, DATED 09/29/2006, ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
18. IF THIS WIRELESS COMMUNICATIONS FACILITY IS ABANDONED OR ITS USE IS DISCONTINUED FOR A PERIOD OF SIX MONTHS IT SHALL BE DEMOLISHED OR REMOVED FROM THE SITE WITHIN SIX MONTHS AT THE EXPENSE OF THE WIRELESS COMMUNICATIONS FACILITY OWNER.
19. THE APPLICANT WILL SUBMIT TO THE TOWNSHIP ENGINEER PROOF OF ANNUAL INSPECTION OF THE COMMERCIAL COMMUNICATIONS ANTENNA SUPPORT STRUCTURE AND COMMERCIAL COMMUNICATIONS ANTENNA BY AN INDEPENDENT PROFESSIONAL ENGINEER AS REQUIRED BY THE LATEST ANSI/EIA/TIA CODE.
20. IF THE TELECOMMUNICATIONS FACILITY CAUSES RADIO OR TELEVISION RECEPTION INTERFERENCE THE APPLICANT SHALL FOLLOW THE PROCEDURES SET FORTH IN SECTION 240-31.C.3.H.2.Y OF THE EAST GOSHEN TOWNSHIP ORDINANCE.
21. THE APPLICANT WILL SUBMIT AN ANNUAL REPORT IN JANUARY OF EACH YEAR PROVIDING THE INFORMATION LISTED IN SECTION 240-31.C.3.H.2.Z OF THE EAST GOSHEN TOWNSHIP ORDINANCE.



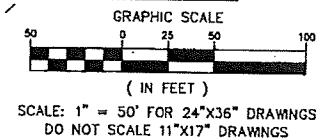
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAINLINK FENCE LINE
- SETBACK LINE
- HEAVY LINEWEIGHT INDICATES PROPOSED FACILITIES
- LIGHT LINEWEIGHT INDICATES EXISTING FACILITIES
- ~~~~~ TREELINE

SYMBOLS AND MATERIALS

- DTM SH DETAIL REFERENCE
- D SH SECTIONS & DETAILS
- CONCRETE
- EARTH
- GRAVEL
- SAND

SITE PLAN



PENNSYLVANIA LAW REQUIRES
THREE WORKING DAYS NOTICE PRIOR
