

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Agenda  
Wednesday, December 4, 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. **November 6, 2013**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
  - 1. **1551 Colonial Ln. - Subdivision and Land Development Plan**
  - 2. **1637 Manley Rd. - Subdivision Plan**
- H. Land Development Plans
- I. Conditional Uses and Variances
- J. Ordinance Amendments
- K. Comprehensive Plan Update
- L. Old Business
  - 1. Zoning Ordinance Review
    - a. Solar energy sample ordinances
- M. New Business
- N. Any Other Matter
- O. Liaison Reports
- P. **Dates of Importance**

Nov 26, 2013	Friends of East Goshen	7:00 PM
<b>Nov 28, 2013</b>	<b>Thanksgiving / Office Closed</b>	
<b>Nov 29, 2013</b>	<b>Office Closed</b>	
Dec 3, 2013	Board of Supervisors	7:00 PM
Dec 4, 2013	Planning Commission	7:00 PM
Dec 5, 2013	Park Commission	7:00 PM
Dec 5, 2013	Farmers Market	3:30-6:30 PM
Dec 9, 2013	Municipal Authority	7:00 PM
Dec 11, 2013	Conservancy Board	7:00 PM
Dec 12, 2013	Historical Commission	7:00 PM
	Hearings-(1631 E. Strasburg Rd, 1662 E. Boot Rd)	
Dec 12, 2013	Farmers Market	3:30-6:30 PM
Dec 14, 2013	NYC Holiday Trip	7:00 AM
Dec 16, 2013	Commerce Commission	7:00 PM
Dec 17, 2013	Board of Supervisors	7:00 PM
Dec 19, 2013	Police Commission	5:30 PM
	WEGO Police Dept	
Dec 19, 2013	Open Space & Rec. Plan Task Force	7:00 PM
Dec 19, 2013	Farmers Market	3:30- 6:30 PM
Dec 23, 2013	Comp Plan Task Force	7:00 PM
<b>Dec 25, 2013</b>	<b>Christmas / Offices Closed</b>	
<b>Jan 1, 2014</b>	<b>Offices Closed</b>	
Jan 6, 2014	Board of Supervisors Annual Re-Org	7:00 PM

**Winter (NEW) Newsletter – Mailed to residents on December 13, 2013.**

**Bold Items indicate new information to review.**

Draft  
EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
November 6, 2013

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, November 6, 2013 at 7:00 p.m. at the East Goshen Township building. Members present were: Co-Chairman Dan Daley, Nathan Cline, Adam Knox, and George Martynick. Also present were Mark Gordon, Township Zoning Officer; Ginnie Newlin, Conservancy Board; and Janet Emanuel, Township Supervisor.

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*SWM – Storm Water Management*

*BC – Brandywine Conservancy*

*CPTF – Comprehensive Plan Task Force*

*CVS – Community Visioning Session*

**A. WORKSHOP 7:00 PM**

1. 1637 Manley Road – Subdivision – The FEMA defined flood zone was identified. They need to show the drainage plan with the preliminary plan. Mark feels they will ask for a waiver. George questioned the location of the driveway since speeding is a problem on this road.
2. 1444 Linden Lane – sketch plan – Mark explained that they want a variance to build a one-car detached garage and need a variance of 10 feet.
3. 1551 Colonial Lane - Mark commented that the Yerkes review letter has some comments. The applicant feels he can do everything except the PADEP issues. Dan noticed some storm water changes in this plan. Mark explained what they want to do with the 15" perforated pipe. Nate feels it is one long level spreader. Dan voiced concern that the water is now going down toward the side road. Mark mentioned that the Commission can ask for an extension.
4. New Storm Water Ordinance – Mark commented that the Township has been doing Storm Water Management for about 10 years. The Township Solicitor recommended some changes. What the Commission members have is what will be submitted to the BOS. Under 500 sq. ft., the project doesn't have to be engineered or recorded with the County.
5. Minutes of the October 2, 2013 meeting are approved.
6. Zoning Ordinance – Mark and Rick will provide a draft of the part of the ordinance that the Planning Commission is going to review instead of working on wording at a meeting.
7. Energy Conservation – Dan passed around copies of Landscapes II and asked for input before the next CPTF meeting on November 25, 2013. Also, the CPTF will discuss land uses in the town center.

