

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Agenda
Wednesday, August 7, 2013
7:00 PM**

Workshop Session: 7:00 PM to 7:30PM (Conference Room – Open to the Public)

Formal Meeting: 7:30PM (Board Room if needed – Open to the Public)

- 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. July 3, 2013**
- F. Acknowledge Receipt of New Applications
 - 1. 1401 Linden Ln. – Variance Application**
 - 2. 1365 Enterprise Drive – QVC Inc.**
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses and Variances
 - 1. 1365 Enterprise Drive – QVC Inc.**
 - 2. 1401 Linden Ln. – Variance Application**
- J. Ordinance Amendments
- K. Comprehensive Plan Update
- L. Old Business
 - 1. Zoning Ordinance Review – Solar energy sample ordinances
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. Dates of Importance**

Aug 06, 2013	Board of Supervisors	7:00 PM
Aug 07, 2013	Planning Commission	7:00 PM
Aug 08, 2013	Historical Commission	7:00 PM
Aug 08, 2013	Park Commission	7:00 PM
Aug 08, 2013	Farmers Market	3-7:00 PM
Aug 13, 2013	Police Commission	5:30 PM
	WEGO Police Dept	
Aug 12, 2013	Municipal Authority	7:00 PM
Aug 14, 2013	Conservancy Board	7:00 PM
Aug 15, 2013	Farmers Market	3-7:00 PM
Aug 19, 2013	Commerce Commission	7:00 PM
Aug 19, 2013	Deer Committee	7:00 PM
Aug 20, 2013	Board of Supervisors	7:00 PM
Aug 21, 2013	Police Commission CANCELLED	5:30 PM
	WEGO Police Dept	
Aug 22, 2013	Farmers Market	3-7:00 PM
Aug 26, 2013	Comp Plan Task Force	7:00 PM
Aug 29, 2013	Farmers Market	3-7:00 PM
Sep 2, 2013	Labor Day (Office Closed)	

**Fall 2013 Newsletter Articles: September 1
Posted to the Website on or about: October 1, 2013**

Bold Items indicate new information to review.

Planning Commission Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
1551 Colonial Ln. / Sunny Ridge Farms	SD	P	6/25/2013	7/3/2013	6/26/2013	6/26/2013	6/26/2013	NA	9/4/2013	10/1/2013	NA	10/1/2013
1410 Linden Ln / Ruddy	V		7/25/2013	7/25/2013	NA	NA	7/31/2013		8/7/2013	9/3/2013	9/18/2013	9/23/2013
1365 Enterprise Drive / QVC	CU		7/30/2013	7/30/2013	NA	NA	8/1/2013		9/4/2013	9/17/2013	9/17/2013	9/27/2013

Bold = New Application or PC action required

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
July 3, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, July 3, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Susan Carty, Adam Knox, George Martynick, and Jim McRee. Also present was Mark Gordon, Township Zoning Officer.

COMMON ACRONYMS:

BOS – Board of Supervisors
BC – Brandywine Conservancy
CPTF – Comprehensive Plan Task Force
CVS – Community Visioning Session

A. CALL TO ORDER

Sue called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence.
Sue asked if anyone would be recording the meeting. There was no response.

B. CHAIRMAN’S REPORT

None

C. NEW BUSINESS

None

D. APPROVAL OF MINUTES

1. Sue noted that the minutes for the June 5, 2013 meeting were approved as corrected.

E. SUBDIVISION PLANS

1. 1551 Colonial Lane – John Mullin of Mullin Engineering represented the applicant Sunny Ridge Farms, LLC. This is a 5.5 acre parcel zoned R2, which allows 1 acre lots. They are proposing to remove the vacant house, barn, patio, driveway, and pool and replace them with 4 single family homes. Three will be on 1 acre lots and the 4th will be 1+ acre. Because of the steep slope on the property, Adam asked about storm water management. John replied that each lot will have an underground seepage bed. Increased water to the road will be caught in a dry well on each lot. George asked about the condition of the road. John replied that they will widen Colonial to match Cornwallis. Jim voiced a concern about the width of the road and parking. Perhaps it should be parking on one side of the road. Mark commented that this could be listed as a condition. They will have public sewer but on-site water. Richard Bunn, owner of Sunny Ridge Farms, mentioned that they are having discussions with AQUA but the cost is very high. Mark commented that the Township could support him and give a letter to AQUA encouraging them to bring a water line into this street. George commented that there are a lot of trees on this property that need to be removed. Mark explained to John that they should indicate on the demolition plan which trees will be removed. Also, they should show how the remaining trees will be protected during

1 construction. Adam also wants to know how they will control erosion during construction
2 especially for the residents on the south side of the street.
3 Jim pointed out that the house on lot 1 appears to be close to the property line. They need to
4 leave more space for any future expansion.
5

6 PUBLIC COMMENTS:
7

8 Ronald Woodworth, 1550 Colonial Lane – Mr. Woodworth pointed out that when the last
9 developer came in about this property, it was the general consensus of the neighbors that
10 there should only be 3 houses on the property. To the east of his property, there is another
11 subdivision being done. He is concerned about density and the traffic at the intersection with
12 N. Chester Road. Also, he has a well for water that is 40 feet deep. Now there will be 5
13 houses drawing water. He commented that the Commission shouldn't think that the interest
14 isn't as great as it was for the last plan. This is the evening before a holiday and he changed
15 his plans to be here. He is a businessman and understands the desire for the maximum return.
16 He knows this is a preliminary plan. He is concerned about the runoff from the steep slope
17 and feels the Township should look at public water. If his well goes dry after development,
18 he feels this extenuating circumstance will be the impact that caused it.

19 Mark recommended that the developer hire an aquifier to look at the well situation and
20 provide a statement providing data on what to do. He mentioned that the County requires a
21 well to be at least 200 feet deep now and the Fire Marshall will also look at public water. He
22 mentioned that there will be at least 2 more meetings with the Planning Commission about
23 this project before it goes to the Board of Supervisors.

24 George assured Mr. Woodworth that the members of the Commission understand his
25 concerns, however, the four 1 acre lots are within the Township code. The meeting with the
26 last developer in December 2012 was only a sketch plan. This plan is more formal than that.
27

28 Carmen Dannunzio, 1548 Colonial Lane – Mr. Dannunzio asked how close these houses will
29 be to his. Mark reviewed the plan with him.

30 George asked both residents, compared to the way the property is now, would they welcome
31 development. Mr. Dannunzio responded yes, it is awful and unsafe right now. Mr.

32 Woodworth responded yes but with only 3 houses.

33 Mark mentioned that the next Commission meeting is Wednesday, August 7, 2013. In the
34 next 2 weeks, the Township should receive the review by the Township engineering firm, so
35 Mr. Mullin can respond to that at the next meeting.
36
37

38 **F. LAND DEVELOPMENT PLANS**

39 None
40

41 **G. ORDINANCE AMENDMENTS**

42 None
43

44 **H. ANY OTHER MATTER**

45 1. Sue reported that, at their meeting this week, the Board of Supervisors reviewed the
46 Community Sustainability Assessment results with John Theilacker of the Brandywine
47 Conservancy in reference to the Comprehensive Plan update.

48 2. The review of solar energy systems was tabled.
49
50

1 **I. ADJOURNMENT**

2 The next meeting will be held on Wednesday, August 7, 2013 at 7:00 pm. There being no further
3 business, a motion to adjourn the meeting was made by George and seconded by Adam.
4 The meeting adjourned at 9:00 pm.

5
6
7 Respectfully submitted, _____
8 *Ruth Kiefer, Recording Secretary*

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: 7/31/2013

To: Planning Commission

From: Mark Gordon, Township Zoning Officer *mlb*

Re: QVC Satellite Dishes, 1365 Enterprise Drive

Commission Members:

QVC currently has conditional use approval for the satellite dishes and they are before the Township requesting to increase the number of satellite dishes from 6 to 12. This upgrade to the downlink systems is an important technology upgrade for the company. The existing dishes located on the south side of the building range in size from 9 m to 4 m radius. QVC proposes to screen the entire fenced in satellite area with evergreen shrubs and trees.

Draft motion:

Madame Chairman, I move that we recommend that the Board of Supervisors approve the Conditional Use application of QVC Inc. to increase the number of satellite dishes on their property from 6 to 12 with the following conditions:

1. The entire fence line along the southern edge of the satellite area shall be screened as depicted on the Landscape Plan dated 7/2/2013.
2. The vegetative screening shall be maintained so long as the satellite use exists on the property.
3. Any changes to the satellite dishes within the satellite yard moving forward may occur so long as the size of the dishes doesn't increase and the dishes are installed within the existing fenced in satellite yard depicted on the proposed satellite yard plan dated 7/18/2013.

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

July 31, 2013

Dear Property Owner:

The purpose of this letter is to inform you that the Township has received a Conditional Use Application from QVC, Inc. requesting to amend an existing conditional use approval for the use of satellite dishes on their property at 1365 Enterprise Drive.

QVC proposes to increase the number of satellite dishes on the property from 6 (six) to 12 (twelve). The existing satellite dishes are located within the fenced in area along the southern side of the building. The new satellite dishes will be located in the same area as the existing dishes and will be enclosed by a fence and the area will be landscaped.

Pursuant to Township ordinance all property owners within 1000 feet of the property seeking Conditional Use approval, are notified of the meeting dates when the application will be discussed. The scheduled dates of the public meetings for review and potential approval of this application are as follows:

August 7, 2013 - Planning Commission meeting (workshop 7:00 pm, formal meeting at 7:30 pm)
(Presentation of Application)

September 17, 2013 - Board of Supervisors meeting (7:00 pm)
(Conditional Use Hearing)

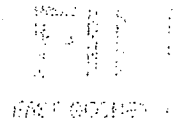
All meetings and workshops are held at the Township Building and are open to the public and subject to change. The application materials are available for review during normal business hours. If any person who wishes to attend the hearing has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate in the hearing, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Please call me if you have any questions or need additional information.

Sincerely,



Mark A. Gordon
Township Zoning Officer



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

January 17, 1990

Mr. Michael Boyd, Director of Facilities
QVC Network, Inc.
1365 Enterprise Dr.
West Chester, PA 19380

RE: Additional Satellite Dish
Conditional Use Approval

Dear Mr. Boyd:

This is to formally advise you that at their meeting on January 16, 1990, the East Goshen Township Board of Supervisors approved the QVC Network, Inc. Application for the Conditional Use under Section 403.3(g) of the East Goshen Township Zoning Ordinance, to install one (1) additional nine meter satellite dish on their property located at 1365 Enterprise Drive.

The Board's approval, however, is conditioned upon the following.

- 1) The satellite dish shall be painted/tinted in a neutral non-glare color.
- 2) If in the future, additional satellite dishes are required, they shall be reviewed and approved by the Township via the conditional use process.
- 3) The landscape plans shall be reviewed and approved by W.D. Wells, as outlined in the Planning Commission's letter of November 15, 1989.
- 4) The Board of Supervisors reserve the right to review and require embellishment of the landscaping and screening for an 18 month period, following its installation. If any additional landscaping is required, it shall be at QVC's expense.
- 5) A fence shall be constructed around the satellite dish.
- 6) There shall be no lighting of the satellite dish at night.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

- 7) QVC Network, Inc. shall provide a parking space for each employee on the shift that has the greatest number of employees. Application for the construction of a sufficient number of parking spaces to accommodate the anticipated number of employees on the shift with the greatest number of employees in December of 1990, shall be made within ninety days of the conditional use approval, and construction shall be completed within one year of the conditional use approval.
- 8) QVC Network, Inc. shall provide the Township, within 120 days of this approval, a 5-year plan for their operations in East Goshen. The plan shall specifically address the number of employees (both full-time and part-time) and the traffic impact these employees will generate.
- 9) The use and construction shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board at the hearing.
- 10) The grant of this conditional use shall not be construed to be a waiver of any provision of the Zoning Ordinance or any other township ordinance or requirements, it being the intention of the Board that the proposed use shall comply with all applicable township ordinances and requirements.

Very truly yours,

Rick

Louis F. Smith, Jr.
Township Manager

LFS/dlc

cc: Jack Loew, Hough/Loew Associates

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

September 24, 1986

William H. Lamb, Esquire
Lamb, Windle & McErlane, P.C.
P.O. Box 565
West Chester, PA 19381

RE: Application of QVC Network, Inc.

Dear Mr. Lamb:

This letter is to advise you that on September 16, 1986 the East Goshen Township Board of Supervisors approved the application of QVC Network, Inc. for conditional use approval under Section 403.3.a. of the East Goshen Township Zoning Ordinance for the use of lots 15, 16 and 21 in the Goshen Corporate Park for the following multiple principal uses:

1. Business Office (Section 403.2.d.);
2. Testing for research or product development (Section 403.2.g.);
3. Television transmitter (Section 403.3.g.);
4. Warehousing and distribution (Section 403.3.b.).

The above ordinance references are, of course, to the East Goshen Township Zoning Ordinance. The Board of Supervisors have concluded that QVC's application is in compliance with the general and specific standards relating to conditional use contained in Section 510.3 of the Zoning Ordinance.

The Board's approval is, however, conditioned upon the following:

1. The use and development, hours of operation and employment characteristics of the business and premises shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board at the hearing.
2. Lots 15 and 16 shall be deemed merged into one lot for all purposes and shall not be capable of being separately conveyed hereafter unless subdivision approval is obtained from East Goshen Township.
3. The site development plan and architectural drawings for the premises shall be submitted to the Township for review prior to the issuance of a building permit.

BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP

William H. Lamb, Esquire

September 24, 1986
Page 2

4. The grant of this conditional use shall not be construed to be a waiver of any provision of the Zoning Ordinance of East Goshen Township or any other Township ordinance or requirement, it being the intention of the Board that the proposed use shall comply with all applicable Township ordinances and requirements.

EAST GOSHEN TOWNSHIP

BY: 

Thomas J. Smith, Jr.
Township Manager

TJS:jpm

cc: Robert F. Adams, Esquire

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: 7/31/2013
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlb*
Re: 1410 Linden Lane, LOMR-F

Commission Members:

Just to summarize for everyone, over the past year or so Mr. Ruddy, owner of 1410 Linden Lane, has submitted information and plans proposing to place fill within the floodplain boundary in order to construct a single family home on the lot he owns. This engineering is required for him to submit a C-LOMA F (Based on Fill) to FEMA and the DEP. As a result he also needs the Township to acknowledge that all municipal requirements have been met before he can submit his application to FEMA. At this point the Township requirements have not been satisfied because he needs variances for 1. the residential use in the floodplain, 2. the placement of fill within the floodplain as well as, 3. a dimensional variance for the side yard setback for the proposed structure. These variances will need to be granted prior to the Township taking action on the FEMA Community Acknowledgement form.

All engineering for the placement of the fill in the flood plain has been completed to the satisfaction of the Township engineer.

Mr. Ruddy has submitted his variance application and you will hear his variance request on August 7th.

The use variances are pretty straight forward; however the dimensional relief for the side yard may not be necessary due to the size of the proposed structure. If the house is reduced in width by 10 feet no variance is needed for the side yard setback.

Draft Motion:

Madame Chairman I move that the we recommend that the Board of Supervisors approve the use variances and oppose the dimensional variance due to the fact that the hardship is self created; the width of the structure can be decreased therefore eliminating the need for a variance from the side yard setback requirement.

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

July 29, 2013

Dear Property Owner:

The purpose of this letter is to inform you that Mr. Donald C. Ruddy has submitted a Zoning Hearing Board application requesting zoning variances for his property at 1410 Linden Ln., West Chester, PA, 19380. Mr. Ruddy is seeking dimensional and use variances from the Township Zoning Ordinance. The applicant is requesting a dimensional variance of 10 feet from the 20 foot side yard setback requirement listed in §240-9.G. The applicant is also seeking a use variances from sections §240-26.B(6)(a), (c), and (g) in order to construct a single family home in the floodplain.

Mr. Ruddy proposes to build a single family dwelling on the lot at 1410 Linden Lane however the lot is encumbered by floodplain. Mr. Ruddy proposes to place fill in the flood plain area in order to raise the elevation of the house thus removing it from the flood plain. In order to place fill in the floodplain Mr. Ruddy needs to be granted the requested variances in order to move forward with the permitting process with the Federal Emergency Management Agency.