TO ANY EARTH MOVING ACTIVITIES



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JOB # 50044612

SITE NUMBER: PAL01277
FA NUMBER: 10096962
SITE NAME: GOSHENVILLE

1602 EAST STRASBURG ROAD
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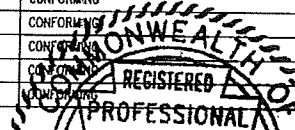


at&t

NEW CINGULAR WIRELESS PCS, LLC
200 NORTH WARNER ROAD
KING OF PRUSSIA, PA 19406

\$240-9 R-2 LOW DENSITY RESIDENTIAL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
MINIMUM LOT AREA	1 ACRE	±3.50 ACRES	NO CHANGE	CONFORMING
MINIMUM SIDE YARD	20 FEET	±158 FEET	NO CHANGE	CONFORMING
MINIMUM FRONT YARD	45 FEET	±57 FEET	NO CHANGE	CONFORMING
MINIMUM REAR YARD	50 FEET	±250 FEET	±249 FEET	CONFORMING
MAXIMUM SITE COVERAGE	35%	5%	8%	CONFORMING

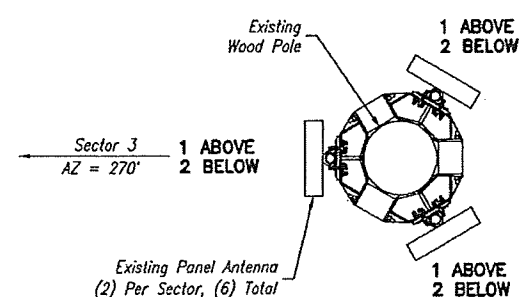


ALEC SCOTT NORRIS
REGISTERED PROFESSIONAL ENGINEER

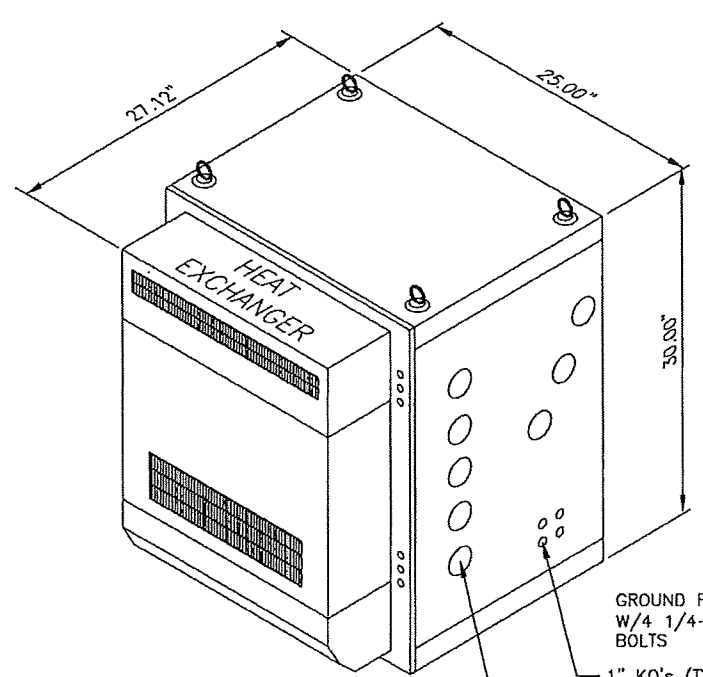
TELE PROJECT

ENGINEER
SITE PLAN
AND GENERAL NOTES

NO.	DATE	REVISIONS	BY	CHK	APP	JOB NUMBER	DRAWING NUMBER	REV
1	12/15/11	ISSUED FOR ZONING	MPC	CE	CE	25471-420	Z-1	1
0	12/09/11	ISSUED FOR ZONING	EDTV	CJZ	CE			
SCALE: AS SHOWN		DESIGNED BY: EDTV	DRAWN BY: EDTV	PA DENSE NO. 25471-420				



ANTENNA PLAN
NOT TO SCALE

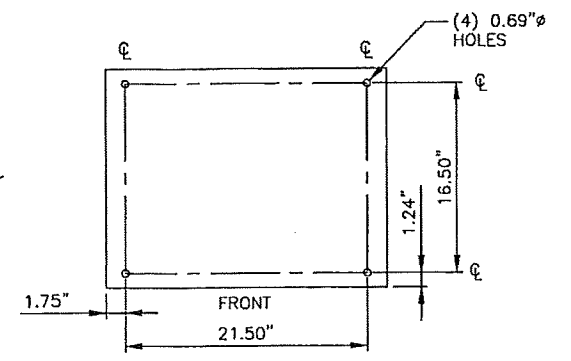


WEIGHT:
EMPTY W/BLANK DOOR = 80lbs
EMPTY W/ HEAT EXCHANGER = 120lbs
EQUIPMENT (VARIES) = 400/lbs MAX
CABINET TOTAL (MAX) = 600lbs

