

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Workshop Meeting Agenda  
Wednesday, June 1, 2016  
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
  - 1. May 4, 2016**
- F. Subdivision and Land Development Applications**
  - 1. 1420 E. Strasburg Rd. (Brakman Property, SD/LD)**
- G. Conditional Uses and Variances
- H. Ordinance Amendments**
  - 1. Wireless Communications (DAS Systems)**
- I. Old Business**
  - 1. Zoning Ordinance Review**
    - a. 240-22 Signs
    - b. §240-23 General regulations
- J. New Business
- K. 2016 Goals
  - 1. Objective 6.2 / 2015 Comp Plan
- L. Any Other Matter**
  - 1. CFA-MTF Grant Acknowledgement Letter**
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2016:

**Fall: August 1, 2016 to be delivered the 3<sup>rd</sup> week of September**

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

East Goshen Township 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 Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date	Comments
1420 E. Strasburg Rd. / Brakman-Gunnison	SD/LD	P/F	5/18/16	6/1/16	5/19/16	5/19/16	5/20/16		8/10/16	8/30/16	NA	8/30/16	
<b>Bold = New Application or PC action required</b>													

**Completed in 2016**

943 Cornwallis Drive	SD/LD	P/F	2/16/16	3/2/16	2/17/16	2/17/16	2/18/16	NA	5/11/16	5/31/16	NA	5/31/16	
1325 Boot Rd. / SSPP Church	V	S	3/8/16	3/8/16	NA	NA	3/30/16	NA	<b>4/6/16</b>	4/5/16	4/28/16	5/7/16	Granted
814 N. Chester Rd. / Goshen Friends School	LD	S	2/25/16	3/2/16	NA	NA	2/26/16		NA	NA	NA	NA	APPVD.
1420 E. Strasburg Rd.	SD/LD	Sk	1/26/16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
930 N. Chester Rd. / Gary and Paula Moore	SD	P/F	10/23/15	11/4/15	10/26/15	10/26/15	10/28/15		1/13/16	2/2/16	NA	2/2/16	APPVD.
942 Cornwallis Drive / Gionfriddo	SD	P/F	11/25/15	12/2/15	11/25/15	11/25/15	11/25/15		2/3/15	3/1/15	NA	3/1/15	APPVD.

**Draft**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**May 4, 2016**

The East Goshen Township Planning Commission held a regularly scheduled meeting on Wednesday, May 4, 2016 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Adam Knox, Lori Kier, Jim McRee, Dan Daley, and Brad Giresi. Also present was Mark Gordon, Zoning Officer.

**COMMON ACRONYMS:**

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	

**A. FORMAL MEETING – 7:00**

1. Adam called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our troops.
2. Adam asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Adam reviewed the Tracking Log and determined no need for a workshop
4. Adam noted that the minutes of the April 6, 2016 meeting were approved.

**B. ORDINANCE AMENDMENTS**

1. Zoning Ordinance Recommendations – Articles II, III & IV were reviewed and discussed. Adam moved to recommend that the Planning Commission forward the Zoning Ordinance amendment recommendations for Articles I – IV to the Board of Supervisors for their consideration. Brad seconded the motion. The motion passed unanimously.

2. Pool Setback Requirements for Single-family Open Space Developments – Dan reported that he and Jim attended a meeting with Township staff, some BOS and Brian Nagel to review the recommended ordinance amendment regarding pools in OSDs. Mark mentioned that the BOS had a full presentation at their meeting last night and tabled it.

**C. SUBDIVISION & LAND DEVELOPMENT**

1. 943 Cornwallis Drive (Subdivision/Land Development) – Mark reported that Mr. Moser is working on a revised plan.

**D. CONDITIONAL USES AND VARIANCES**

1. 1325 Boot Road – Dimensional Variance Application. Mark reported that Ss. Peter & Paul Church was granted this variance with conditions.

**E. NEW BUSINESS**

1. Forest Lane Bridge - Mark provided copies of the Township Engineer's municipal notice regarding submission of an application for a General Permit No. 11 for the bridge on Forest Lane. The bottom of the culvert lining needs to be replaced. Jim moved to authorize the Zoning Officer to send a letter supporting this repair. Brad seconded the motion. The motion passed unanimously.

1 **F. OLD BUSINESS**

2 1. Sign Ordinance – Mark asked everyone to review the ordinance in regards to the Paoli Pike  
3 corridor. Dan feels there should be a Paoli Pike overlay for the Town Center. Adam feels that areas  
4 along Paoli Pike where there could be development in the future should be included. Brad feels it should  
5 include the parks. Everyone will review sections 22 and 23 for discussion at the next meeting.  
6

7 **G. 2016 GOALS**

- 8 1. Paoli Pike Trail - Mark provided copies of the grant application which has been submitted.  
9 A response should be received by July.  
10 2. Futurist Committee - Brad will continue to attend their meetings.  
11

12 **H. ANY OTHER MATTER**

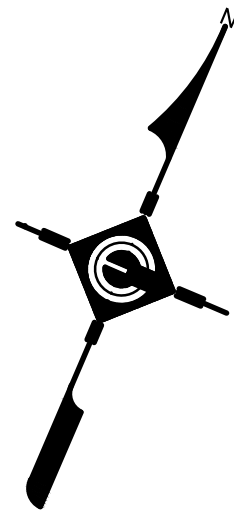
- 13 1. Strasburg Road Cleanup – It was decided to do this cleanup project on Saturday May 21  
14 2016. Dan will send out emails.  
15

16 **E. ADJOURNMENT**

17 There being no further business, Adam moved to adjourn the meeting. Brad seconded the  
18 motion. The meeting adjourned at 8:30 pm. The next regular meeting will be held Wednesday,  
19 June 1, 2016 at 7:00 pm.  
20

21  
22 Respectfully submitted, \_\_\_\_\_  
23 *Ruth Kiefer, Recording Secretary*





#### EXISTING IMPERVIOUS COVERAGE:

LOT AREA = 221,252.8 SF / 5.079 AC (EXCLUSIVE OF ROW)

EXISTING BUILDING COVERAGE:

EXISTING BUILDINGS = 3,132 SF

TOTAL BUILDING COVERAGE = 3,132 SF

PERCENT EXISTING BUILDING COVERAGE = 1.42%

TOTAL EXISTING IMPERVIOUS COVERAGE:

EXISTING BUILDING COVERAGE = 3,132 SF

EXISTING DRIVEWAY = 8,673 SF

TOTAL IMPERVIOUS COVERAGE = 11,805 SF

PERCENT IMPERVIOUS COVERAGE = 5.33%

#### PROPOSED IMPERVIOUS COVERAGE (LOT 1):

LOT AREA = 59,060.162 SF / 1.356 AC (EXCLUSIVE OF ROW)

PROPOSED BUILDING COVERAGE:

PROPOSED BUILDING = 2,657 SF

TOTAL BUILDING COVERAGE = 2,657 SF

PERCENT PROPOSED BUILDING COVERAGE = 4.50%

TOTAL IMPERVIOUS COVERAGE:

PROPOSED BUILDING = 2,657 SF

PROPOSED DRIVEWAY = 8,759 SF

TOTAL IMPERVIOUS COVERAGE = 11,416 SF

PERCENT IMPERVIOUS COVERAGE = 19.33%

#### PROPOSED IMPERVIOUS COVERAGE (LOT 2):

LOT AREA = 54,162.765 SF / 1.243 AC (EXCLUSIVE OF ROW)

PROPOSED BUILDING COVERAGE:

PROPOSED BUILDING = 2,230 SF

TOTAL BUILDING COVERAGE = 2,230 SF

PERCENT PROPOSED BUILDING COVERAGE = 4.12%

TOTAL IMPERVIOUS COVERAGE:

PROPOSED BUILDING = 2,230 SF

PROPOSED DRIVEWAY = 1,472 SF

FUTURE IMPERVIOUS = 1,000 SF

TOTAL IMPERVIOUS COVERAGE = 8,702 SF

PERCENT IMPERVIOUS COVERAGE = 16.07%

#### PROPOSED IMPERVIOUS COVERAGE (LOT 3):

LOT AREA = 90,877.001 SF / 2.086 AC (EXCLUSIVE OF ROW)

PROPOSED BUILDING COVERAGE:

PROPOSED BUILDING = 2,230 SF

TOTAL BUILDING COVERAGE = 2,230 SF

PERCENT PROPOSED BUILDING COVERAGE = 2.45%

TOTAL IMPERVIOUS COVERAGE:

PROPOSED BUILDING = 2,230 SF

PROPOSED DRIVEWAY = 1,553 SF

FUTURE IMPERVIOUS = 1,000 SF

TOTAL IMPERVIOUS COVERAGE = 4,782 SF

PERCENT IMPERVIOUS COVERAGE = 5.26%

## LEGEND:

STEEP SLOPES (15% TO 25%)

STEEP SLOPES (OVER 25%)

CONCRETE SURFACE

EXISTING WETLANDS LINE

STREAM LINE

FLOOD HAZARD DISTRICT LINE

EXISTING INTERMEDIATE CONTOUR

EXISTING INDEX CONTOUR

EXISTING WOODS / TREE LINE

ADJACENT LINE

EXISTING STORM SEWER LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING PAVING