Pursuant to Township policy, property owners and residents within 1000 feet of the subject property are notified of Zoning Variance applications.

The meeting dates and times scheduled for the review and discussion of this application are outlined below and subject to change.

August 7, 2013 - Planning Commission meeting (workshop at 7:00 pm, formal meeting @ 7:30 pm)

September 3, 2013 - Board of Supervisors meeting (7:00 pm)

September 18, 2013 - Zoning Hearing Board (7:30 pm) **(Zoning Hearing)**

All meetings and hearings 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 or email me at mgordon@eastgoshen.org if you have any questions or need additional information.

Sincerely,

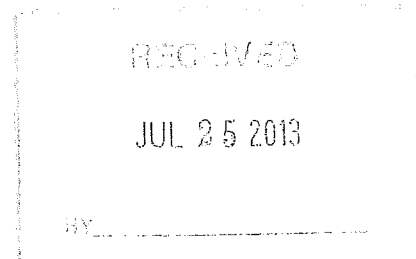


Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions

2545 Martin Road
Willow Grove, PA 19090
July 24, 2013

Mr. Mark A. Gordon
Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199



Re: Zoning Hearing Board Application for 1410 Linden Lane

Dear Mr. Gordon:

I am applying for a Zoning Hearing Board review of my application to place a house on my lot at 1410 Linden Lane. I have herein provided 11 sets of both the site plan for the proposed improvements and the completed Zoning Application. Also included is a check for \$450 for the review.

The site plan has been revised as specified in Yerges' letter of June 4, 2013. Yerges considered all the zoning issues addressed and added two comments. Its Comment No. 10 is directed to the Zoning Hearing Board as a recommendation that as a condition that there would be no further filling of the lot. And Comment No. 18—that a Note be added to the plan stating that there are no steep slopes on the parcel—if such is the case. This note has been added to the above submitted plans.

I believe everything has been fulfilled so that this matter may proceed forward. Thank you for your assistance.

Very truly yours,

Donald C. Ruddy

Enclosures



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

December 18, 2012

Mark Gordon, Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RECEIVED
37

DEC 20 2012

RE: Lot 99 Linden Lane
Proposed Floodplain Fill (LOMR-F) Review

Mark:

The following plans and documents have been submitted for review:

- Site Plan, prepared by RKW Engineering Services, dated February 21, 2011;
- Transmittal memorandum, prepared by Mark Gordon, dated November 21, 2012;
- Community acknowledgement requirements Letter, prepared for FEMA, undated;
- Flood Insurance Rate Map, dated September 29, 2006;
- Lot No. 99 Recorded Deed copy;
- A PNDI Project Environmental Review Receipt, dated October 9, 2012;
- HEC-RAS calculations, prepared by RKW Engineering Services, undated; and
- A legal description of the area to be removed from the flood hazard zone as required by FEMA.

Lot No. 99 (1410 Linden Lane) is 25,000 square feet in gross area and is located in the R-2 Zoning District. An area for fill 5,194 square feet in size (53' x 98') is proposed in the floodplain at the northwest corner of the lot per the provided legal description.

The proposed house is partially located in the existing 100-year floodplain of Clarks Creek, a tributary to the East Branch of Chester Creek, but is not contained in the floodway. Proposed improvements include a 35' x 45' house, a driveway, and a concrete pad. All of the proposed 6,700 sq. ft. of disturbed area is not located in the floodway.

Professional services since 1874

December 18, 2012

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane
Proposed Floodplain Fill (LOMR-F) Review

Page 2 of 5

The East Goshen Township Zoning Ordinance was reviewed and the following comments are offered for consideration:

ZONING ORDINANCE COMMENTS

1. Section 240-9.G – The Applicant is requesting a Variance to have a side yard setback of 10 feet instead of 20 feet on the west side of the lot.
2. Section 240-26 – The Applicant is requesting a Special Exception to fill along the edge of the floodplain and to construct a new house at such location. Note no. 4.A of the Site Plan should be revised to request a variance from Zoning Ordinance Section 240-26.B.6.(a), (c) and (g). The variance request will need to address the following requirements to the Zoning Hearing Board's satisfaction:
 - A. That there are unique physical circumstances or conditions (including irregularity, narrowness or shallowness of lot size or shape or exceptional topographical or other physical conditions peculiar to the particular property) and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.
 - B. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and a variance is therefore necessary to enable the reasonable use of the property.
 - C. That such unnecessary hardship has not been created by the appellant.
 - D. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially nor permanently impair the appropriate use or development of adjacent property nor be detrimental to the public welfare.
 - E. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

December 18, 2012

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane
Proposed Floodplain Fill (LOMR-F) Review

Page 3 of 5

3. Section 240-25.E.3 – Wetlands Setbacks. No structure or part thereof shall be constructed within 20 feet of areas identified as a wetland under federal or state regulations. The Site Plan should be revised to add the 20-foot wetlands setback line. A portion of the proposed fill and disturbed area is less than 20 feet from the wetlands boundary and a variance request for this Zoning Ordinance Section should be added to the Site Plan.

Ordinance 129-M-03, Section 404.A.2 – If a perennial or intermittent stream passes through the site, the applicant shall create a riparian buffer extending a minimum of fifty (50) feet to either side of the top of the bank of the channel. The buffer area shall be maintained with appropriate native vegetation (see list of technical references in Appendix C of this Ordinance). If the applicable rear or side yard setback is less than fifty (50) feet, the buffer width may be reduced to twenty-five (25) percent of the setback to a minimum of ten (10) feet. If an existing buffer is legally prescribed (e.g., deed covenant, easement, etc.) and it exceeds the requirement of this Ordinance, the existing buffer shall be maintained. The Site Plan should be revised to add the riparian buffer line.

General Comments

4. The HEC-RAS calculations 1+37 cross-section stations should be revised for both the existing and proposed conditions in accordance with the attached Exhibits.
5. The HEC-RAS calculations Manning's "n" values assigned for both cross-section's channel and overbanks in the existing and proposed conditions fall outside of the Manning's "n" range for Clarks Creek contained in the September 29, 2006 FEMA Flood Insurance Study and should be revised accordingly.
6. The provided HEC-RAS calculations used the HEC-RAS program, version 3.1.3. The latest HEC-RAS program, version 4.1, should be utilized.
7. The vertical datum used should be noted on the Site Plan. (The September 29, 2006 FEMA Flood Insurance Study for Clarks Creek utilizes the North American Vertical Datum of 1988.)

December 18, 2012

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane
Proposed Floodplain Fill (LOMR-F) Review

Page 4 of 5

8. Soil types, soil **boundary lines**, and soils information should be added to the Site Plan.
9. A note should be added to the Site Plan stating that Notification from the Township shall be provided confirming that a highway occupancy permit will be issued prior to preliminary approval.
10. The Site Plan depicts an approximate 7.5-foot wide yard next to the eastern side of the proposed house and a 10-foot wide yard next to the southern side of the proposed house that would be above the 100-year floodplain of 385.5. We are recommending that if the requested fill of floodplain variance is granted, that a condition be attached that there be no further increase of fill in the floodplain for the subject lot.
11. The Site Plan should be revised to add the "LIMIT OF NEW CALCULATED 100-YR FLOOD" boundary line for the eastern side of Clarks Creek.
12. The legal description for the portion of the lot that is proposed to be removed from the flood hazard area should be revised to include the total area in square footage.
13. The Site Plan indicates the location of a sanitary sewer easement and trunk line along the western property boundary line. This sanitary sewer line is approximately 11 feet from the western edge of the proposed house and information should be presented by the Applicant that indicates whether the sewer line is beyond the zone of influence of the proposed house foundation and, if not, the proposed house location will need to be adjusted accordingly.
14. Note no. 1 of the Site Plan should be revised to indicate the source of the topography and the bench mark.
15. Note no. 3 of the Site Plan should be revised to include the date of the Wetland Delineation.
16. The Site Plan should be revised to include the names of all abutting or adjacent property owners, if any, with the deed book and page numbers.

December 18, 2012

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane
Proposed Floodplain Fill (LOMR-F) Review


Page 5 of 5

17. The Site Plan should be revised to include a key map, for the purpose of locating the property being subdivided, showing the relation of the property, differentiated by tone or pattern to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 1,000 feet of any part of the property. In addition, the approximate distance to the nearest existing street shall be shown and a title, scale and North point shall be indicated.
18. The Site Plan should be revised to include steep slope and very steep slope areas as noted and regulated by Chapter 240, Zoning. If there are no steep slopes, a note stating same should be added to the Site Plan.

Please call if you have any questions,

Very truly yours,

YERKES ASSOCIATES, INC.


Michael J. Mayhew, P.E.
Municipal Review Engineer

Attachments: 1+37 Cross-Section Existing Conditions Exhibit and 1+37
Cross-Section Proposed Conditions Exhibit

Cc: Rick Smith, East Goshen Township Manager
Robert K. Wager, P.E., 1610 Pelham Avenue, Havertown, PA 29083

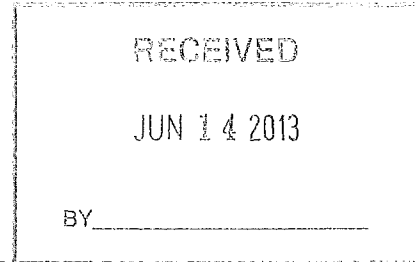


Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

June 4, 2013

Mark Gordon, Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380



RE: Lot 99 Linden Lane
Revised Proposed Floodplain Fill (LOMR-F) Review

Mark:

The following plans and documents have been submitted for review:

- Revised Site Plan, prepared by RKW Engineering Services, dated May 8, 2013;
- Revised HEC-RAS calculations, version 4.1.0, prepared by RKW Engineering Services, dated April 1, 2013;
- Comment response letter, prepared by Donald C. Ruddy, dated May 11, 2013;
- Transmittal memorandum, prepared by Mark Gordon, dated May 14, 2013;
- Community acknowledgement requirements Letter, prepared for FEMA, undated;
- Flood Insurance Rate Map, dated September 29, 2006;
- Lot No. 99 Recorded Deed copy;
- A PNDI Project Environmental Review Receipt, dated October 9, 2012; and
- A legal description of the area to be removed from the flood hazard zone as required by FEMA.

Lot No. 99 (1410 Linden Lane) is 25,000 square feet in gross area and is located in the R-2 Zoning District. An area for fill 5,194 square feet in size (53' x 98') is proposed in the floodplain at the northwest corner of the lot per the provided legal description.

The proposed house is partially located in the existing 100-year floodplain of Clarks Creek, a tributary to the East Branch of Chester Creek, but is not contained in the floodway. Proposed improvements include a 35' x 45' house, a driveway, and a concrete pad. All of the proposed 6,700 sq. ft. of disturbed area is not located in the floodway.

Professional services since 1874

1444 Phoenixville Pike, P.O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

June 4, 2013

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane
Revised Proposed Floodplain Fill (LOMR-F) Review

Page 2 of 3

The East Goshen Township Zoning Ordinance was reviewed and the following comments are offered for consideration, numbered as they were in our December 18, 2012 review letter:

ZONING ORDINANCE COMMENTS

1. Section 240-9.G – The Applicant is requesting a Variance to have a side yard setback of 10 feet instead of 20 feet on the west side of the lot.
2. Section 240-26 – The Applicant is requesting a Special Exception to fill along the edge of the floodplain and to construct a new house at such location. All needed variances are listed in the attached letter from the East Goshen Board of Supervisors, dated May 24, 2013.
3. Comment satisfied.

General Comments

4. Comment satisfied.
5. Comment satisfied.
6. Comment satisfied.
7. Comment satisfied.
8. Comment satisfied.
9. Comment satisfied.
10. We are recommending that if the requested fill of floodplain variance is granted, that a condition be attached that there be no further increase of fill in the floodplain for the subject lot.
11. Comment satisfied.

June 4, 2013

Mark Gordon, Township Zoning Officer

RE: Lot 99 Linden Lane
Revised Proposed Floodplain Fill (LOMR-F) Review

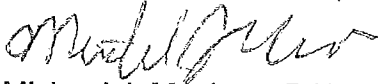
Page 3 of 3

12. Comment satisfied.
13. Comment satisfied.
14. Comment satisfied.
15. Comment satisfied.
16. Comment satisfied.
17. Comment satisfied.
18. The Site Plan should be revised to include steep slope and very steep slope areas as noted and regulated by Chapter 240, Zoning. If there are no steep slopes, a note stating same should be added to the Site Plan.

Please call if you have any questions,

Very truly yours,

YERKES ASSOCIATES, INC.



Michael J. Mayhew, P.E.
Municipal Review Engineer

Attachment: Letter from the East Goshen Board of Supervisors, dated
May 24, 2013.

Cc: Rick Smith, East Goshen Township Manager
Robert K. Wager, P.E., 1610 Pelham Avenue, Havertown, PA 29083

Professional services since 1874

1444 Phoenixville Pike, P.O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771



**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: 06-25-2013

Application for (Circle one):

Subdivision Land Development Subdivision & Land Development

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

1. Applicant's name: Sunny Ridge Farms, LLC

Address: 1505 Generals Way, West Chester, Pa. 19380 Phone: 484-244-4848

Fax: 484-244-4211 Email: rbunn@qoacesinc.com

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

Name: The Estate of Moine Rowland, Deceased and Mardell J. Monhan, Co-Trustees. Kelly Nagle Trustee

Address: 1551 Colonial Lane, West Chester, Pa 19380 Phone: 610-989-9993

Fax: _____ Email: _____

3. Location of plan: 1551 Colonial Lane

4. Proposed name of plan: Residential Land Development for Sunny Ridge Farms, LLC

5. County Tax Parcel No.: 53-004-0041 Zoning District: R-2 Low Density Residential

6. Area of proposed plan (ac.): 5.5 Acres Number of lots: 4

7. Area of open space (ac.): N/A

8. Type of structures to be constructed: Residential Dwellings

9. What provisions are to be made for water supply and sanitary sewer? _____

Private Water (Onlot Wells) and Public Sewer

10. Linear feet of road to be constructed: 400 LF of Road Widening

11. Name of Engineer: John Mullin of Mullin Engineering

Phone Number: 610-420-5309 Fax: _____

Email address: John@mullinengineering.com

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

12. Name of Land Planner: N/A

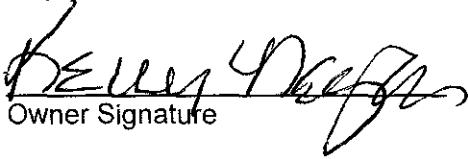
Phone Number: _____ Fax: _____

Email address: _____

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

NOTICE

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


Owner Signature


Applicant Signature

Administrative Use

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

For _____ lots = \$ _____.