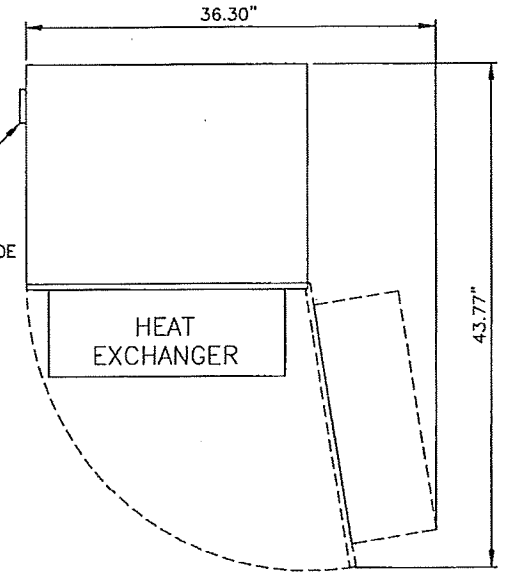
- NOTES:**
1. DOOR HINGE MAY BE REVERSED
 2. MINIMUM ANCHOR SIZE MUST BE 1/2" DIA.
 3. AN ISOLATOR BASE IS REQUIRED WHEN MOUNTING DIRECTLY ON CONCRETE PAD.

9412 TYPE 2 CABINET

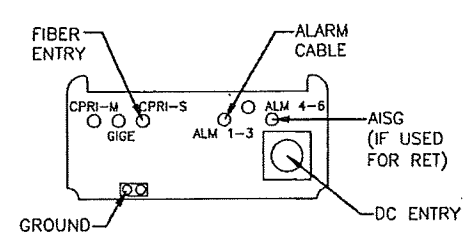
DETAIL 1
NTS



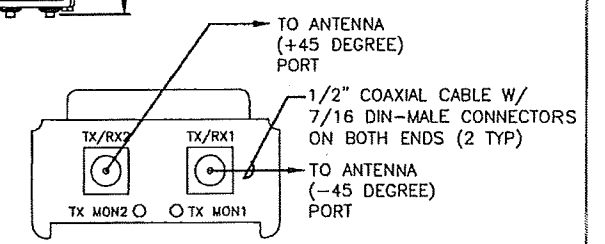
DRILL PATTERN



PLAN



RRH BOTTOM VIEW



RRH TOP VIEW

SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	12.2"	10.8"	21"	51 LBS.
RRH AWS 2X40 (80W)	12"	9"	25"	43 LBS. (W/O SOLAR SHIELD)

NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH)

DETAIL 1104
NTS