EXISTING SOILS LINE

PROPOSED INTERMEDIATE CONTOUR

PROPOSED INDEX CONTOUR

PROPOSED SPOT ELEVATION

PROPOSED STORM SEWER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED WATER LINE

## SHEET INDEX:

TITLE PLAN.....	SHEET 1 OF 8
CONSTRUCTION IMPROVEMENTS PLAN.....	SHEET 2 OF 8
EXISTING CONDITIONS PLAN.....	SHEET 3 OF 8
PCSM & GRADING PLAN.....	SHEET 4 OF 8
PCSM NOTES & DETAILS SHEET.....	SHEET 5 OF 8
EROSION & SEDIMENT CONTROL PLAN.....	SHEET 6 OF 8
E&S NOTES & DETAILS SHEET.....	SHEET 7 OF 8
ENTRANCE ROAD PLAN AND PROFILE.....	SHEET 8 OF 8

**PENNSYLVANIA ONE CALL**  
(FORWARD TO ALL OTHER APPLICABLE AGENCIES) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THIS PLAN. NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

UPI No.5306-0089-0000



#### UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY  
1000 SWEDENFORD ROAD  
BETHLEHEM, PA 18017  
(610) 848-7702

AQUA PA  
762 W. LANCASTER AVE.  
BETHLEHEM, PA 18010  
(610) 967-2762

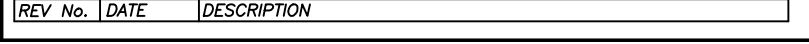
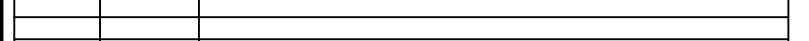
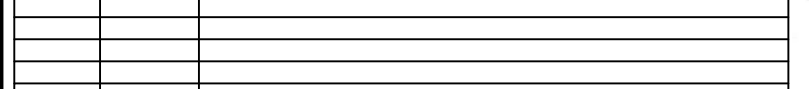
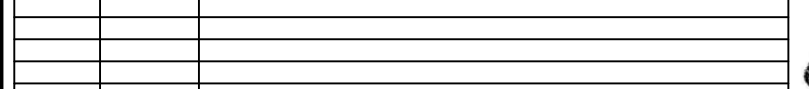
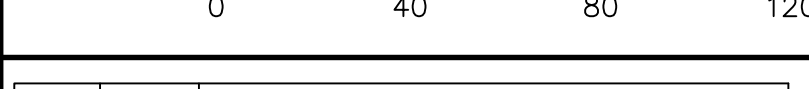
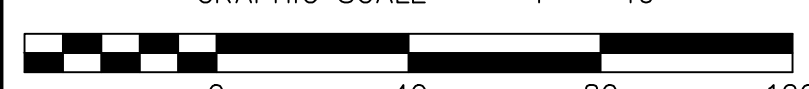
EAST GOSHEN TOWNSHIP  
1500 PAULI PARK  
WEST CHESTER, PA 19380  
(610) 692-7171

VERIZON PENNSYLVANIA INC.  
800 MAIN STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 582-4151

COMCAST  
601 W. MONROE RD.  
P.O. BOX 351  
GATTSVILLE, PA 19320  
(800) 934-6489

WILLIAMS (TRANSO GAS)  
3900 F101 OAK BOULEVARD  
HOUSTON, TX 77056  
(800) 440-8475

GRAPHIC SCALE 1" = 40'



## LOCATION MAP

SCALE 1" = 2000'

#### GENERAL NOTES:

- RECORD OWNER: ANTONETTE BRAKMAN  
1420 E. STRASBURG ROAD  
WEST CHESTER, PA 19380  
UPI 5306-0089-0000 (TAX #53-6-89)  
PHONE: (610) 436-0152  
DEED REFERENCES: DB 3529, PG 1960
- EQUITABLE OWNER: JIM BRANDOLINI  
GUNNISON DEVELOPMENT CO., LLC  
1200 BURNING BUSH LANE  
WEST CHESTER, PA 19380  
PHONE: (610) 640-9174
- TRACT AREA: 221,252.8 SQ. FT. / 5.079 ACRES (GROSS)  
LESS 40' ROAD RIGHT-OF-WAY: 17,152.849 SQ. FT. / 0.394 ACRES  
NET TRACT AREA: 4.685 ACRES (NET)
- BOUNDARY AND PARTIAL TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC. IN MAY 2016.  
BENCHMARK: NO. 4 REBAR FOUND, NORTHEAST CORNER OF SITE  
DATUM: ASSUMED USGS
- WETLANDS DELINEATION BY VORTEX ENVIRONMENTAL, INC. AND SURVEYED BY COMMONWEALTH ENGINEERS, INC. IN MAY 2016.
- SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, IN AUGUST, 2014.
- UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THOUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
- THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).
- EXISTING SANITARY SYSTEM PRESENT ON SITE BUT NOT LOCATED.
- EXISTING IRON PINS ARE SHOWN AS THIS "O".
- THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST BRANDYWINE TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
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- FEMA FLOODPLAIN BOUNDARY TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 215F, MAP NUMBER 42029C0215F, DATED SEPTEMBER 29, 2006.
- THIS PROJECT IS LOCATED IN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CHESTER CREEK WHICH HAS THE DESIGNATION OF TROUT STOCK FISHES (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
- THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC SEWER TO BE THROUGH LOW PRESSURE FORCE MAIN TIED INTO EXISTING MANHOLE IN BROOK DRIVE.

#### SURVEY REFERENCE NOTES

- PLAN ENTITLED "BOUNDARY SURVEY PLAN FOR MS. ANTONETTE BRAKMAN", PREPARED BY R.H. SMITH SURVEYORS, DATED MARCH 27, 2007.
- PLAN ENTITLED "REVERSE SUBDIVISION/SUBDIVISION PLAN FOR MICHAEL RIZZO", PREPARED BY BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP, CONSULTING ENGINEERS AND LAND SURVEYORS, DATED NOVEMBER 30, 2001.
- PECO BLANKET RIGHT-OF-WAY CONTAINED IN MISCELLANEOUS DB. 81, PG. 452.

#### ZONING: R-2

#### LOW DENSITY RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA (NET)	1 ACRE	4.685 AC	1.356 AC	1.243 AC	2.086 AC
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE	150'	409'	170'	150'	180'
MINIMUM LOT WIDTH AT STREET LINE	60'	409'	170'	60'	180'
MAXIMUM BUILDING COVERAGE	25%	14.62%	4.50%	4.12%	2.45%
MAXIMUM TOTAL IMPERVIOUS COVERAGE	33%	19.33%	19.33%	16.07%	5.26%
MAXIMUM BUILDING HEIGHT (STORIES)	3	2	2	2	2
MAXIMUM BUILDING HEIGHT (FEET)	30'	30'	30'	30'	30'
MINIMUM FRONT YARD	45'	45'	45' MIN.	45' MIN.	45' MIN.
AVERAGE FRONT YARD	60'	60'	60'	60'	60'
MINIMUM SIDE YARD	20'	20'	20' MIN.	20' MIN.	20' MIN.
MINIMUM REAR YARD	50'	50'	50' MIN.	50' MIN.	50' MIN.

#### STATEMENT OF COMPLIANCE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY EAST GOSHEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

(VICTOR KELLY, JR., PE)

(DATE)

## TITLE PLAN

## SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA

DATE: MAY 17, 2016

SCALE: 1" = 40'

SURVEY: MBS

DRAWN: TT

CHECKED: VK

DRAWING NO. 201541-(C)

COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE ~ SECOND FLOOR

DOWNTOWN, PA 19335

TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004

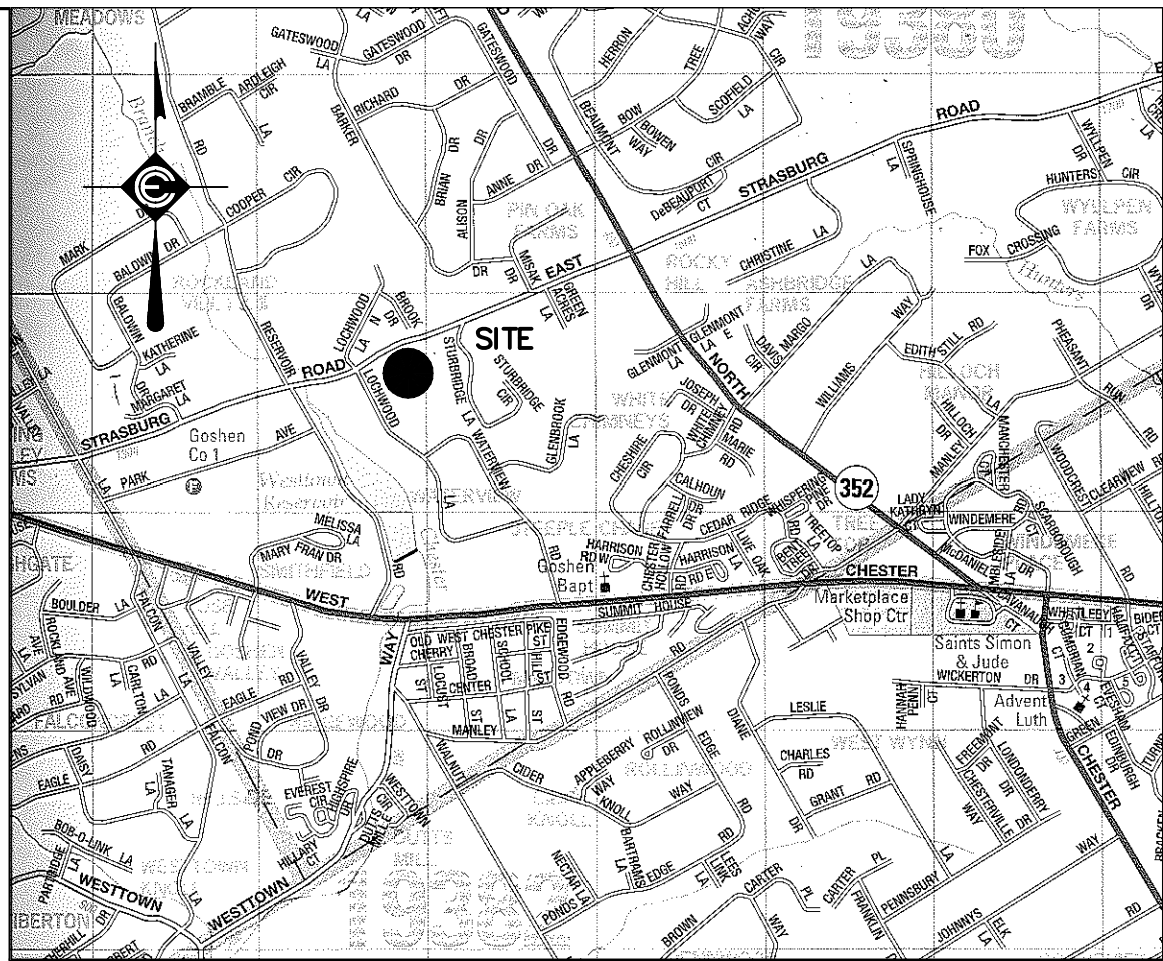
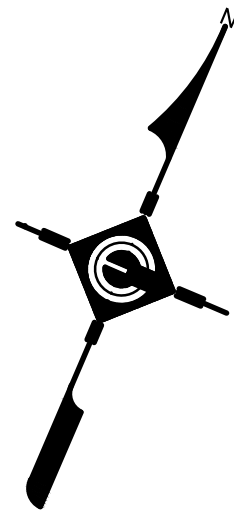
COMENG@CEI-1.COM

SHEET:

1

OF: 8





LOCATION MAP  
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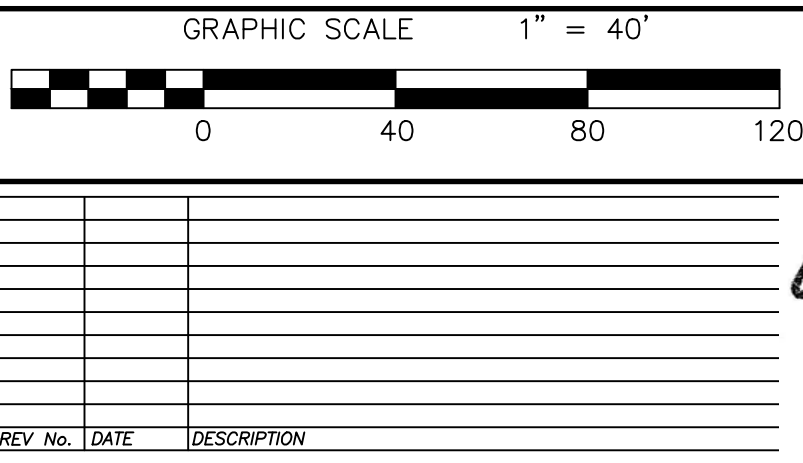
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MINIMUM LOT WIDTH (FLAG LOT)					
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MAXIMUM TOTAL IMPERVIOUS COVERAGE	35%	2,33%	19,33%	14,22%	4,16%
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MAXIMUM BUILDING HEIGHT (FEET)	30'	30'	30'	30'	30'
MINIMUM FRONT YARD	45'	45'	45'	45'	45'
AVERAGE FRONT YARD	60'	60'	60'	60'	60'
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LEGEND:

- STEEP SLOPES (15% TO 25%)  
STEEP SLOPES (OVER 25%)  
CONCRETE SURFACE  
EXISTING WETLANDS LINE  
STREAM LINE  
FLOOD HAZARD DISTRICT LINE  
EXISTING INTERMEDIATE CONTOUR  
EXISTING INDEX CONTOUR  
EXISTING WOODS / TREE LINE  
ADJOURNER LINE  
EXISTING STORM SEWER LINE  
EXISTING RIGHT-OF-WAY LINE  
EXISTING PAVING  
EXISTING SOILS LINE  
PROPOSED INTERMEDIATE CONTOUR  
PROPOSED INDEX CONTOUR  
PROPOSED SPOT ELEVATION  
PROPOSED STORM SEWER LINE  
PROPOSED SANITARY SEWER LINE  
PROPOSED WATER LINE  
PROPOSED WOODS / TREE LINE  
30" REINFORCED SILT FENCE  
LIMIT OF DISTURBANCE  
NORTH AMERICAN GREEN #150  
TEMPORARY GEOTEXTILE BLANKET  
(OR APPROVED EQUAL)  
STABILIZED RIP-RAP  
CONSTRUCTION ENTRANCE

**PENNSYLVANIA ONE CALL**  
(FOR A LIST OF PARTICIPATING UTILITIES, VISIT: [www.paonecall.org](http://www.paonecall.org))  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1800 N. 42ND STREET, SUITE 100  
PHILADELPHIA, PA 19131  
(800) 442-1776  
STOP - CALL BEFORE YOU DIG

**UNDERGROUND UTILITY USERS**  
PHILADELPHIA ELECTRIC COMPANY  
1000 SWINBURD ROAD  
PHILADELPHIA, PA 19107  
(215) 582-4151  
VERIZON PENNSYLVANIA INC.  
800 N. 2ND STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 582-4151  
COMCAST  
601 N. MONROE RD.  
P.O. BOX 351  
GATTSVILLE, PA 19320  
(800) 934-6489  
WILLIAMS (TRANSO GAS)  
3900 PIOT LANE BOULEVARD  
HOUSTON, TX 77056  
(800) 440-8475  
AQUA PA  
762 W. LANCASTER AVE.  
BRYN MAWR, PA 19010  
(877) 967-2762  
EAST GOSHEN TOWNSHIP  
1580 PAULI PARK  
WEST CHESTER, PA 19380  
(610) 692-7771



CONSTRUCTION IMPROVEMENTS PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN  
(PRELIMINARY/FINAL) FOR  
BRAKMAN PROPERTY

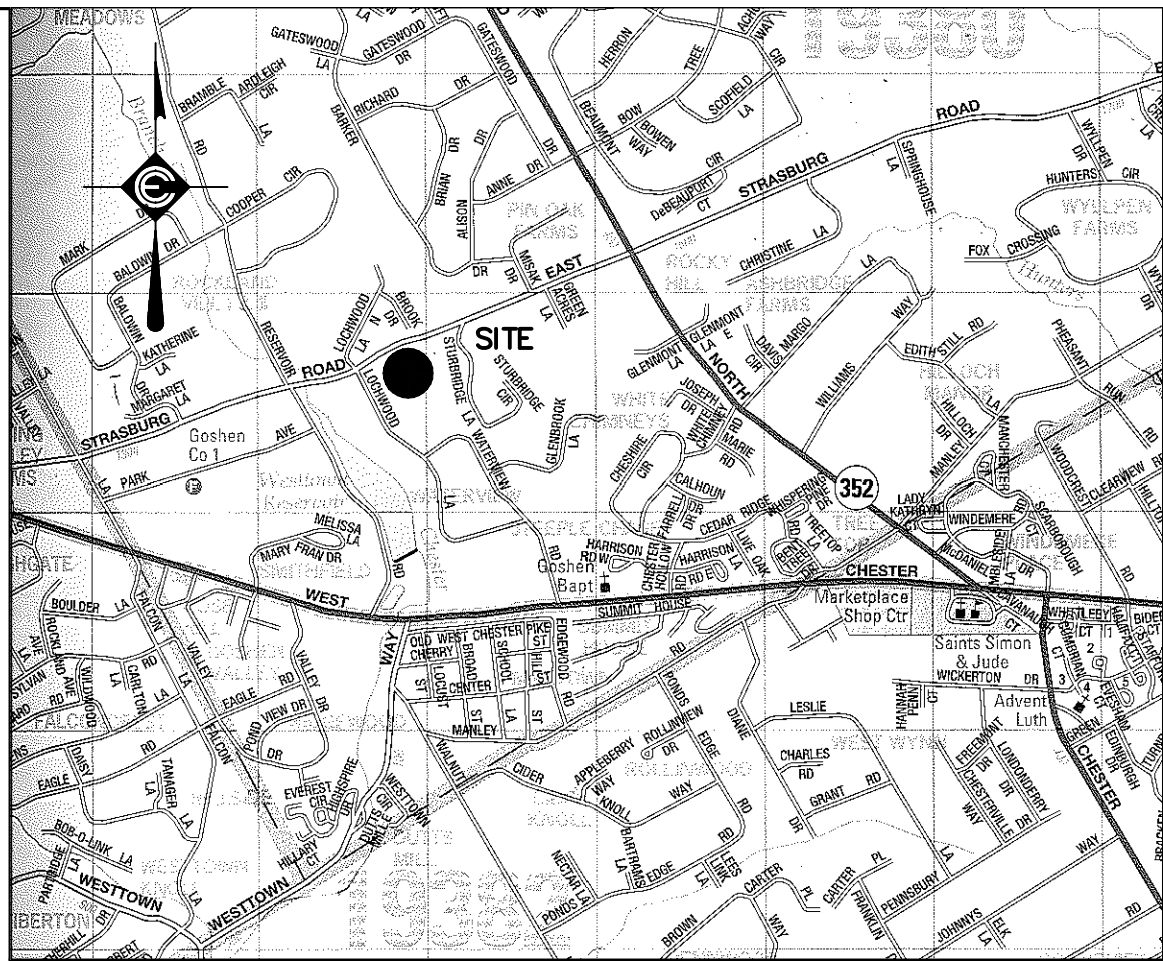
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA

DATE: MAY 17, 2016  
SCALE: 1"=40'  
SURVEY: MBS  
DRAWN: JT  
CHECKED: VK  
DRAWING NO. 201541-(C)

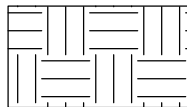
COMMONWEALTH ENGINEERS, INC.  
114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

SHEET: 2  
OF: 2





=IMPERVIOUS AREA TO BE PERMANENTLY REMOVED  
AND REPLACED WITH NEW IMPERVIOUS AREA  
(TOTAL AREA=726 SQ. FT)



=IMPERVIOUS AREA TO BE PERMANENTLY REMOVED  
AND REPLACED WITH LAWN COVER  
(TOTAL AREA=2050 SQ. FT)

STEEP SLOPES (15% TO 25%)

STEEP SLOPES (OVER 25%)

CONCRETE SURFACE

EXISTING WETLANDS LINE

STREAM LINE

FLOOD HAZARD DISTRICT LINE

EXISTING INTERMEDIATE CONTOUR

EXISTING INDEX CONTOUR

EXISTING WOODS / TREE LINE


ADJOURNER LINE


EXISTING STORM SEWER LINE


EXISTING RIGHT-OF-WAY LINE


EXISTING PAVING


EXISTING SOILS LINE


PROPOSED INTERMEDIATE CONTOUR 


PROPOSED INDEX CONTOUR 


PROPOSED SPOT ELEVATION  X 513.4


PROPOSED STORM SEWER LINE 

PROPOSED SANITARY SEWER LINE 

PROPOSED WATER LINE 

PROPOSED WOODS / TREE LINE 

30" REINFORCED SILT FENCE 

LIMIT OF DISTURBANCE 

NORTH AMERICAN GREEN s150  
TEMPORARY GEOTEXTILE BLANKET  
(OR APPROVED EQUAL)

STABILIZED RIP-RAP  
CONSTRUCTION ENTRANCE

(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-1776]

**UPI No.5306-0089-0000**



PENNSYLVANIA ONE-CALL  
SYSTEM SERIAL NUMBER: 20160320567

PHILADELPHIA ELECTRIC COMPANY  
1050 SWEDES FORD ROAD  
BERWYN, PA 19312  
(610) 648-7702

AQUA PA  
762 W. LANCASTER AVE.  
BRYN MAWR, PA 19010  
(877) 987-2782

EAST GOSHEN TOWNSHIP  
1580 PAOLI PIKE  
WEST CHESTER, PA 19380  
(610) 692-7171

VERIZON PENNSYLVANIA INC.  
900 RACE STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 592-4151

COMCAST  
RT. 82 & MONACY RD.  
P.O. BOX 351  
COATESVILLE, PA 19320  
(610) 387-0100

WILLIAMS (TRANSCO GAS)  
2800 POST OAK BOULEVARD  
HOUSTON, TX 77056  
(800) 440-8475

GRAPHIC SCALE      1" = 40'

[illegible]

*SUBDIVISION AND LAND DEVELOPMENT PLAN  
(PRELIMINARY/FINAL) FOR  
BRAKMAN PROPERTY*

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA



COMMONWEALTH ENGINEERS, INC.

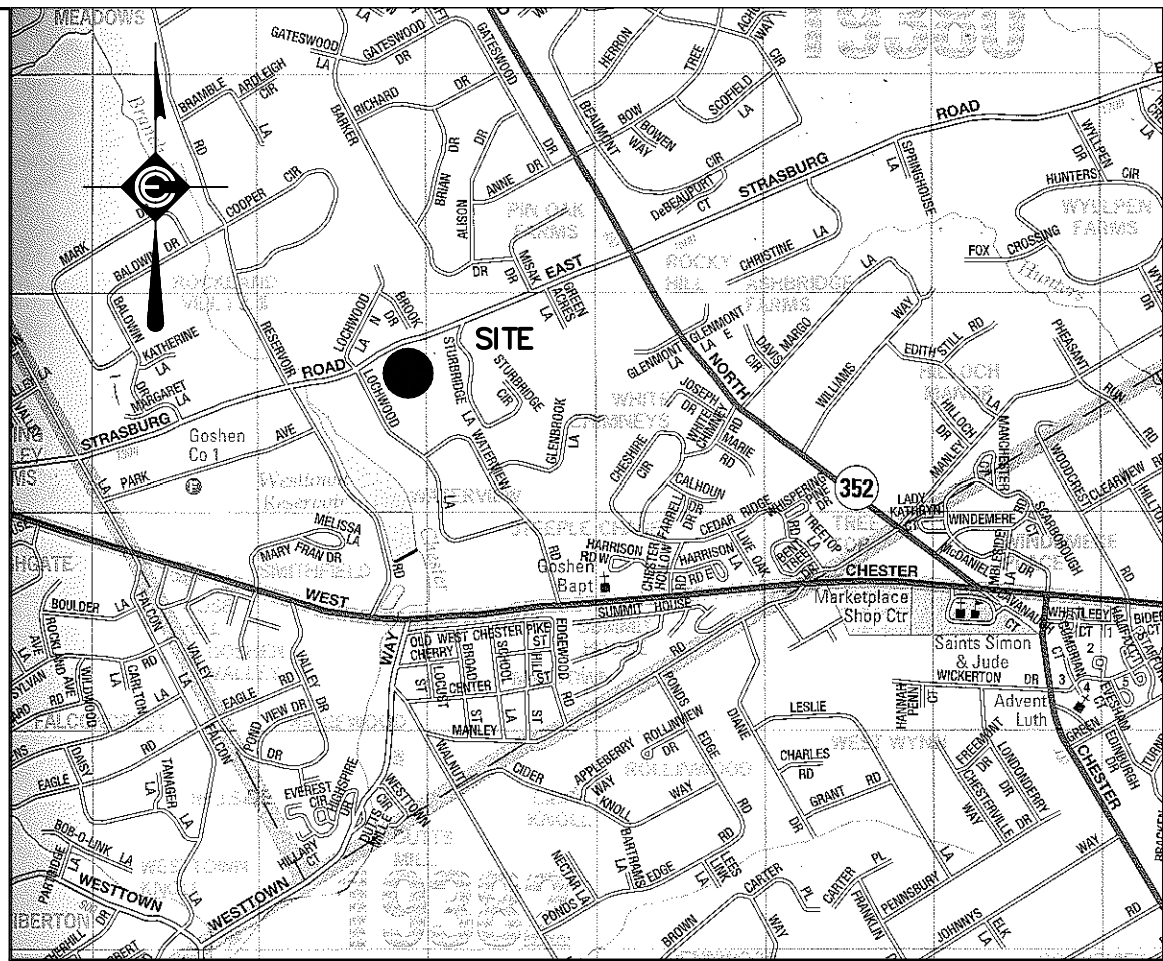
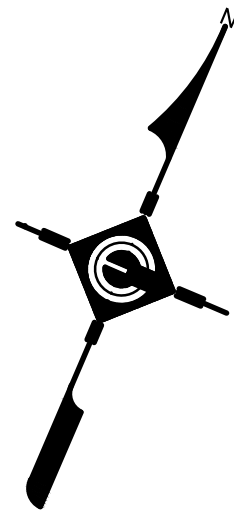
114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

DATE:	MAY 17, 2016
SCALE:	1"=40'
SURVEY:	MBS
DRAWN:	TT
CHECKED:	VK
DRAWING NO.	201541-(C)

3

OF: &





LOCATION MAP  
SCALE 1" = 2000'

- GENERAL NOTES:**
- RECORD OWNER: ANTONETTE BRAKMAN  
1420 E. STRASBURG ROAD  
WEST CHESTER, PA 19380  
UPI 5306-0089-0000 (TAX #53-6-89)  
PHONE: (610) 436-0152  
DEED REFERENCES: DB. 3529, PG. 1960
  - SITE ADDRESS: 1420 E. STRASBURG ROAD  
WEST CHESTER, PA 19380
  - TRACT AREA: 221,252.8 SQ. FT. / 5.079 ACRES (GROSS)  
LESS 40' ROAD RIGHT-OF-WAY: 17,152.849 SQ. FT. / 0.394 ACRES  
NET TRACT AREA: 4.685 ACRES (NET)
  - BOUNDARY AND PARTIAL TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY COMMONWEALTH ENGINEERS, INC., APRIL 2016.
  - BENCHMARK: NO. 4 REBAR FOUND, NORTHEAST CORNER OF SITE  
DATUM: ASSUMED USGS
  - WETLANDS DELINEATION BY VORTEX ENVIRONMENTAL, INC. AND SURVEYED BY COMMONWEALTH ENGINEERS, INC. IN MAY 2016.
  - SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY. IN AUGUST, 2014.
  - UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - THE SITE IS SERVED BY PUBLIC WATER (AQUA PA).
  - EXISTING SANITARY SYSTEM PRESENT ON SITE BUT NOT LOCATED.
  - EXISTING IRON PINS ARE SHOWN AS THUS "O".
  - THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST BRANDYWINE TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
  - THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS OTHER COMPANIES.
  - FEMA FLOODPLAIN BOUNDARY TAKEN FROM FLOOD INSURANCE RATE MAP, PANEL 215F, MAP NUMBER 420200215F, DATED SEPTEMBER 29, 2006.
  - THIS PROJECT IS LOCATED IN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CHESTER CREEK WHICH HAS THE DESIGNATION OF TROUT STOCK FISHES (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
  - THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. PUBLIC SEWER TO BE THROUGH LOW PRESSURE FORCE MAIN TIED INTO EXISTING MANHOLE IN BROOK DRIVE.