Application and plan received by: _____ Date: _____
(Signature)

Application accepted as complete on: _____
(Date)

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

SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

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

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

Application for (Circle all appropriate):

Subdivision Land Development

Applicant Information:

Name of Applicant: Sunny Ridge Farms, LLC

Address: 1505 Generals Way, West Chester, Pa. 19380

Telephone Number: 484-244-4211

Fax: 484-244-4848

Email Address: rbunn@qoacesinc.com

Property Address: 1551 Colonial Way, West Chester, Pa 19380

Property Information:

Owner's Name: The Estate of Moine Rowland, Deceased and Mardell J. Monhan, Co-Trustees. Kelly Nagle Trustee

Address: 1551 Colonial Lane, West Chester, Pa 19380

Tax Parcel Number: 53-004-0041

Zoning District: R-2

Acreage: 5.5 Acres

Description of proposed subdivision and or land Development:

4 Lot Residential Subdivision and Land Development of an Existing Residential 5.5 Acre Parcel.

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

Application Process Checklist (Administrative use only):

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	_____
2. Township application and review fees paid:.....	_____
3. County Act 247 Form complete:	_____
4. Appropriate County Fees included:	_____
5. 11 Copies of sealed Sub / LD plans:	_____
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	_____
b. Conservancy: (sealed).....	_____
c. Stormwater Management: (sealed).....	_____
7. Three copies of the stormwater report and calculations:	_____
8. Copies of supplementary studies, if required:	
a. Traffic Impact Study:.....	_____
b. Water Study:	_____

Application accepted on _____ by _____

Official Signature _____ Title _____

Review Process Checklist (Administrative use only)

<u>Item</u>	<u>Date Complete</u>
1. Date of first formal Planning Commission Meeting following complete submission of application, (Day 1):.....	_____
Date Abutting property letter sent:	_____
2. Date presented to Planning Commission:	_____
3. Date submitted to CCPC:	_____
4. Date submitted to Township Engineer:	_____
5. Date by which the PC must act, (Day 70):	_____
6. Date by which Board of Supervisors must act, (Day 90):	_____
7. Date sent to CB:	_____
8. Date sent To MA:	_____
9. Date sent to HC:	_____
10. Date sent to PRB:	_____
11. Date sent to TAB:	_____

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

**East Goshen Township Planning Commission
Procedure for processing Subdivision, Land Development, Conditional Use,
Variance, and Special Exception Applications
August 19, 2002**

1st Revision: September 22, 2003

2nd Revision: March 2, 2006

1. In order for any application to be considered by the Planning Commission it must be submitted to the Township with all required documentation as per the Township Code and with all applicable fees paid. The Township will use a checklist to verify all required documentation has been submitted. Until the application is complete the application will not be considered "filed" by the Township staff. The Planning Commission will acknowledge receipt of the application at their next regularly scheduled meeting.
2. All materials to be considered at the next regular meeting of the Planning Commission must be submitted with at least eleven (11) copies to the Township Staff by not later than close of business the previous Tuesday. Any materials submitted after that time will be held for the following meeting and not provided to the Commission at the upcoming meeting.
3. The application review cycle for Subdivision and Land Development Applications shall begin with the next regular meeting of the Commission after the complete application is filed. The application review cycle for Conditional Use, Variance, and Special Exception Applications shall begin the day a complete application is filed with the Township.
4. Applicants should not distribute material to the Commission during a meeting unless it is directly related to the initial presentation of the application. All materials for the Planning Commission, including any material to be used at a meeting, must be delivered to the Township Staff not later than close of business the previous Tuesday.
5. The burden of supplying necessary materials to the Planning Commission in a timely manner is on the applicant. Late delivery of material may require an extension on the part of the applicant or a recommendation for denial of the application by the Planning Commission.
6. Formal application presentations to the Planning Commission will only be made at the regular meeting after the complete application is submitted and accepted by the Township staff.
7. The application will remain on the Planning Commission's agenda until such time as the Commission has made its recommendation to the Board of Supervisors and or Zoning Hearing Board.
8. Applicants are encouraged to attend each Planning Commission meeting in order to answer questions or address issues concerning their application.
9. Applications will be voted on only during the regular Planning Commission meetings.
10. The Chairman, in his sole discretion, may waive or modify any of this procedure.

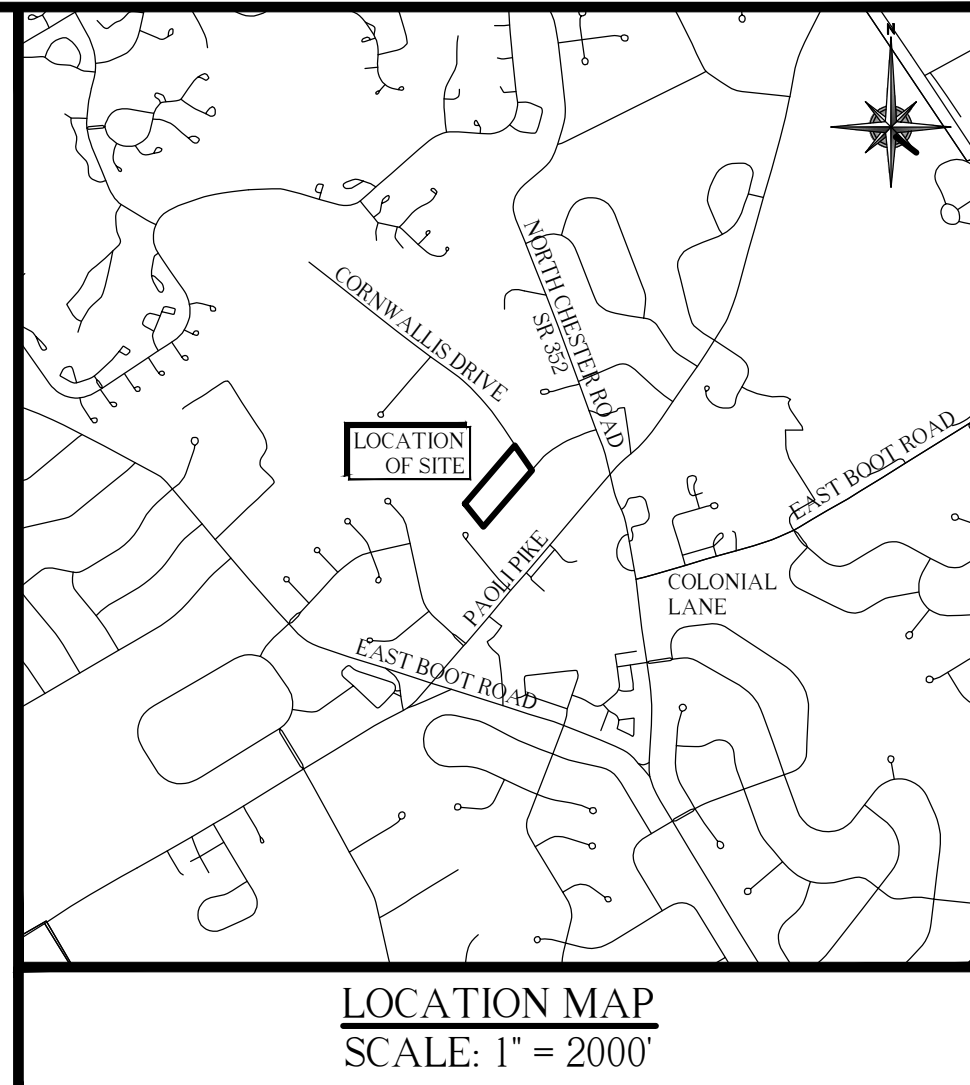
PRELIMINARY RESIDENTIAL LAND DEVELOPMENT PLANS

FOR

Sunny Ridge Farms, LLC EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA JUNE 25, 2013

GENERAL NOTES:

1. LANDOWNER: ROWLAND MOINE TRUST & MONAGHAN MARDELL J TRUST
1078 KING OF PRUSSIA ROAD
RADNOR, PA 19087
2. APPLICANT: SUNNY RIDGE FARMS, LLC
1505 GENERALS WAY
WEST CHESTER, PA 19380
PHONE: 484-244-4848
3. TAX PARCEL NUMBER: 53-004-0041
4. SOURCE OF TITLE: DEED BOOK 3867, PAGE 565 AND RECORDED MARCH 1, 1995.
5. TOTAL CONTENTS: 239,795 SQUARE FEET 5.5 ACRES
6. TOPOGRAPHY SHOWN PER FIELD SURVEY PERFORMED BY MULLIN ENGINEERING LLC, MARCH/APRIL 2013. DATUM = EAST GOSHEN SANITARY SEWER. CONTOUR INTERVAL = 2 FOOT. SITE BENCHMARK IS SANITARY MANHOLE RIM, ELEV = 455.07, LOCATED 715' ALONG CORNWALLIS DRIVE FROM CORNWALLIS DRIVE/COLONIAL LANE INTERSECTION
7. SOILS SHOWN PER THE USDA SOIL SURVEY WEB MAPPING SERVICE.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER 42029C0215F, EFFECTIVE SEPTEMBER 29, 2006, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLAND AREAS LOCATED ON THIS SITE.
10. THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS FELSIC GNEISS FORMATION (FGP)
11. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
12. THE SITE DRAINS TO WEST BRANCH RIDLEY CREEK AND HAS A STREAM DESIGNATION OF HQ-TSF (HIGH QUALITY TROUT STOCKING)
13. THIS PROJECT PROPOSES THE SUBDIVISION OF A 5.5 ACRE PARCEL, ZONED R-2 LOW DENSITY RESIDENTIAL, INTO 4 SINGLE FAMILY RESIDENTIAL LOTS. THE EXISTING DWELLING AND ACCESSORY USES ARE PROPOSED TO BE DEMOLISHED AND 4 RESIDENTIAL DWELLINGS CONSTRUCTED.
14. THE ADDITIONAL LOTS WILL NOT GENERATE A SIGNIFICANT INCREASE IN TRAFFIC. TO ADDRESS TRAFFIC CONCERNS, AS STOP SIGN HAS BEEN PROPOSED AT THE INTERSECTION OF CORNWALLIS DRIVE AND COLONIAL LANE FOR THE EAST BOUND COLONIAL LANE TRAFFIC.
15. THIS SITE PROPOSES THE USE OF PUBLIC SEWER AND PRIVATE WATER.



CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER/EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, AND THAT HE DESIRES THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW.

OWNER'S SIGNATURE _____

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

TOWNSHIP APPROVAL AND REVIEW CERTIFICATES:

EAST GOSHEN TOWNSHIP PLANNING COMMISSION:

EAST GOSHEN TOWNSHIP BOARD OF SUPERVISORS:

EAST GOSHEN TOWNSHIP ENGINEER:

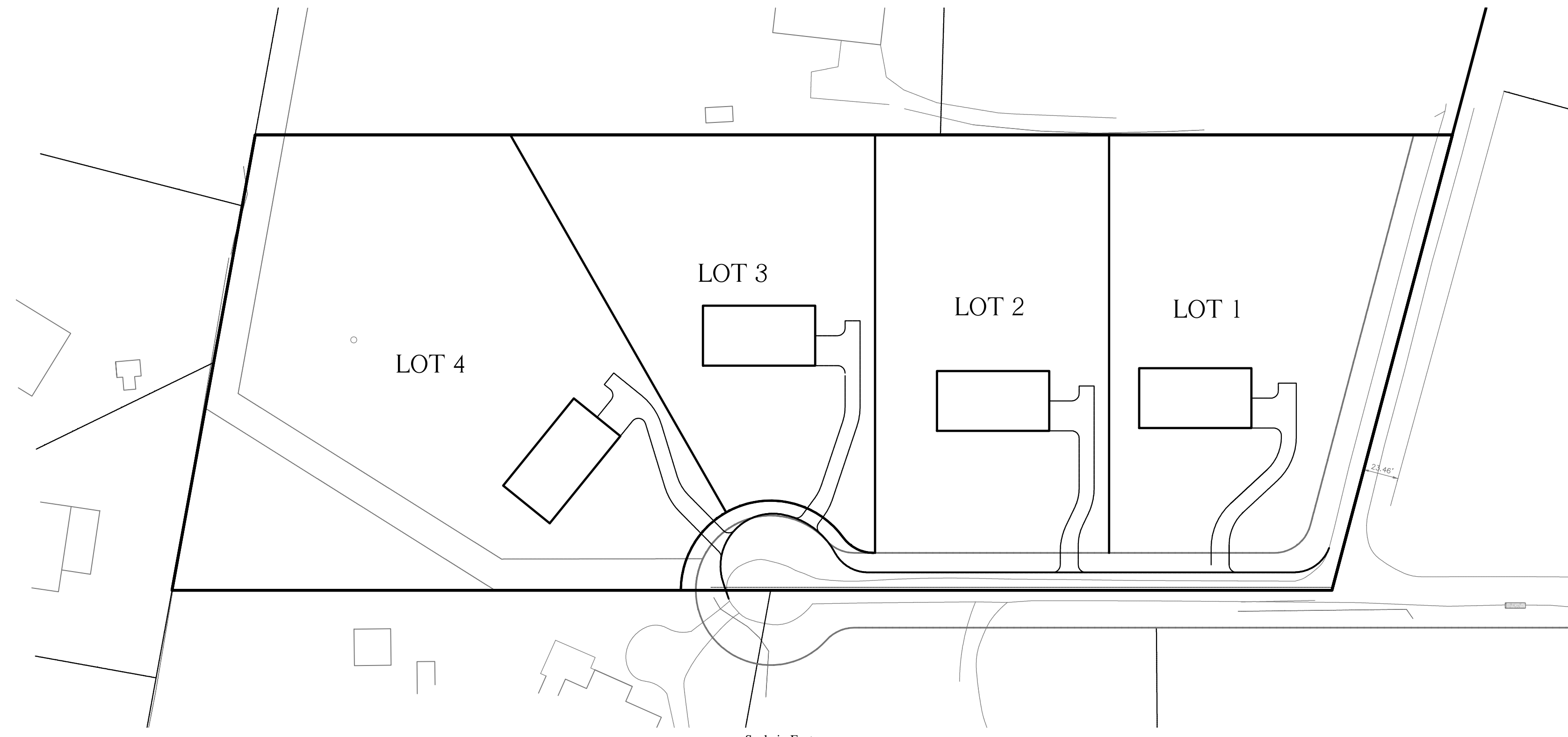
CHESTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE:

THE CHESTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN FILE NUMBER _____.

SECRETARY _____

INDIVIDUAL ON-LOT STORMWATER MANAGEMENT RESPONSIBILITIES:

UNDER AND SUBJECT, nevertheless, to the following conditions and restrictions: Prior to the construction of a dwelling or any other earthmoving activities, Grantee shall construct the permanent stormwater management facilities as shown on the stormwater management plan filed with the Final Plan, prepared by _____, a professional engineer licensed in the Commonwealth of Pennsylvania, dated _____ and last revised _____ and approved by the East Goshen Township Board of Supervisors; hereafter, the Grantee, his/her/their heirs, executors, administrators, successors and assigns (the "Owner"), at his/her/their sole cost and expense, shall maintain, repair, restore and replace, as necessary, the said stormwater management facilities on the lot in accordance with said Final Plan, so that the facilities shall at all times continue to operate and function in the same manner and capacity as they were designed. No on-lot storm water facilities approved as part of the final Plan shall be removed or altered in any manner by the Owner without the express prior written approval of the Board of Supervisors. In the event of the failure of the Owner to comply with these conditions and restrictions, East Goshen Township shall have the right, but not the obligation to cause the said stormwater management facilities to be maintained, repaired, restored or replaced, as necessary, and the costs thereof shall be assessed to the Owner; said assessment shall also be a charge and may be filed as a lien upon the property herein, which shall remain of record until paid in full. East Goshen Township, before it may exercise this right, shall notify the Owner by certified mail or overnight delivery service with positive tracking, of its intention to take the aforesaid action (the "Notice"). The Notice shall set forth in what manner the Owner has neglected the maintenance, repair, replacement and/or restoration of the stormwater management facilities, and if the Owner fails to correct or repair the deficiencies designated in the Notice from East Goshen Township within the time specified in the Notice, then in such event, East Goshen Township shall exercise this right. In addition to filing a lien against the Property, East Goshen Township shall have the right to pursue any other remedies, at law or in equity, against the Owner.