**B. FORMAL MEETING – 7:30 PM**

Dan called the meeting to order at 7:30 pm and led those present in the Pledge of Allegiance. There was a moment of silence for our troops.  
Dan asked if anyone would be recording the meeting. There was no response.

**C. REVIEW OF TRACKING LOG**

Dan pointed out that there are 3 items on the log as follows:

- a. 1551 Colonial Lane – need to take action on this
- b. 1637 Manley Road
- c. 1444 Linden Lane

1 **D. PUBLIC COMMENT ON NON-AGENDA ITEMS**

2 Ginnie Newlin announced that the Conservancy Board is having a planting on Saturday,  
3 November 16, 2013 at 9:00 am. They need volunteers.  
4

5 **E. APPROVAL OF MINUTES**

- 6 1. Dan noted that the minutes for the October 2, 2013 meeting were approved.  
7

8 **F. SUBDIVISION AND LAND DEVELOPMENT PLAN**

9 1. **1551 Colonial Lane** – John Mullin, engineer, explained the storm water changes they want to  
10 make. Instead of coming down the rear of the property, the water will go through the pipe to the  
11 dry wells. Four dry wells will tie into the pipe and the water will be distributed.

12 The Township Solicitor has to review the plan and they need a clean letter from Yerkes.

13 John noted that, for the street trees, he used trees recommended in the Township ordinance except  
14 ash trees. John mentioned that he met with the Conservancy Board. Ginnie Newlin commented  
15 that she liked that they are trying to save as many existing trees as possible and thanked John for  
16 that.

17 Mark mentioned that the traffic impact fee will be \$396.25 x 3 for the additional trips. Colonial  
18 Lane will be a through street and Cornwallis will remain a stop street. Colonial Lane will be  
19 widened and paved around the cul-de-sac.

20 John feels there will be negligible impact of the neighbors' wells. Also the four houses will face  
21 Colonial Lane.

22 Nate pointed out that this is a preliminary plan. Adam had John verify that there is another plan  
23 coming with these changes. Mark commented that they can wait one month, but, he feels that,  
24 with the changes, a clean letter can be obtained before November 19, which is the next BOS  
25 meeting.

26 Public Comments:

27 Ginnie asked about serpentine rock plants. John has not found any serpentine plants.  
28

29 Motion: George made a motion that the Planning Commission recommend that the Board of  
30 Supervisors approve the Preliminary Subdivision and Land Development Plan of Sunny Ridge  
31 Farms LLC to subdivide and develop the parcel at 1551 Colonial Lane as depicted on the plan  
32 dated 6/25/13 and last revised on 10/17/13 with the following conditions:

33 1. The Applicant shall address all remaining comments outlined in the review letter dated  
34 10/31/13 to the satisfaction of the Township engineer prior to approval by the Board of  
35 Supervisors.

36 2. The Applicant will follow all applicable federal, state and local laws and secure all proper  
37 permits prior to construction of the improvements depicted on the plans.

38 3. The plan shall not be released for recording until escrow for the improvements depicted  
39 on the plans has been submitted and approved by the Township.

40 4. The applicant shall pay the traffic impact fees of \$396.25 per trip for 3 additional trips for  
41 the project prior to the issuance of building permits for the homes.

42 Adam seconded the motion.  
43

44 After discussion, Dan listed the following amendments to the motion:

45 a. The Storm Water Maintenance Agreement will be reviewed by the Township  
46 Solicitor and Engineer prior to going to the Board of Supervisors.

47 b. A note will be added to the plan that the street tree locations will be reviewed with the  
48 Township prior to planting.

49 Adam seconded the amendments. The motion and amendments were passed unanimously.  
50  
51  
52  
53

1  
2 **G. NON- AGENDA ITEM**

3 Glenn Bentley, AICP Planner, 247 Section, Chester Co. Planning Commission, was introduced  
4 by Mark Gordon. Mr. Bentley explained that the CCPC decided to have a staff member visit the  
5 municipalities to discuss improving CCPC service to them. He had a few questions to ask the  
6 Commission.