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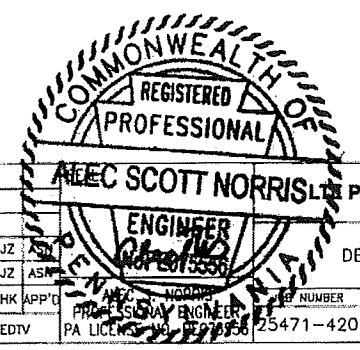
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SCALE:	AS SHOWN	DESIGNED BY: EDTV	DRAWN BY: EDTV	PA LICENSE #	25471-420	Z-3 1





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JOB: Goshen Village

COMMENTS:

APPROVAL:

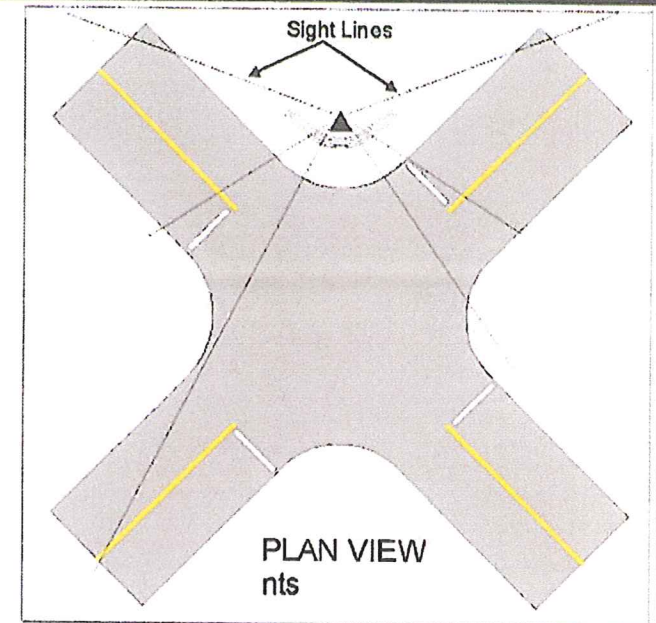
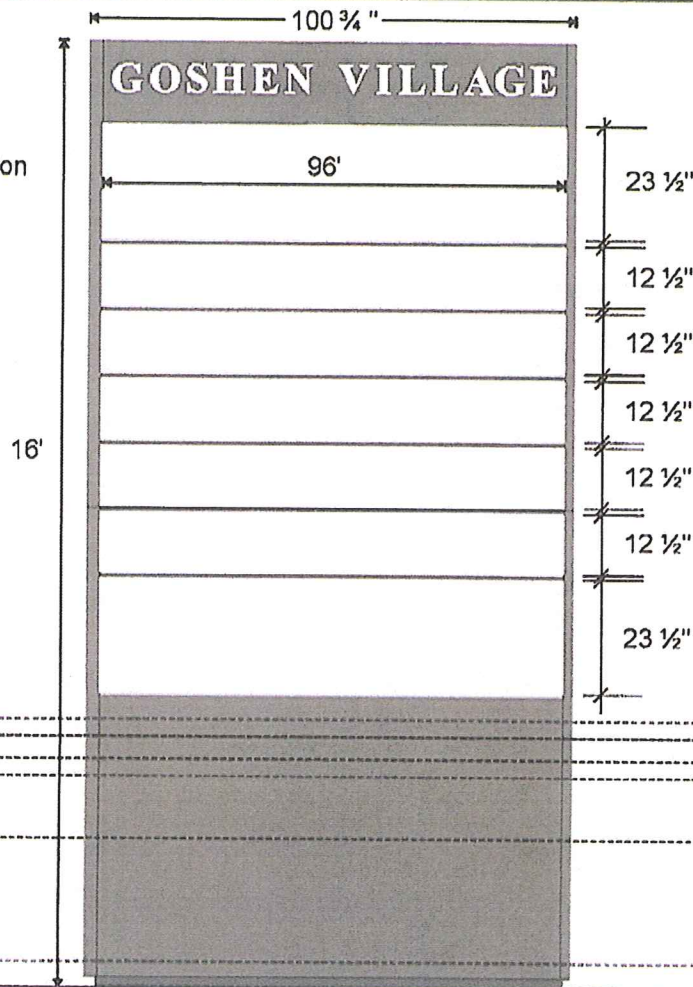
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DATE: 11/10/05

FILE: "Goshen_Village_pylon.cdr"

PAGE: 1 OF 2

Non-illuminated 3-sided pylon



EXISTING WALL



JOB:

Goshen Village

SCALE 1/2" = 1'-0"