	Zoning R-2 Low Density Residential District					
	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot area	1 Acre	5.5 Acres	1.067 Acres	1.003 Acres	1.001 Acre	1.950 Acres
Minimum Lot width						
At Building Setback Line	150 feet	266.83 feet	150.40 feet	156.38 feet	150.02	150.05 feet
At Street Line	60 feet	289.15 feet	129.63 feet	156.38 feet	112.20 feet	63.10 feet
Maximum Coverage						
By Buildings	25%	1.93%	6.45%	6.86%	6.87%	3.53%
By Total Impervious Coverag	35%	4.90%	10.90%	10.84%	11.42%	5.69%
Maximum Building height						
Stories	3 Stories	2 Stories	≤ 3 Stories	≤ 3 Stories	≤ 3 Stories	≤ 3 Stories
Feet	30 feet	< 30 feet	< 30 feet	< 30 feet	< 30 feet	< 30 feet
Minimum Front Yard	45 feet	31.67 feet	79.50 feet	81.62 feet	89.74 feet	82.94 feet
Average Front Yard*	60 feet	N/A		83.45 feet		
Minimum Side Yard	20 feet each	31.21 feet	21.12 feet	39.94 feet	34.97 feet	36.05 feet
Minimum Rear Yard	50 feet	302.31 feet	160.00 feet	157.88 feet	114.78 feet	181.23 feet

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

Sheet Index

- Sheet 1 Title Plan
- Sheet 2 Subdivision and Layout Plan
- Sheet 3 Existing Conditions Plan
- Sheet 4 Demolition Plan
- Sheet 5 Grading and Utilities Plan
- Sheet 6 Erosion and Sediment Control Plan
- Sheet 7 Erosion and Sediment Control Details
- Sheet 8 Construction Details

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20131751102

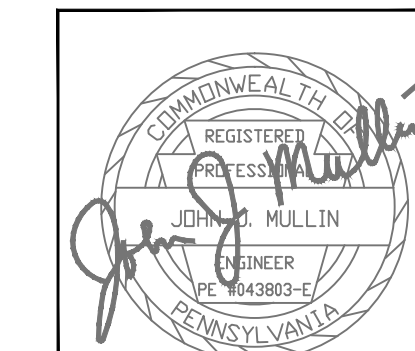
COPYRIGHT
MULLIN ENGINEERING LLC, CIVIL ENGINEERS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND NOTES HEREON ARE THE PROPERTY OF MULLIN ENGINEERING LLC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MULLIN ENGINEERING LLC. ANY RE-USE WITHOUT WRITTEN PERMISSION, REPRODUCTION OR ALTERATION BY MULLIN ENGINEERING LLC FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY MULLIN ENGINEERING LLC FOR THIS PROJECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MULLIN ENGINEERING LLC. THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS MULLIN ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. 20131751102
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES SHOWN ON THE PLANS, NOR DOES MULLIN ENGINEERING LLC GUARANTEE THAT ALL SUBSURFACE UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

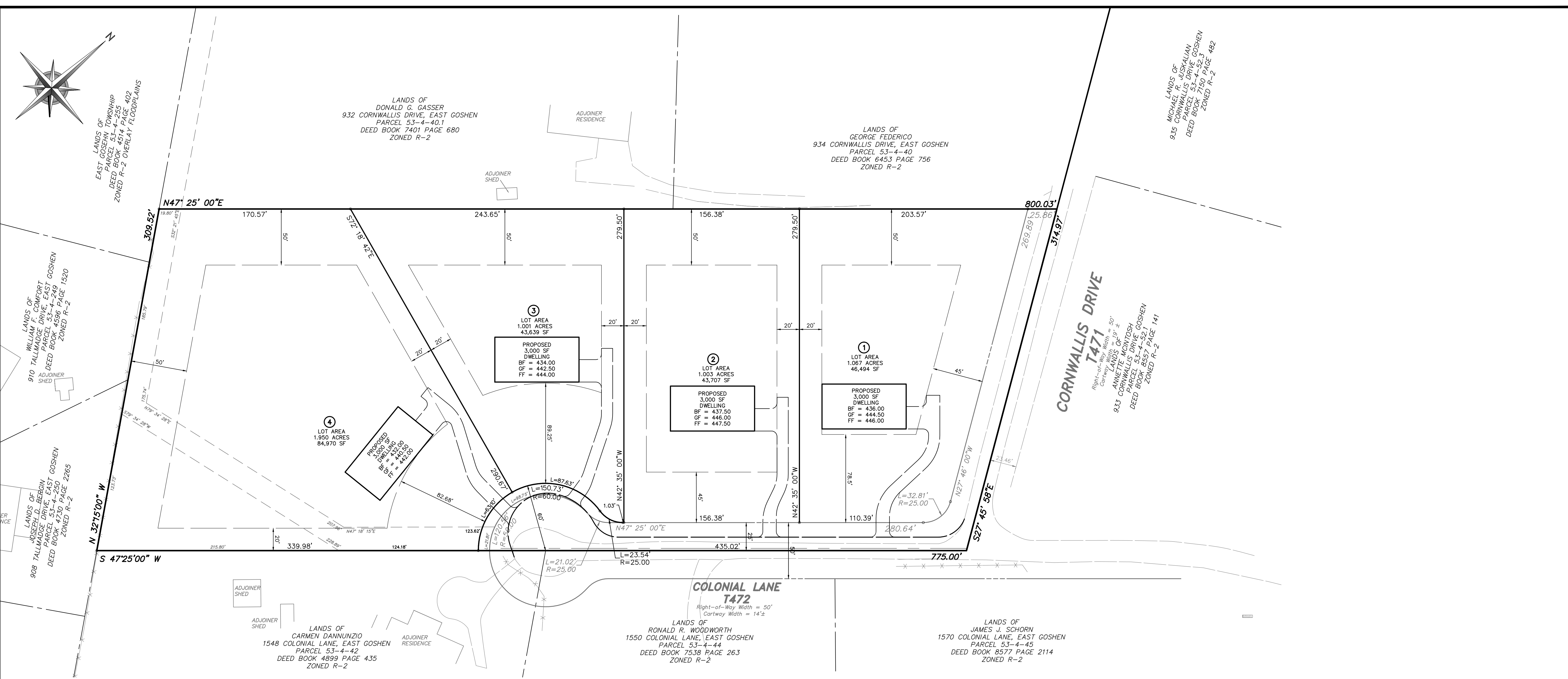
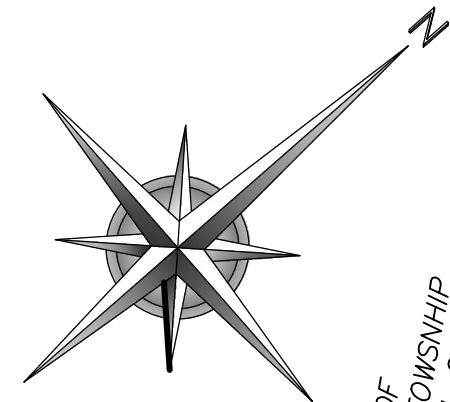
EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: 29 CFR 1926.650 THROUGH 1926.654, PUBLICATIONS OR THE LATEST REVISIONS THERE TO:

- (1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 220) SUBPART PART 1926/1910 - EXCAVATIONS, TRENCHING AND SHORING
- (2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIER: 53-004-0041



Preliminary Title Plan FOR Sunny Ridge Farms, LLC		PROJECT NO.
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA		F.B.
Mullin Engineering Civil Engineer		
412 Monteray Lane West Chester, PA 19380		Tel: (610) 430-3408 Cell: (610) 420-5309
SCALE 1" = 40'	DATE 06-25-2013	DRAWN BY JJM
	CHECKED BY JJM	DRAWING



PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20131751102

COPYRIGHT
MULLIN ENGINEERING LLC, CIVIL ENGINEERS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND NOTES HEREON ARE AND SHALL REMAIN THE PROPERTY OF MULLIN ENGINEERING LLC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF MULLIN ENGINEERING LLC. ANY RE-USE WITHOUT WRITTEN PERMISSION, REPRODUCTION OR ADAPTATION BY MULLIN ENGINEERING LLC FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MULLIN ENGINEERING LLC. THE USER SHALL FURTHER INDEMNIFY AND HOLD HARMLESS MULLIN ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES: SERIAL NO. 20131751102
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITIES SHOWN ON THE PLANS, NOR DOES MULLIN ENGINEERING LLC GUARANTEE THAT ALL SUBSURFACE UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF:

- (1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 220) SUBPART P PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING"
- (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 228) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIER: 53-004-0041

LEGEND

	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	ADJOINERS LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	EXISTING PAVING
	EXISTING SANITARY EASEMENT
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED BUILDING SETBACK LINE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED EDGE OF DRIVEWAY
	PROPOSED LOT CORNER

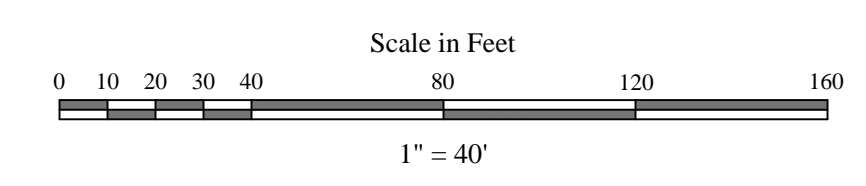
SLANTED TEXT DENOTES EXISTING INFORMATION
VERTICAL TEXT DENOTES PROPOSED INFORMATION

N47° 25' 00"E EXISTING BOUNDARY DIMENSION TEXT
N47° 25' 00"E EXISTING RIGHT OF WAY DIMENSION TEXT
N47° 25' 00"E EXISTING EASEMENT DIMENSION TEXT
N47° 25' 00"E PROPOSED OVERALL LOT DIMENSION TEXT
N47° 25' 00"E PROPOSED EASEMENT DIMENSION TEXT

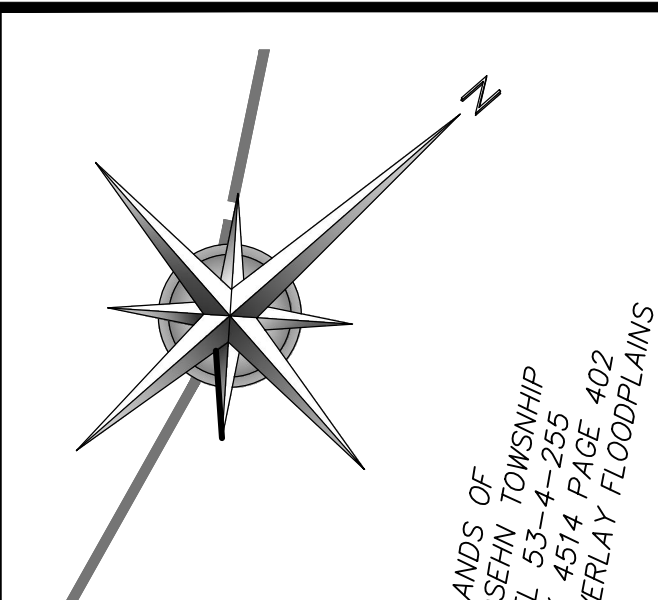
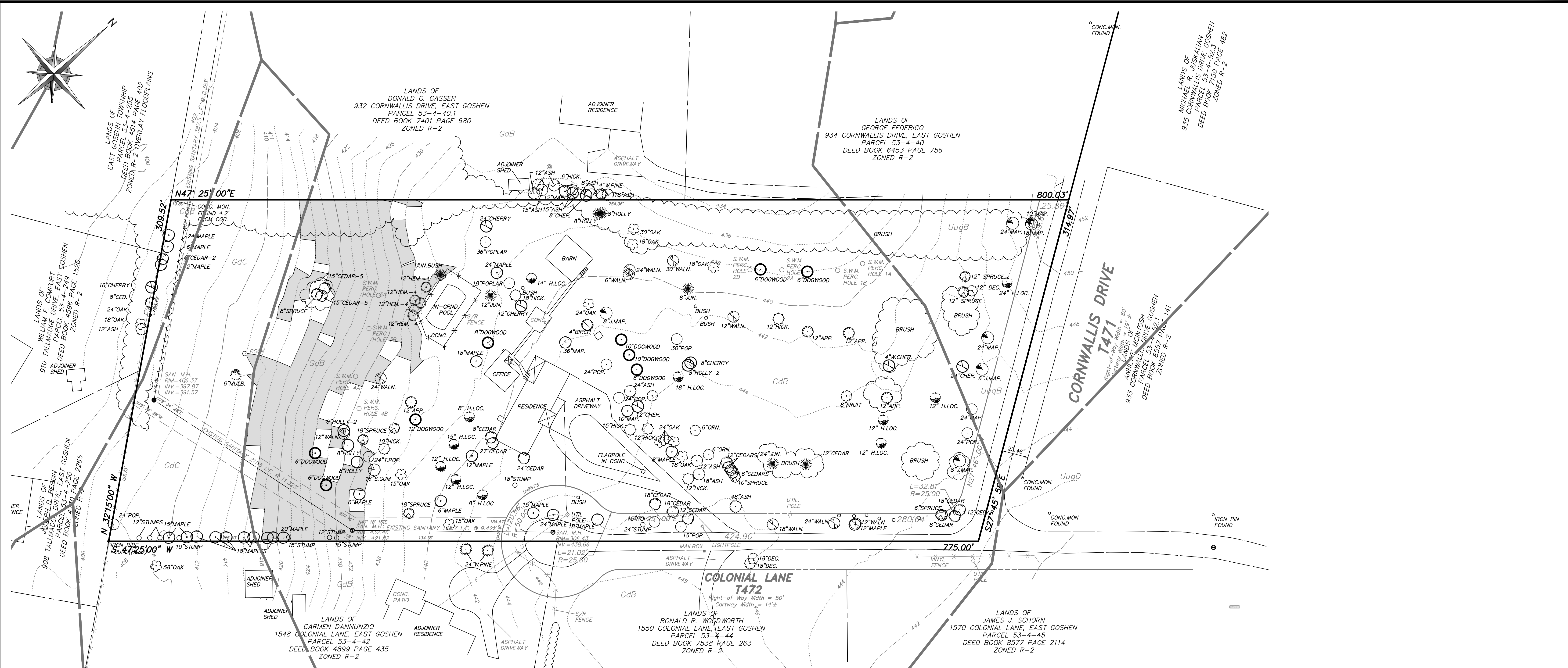
Zoning R-2 Low Density Residential District

	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4
Minimum Lot area	1 Acre	5.5 Acres	1.067 Acres	1.003 Acres	1.001 Acre	1.950 Acres
Minimum Lot width						
At Building Setback Line	150 feet	266.83 feet	150.40 feet	156.38 feet	150.02	150.05 feet
At Street Line	60 feet	289.15 feet	129.63 feet	156.38 feet	112.20 feet	63.10 feet
Maximum Coverage						
By Buildings	25%	1.93%	6.45%	6.86%	6.87%	3.53%
By Total Impervious Coverag	35%	4.90%	10.90%	10.84%	11.42%	5.69%
Maximum Building height						
Stories	3 Stories	2 Stories	< 3 Stories	< 3 Stories	< 3 Stories	< 3 Stories
Feet	30 feet	< 30 feet	< 30 feet	< 30 feet	< 30 feet	< 30 feet
Minimum Front Yard	45 feet	31.67 feet	79.50 feet	81.62 feet	89.74 feet	82.94 feet
Average Front Yard*	60 feet	N/A	83.45 feet			
Minimum Side Yard	20 feet each	31.21 feet	21.12 feet	39.94 feet	34.97 feet	36.05 feet
Minimum Rear Yard	50 feet	302.31 feet	160.00 feet	157.88 feet	114.78 feet	181.23 feet

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



NO.	DATE	REVISION
Preliminary Subdivision and Layout Plan FOR Sunny Ridge Farms, LLC EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA		
Mullin Engineering Civil Engineer		PROJECT NO.
412 Monteray Lane West Chester, PA 19380		F.B.
SCALE 1" = 40'	DATE 06-25-2013	DRAWN BY JJM
CHECKED BY JJM	CHECKED BY JJM	DRAWING



LANDS OF DONALD G. GASSER
932 CORNWALLIS DRIVE, EAST GOSHEN
PARCEL 53-4-40.1
DEED BOOK 7401 PAGE 680
ZONED R-2

LANDS OF GEORGE FEDERICO
934 CORNWALLIS DRIVE, EAST GOSHEN
PARCEL 53-4-40
DEED BOOK 6453 PAGE 756
ZONED R-2

LANDS OF WILLIAM F. COMFORT
910 TALLMADGE DRIVE, EAST GOSHEN
PARCEL 53-4-249
DEED BOOK 4506 PAGE 1520
ZONED R-2

LANDS OF WILLIAM F. COMFORT
910 TALLMADGE DRIVE, EAST GOSHEN
PARCEL 53-4-250
DEED BOOK 4506 PAGE 1520
ZONED R-2

LANDS OF CARMEN D'ANNUNZIO
1548 COLONIAL LANE, EAST GOSHEN
PARCEL 53-4-42
DEED BOOK 4899 PAGE 435
ZONED R-2

LANDS OF RONALD R. WOODWORTH
1550 COLONIAL LANE, EAST GOSHEN
PARCEL 53-4-44
DEED BOOK 7538 PAGE 263
ZONED R-2

LANDS OF JAMES J. SCHORN
1570 COLONIAL LANE, EAST GOSHEN
PARCEL 53-4-45
DEED BOOK 8577 PAGE 2114
ZONED R-2

LANDS OF MICHAEL R. OSKALIAN
935 CORNWALLIS DRIVE, GOSHEN
DEED BOOK 7150 PAGE 22.3
ZONED R-2

LEGEND

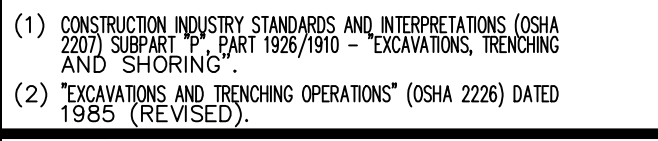
- PROPERTY LINE
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- - - EXISTING MAJOR CONTOUR
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- - - EXISTING PAVING
- - - EXISTING SANITARY SEWER
- - - EXISTING SOILS LINE
- - - EXISTING SOILS TYPE
- GdB2
- EXISTING LIGHT
- EXISTING MAILBOX
- SLOPES 15-25%

TREE LEGEND

- APPLE
- ASH
- BIRCH
- CEDAR
- CHERRY
- DOGWOOD
- GUM
- HEMLOCK
- HICKORY
- HOLLY
- TREE STUMP
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GdB	Gladstone gravelly loam, 8 to 15% slopes
Ha	Haltoro silt loam
UugB	Urban land-Udorthents, silt and grass complex, 0 to 8% slopes
UugD	Urban land-Udorthents, silt and grass complex, 8 to 25% slopes



UNIFORM PARCEL IDENTIFIER: 53-004-0041



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THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. 20131751102
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY
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EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY
WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT
OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PUBLICATIONS OR THE LATEST REVISIONS THERE TO:

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- "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 228) DATED 1985 (REVISED).