- 7 1. What is the process for training new PC members? George answered that they are asked to  
8 attend 20/20 sessions and take the Master Planner course.  
9 2. When the CCPC review letter is received, how do you handle it? Dan explained that it is  
10 included in the packet that the Commission members receive before the meeting. They review it  
11 with the applicant.  
12 3. Are the CCPC reviews helpful? Dan answered that they are usually helpful. The Township  
13 engineer usually covers what is in the CCPC letter.  
14 4. Any suggestions to add to or expand the review? Glenn commented that they can do GIS  
15 coverage, aerial photography, etc. Dan agreed that a GIS map would be helpful. Dan uses  
16 chescoviews on line. Nate suggested attaching information about the documents to be used for  
17 the projects.  
18 5. Would East Goshen like to be able to use a CCPC member as a consultant on some projects?  
19 Dan answered yes.  
20 6. Would East Goshen like to receive the review letters by email? Mark answered yes and  
21 would like it to go to all PC members. Glenn commented that they only use one contact. The  
22 email will go to Mark Gordon.  
23 Glenn verified for Dan that the CCPC recommendations do not require regulatory action. He  
24 mentioned that when he has completed his visits, each municipality will receive a draft of any  
25 new policy. The CCPC is getting new software that will help them with their analyses.  
26

27 **H. SUBDIVISION & LAND DEVELOPMENT (Cont'd)**

28 1637 Manley Road – John Smirga represented the applicant Patricia O'Neill. He mentioned that  
29 this is a 5.8 acre property with a stream that goes through it. It has a Zone A flood plain. LOMA from  
30 FEMA was done. FEMA approved the movement of the line. A 1.22 acre lot has been defined as out of  
31 the flood plain so the stream is off the new lot. The stream crosses the street in a culvert. There will be  
32 public sewer and a well. Mark mentioned that public water is available on Manley.

33 Dan mentioned that the ordinance requires a proposed development plan with a subdivision plan.  
34 They will need a variance to waive that requirement.

35 John verified that the sight distance is 300 feet in both directions at 25 mph. Mark mentioned that  
36 the speed limit is being raised to 35 mph so they will need to verify and show the change this will cause.  
37 Mark mentioned that the plan was sent to Yerkes. John will send a letter to the Township asking for the  
38 waiver.

39 Public Comment – None  
40

41 **I. CONDITIONAL USES & VARIANCES**

42 1444 Linden Lane – Sketch Plan. Applicant and property owner John Podhiny was present.  
43 John explained that they are seeking input from the Planning Commission on a possible request for a  
44 zoning variance to construct a 12' x 20' one car garage within the side yard setback of their property. The  
45 new garage will be finished in the same style as the house with shingles, vinyl siding and shutters of the  
46 same type and color. The garage will be built on a concrete slab. The property was surveyed and  
47 indicated that a garage of this size could be placed at the end of the driveway but would be 10' from the  
48 property line. He spoke with his neighbors who are ok with it. There are 4 sheds at the end of driveways  
49 on his street. They have a 2-tier deck and pool in back of the house.  
50 Nate asked if hardship has to be applied. Mark explained the 5 step process and Adam described a  
51 hardship. Nate suggested that he get a letter from his neighbor. Janet advised him to ask for the least  
52 amount of feet in the variance.

Public Comment – Tony Celia, 705 Sycamore Dr., is a neighbor. He came to observe the meeting because he wants to add another bay to his current garage. It would probably put him into the setback. Dan encouraged him to submit a sketch plan.

## J. COUNTY WIDE ACT 167, STORMWATER MANAGEMENT ORDINANCE

Mark explained that over the last 2 years or so the Chester County Water Resources Authority has developed a County wide stormwater management ordinance model for all municipalities to adopt. The ordinance before the Commission is the Ordinance that the Township staff and solicitor have drafted for consideration.

**Motion:** Nate made a motion that the Planning Commission recommend that the Board of Supervisors adopt the enclosed Stormwater Management Ordinance repealing the existing ordinance, 129-M-03.

Adam seconded the motion.