- SURVEY REFERENCE NOTES**
- PLAN ENTITLED "BOUNDARY SURVEY PLAN FOR MS. ANTONETTE BRAKMAN", PREPARED BY R.H. SMITH SURVEYORS, DATED MARCH 27, 2007.
  - PLAN ENTITLED "REVERSE SUBDIVISION/SUBDIVISION PLAN FOR MICHAEL RIZZO", PREPARED BY BRANDYWINE VALLEY ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP, CONSULTING ENGINEERS AND LAND SURVEYORS, DATED NOVEMBER 30, 2001.
  - PECO BLANKET RIGHT-OF-WAY CONTAINED IN MISCELLANEOUS DB. 81, PG. 452.

**STORMWATER TEST PIT INFORMATION:**

INFILTRATION TESTING PERFORMED WITH A DOUBLE-RING INFILTROMETER

TEST PIT ID	INFILTRATION RATE	TESTING DEPTH	TESTING ELEVATION	LIMITING ZONE DEPTH	LIMITING ZONE DESCRIPTION
LOT 2	2.50 IN/HR	36"	420.3	61"	ROCK ENCOUNTERED
LOT 3	2.25 IN/HR	24"	406.6	48"	ROCK ENCOUNTERED

**RECEIVING WATERSHED NOTICE:**

THIS PROJECT IS WHOLLY LOCATED WITHIN THE WATERSHED OF TRIBUTARY 7 OF EAST BRANCH CREEK, A WATERSHED DESIGNATED TROUT STOCK FISHERY; MIGRATORY FISHERY (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.

**LEGEND:**

STEEP SLOPES (15% TO 25%)  
STEEP SLOPES (OVER 25%)  
CONCRETE SURFACE  
EXISTING WETLANDS LINE  
STREAM LINE  
FLOOD HAZARD DISTRICT LINE  
EXISTING INTERMEDIATE CONTOUR  
EXISTING INDEX CONTOUR  
EXISTING WOODS / TREE LINE  
ADJUNCTION LINE  
EXISTING STORM SEWER LINE  
EXISTING RIGHT-OF-WAY LINE  
EXISTING PAVING  
EXISTING SOILS LINE

PROPOSED INTERMEDIATE CONTOUR  
PROPOSED INDEX CONTOUR  
PROPOSED SPOT ELEVATION  
PROPOSED STORM SEWER LINE  
PROPOSED SANITARY SEWER LINE  
PROPOSED WATER LINE  
PROPOSED WOODS / TREE LINE  
30" REINFORCED SILT FENCE  
LIMIT OF DISTURBANCE

NORTH AMERICAN GREEN #150  
TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)  
STABILIZED RIP-RAP  
CONSTRUCTION ENTRANCE

**PENNSYLVANIA ONE CALL**  
(FOR ABLANKET EASEMENT TO ENTER THESE PROPERTIES AT ANY TIME TO PERFORM ROUTINE INSPECTIONS OR MAINTENANCE ON THE PERMANENT STORMWATER CONTROL BMP.)

**OFFER OF BLANKET EASEMENT:**

A BLANKET EASEMENT IS GRANTED TO EAST GOSHEN TOWNSHIP OWING THEM OR THEIR ASSIGNEES THE RIGHT TO ENTER THESE PROPERTIES AT ANY TIME TO PERFORM ROUTINE INSPECTIONS OR MAINTENANCE ON THE PERMANENT STORMWATER CONTROL BMP.

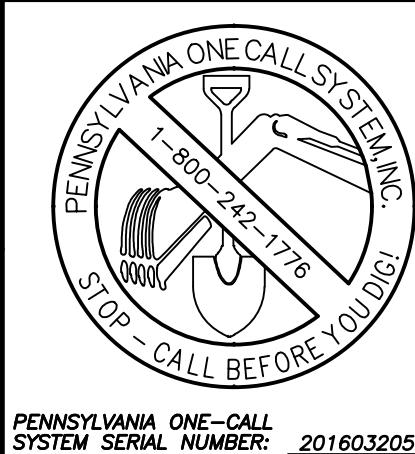
**PCSM PLAN REVISIONS:**

I HEREBY ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP AND ANY REVISIONS TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CONSERVATION DISTRICT OR TOWNSHIP (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO THE CONSTRUCTION OF THE REVISED FEATURES.

(JIM BRANDOLINI) (DATE) (VICTOR KELLY, JR., PE) (DATE)

**PCSM PLAN CERTIFICATION:**

I, VICTOR KELLY, JR., PE, ON THIS DATE, TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 345: STORMWATER MANAGEMENT OF THE EAST BRANDYWINE TOWNSHIP ORDINANCES.



**UNDERGROUND UTILITY USERS**

PHILADELPHIA ELECTRIC COMPANY  
1200 SWINERTON ROAD  
PHILADELPHIA, PA 19132  
(610) 648-7702

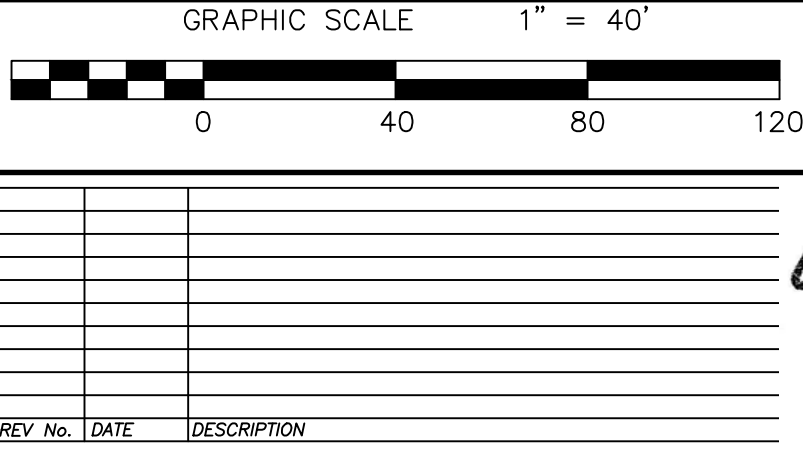
AQUA PA  
762 W. LANCASTER AVE.  
BRYN MAWR, PA 19010  
(877) 967-2762

EAST GOSHEN TOWNSHIP  
1380 PAOLI PIKE  
WEST CHESTER, PA 19380  
(610) 692-1771

VERIZON PENNSYLVANIA INC.  
500 N. MARKET ST., 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 592-4151

COMCAST  
601 E. 82ND MONACY RD.  
P.O. BOX 351  
GATTSVILLE, PA 19320  
(800) 934-6489

WILLIAMS (TRANSO GAS)  
2900 PIOT AVE BOULEVARD  
HOUSTON, TX 77056  
(800) 440-8475



**PCSM & GRADING PLAN**

**SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY**

EAST GOSHEN TOWNSHIP CHESTER COUNTY, PA

DATE: MAY 17, 2016 SHEET: 4

SCALE: 1" = 40'

SURVEY: MBS

DRAWN: TT

CHECKED: VK

DRAWING NO. 201541-(C) OF: 2

**COMMONWEALTH ENGINEERS, INC.**  
114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM



1. The project site is currently a combination of woods, meadow, and lawn with one existing driveway and two existing sheds. There is also an existing septic system on the site. Stormwater will be drained off the site from east to west into Tributary 7 of East Branch Creek (EBC, NSF, MD).
2. This site achieves the requirements of East Goshen Township Stormwater Management Ordinance Section 19-5-8 by controlling stormwater runoff to pre-development conditions. Stormwater is controlled by the use of BMPs including: PFCM Pans, EAPC Pans, and the corresponding repairs.
3. This site achieves the requirements of East Goshen Township Stormwater Management Ordinance Section 19-5-8 by controlling stormwater runoff to pre-development conditions (rain gardens) and conveyance systems (swales) to control stormwater runoff to pre-development conditions while complying with the design standards stated in the above ordinance.
4. This project proposes the construction of 2 new dwellings and new paved driveway areas. Stormwater runoff from the new buildings will be directed to individual on-lot rain gardens and the driveway will be directed to a swale. Stormwater runoff from the existing driveway will be directed to a swale. Stormwater runoff from the existing lawn will be directed to a swale for the various design storms. Erosion and sediment control will be achieved primarily through the use of salt free plants.
5. This project will have no adverse effects on adjacent or downstream properties or conveyance systems since the project proposed the use of stormwater BMPs that will control stormwater runoff to pre-development conditions for various design storm events and that will retain runoff on the site for the duration of the storm event.
6. The project implements water quality BMPs in the form of conserving of riparian buffers and minimizing of total disturbed areas.
7. The project was submitted to begin the fall of 2016 and ended the spring of 2017.
8. This project will be constructed as a single phase.