NO.	DATE	REVISION

Preliminary Existing Conditions Plan
FOR
Sunny Ridge Farms, LLC

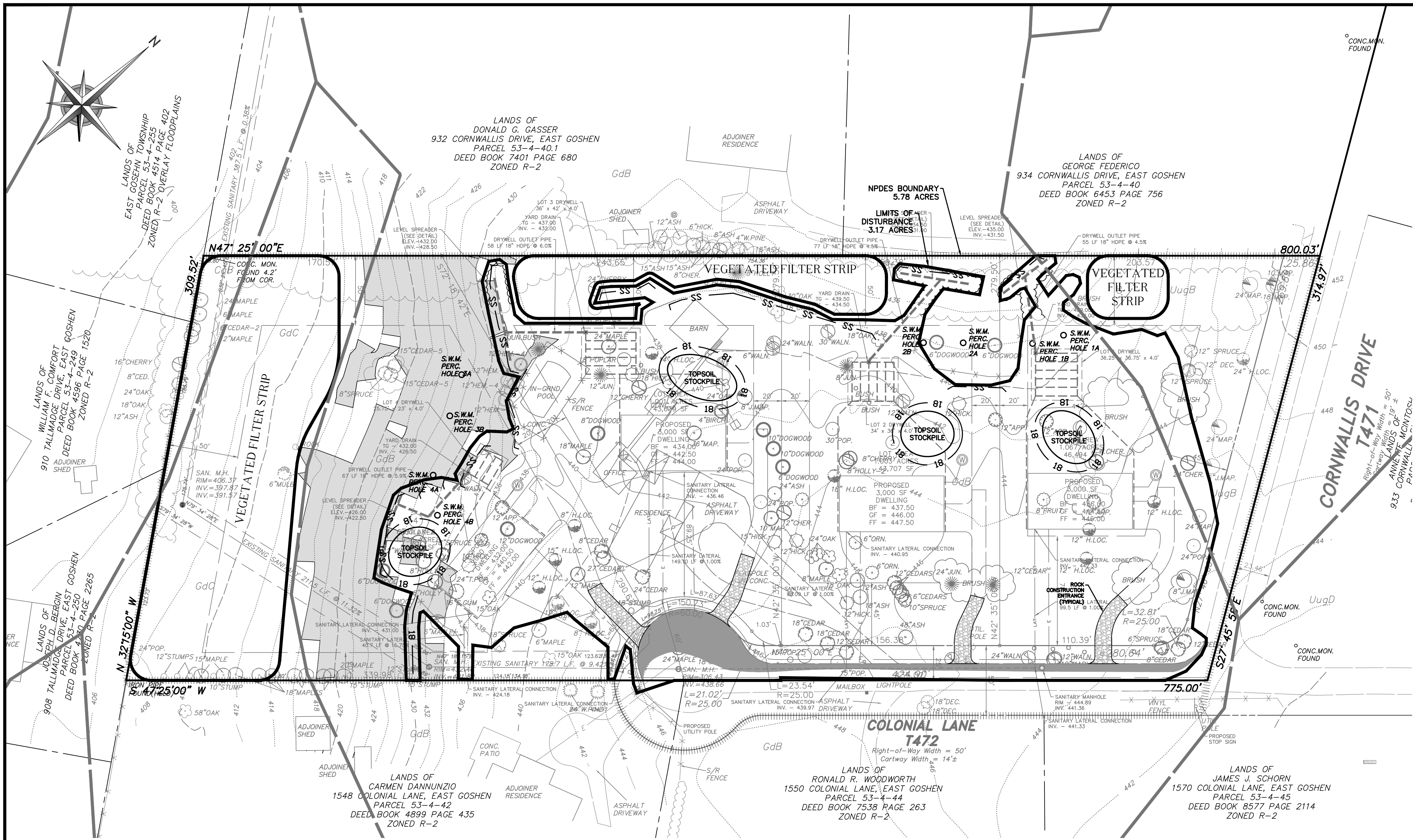
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Mullin Engineering
Civil Engineer

412 Monteray Lane West Chester, PA 19380
Tel: (610) 430-3408
Cell: (610) 420-5309

SCALE: 1" = 40'
DATE: 06-25-2013
DRAWN BY: JJM
CHECKED BY: JJM

PROJECT NO. _____
F.B. _____
DRAWING _____



Infiltration Testing							
Test Pit	Presoak	Presoak	Reading Interval	Reading 1	Reading 2	Reading 3	Reading 4
1A	1.5	1.250	30 minutes	1.25	1.5	1.5	1.5
1B	1.75	1	30 minutes	1	1.25	1.25	1.125
2A	1.25	1	30 minutes	1	0.75	0.75	0.75
2B	Dry	3.75	30 minutes	3.75	3.5	3.625	3.5
3A	0.75	0.5	30 minutes	0.5	0.5	0.5	0.5
3B	0.5	0.5	30 minutes	0.5	0.375	0.5	0.375
4A	3	3.25	30 minutes	3.25	3.25	3	3
4B	3	3	30 minutes	3	3	2.75	2.875

Infiltration Test Pits								
Test	Pit	1A	0 To 6"	Dk. Br.,	SiLo,	Granular	Friable,	Abrupt
			6" To 36"	Br.,	Heavy	SiLo,	Mod.SBK,	Friable,
			36" To 50"	Br.,	SiLo,	Wk. SBK,	Friable,	Wavy
			50" To 84"	Var.,	Mass.	Struct.,	Friable	B.O.P.
Test	Pit	1B	0 To 8"	Dk. Br.,	SiLo,	Gran.,	Friable,	Clear
			8" To 44"	Br.,	Heavy	SiLo,	Mod.SBK,	Friable
			44" To 60"	Br.,	SiLo,	Wk. SBK,	Friable,	B.O.P.
Test	Pit	2A	0 To 7"	Dk. Br.,	SiLo,	Granular	Friable,	Clear
			7" To 26"	Br.,	SiLo,	Wk. SBK,	Friable,	Clear
			26" To 50"	Lt. Br.,	SiLo,	Wk. SBK,	Friable,	20%
			50" To 84"	Variegated	SiLo,	Mass.	Struct.,	Friable,
Test	Pit	2B	0 To 7"	DK. Br.,	SiLo,	Gran.,	Friable,	Abrupt
			7" To 33"	Br.,	Heavy	SiLo,	Mod. SBK,	Clear
			33" To 53"	Br.,	SiLo,	Wk. SBK,	Friable,	Wavy
			53" To 86"	Variegated	SiLo,	Mass.	Struct.	Friable
Test	Pit	3A	0 To 8"	DK. Br.,	SiLo,	Gran.,	Friable,	Abrupt
			8" To 16"	Br.,	SiLo,	Wk. SBK,	Friable,	Clear
			16" To 36"	Br.,	Heavy	SiLo	Str. SBK,	Clear
			36" To 56"	Br.,	Gravelly	SiLo	SBK,	Friable,
			56" To 84"	Variegated	SiLo,	Wk. SBK,	B.O.P.	
Test	Pit	3B	0 To 15"	DK. Br.,	SiLo,	Gran.,	Friable,	Abrupt
			15" To 49"	Br.,	Heavy,	SiLo,	Mod. SBK,	Wavy
			49" To 60"	Variegated	SiLo,	Wk. SBK,	B.O.P.	
Test	Pit	4A	0 To 6"	DK. Br.,	SiLo,	Gran.,	Friable,	Abrupt
			6" To 19"	Br.,	SiLo,	Wk. SBK,	Friable,	Wavy
			19" To 44"	Variegated	SiLo,	Wk. SBK,	Friable,	Wavy
			44" To 86"	Variegated	SiLo,	Mass.	Struct.	B.O.P.
Test	Pit	4B	0 To 15"	DK. Br.,	SiLo,	Gran.,	Friable,	Abrupt
			15" To 36"	Br.,	SiLo,	Mod. SBK,	Friable,	Wavy
			36" To 60"	Variegated	SiLo,	Mass.	Struct.	B.O.P.

LEGEND

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- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING TREELINE
- EXISTING ELECTRIC LINE
- EXISTING UTILITY POLE
- EXISTING LIGHT
- EXISTING MAILBOX
- SLOPES 15:252
- PROPOSED 2' INTERVAL CONTOUR
- PROPOSED 10' INTERVAL CONTOUR
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED UNGROUND ELECTRIC LINE
- PROPOSED ROOF DRAIN
- PROPOSED VEGETATION LINE
- PROPOSED EDGE OF ROAD PAVEMENT
- PROPOSED EDGE OF DRIVEWAY PAVEMENT
- PROPOSED COMPOST FILTER SOCK
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED NPDES BOUNDARY
- PROPOSED ROAD WIDENING

EXISTING TREE LEGEND

- APPLE
- ASH
- BIRCH
- CEDAR
- CHERRY
- DOGWOOD
- GUM
- HEMLOCK
- HICKORY
- HOLLY
- TREE STUMP
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UNIFORM PARCEL IDENTIFIER: 53-004-0041

USDA SOIL SURVEY INFORMATION

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GaB	Californ loam, 3 to 8% slopes
GdB	Gladstone gravelly loam, 0 to 8% slopes
GdC	Gladstone gravelly loam, 8 to 15% slopes
Ha	Halboro silt loam
UgB	Urban land-Udorthents, silt and grass complex, 0 to 8% slopes
UgD	Urban land-Udorthents, silt and grass complex, 8 to 25% slopes

Infiltration Rate Calculation

	final reading	x 2 =	Inches/hour	Depth
1A	1.5	x 2 =	3	60"
1B	1.125	x 2 =	2.25	60"
			Total	
			Avg.	2.625
2A	0.75	x 2 =	1.5	60"
2B	3.5	x 2 =	7	60"
			Total	
			Avg.	4.25
3A	0.5	x 2 =	1	60"
3B	0.375	x 2 =	0.75	60"
			Total	
			Avg.	0.875
4A	3	x 2 =	6	60"
4B	2.875	x 2 =	5.75	60"
			Total	
			Avg.	5.87

Scale in Feet

0 10 20 30 40 80 120 160

1" = 40'

Preliminary Erosion and Sediment Control Plan
FOR
Sunny Ridge Farms, LLC

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Mullin Engineering
Civil Engineer