Public Comment: Bill Egan, 1422 Mill Creek Dr., asked if the Ordinance requires an annual review or inspection. Mark explained that under the new ordinance, everyone that has a drainage plan will need to have it inspected every 2 years.

The motion passed unanimously.

## K. OLD BUSINESS

### A. Zoning Ordinance Review

1. Mark commented that he created a summary list of recommendations for Articles I-IV. He asked the Commission members to review it and give him input.

2. Solar Energy – Dan reported on the research he has done so far using information from Concord Township and Monroe County. He reviewed East Goshen's current ordinance which allows solar energy in all districts except R1 (Hershey's Mill). He mentioned that Monroe County restricts the size and states that they can't sell the energy. George mentioned that firefighters can't break through these units on the roof. Dan suggested the use be an accessory to the property and not larger than 50% of the roof. Mark suggested that outside the R district is should be a conditional use.

B. Dan reported that the next CPTF meeting will be November 25 and they will discuss energy conservation.

## ADJOURNMENT

There being no further business, Adam moved to adjourn the meeting. George seconded the motion. The motion passed unanimously. The next meeting will be held on Wednesday, December 4, 2013 at 7:00 pm. The meeting adjourned at 10:00 pm.

Respectfully submitted, \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*

RECEIVED

NOV 26 2013

BY \_\_\_\_\_

## MULLIN ENGINEERING LLC.

Civil Engineering – Land Development  
412 Monteray Lane West Chester PA 19380 (610) 420-5309

November 18, 2013

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

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

We have revised the plans in response to your review letter dated September 26, 2013 for Sunny Ridge Farms, LLC. The responses are in the same order as they were presented. The application has been changed from a Preliminary to a Preliminary/Final Plan set.

### 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. Sketch 'C' in the zoning ordinance appendix illustrates how the lot width is determined. It appears that the front yard depth will need to be increased in order to provide the minimum required lot width at the building setback line.*

**A dimension of 150 for the lot width of lot 1 has been added to Sheet 1, the Subdivision Plan. The proposed house on lot 4 has also been relocated.**

2. *Section 240-24.F- Sewage facility planning modules will need to be submitted for review and approval by the Township and PADEP.*

**We received comments from the Pennsylvania Department of Environmental Protection and have responded to their comments.**

12. *Section 205-35.G - No natural grade alterations shall be done within a distance of five feet from an adjoining tract. The stormwater management design has been revised to include a storm sewer pipe to collect discharge from the lots 1, 2 and 3 drywells and convey the discharge to the northwest corner of lot 4. It is my understanding that the design engineer is further evaluating the design in order to utilize the storm sewer pipe for recharge and to reduce the length of the level spreader across lot 4.*

**The level spreader has been changed to a plunge pool and the discharge from lot 4 drywell has also been tied into the storm sewer.**

- 12A. *(new comment) Section 205-37.C.9 – Where stormwater will be gathered in a subdivision and drained in volume over the lands within the subdivision, the subdivider shall reserve easements over the lands affected. Ownership, rights of passage, and maintenance responsibilities for the drainage easement across lots 1, 2, 3, and 4 need to be noted on the plan(s) to be recorded and be incorporated into the deeds for each lot.*

**Note number 21 on Sheet 1 addresses the ownership and maintenance requirements of the easement.**

13. *Section 205-39-Traffic impact fee requirements will need to be addressed as part of the final plan approval.*

**Note number 20 on Sheet 1 addresses the traffic impact fee.**

18. *Sections 205-62.A and .8 -Street trees shall be installed on 40 foot centers (80 foot separation distance along the same side of the street) and shall consist of the species identified by this section. The proposed street tree locations for Cornwallis Drive are shown on the Landscaping Plan. The street tree list, however, needs to be amended for consistency with the species shown in section 205-62.B.*

**The street tree list on Sheet 7 has been amended to be consistent with section 205-62.B.**

#### **STORMWATER MANAGEMENT ORDINANCE 129-M-03**

22. *Section 304.8.18- The plan(s) to be recorded will need to include a list and schedule of maintenance tasks to be performed for the proposed drainage and stormwater management facilities.*