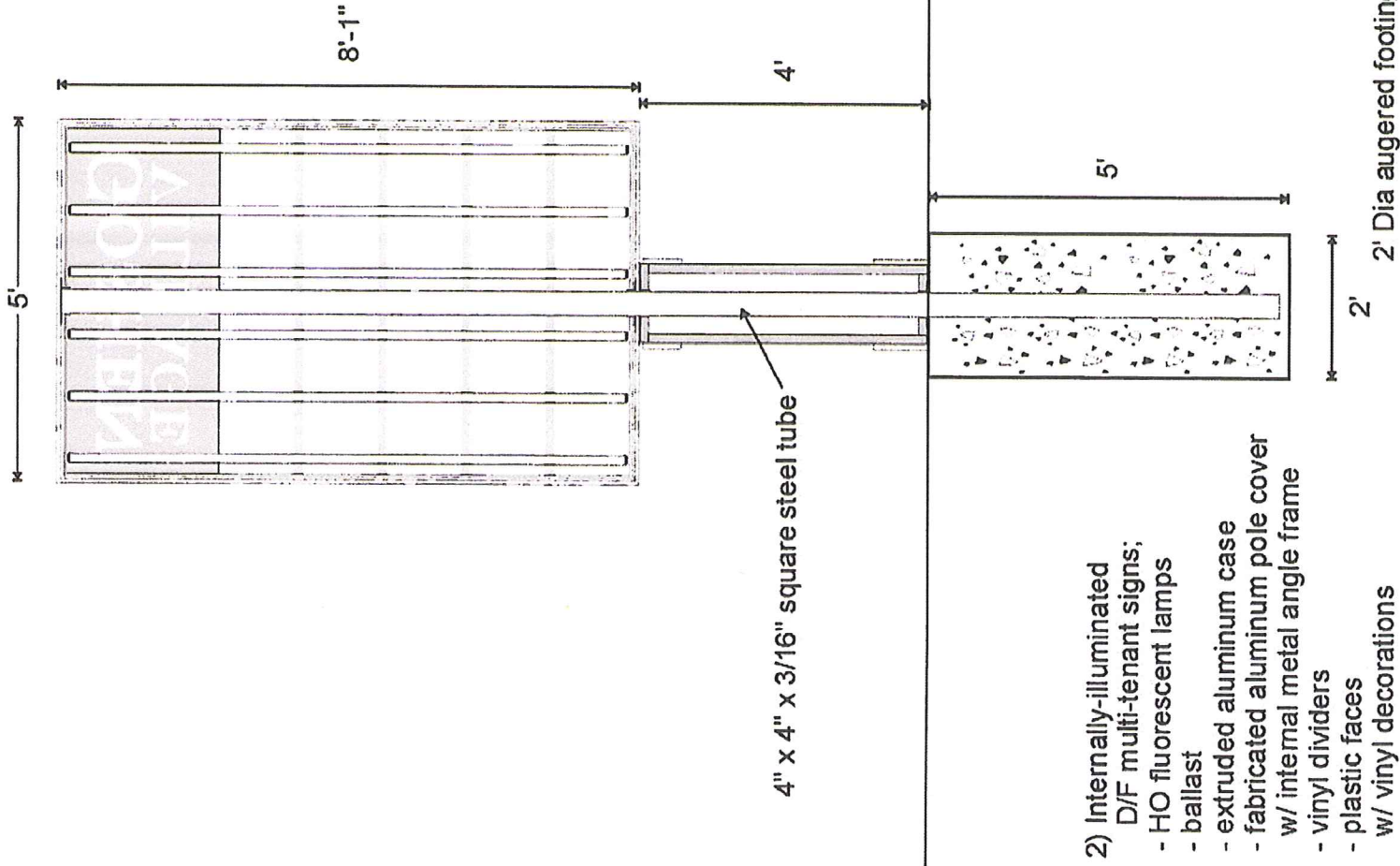
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11/2/2003

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COMMENTS

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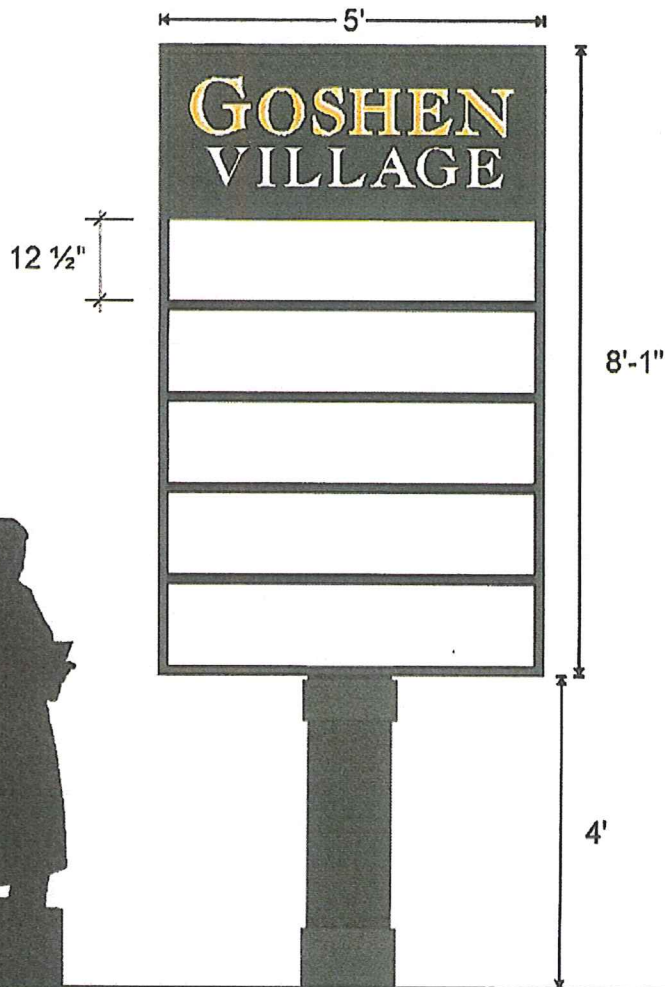
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SCALE: 1/2" = 1'-0"

DATE: 11/23/05

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PAGE:





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JOB: Goshen Village

COMMENTS:

APPROVAL:

SCALE: nts

DATE: 11/10/05

FILE: 'Goshen_Village_pylon_photo.cdr'

PAGE: 2 OF 2