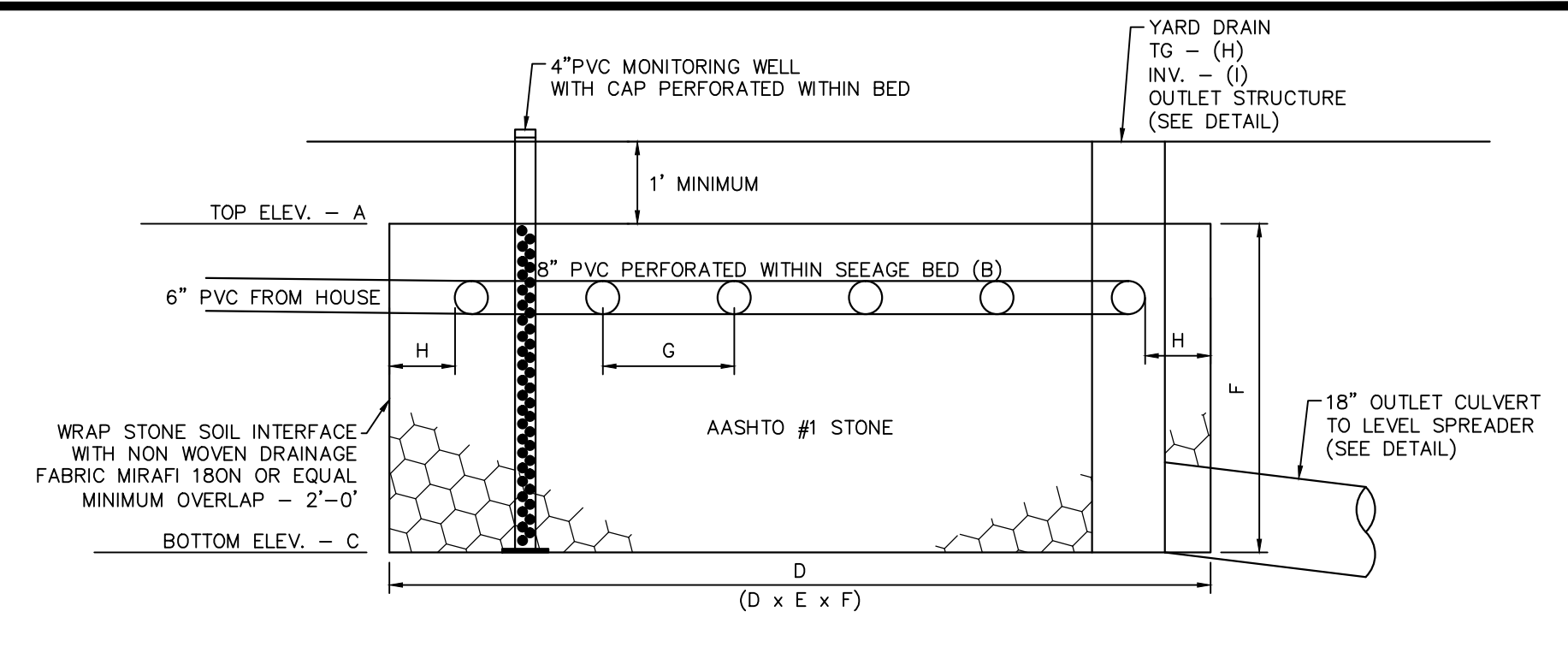
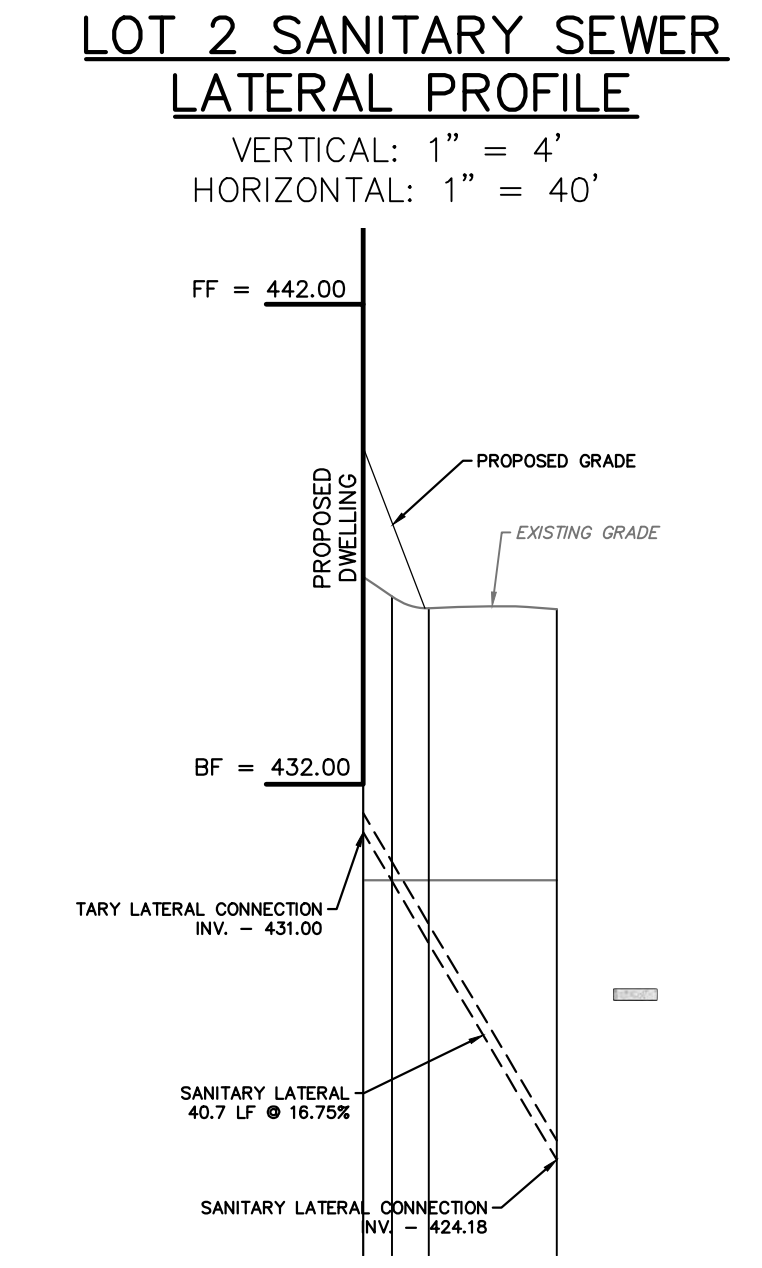
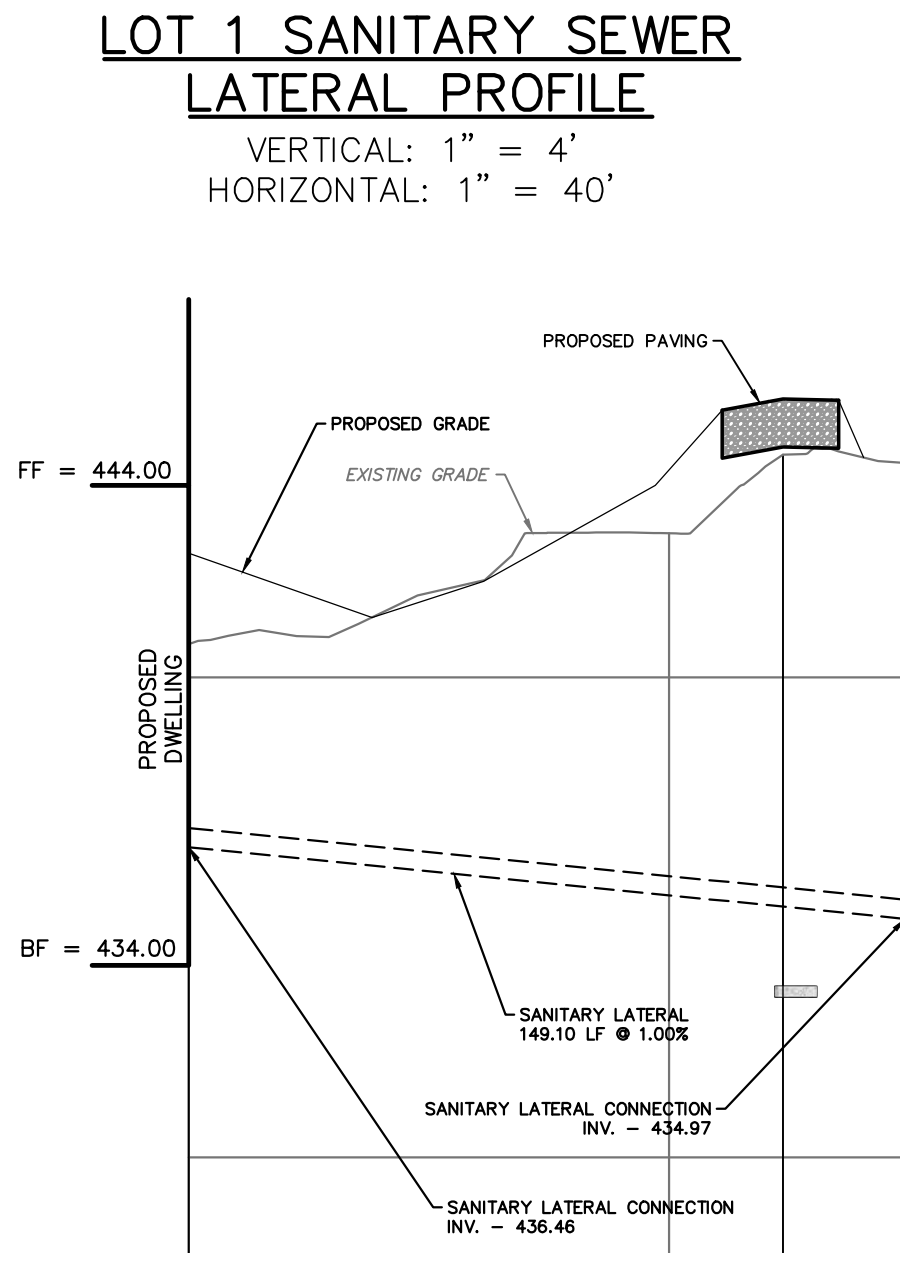
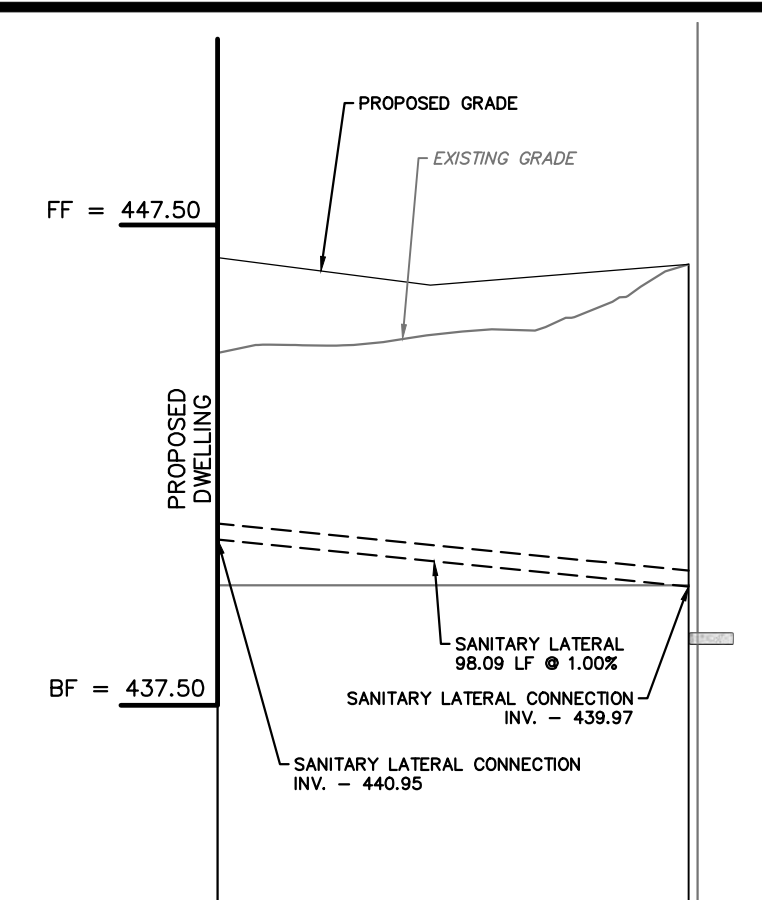
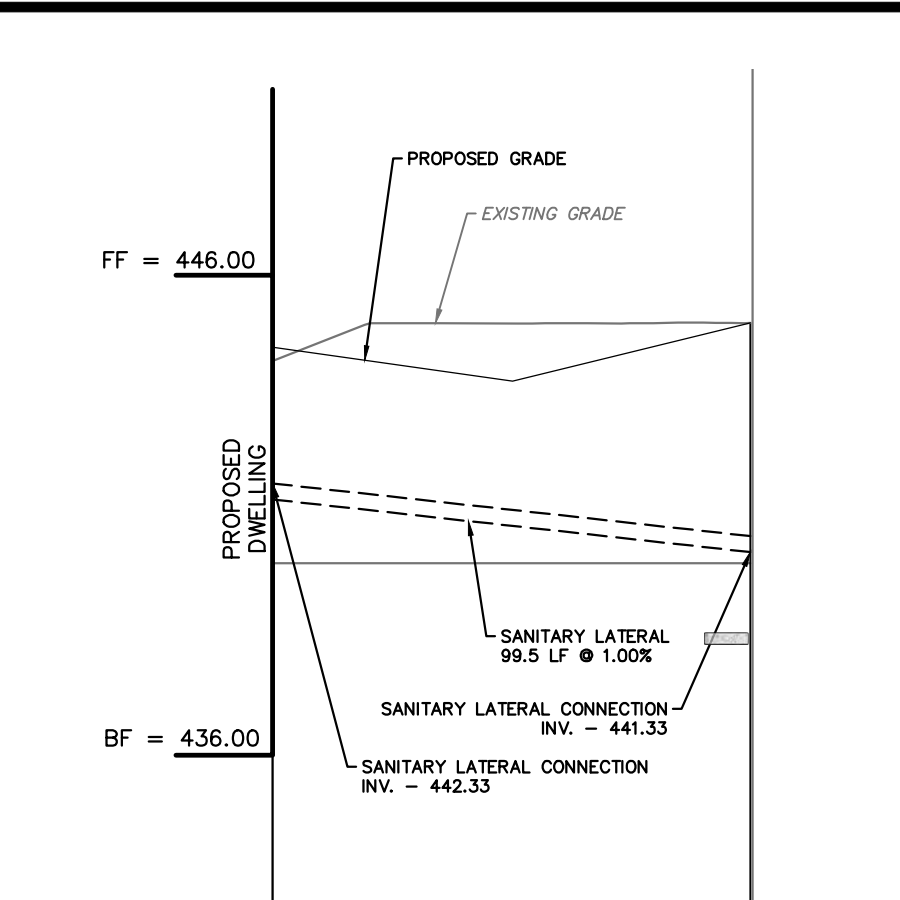
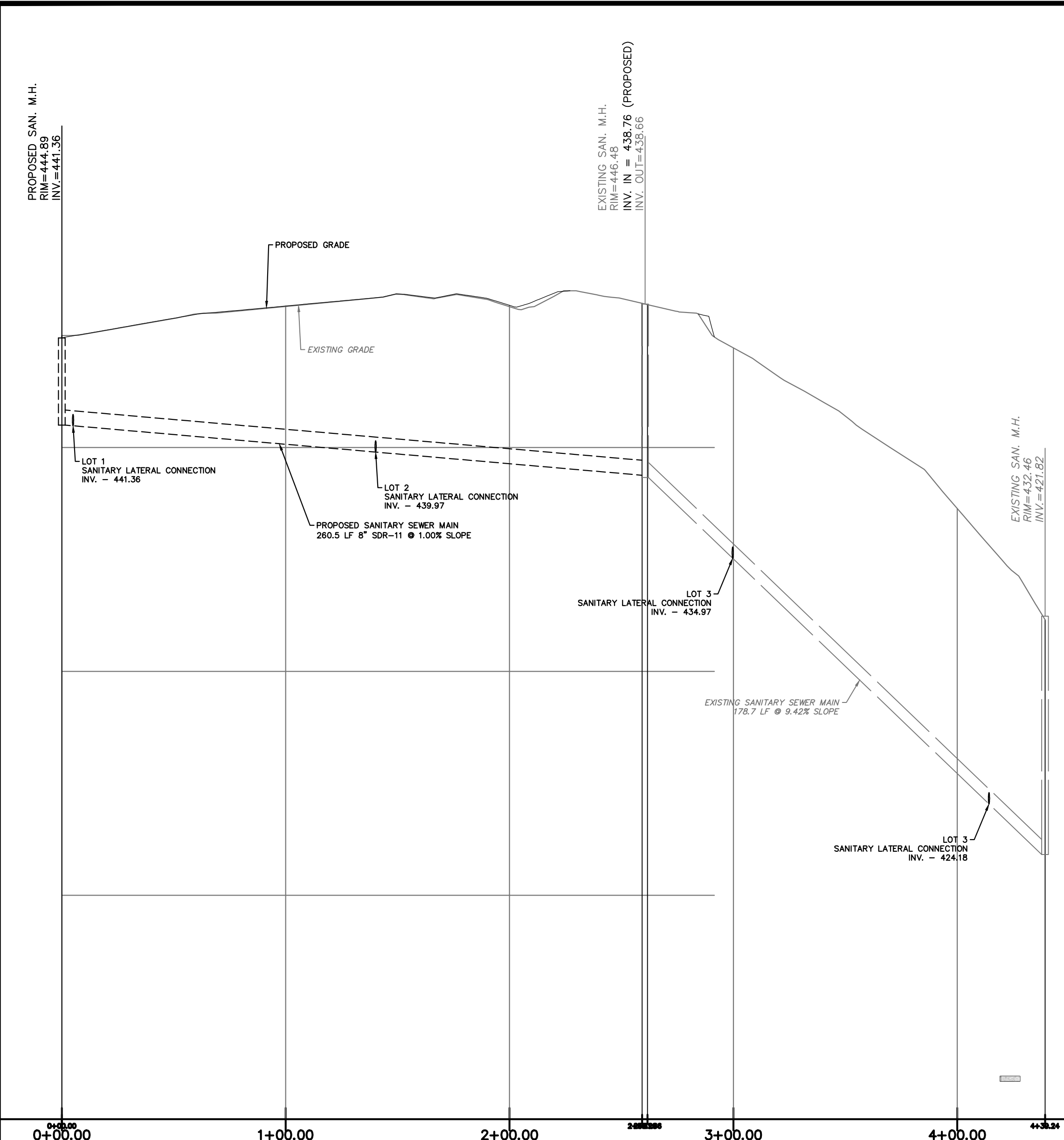
412 Monterey Lane West Chester, PA 19380
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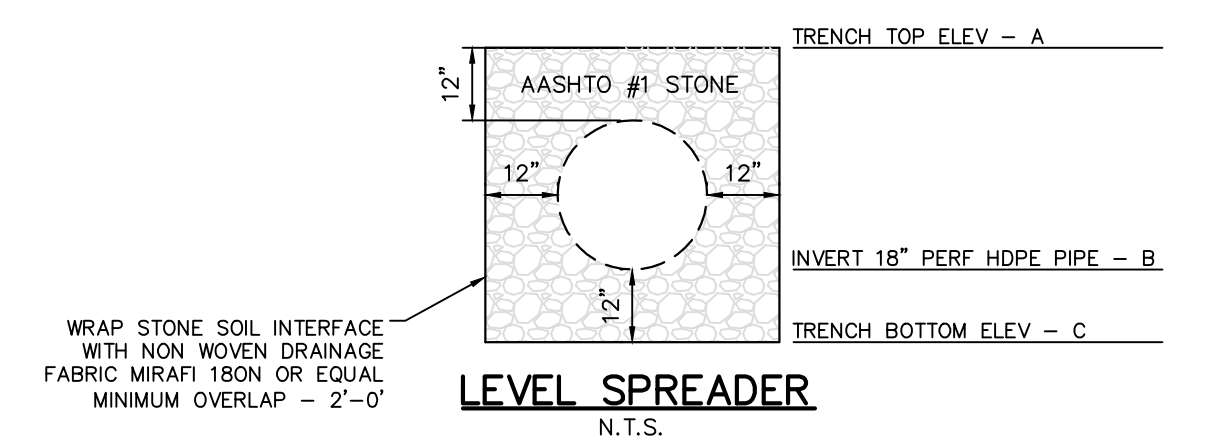