**The maintenance tasks are listed on Sheet 6. Sheets 1, 2 and 6 have been identified on Sheet 1 to be the plans to be recorded.**

#### **GENERAL COMMENTS**

23. *(new comment) The proposed topsoil stockpile locations need to be adjusted to avoid damage / disturbance to trees to be preserved.*

**The topsoil stockpile locations have been revised on Sheet 8.**

24. *(new comment) The erosion and sediment control plan needs to indicate the placement of a sediment barrier for any runoff directed toward the Cornwallis Drive and Colonial Lane intersection and downslope from the storm sewer level spreader on lot 4. The size and diameter of all compost filter socks need to be noted.*

**Compost filter socks have been added in the locations requested and the size of all of the sediment barriers have been included on Sheet 8.**

30. *(new comment) The Pennsylvania Natural Diversity Inventory (PNDI) search results on page 126 of the stormwater management report indicate a potential impact to threatened plant species. The response notes that further review from the Pennsylvania Department of Conservation and Natural Resources is necessary to resolve the potential impacts.*

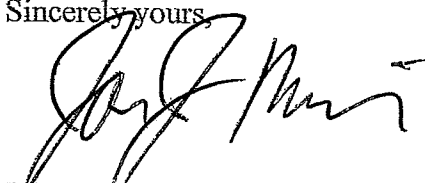
**We have addressed the potential impacts with DCNC and are waiting for a response.**

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.*

**We have no further comment.**

Please don't hesitate to contact the undersigned if you have any questions or comments.

Sincerely yours,



John Mullin, P.E.  
Mullin Engineering LLC





# THE COUNTY OF CHESTER



## COMMISSIONERS

Ryan Costello  
Kathi Cozzone  
Terence Farrell

Ronald T. Bailey, AICP  
Executive Director

## PLANNING COMMISSION

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

November 8, 2013

Louis F. Smith, Jr., Manager  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: Final Subdivision - Patricia F. O'Neill  
# SD-10-13-8821 - East Goshen Township

Dear Mr. Smith:

A final subdivision plan entitled "Patricia F. O'Neill," prepared by John Smirga, and dated March 25, 2013, was received by this office on October 25, 2013. The subdivision is situated on the north side of Manley Road east of Edith Lane and involves the creation of two residential lots from a 5.84 acre site (UPI #53-6-129.1). There is an existing residence on Lot 2 (4.62 acres). The project site, which is served by on-site water and public sewer, is located in the R-2 Low Density Residential zoning district.

This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code (MPC). This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. We offer the following comments on the proposed subdivision for your consideration:

### LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of **Landscapes2**, the 2009 County Comprehensive Plan. The location of the proposed subdivision is consistent with the guidelines of the **Suburban Landscape**.

### ADMINISTRATIVE NOTES:

2. While the site plan depicts the location of the existing 100-year floodplain (and it does not appear that any development activity will encroach into the floodplain area shown on the plan itself), the plan submission included a Federal Emergency Management Agency (FEMA) Letter of Map Amendment Determination, dated October 4, 2013, identifying that a portion of the project site has been removed from the flood hazard area designation. All relevant details of FEMA's determination should be clearly identified on the site plan.
3. The plan depicts a 50 foot wide ultimate right-of-way on Manley Road. The 2004 Road Functional Classification Technical Memorandum by the Chester County Planning Commission classifies Manley Road as a local distributor road. The memorandum recommends a 33 to 50 foot-wide right-of-way for local distributor roads to accommodate future road improvement. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to the Township.

Page: 2

November 8, 2013

Re: Final Subdivision - Patricia F. O'Neill

# SD-10-13-8821 - East Goshen Township

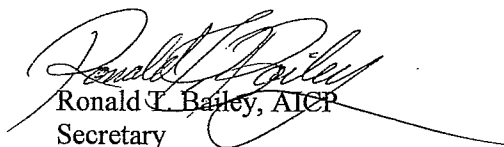
4. The site is located in an area designated by the Pennsylvania Department of Environmental Protection (DEP) as a Special Protection Watershed. Special Protection Watersheds are important because Chester County's High Quality and Exceptional Value Watersheds may be especially sensitive to degradation and pollution that could result from development. The following map note should appear on all erosion and sediment pollution control plans:

"The site is located in an area designated by the Pennsylvania Department of Environmental Protection as a Special Protection Watershed, and extreme care should be exercised in all disturbance activities to prevent degradation of the waters of the Commonwealth. All disturbed areas on which work has been, or will be stopped, must be promptly stabilized with appropriate temporary or permanent stabilization measures."