- 1) THE STORMWATER MANAGEMENT PLAN APPROVED BY THE TOWNSHIP SHALL BE ON SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
- 2) THE SWM PLAN FOR THIS PROJECT IS ASSOCIATED WITH THE POST-CONSTRUCTION EROSION CONTROL PLAN (SHEET 5) OF THE NARRATIVE EROSION CONTROL PLAN DATED 5/17/16.
- 3) THE SWM PLAN FOR THIS PROJECT IS ASSOCIATED WITH THE EROSION AND SEDIMENT CONTROL PLAN (SHEET 6) OF THE FULL SITE PLAN SET TITLED "BRAKMAN PROPERTY" DATED 5/17/16.
- 4) THE RECORD OWNER EACH LOT WILL BE RESPONSIBLE FOR ONGOING INSPECTIONS, OPERATION AND MAINTENANCE OF THE SWM BMP'S AND CONVEYANCES AFTER THE COMPLETION OF CONSTRUCTION.

- 1) DURING SITE CONSTRUCTION ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL.
- 2) DURING SITE CONSTRUCTION INFILTRATION AREAS SHALL BE PROTECTED FROM SEDIMENTATION AND SOIL EROSION.
- 3) AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE ORIGINAL GROUND PROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW.
- 4) ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT RECEIVE RUNOFF UNTIL THE CONTRIBUTORY DRAINAGE AREA HAS ACHIEVED FINAL STABILIZATION.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. FOLLOW ALL GUIDELINES AND PROCEDURES AS STATED IN "EROSION & SEDIMENTATION POLLUTION CONTROL MEASURES" DURING ENTIRE CONSTRUCTION PROCEDURE.

1. EXCAVATE RAIN GARDEN AREA AND CONSTRUCT BERM AND EMERGENCY SPILLWAY WHILE KEEPING CONSTRUCTION EQUIPMENT OFF RAIN GARDEN BOTTOM AS MUCH AS POSSIBLE.
2. BACKFILL RAIN GARDEN BOTTOM WITH STANDARD SOIL/PLANTING MIXTURE.
3. PLANT BOTTOM OF RAIN GARDEN WITH THE "RAIN GARDEN SEED MIXTURE" OR AN APPROVED EQUIVALENT.
4. A MAXIMUM OF 2-3 INCHES OF SHREDDED MULCH SHALL BE APPLIED AFTER PLANTING TO PREVENT EROSION, ENHANCE METALS REMOVAL, AND SIMULATE LEAF LITTER IN A NATURAL FOREST SYSTEM.
5. FOLLOW REQUIRED MAINTENANCE AND MONITORING GUIDELINES.

THE OWNER OF THE PROPERTY AND ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ALL ROUTINE AND NON-ROUTINE MAINTENANCE AS DESCRIBED BELOW. MAINTENANCE IS NECESSARY TO ENSURE THE PROPER FUNCTIONALITY OF THE RAIN GARDEN FACILITY, AND SHOULD TAKE PLACE ON A QUARTERLY BASIS. A MAINTENANCE SCHEDULE SHALL BE DEVELOPED BY THE OWNER AND THE DESIGNER. MAINTENANCE ACTIVITIES SHALL BE MADE AVAILABLE UPON REQUEST. REPLACEMENT OF THIS PCNP BMP MAY BE REQUIRED TO ENSURE PROPER FUNCTION AND OPERATION.

1. DETRITUS MAY NEED TO BE REMOVED ONCE A YEAR.
2. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
3. WEEDS SHOULD BE SPREAD WHEN EXCESSIVE. WEEDS SHOULD BE REPLISHED AS NEEDED. EVERY 2-3 YEARS THE ENTIRE AREA MAY REQUIRE MUCK REPLACEMENT.
4. THE RAIN GARDEN SHOULD BE INSPECTED AT LEAST 2 TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, AND POOR PLANT GROWTH CONDITIONS, ETC.
5. DURING PERIODS OF EXTENDED DROUGHT, THE RAIN GARDEN MAY REQUIRE WATERING.

STEEP SLOPES (15% TO 25%)  
 STEEP SLOPES (OVER 25%)  
 CONCRETE SURFACE  
 EXISTING WETLANDS LINE  
 STREAM LINE  
 FLOOD HAZARD DISTRICT LINE  
 EXISTING INTERMEDIATE CONTOUR  
 EXISTING INDEX CONTOUR  
 EXISTING WOODS / TREE LINE  
 ADJACENT LINE  
 EXISTING STORM SEWER LINE  
 EXISTING RIGHT-OF-WAY LINE  
 EXISTING PAVING  
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 PROPOSED STORM SEWER LINE  
 PROPOSED SANITARY SEWER LINE  
 PROPOSED WATER LINE

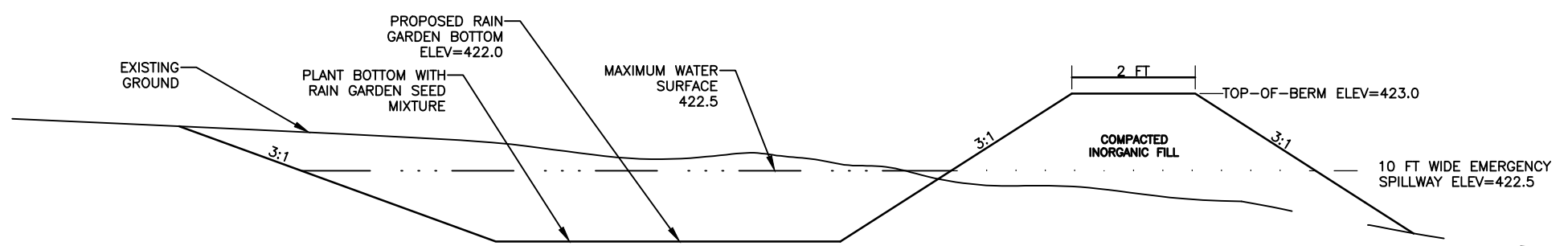
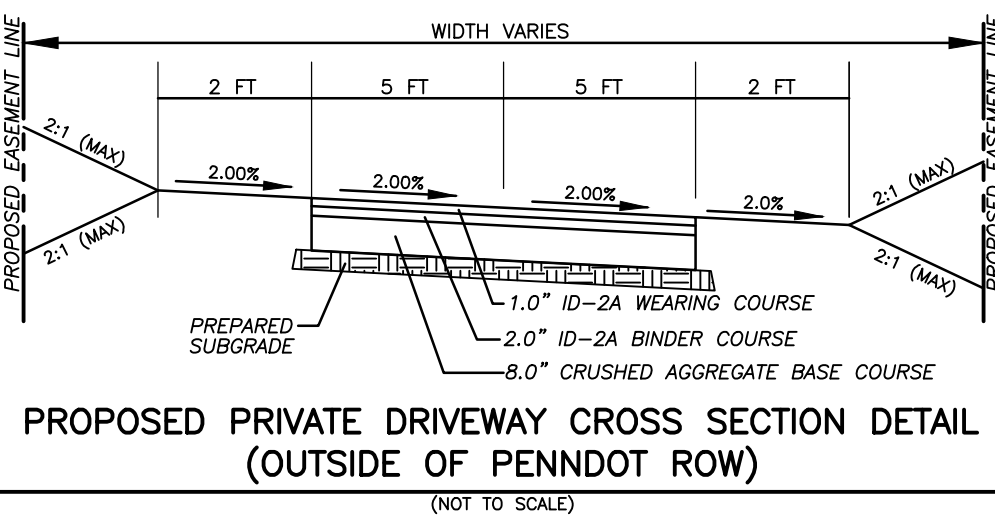
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

<u>NAME</u>	<u>PARTS BY WEIGHT</u>	<u>PERCENT PURITY</u>	<u>GERMINATION</u>
KENTUCKY BLUE GRASS VARIETIES	25%	95%	85%
PENNSTAR/PENNFINE PERENNIAL RYEGRASS	25%	95%	85%
PENNLAWN FESCUE	25%	95%	85%
ANNUAL RYEGRASS	25%	95%	85%