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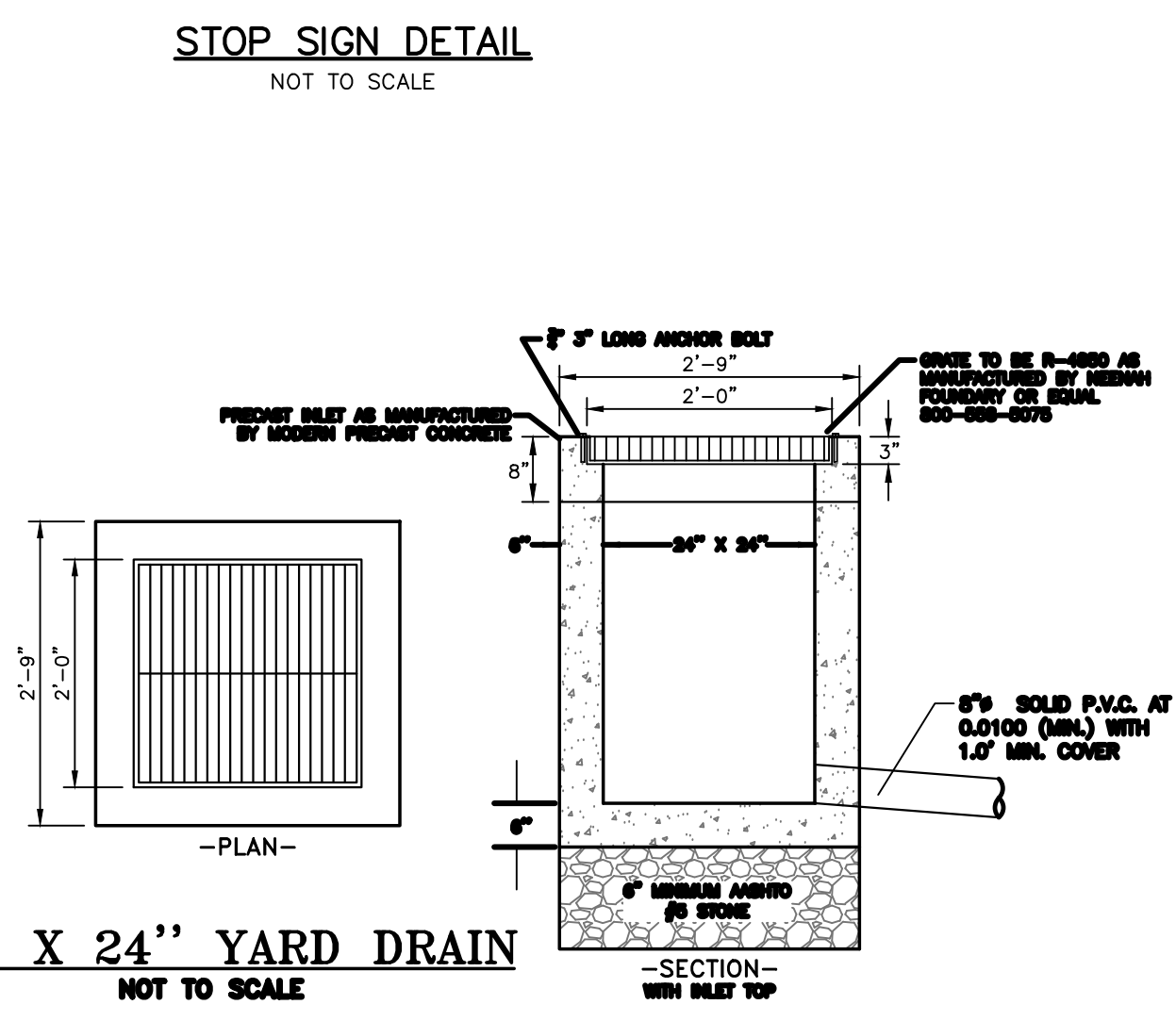
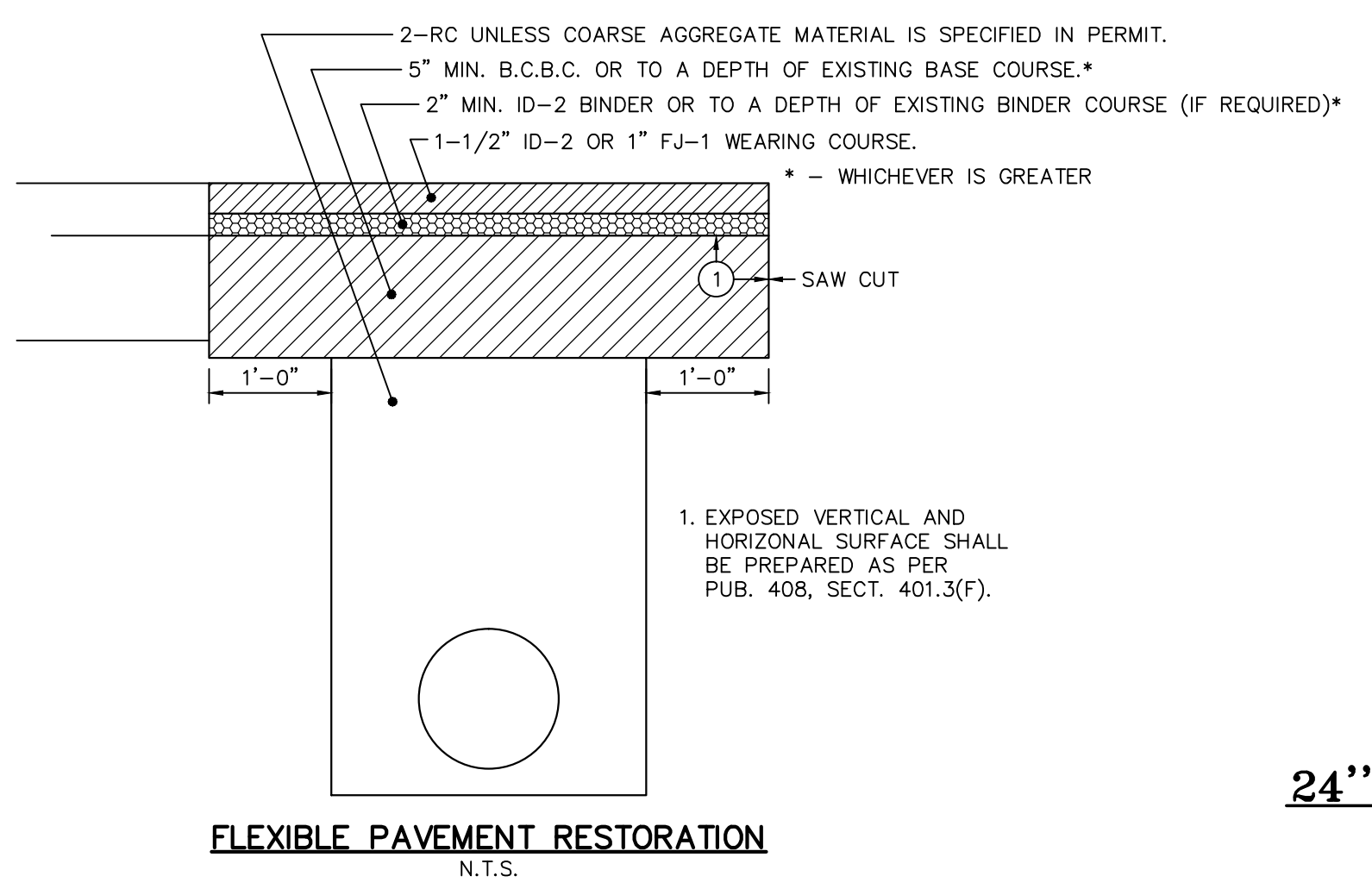
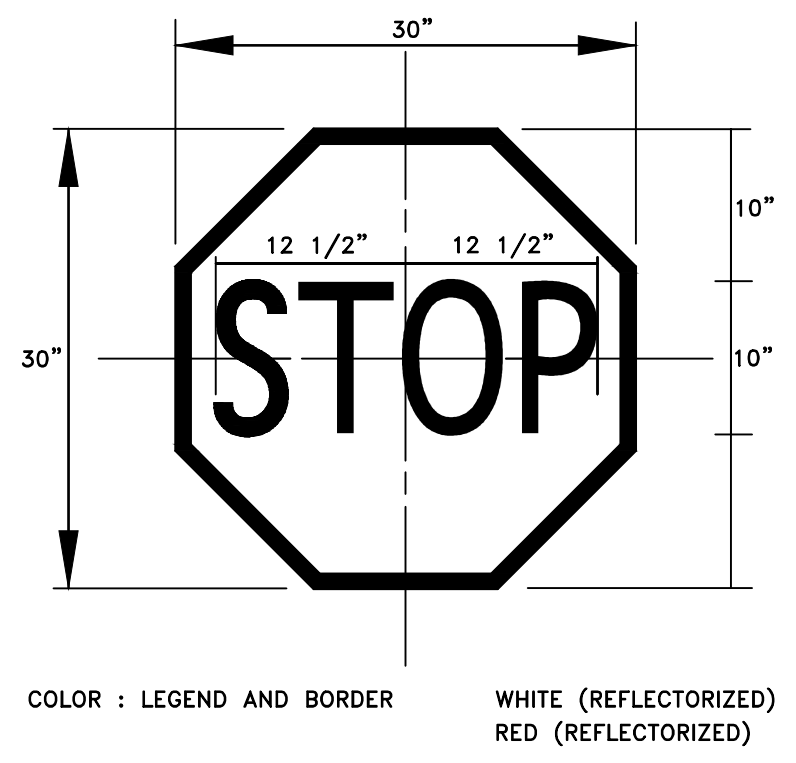
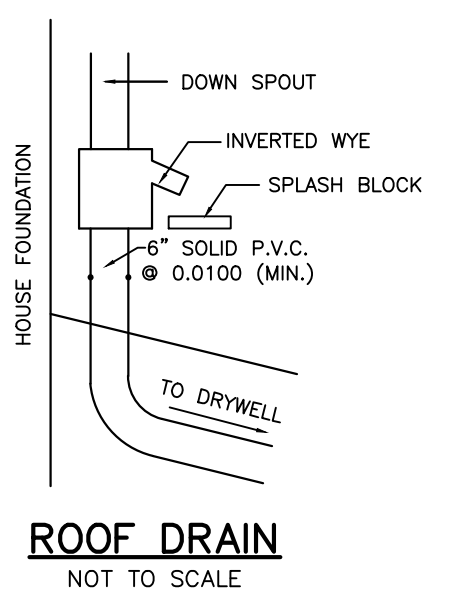
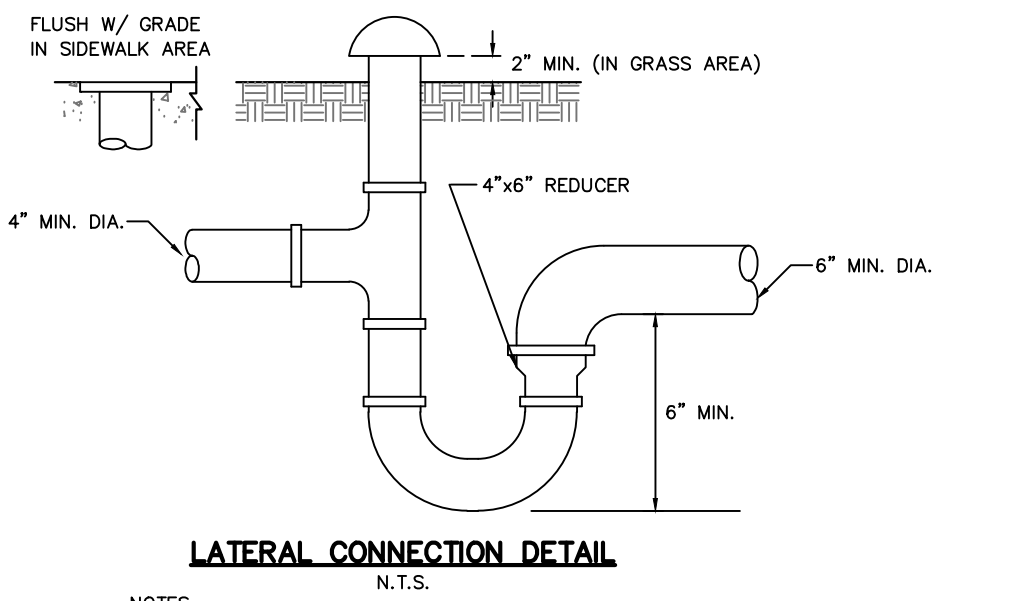
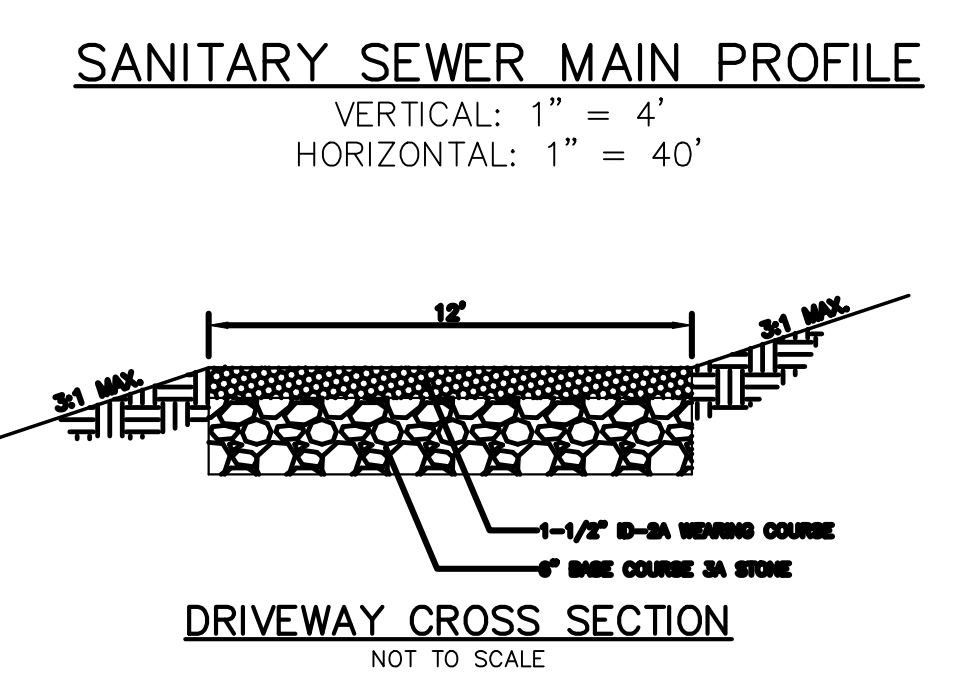
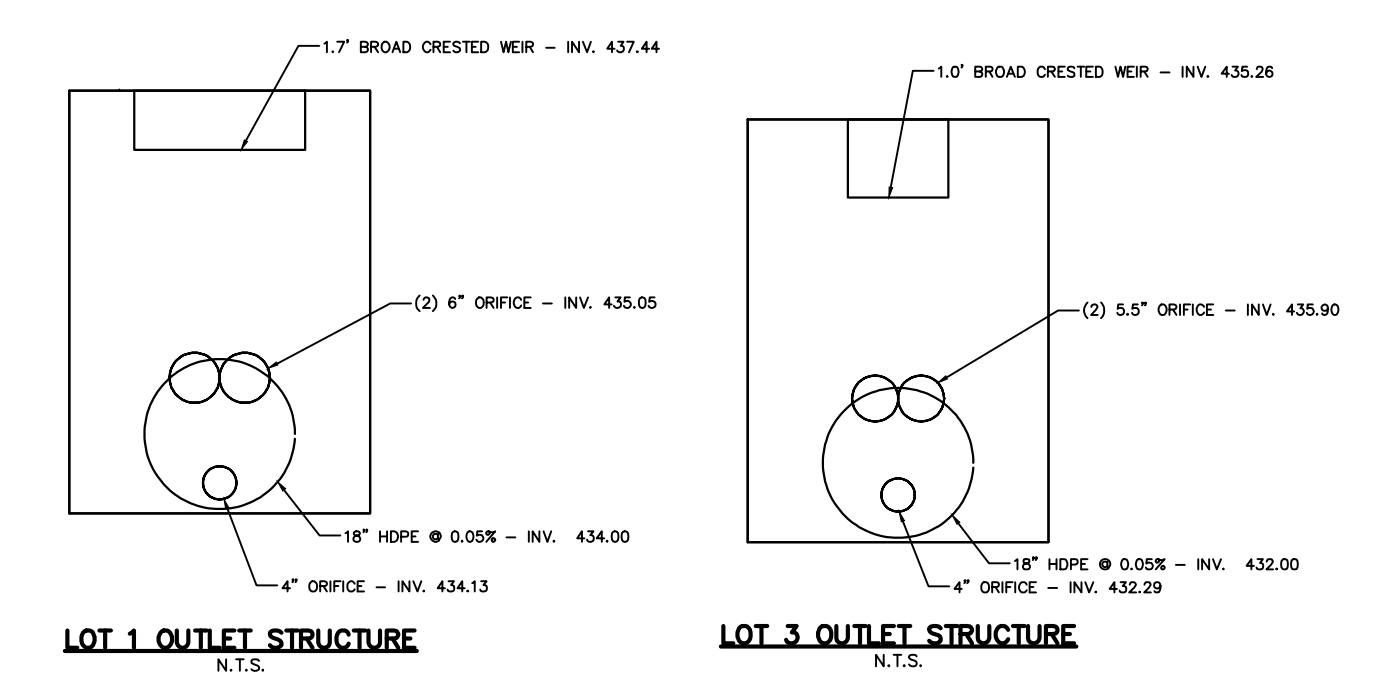
SHEET 6 OF 8