5. The plan does not include the County Planning Commission Review signature block. This information should be added to the plan.
6. The item on the attached agency contact list should be addressed and reflected in the proposed subdivision.
7. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

**RECOMMENDATION:** The Commission recommends that all East Goshen Township requirements be satisfied, and the issues raised in this letter be addressed, before action is taken on this plan.

Sincerely,

  
Ronald T. Bailey, AICP  
Secretary

RTB/PF

Attachment

cc: Patricia F. O'Neill  
John Smirga  
Chester County Health Department  
Chester County Conservation District

# THE COUNTY OF CHESTER

Chester County  
Planning Commission  
601 Westtown Road, Suite 270  
P.O. Box 2747  
West Chester, PA 19380-0990



Board of  
County Commissioners  
Chester County, Pennsylvania

---

MUNICIPALITY      East Goshen Township

CCPC FILE #      SD-10-13-8821

DATE      November 8, 2013

---

The following agencies should be contacted regarding this subdivision:

- ☐ Pennsylvania Department of Transportation (PennDOT): A PennDOT permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
- ☐ U.S. Army Corps of Engineers and Pennsylvania Department of Environmental Protection (DEP): Placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) with DEP under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact these agencies to determine if the proposed activity will require a permit and provide the municipality with documentation of this contact and of any subsequent permit(s) before action on this plan is taken.
- ☐ Pennsylvania Department of Environmental Protection (DEP): The applicant should contact DEP to determine whether a stream encroachment permit is necessary for the proposed road, driveway, or sanitary sewer line crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
- ☒ Chester County Health Department (CCHD): A copy of the plan should be submitted to the CCHD for their review and comment on the proposed sewage disposal and/or water supply. The municipality from the appropriate authority and company prior to final plan approval, if applicable, should receive confirmation on the availability of sufficient sewer and water capacity.
- ☐ Chester County Conservation District (CCCD): The applicant should contact the office of the CCCD for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.



Yerkes Associates, Inc.

Consulting Engineers / Site Planners / Land Surveyors

November 13, 2013

East Goshen Township  
1580 Paoli Pike  
West Chester, Pennsylvania 19380

Attn: Mark Gordon, Township Zoning Officer

Re: Patricia F. O'Neill – 1637 Manley Road  
Subdivision Plan Review

Dear Mark:

The following plan prepared by John Smirga and Associates has been submitted to this office for review:

Subdivision of Lands, sheet 1 of 1, dated March 25, 2013

The plan submission also included an October 4, 2013 Letter of Map Amendment determination from FEMA which identifies the extent of the 100 year flood inundation across the parcel.

The plan depicts the subdivision of tax map parcel 53-06-0129.01 into two lots. The 5.840 acre parcel is located on the north side of Manley Road at approximately 200 feet east of the Manley Road intersection with Edith Lane. Tributary 2 to Hunters Run flows from south to north across the parcel and generally follows the proposed property boundary line between lots 1 and 2. Lot 1 consists of 1.072 acres of floodplain and woodland and is being created for the construction of a proposed single family dwelling. A proposed dwelling and driveway location is shown on lot 1 but the plan notes that any development of lot 1 will be the subject of a future development plan. Lot 2 consists of 4.622 acres and contains an existing dwelling, detached garage, barn, and abandoned pool. The plan indicates that lot 2 is served by an on-site well 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 plan should note the gross and net lot area for each lot, the location of the building setback lines for lot 2, and the building coverage and impervious coverage for lot 2.