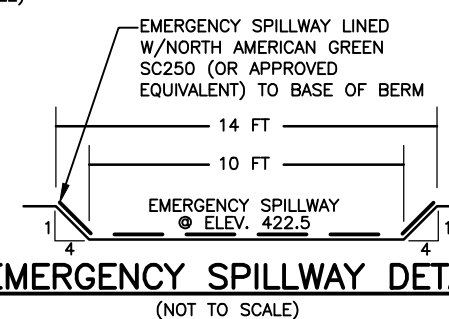
SEEDING	
SITE PREPARATION: APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK INTO THE SOIL WHEN POSSIBLE. SUBSIDIZE COST BEFORE APPLICATION OF PERMANENT SEEDING. AFTER SEEDING, MOW WITH MOW OR STRAW AT A RATE OF 3 TONS PER ACRE.	
ANNUAL RYEGRASS (UP TO JUNE 15)	
ANNUAL RYEGRASS	1BS/ACR
OR SPRING OATS	96 (3 BU)
OR SPRING OATS PLUS RYEGRASS	64 LBS OATS (2BU) + 20 LBS ANNUAL OR PERENNIAL RYEGRASS
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SPRING & SUMMER SEEDING (JUNE 16 TO AUGUST 15)	
ANNUAL RYEGRASS	
OR JAPANESE OR FOXTAIL MILLET	40
OR SUDANGRASS	40
OR SPRING OATS	96 (3 BU)
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SUMMER & FALL SEEDING (AUGUST 16 AND LATER)	
ANNUAL RYEGRASS	
OR SPRING OATS (CAN BE USED BUT WILL WINTER KILL)	96
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)

<u>SPECIES NAME</u>	<u>COMMON NAME</u>	<u>PERCENT WEIGHT</u>
<i>Chamaenerion latifolium</i> (Uniola latifolia)	RIVER OTCA, PA/VA ECOTYPE BLEND	46%
PA/VA ECOTYPE blend		
<i>Carex lasiocarpa</i> , PA Ecotype	FOX SEED, PA ECOTYPE	25%
<i>Elymus virginicus</i> , PA Ecotype	VIRGINIA WILDRICE, PA ECOTYPE	20%
<i>Aegilops perennans</i> , PA Ecotype	PERENNIAL WHEAT, PA ECOTYPE	15%
<i>Carex scopulorum</i> , PA Ecotype	BLUNT BROOM SEED, PA ECOTYPE	3%
<i>Juncea effusa</i> , PA Ecotype	SCOTT RUSH	1%
<i>Juncea effusa</i> , PA Ecotype	PATH RUSH, PA ECOTYPE	1%
<b>SEED MIX APPLICATION RATE:</b>	<b>15 LBS/ACRE WITH A COVER CROP OF GRAIN</b>	
<b>SEED MIX AVAILABILITY:</b>	<b>OR UP TO 30 LBS/ACRE</b>	
	<b>CONSERVATION SEEDS</b>	
	<b>8684 MERCER PkE</b>	
	<b>MEADVILLE, PA 16335</b>	
	<b>PHONE: (800) 673-3321</b>	
	<b>FAX: (814) 336-2403</b>	
	<b>PRODUCT NO.: ERNMK-180-1</b>	



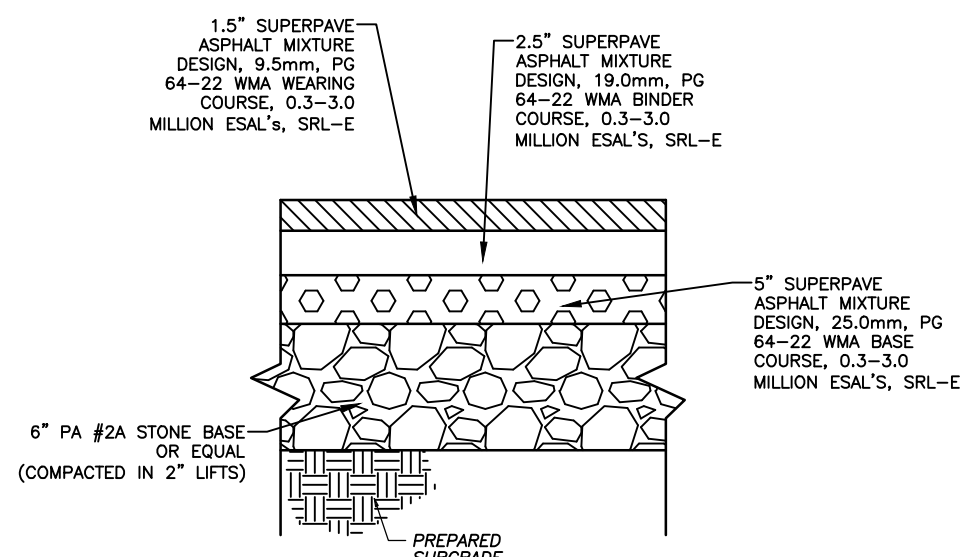
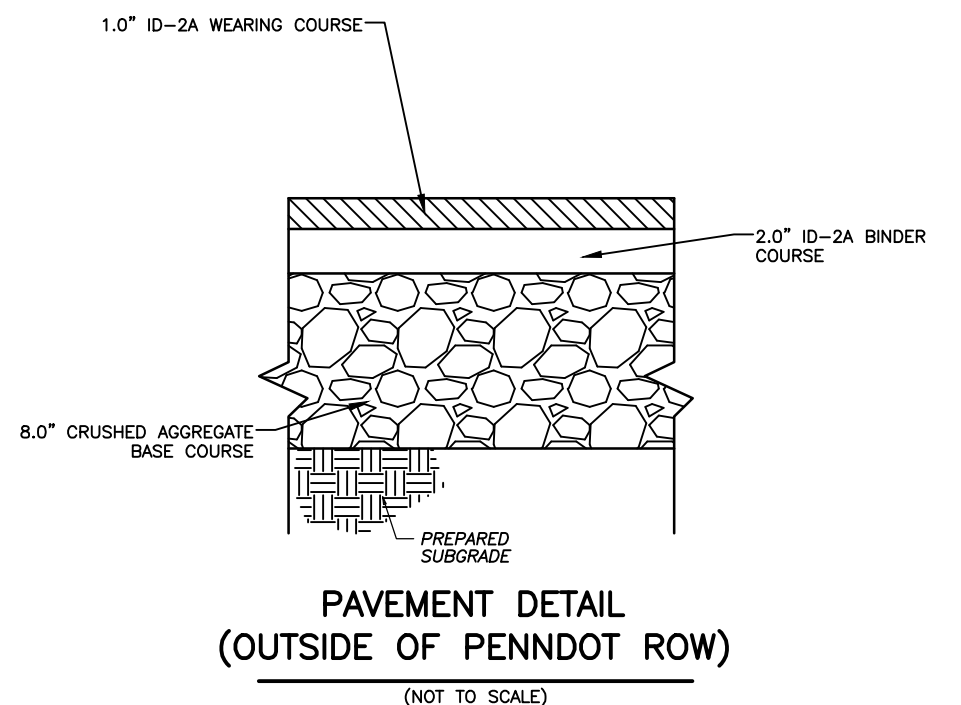
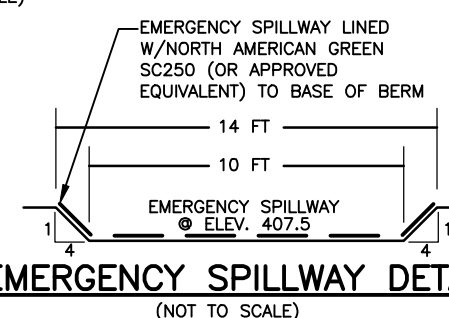
**RAIN GARDEN FACILITY #2 NOTES:**

1. ALL TOPSOIL AND VEGETATION SHOULD BE STRIPPED FROM THE EMBANKMENT AREA.
2. AREAS WHICH ARE TO RECEIVE FILL SHOULD BE PRODEEPFILLED WITH A SEGMENTED PAD OR SHEEPSFOOT ROLLER PRIOR TO FILL PLACEMENT. ANY SOFT OR UNSTABLE AREAS NOTED DURING THE PRODEEPFILLING SHALL BE UNDERCUT TO SUITABLE MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER.
3. ALL EMBANKMENT FILL SHALL CONSIST OF INORGANIC, READILY COMPACTIBLE, PRODEEPLY FROZEN, FROZEN MATERIAL. ORGANIC INCLUSIONS OR EXCESS MOISTURE, FILL SHALL BE PLACED IN HORIZONTAL LIFTS WITH A MAXIMUM THICKNESS OF EIGHT INCHES (8"). EACH LIFT SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM "MODIFIED" DRY DENSITY AS DETERMINED BY ASTM D 1557.



**RAIN GARDEN FACILITY #2 NOTES:**

1. ALL TOPSOIL AND VEGETATION SHOULD BE STRIPPED FROM THE EMBANKMENT AREA.
2. AREAS WHICH ARE TO RECEIVE FILT SHOULD BE PROOFROLLED WITH A SEGMENTED PAV OR SHEEPFOOT ROLLER. PLACEMENT OF ANY SOFT OR UNSTABLE AREAS NOTED DURING THE PROOFROLLING SHALL BE UNDERCUT TO SUITABLE MATERIALS AS DIRECTED BY THE TOWNSHIP ENGINEER.
3. ALL EMBANKMENT FILL SHALL CONSIST OF INORGANIC, READILY COMPACTIBLE, PREDOMINANTLY CLAY SOIL FREE OF TRASH, FROZEN MATERIAL, ORGANIC INCLUSIONS, EXCESS MOISTURE, PLANTS, OR OTHERS. PLACED IN HORIZONTAL LIFTS OF A MAXIMUM THICKNESS OF EIGHT INCHES (8"). EACH LIFT SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM "MODIFIED" DRY DENSITY AS DETERMINED BY ASTM D 1557.