Lot	TOP ELEV. (A)	INVERT PERF. 6" HDPE (B)	BOTTOM ELEV. (C)	WIDTH (D)	LENGTH (E)	DEPTH (F)	PERF. HDPE SPACING (G)	YARD DRAIN TOP OF GRATE (H)	YARD DRAIN INVERT ELEV. (I)
Lot 1	438.00	435.00	434.00	36.75"	36.25'	4.0'	6.1"	439.00	434.00
Lot 2	438.00	436.50	434.50	36.00"	34.00'	4.0'	6.0"	439.50	434.50
Lot 3	436.00	433.00	432.00	36.00"	42.00'	4.0'	6.0"	437.00	432.00
Lot 4	432.50	427.50	426.50	33.00"	25.75'	4.0'	6.0"	432.00	426.50



Lot	Trench Top Elev. - A	Invert 18" Perf. HDPE Pipe - B	Trench Bottom Elev. - C
Lot 1	435.00	432.50	431.50
Lot 2	435.50	433.00	432.00
Lot 3	432.00	429.50	428.50
Lot 4	426.00	423.50	422.50



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UNIFORM PARCEL IDENTIFIER: 53-004-0041

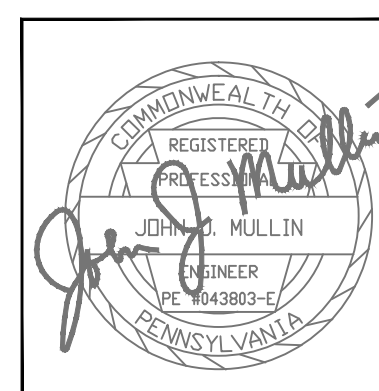
NO.	DATE	REVISION

Preliminary Construction Details
 FOR
Sunny Ridge Farms, LLC
 EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Mullin Engineering
 Civil Engineer

412 Monterey Lane Tel: (610) 430-3408
 West Chester, PA 19380 Cell: (610) 420-5309

SCALE: 1" = 40' DATE: 06-25-2013 DRAWN BY: JJM CHECKED BY: JJM DRAWING





Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

July 18, 2013

East Goshen Township
1580 Paoli Pike
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Sunny Ridge Farms Subdivision – Colonial Lane
Subdivision Plan Review

Dear Mark:

The following plans and report prepared by Mullin Engineering have been submitted to this office for review:

- Title Plan – sheet 1 of 8
- Subdivision and Layout Plan – sheet 2 of 8
- Existing Conditions Plan – sheet 3 of 8
- Demolition Plan – sheet 4 of 8
- Grading and Utilities Plan – sheet 5 of 8
- Erosion and Sediment Control Plan – sheet 6 of 8
- Erosion and Sediment Control Details – sheet 7 of 8
- Construction Details – sheet 8 of 8
- Stormwater Management Report, dated June 25, 2013

All plans are dated June 25, 2013. The plans depict the subdivision of tax map parcel 53-04-041 into four lots for the construction of a single-family dwelling on each lot. The parcel consists of 5.50 acres located on the northwest corner of the Colonial Lane intersection with Cornwallis Drive. The parcel contains an existing dwelling, in-ground pool, barn, and accessory building noted as an 'office'. The driveway and all existing structures are to be removed. The west side of the parcel contains steep slopes with grades between 15 to 25 percent. Overland runoff from the parcel drains to the north, the west, and toward the Colonial Lane intersection with Cornwallis Drive. Stormwater management is to be addressed by individual on-lot drywell systems. The proposed lots range in area from 1.001 acres to 1.950 acres. Note 15 on sheet 1 indicates that each lot is to be served by on-lot water supply and public sewer.

The parcel is situated within the R-2 Low Density Residential District and the following comments are offered for consideration:

Zoning Ordinance

1. Section 240-9.G – The minimum lot width at the building setback line is 150 feet. The lot 4 width at the building setback line measures 145 feet and will need to be adjusted for compliance with this section.

Professional services since 1874

1444 Phoenixville Pike, P.O. Box 1568, West Chester, PA 19380-0078 / Tel: 610-644-4254 / Fax: 610-640-0771

2. Section 240-24.F – Sewage facility planning modules will need to be submitted for review and approval by the Township and PADEP.
3. Section 240-25.C.2.a – Each proposed lot intended for a single-family detached dwelling shall contain a buildable area containing not less than 5,000 contiguous square feet with an average slope of 15 percent or less. The plans need to demonstrate that lot 4 contains the required buildable area.
4. Section 240-25.C.2.d – All natural vegetation shall be maintained on all slopes of 15 percent or greater, unless a landscape plan prepared by a landscape architect provides for replacement of existing vegetation. The plans will need to be amended to avoid vegetation removal on steep slopes or include a landscape plan to address tree replacement and steep slope area stabilization.
5. Section 240-27.A.5 – The subdivision plan should note that the additional right-of-way area associated with the widening of the Colonial Lane turnaround circle is to be offered for dedication to the Township.
6. Section 240-27.D.1 – Any residential subdivision or land development shall give careful attention to providing attractive landscaping. A landscaping plan needs to be included as part of the plan submission.

Subdivision and Land Development Ordinance

7. Section 205-30.B.7 – The subdivision plan should note the parcel boundary error of closure. The parcel boundary shall be balanced and closed with an error closure not to exceed one foot in 10,000 feet.
8. Section 205-30.B.10 – The existing conditions plan indicates the location of a sanitary sewer manhole located approximately 200 feet east of the Colonial Lane and Cornwallis Drive intersection. The manhole rim and invert elevations should be noted on the plan.
9. Section 205-30.B.10 – The existing conditions plan should indicate the location of the existing water supply well, septic system or sanitary sewer lateral, and all utility service lines for the parcel.
10. Sections 205-30.C.1.d, 205-44.E, and 205-51.A – As part of the proposed subdivision construction improvements, the Colonial Lane cartway width is to be increased from 14 feet to 20 feet, the cul-de-sac turnaround circle paving is to be increased from a 40 foot diameter to an approximately 74 foot diameter, and the cul-de-sac right-of-way diameter is to be increased from 100 feet to 110 feet. A cross section detail for the proposed cartway widening and grading within the right-of-way area needs to be added to the detail sheet,

11. Section 205-35.F – Trees to be removed need to be clearly identified on the demolition plan.
12. Section 205-35.G – No natural grade alterations shall be done within a distance of five feet from an adjoining tract. The location of the lot 1 level spreader should be adjusted accordingly.
13. Section 205-39 – The plan submission should include a traffic evaluation of the Colonial Lane intersection with Cornwallis Drive and the Cornwallis Drive intersection with North Chester Road (S.R. 0352) in order to identify any necessary improvements needed to accommodate existing traffic and traffic generated by the proposed development.
14. Sections 205-40.E, 205-66.C, & 205-66.E – As part of the plan submission, verification will need to be provided that potable on-site water supply, in accordance with Chester County Health Department standards, is available for the subdivision.
15. Section 205-49.A – A minimum clear sight triangle of 75 feet (as measured from the centerline intersection of two streets) shall be provided at all intersections. No physical obstruction, planting, berm, or grade shall obscure vision above a height of two feet in such triangle. A minimum clear sight triangle of 75 feet will need to be established for the Colonial Lane intersection with Cornwallis Drive.
16. Section 205-52.A.1 – Curbs shall be required on all streets with Type A flush vertical curb to be used in single-family detached residential developments where the finished grade of the street is relatively flat and the individual lots are one acre or more. The plans and the Colonial Lane cross section detail should be adjusted accordingly.
17. Section 205-61.A – Neither portions of tree masses or specimen trees shall be cleared unless absolutely necessary. Applicants shall make all reasonable efforts to harmonize their plans in order to preserve existing trees. The Applicant should further evaluate the proposed grading, dwelling locations, and driveway locations in order to minimize tree removal.
18. Sections 205-62.A and .B – Street trees shall be installed on 40 foot centers and shall consist of the species identified by this section. The plans need to identify proposed street tree locations.
19. Section 205-65.A – Existing streets to be increased in width shall include monuments to be set along one side of the right-of-way at points of curvature and points of tangency. The locations of survey monuments to be set along the Colonial Lane right-of-way line need to be indicated on sheet 2.
20. Section 205-65.B – All lot corners shall be clearly identified by either a monument or an iron pin. Placement locations for lot corner monuments or iron pins need to be identified on sheet 2.

21. Section 205-71.C – The plans should note that the sanitary sewer system is to be constructed in accordance with East Goshen Municipal Authority standards.

Stormwater Management Ordinance 129-M-03

22. Section 304.B.18 – The plans should include a list and schedule of maintenance tasks to be performed for the proposed drainage and stormwater management facilities.
23. Sections 402.B and 404.A.1 – The stormwater management design will need to address how increased runoff directed toward the Colonial Lane intersection with Cornwallis Drive is to be controlled.
24. Section 404.A.1 – Infiltration facilities shall be provided in areas that are suitable for infiltration and runoff from impervious surfaces shall be directed into those infiltration facilities. The volume of storage to be provided shall be no less than the net increase in runoff from the 2-year storm event or one inch of runoff from the total area draining to the infiltration facility, whichever is greater. The stormwater management report will need to demonstrate that the proposed drywells provide sufficient storage for one inch of runoff from the drywell drainage area.

General Comments

25. The stormwater management report should include pipe capacity calculations to demonstrate that the roof downspout discharge pipe system has adequate capacity to convey runoff from the 100 year storm to the drywells. Pipe lengths, slopes, and cleanout invert elevations should be noted on the plans.
26. The stormwater management report should include inlet capacity calculations to demonstrate that the proposed yard drains have adequate capacity to capture runoff from the 100 year storm. The yard drains and proposed grading should be adjusted as necessary to ensure capture of the intended runoff.
27. Measures to prevent silt, leaves, and yard debris from being conveyed to the dry wells, such as roof gutter leaf guards, sumped inlets, and debris screens within the yard drains, should be incorporated into the design of the drywells.
28. The outlet structure details on sheet 8 need to address how the control structures are to be installed within the yard drains.
29. The drywell outlet controls for lots 2 and 3 should be checked for consistency with the controls noted in the stormwater management report.
30. The detail sheet should include a pipe bedding detail for the sanitary sewer pipe. The bedding shall consist of a minimum of six inches of 2B stone above, below, and on each side of the pipe. Above the pipe bedding, the trench shall be backfilled with compacted 2A stone when the pipe is located within a road right-of-way area.

Sunny Ridge Farms Subdivision – Colonial Lane

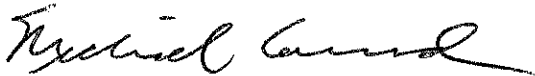
July 18, 2013

Page 5 of 5

31. Since the proposed limit of disturbance exceeds one acre, the erosion and sediment control plan will need to be submitted to the Chester County Conservation District for review and approval. A letter of adequacy from the Chester County Conservation District and an NPDES Permit are required for final plan approval.

The plan submission should be revised in accordance with the above comments. Please contact me if you have any questions concerning this review letter.

Sincerely,
YERKES ASSOCIATES, INC.



Michael Conrad, P.E.

Cc: Mullin Engineering

**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: DONALD C. RUDDY
Applicant Address: 2545 MARTIN ROAD, WILLOW GROVE, PA 19090
Telephone Number: 215-659-3157 Fax Number: 215-657-6344
Email Address: dcruddy@verizon.net
Property Address: 1410 LINDEN LANE, WEST CHESTER, PA 19380
Tax Parcel Number: 53-3M-20 Zoning District: R-2 Acreage: 0.57

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:

- §240-26B(6)(a) (new residential dwelling in a floodplain)
§240-26B(6)(c) (filling of land in the floodplain)
§240-26B(6)(g) (effect upon water flow in the floodplain)
§240-9.G (side yard setback for a dwelling)

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

The relief requested is to build a house on a parcel zoned for residential use but burdened by the fact that it will be located partly in a floodplain. About 60% of the proposed house will be outside of the floodplain and relief is requested to place a modest amount of adjacent fill to get the whole house out of the floodplain. A thorough hydraulic study using the latest FEMA engineering information, and reviewed by the Township's Engineer, has shown that the fill will have a negligible or no effect upon adjacent or downstream properties. To keep the house from affecting the water's flow, relief for one side yard of 10' is requested, instead of 20'.

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.

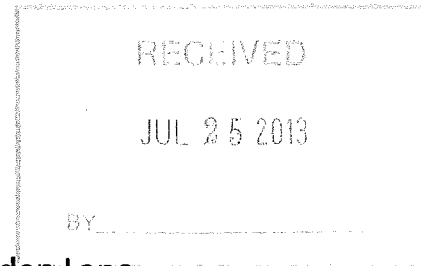
Donald C. Ruddy
Signature of Applicant

July 24, 2013
Date

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

2545 Martin Road
Willow Grove, PA 19090
July 24, 2013

Mr. Mark A. Gordon
Township Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380-6199



Re: Zoning Hearing Board Application for 1410 Linden Lane

Dear Mr. Gordon:

I am applying for a Zoning Hearing Board review of my application to place a house on my lot at 1410 Linden Lane. I have herein provided 11 sets of both the site plan for the proposed improvements and the completed Zoning Application. Also included is a check for \$450 for the review.

The site plan has been revised as specified in Yerges' letter of June 4, 2013. Yerges considered all the zoning issues addressed and added two comments. Its Comment No. 10 is directed to the Zoning Hearing Board as a recommendation that as a condition that there would be no further filling of the lot. And Comment No. 18—that a Note be added to the plan stating that there are no steep slopes on the parcel—if such is the case. This note has been added to the above submitted plans.

I believe everything has been fulfilled so that this matter may proceed forward. Thank you for your assistance.

Very truly yours,

Donald C. Ruddy

Enclosures