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 240-23.D.11 – Whenever a new driveway intersects a public street, the Applicant shall establish a clear sight triangle that would provide sight distance meeting PennDOT standards. The plan needs to indicate a clear sight triangle and note the available sight distance along Manley Road from the proposed lot 1 driveway entrance.
3. Section 240-24.F – Sewage facility planning modules will need to be submitted for review and approval by the Township and PADEP.
4. Sections 240-25.E.1 and .2 – The plan needs to identify the location and extent of any wetland areas that may exist within the parcel. Additionally, building setback lines need to be adjusted as necessary so that no principal building is constructed within 20 feet of a wetland area.
5. Section 240-27.D.1 – Any residential subdivision shall give careful attention to providing attractive landscaping and the developer shall submit an overall landscape plan for all subdivisions. Landscaping for the subdivision will need to be satisfactorily addressed.
6. Section 240-32.Q.2 – All pools shall have a permanent fence enclosure erected and maintained that entirely and completely surrounds the pool. The noted abandoned pool on lot 2 needs to be properly abandoned as necessary to eliminate any ongoing surface water collection within the pool. Fencing around the pool will also need to be repaired and maintained until the pool abandonment has been completed.

#### Subdivision and Land Development Ordinance

7. Section 205-30.B.4 – The subdivision plan will need to be signed and sealed by the surveyor responsible for the plan.
8. Section 205-30.B.5 – The plan should note the names of all abutting or adjoining property owners and list the deed book and page number of the recorded deed information.
9. Section 205-30.B.10 – Manhole rim and invert elevations for the sanitary sewer line within the Manley Road right-of-way area need to be added to the plan.
10. Section 205-30.B.10 – The plan needs to indicate the location, size, and species of trees on lot 1. Additionally, rock outcrops exist near this segment of Manley Road. The location of any rock outcrop on lot 1 should be indicated on the plan.
11. Section 205-30.B.12 – Metes and bounds to describe the location of the Manley Road ultimate right-of-way line need to be added to the plan.
12. Section 205-37.A – A stormwater management plan and report shall be submitted for all proposed subdivisions. The Applicant will need to discuss a waiver request with the

Planning Commission to allow a stormwater management plan and report to be submitted at the time of grading permit submission for any future development of lot 1.

13. Sections 205-40.E & 205-66.C & .E – As part of the building permit application for lot 1, testing will need to be completed to demonstrate that potable water supply, in accordance with Chester County Health Department standards, is available for lot 1.
14. Section 205-55.G – In all lots intended for the construction of buildings, at least 80 percent of the lot area shall be unencumbered by floodplain, wetlands, or stormwater management structures. The plan needs to demonstrate that lot 1 has the minimum required unencumbered lot area.
15. Sections 205-61.D and .E – No more than 20 percent of the trees on any wooded lot may be cleared or removed and the remaining 80 percent shall be retained. With inclusion of a replanting plan prepared by a licensed landscape architect and approved by East Goshen Township, up to a maximum of 50 percent of the trees on a wooded lot may be cleared. Trees removed shall be replaced on a tree-for-tree basis and the replacement trees shall be a minimum three-inch caliper. Tree removal and replacement requirements as outlined by these sections will need to be satisfactorily addressed.
16. Sections 205-62.A and .B – Street trees, where deemed advisable by the Planning Commission, shall be installed on 40 foot centers (80 foot separation distance along the same side of the street) and shall consist of the species identified by section 205-62.B. Street tree requirements will need to be discussed with the Planning Commission.
17. Section 205-65 – The plan should indicate that the points of curvature or angle points along the Manley Road right-of-way line are to be identified by a survey monument.

#### Ordinance 129-M-03

18. 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 50 feet to either side of the top of bank of the channel. The location of the riparian buffer area shown on the plan should be adjusted accordingly and the plan should note that the buffer area is to be maintained with appropriate native vegetation.

#### General Comments

19. It is recommended that the proposed lot 1 property boundary line be extended to the title line and the Manley Road ultimate right-of-way be redefined as a parallel line offset 25 feet from the existing cartway centerline of Manley Road.

Patricia F. O'Neill – Manley Road  
November 13, 2013  
Page 4 of 4

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.

A handwritten signature in cursive script, appearing to read "Michael Conrad".

Michael Conrad, P.E.

Cc: John Smirga and Associates