(NOT TO SCALE)

PHILADELPHIA ELECTRIC COMPANY  
1050 SWEDSFORD ROAD  
BETHUNIA, PA 19312  
(610) 486-7702

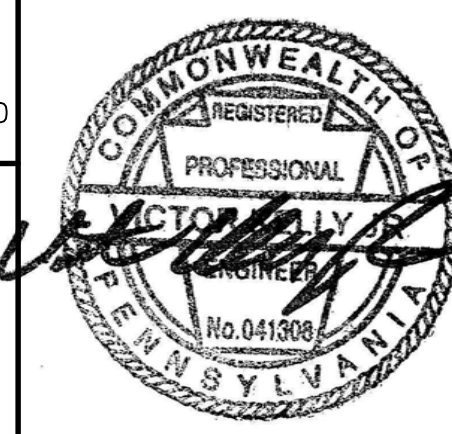
ALPHA PA  
762 W. LANCASTER AVE.  
BRYN MAWR, PA 19010  
(877) 967-2782

EAST GOSHEN TOWNSHIP  
1580 PACO PIKE  
WEST CHESTER, PA 19380  
(610) 692-7171

VERIZON PENNSYLVANIA, INC.  
900 RACE STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 592-4151

COMCAST  
RT. 82 & MONACY RD.  
P.O. BOX 351  
COATESVILLE, PA 19320  
(800) 934-6489

WILLIAMS (TRANSCO GAS)  
2800 POST OAK BOULEVARD  
HOUSTON, TX 77058  
(800) 440-8475

[illegible]

*SUBDIVISION AND LAND DEVELOPMENT PLAN  
(PRELIMINARY/FINAL) FOR  
BRAKMAN PROPERTY*

CHESTER COUNTY, PA

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

SCALE: AS SHOWN

SERVER:	msb
SERVER:	

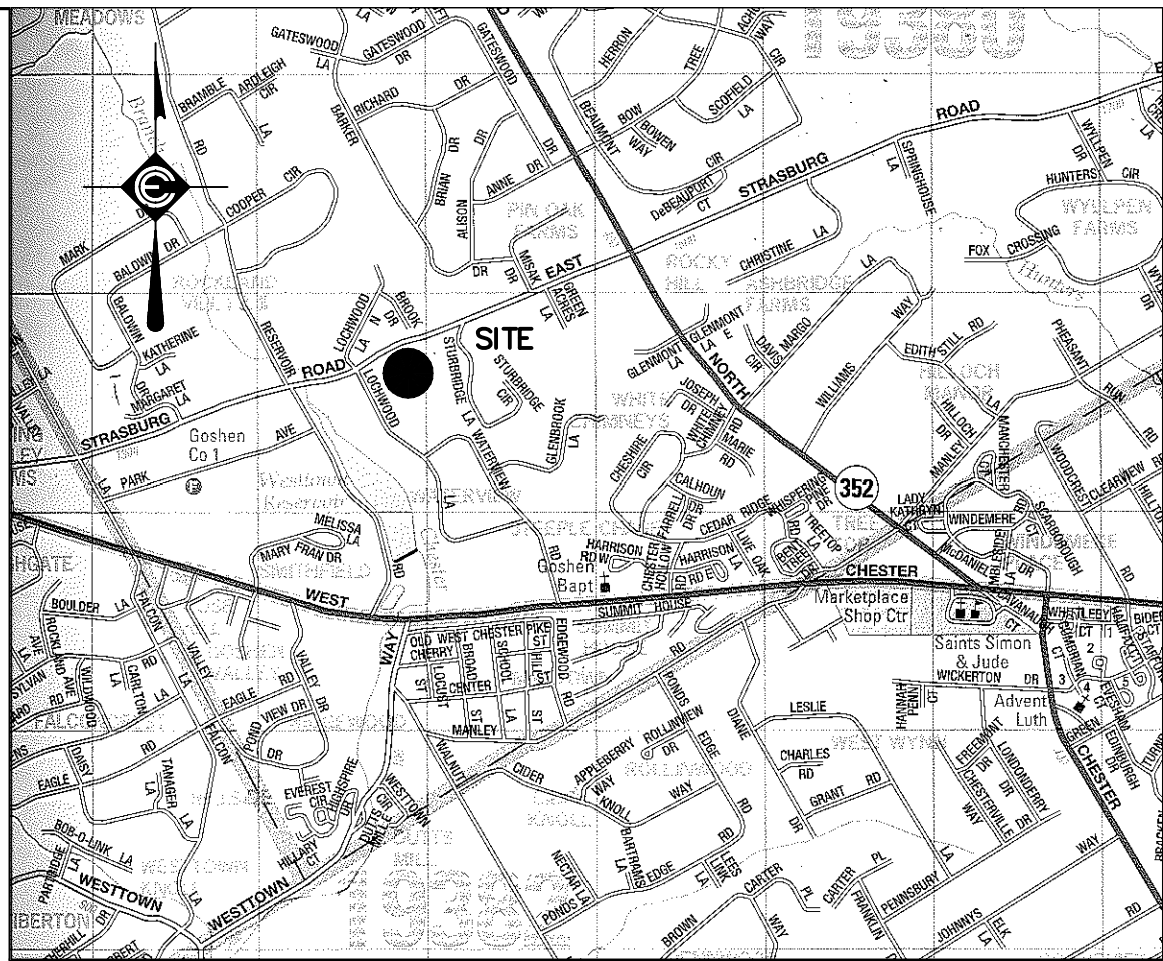
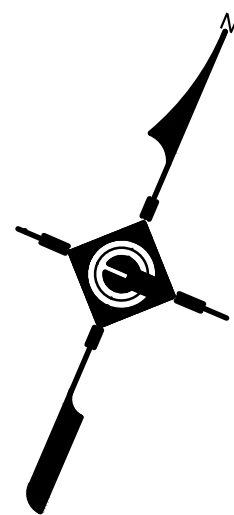
CHECKED: VK

**FEET:**

5

OF: 1





LOCATION MAP  
SCALE 1" = 2000'

OVERALL SEQUENCE OF CONSTRUCTION:

1. CLEARLY DELINEATE ALL PROPOSED DISTURBANCE LIMITS AND TREES TO BE PROTECTED.
2. INSTALL THE STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. INSTALL 30" SILT FENCES AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN.
4. INSTALL COMPOST SOCK CONCRETE WASHOUT STATION.
5. BEGIN CLEARING AND GRUBBING OF AREAS FOR THE PROPOSED BUILDINGS AND DRIVEWAY AREAS.
6. REMOVE THE EXISTING SHED AS NOTED ON THE PLANS.
7. PERFORM GRADING OPERATIONS FOR DRIVEWAY AREAS AND AROUND PROPOSED BUILDINGS.
8. INSTALL EROSION CONTROL LINING ON NEWLY GRADED AREAS AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN IMMEDIATELY AFTER GRADING FOR EACH AREA IS COMPLETED.
9. CONSTRUCT GRASS SWALE #1, RIP-RAP PAD, AND ASSOCIATED EROSION CONTROL LINING.
10. IMMEDIATELY INSTALL ROCK FILTER AS SHOWN ON PLAN.
11. PAVE DRIVEWAY AREAS.
12. INSTALL THE RAIN GARDENS FOR LOT 2 AND LOT 3 (SEE SEPARATE "RAIN GARDEN SEQUENCE OF CONSTRUCTION" ON SHEET 5, PCSM NOTES AND DETAILS).
13. IMMEDIATELY STABILIZE ANY DORMANT DISTURBANCE WITH PERMANENT SEED MIXTURE, MULCH AT 5 TONS/AC, AND LIME AND FERTILIZER AS PRESCRIBED.
14. STABILIZE ALL DISTURBANCE AREAS.
15. ONCE ALL FEATURES (INCLUDING THE PROPOSED BUILDINGS AND DRIVEWAY AREAS) HAVE BEEN CONSTRUCTED AND ALL DISTURBANCE STABILIZED, REMOVE THE SILT FENCES, ROCK FILTER, AND THE REMAINDER OF THE ROCK CONSTRUCTION ENTRANCE.

PLAN REFERENCE NOTE:

THIS EROSION & SEDIMENT CONTROL PLAN IS ASSOCIATED WITH THE "PCSM & GRADING PLAN" (SHEET 4) OF THE FULL SITE PLAN SET TITLED "BRAKMAN PROPERTY" AND DATED 5/17/16.

LEGEND:

- STEEP SLOPES (15% TO 25%)
- STEEP SLOPES (OVER 25%)
- CONCRETE SURFACE
- EXISTING WETLANDS LINE
- STREAM LINE
- FLOOD HAZARD DISTRICT LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING WOODS / TREE LINE
- ADJONER LINE
- EXISTING STORM SEWER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PAVING
- EXISTING SOILS LINE
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WOODS / TREE LINE
- 30" REINFORCED SILT FENCE
- LIMIT OF DISTURBANCE
- NORTH AMERICAN GREEN #150 TEMPORARY GEOTEXTILE BLANKET (OR APPROVED EQUAL)
- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

PENNSYLVANIA ONE CALL

(PURSUANT TO ACT 201, 17C, DB AND ALL OTHER APPLICABLE INSTRUMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

UPI No.5306-0089-0000



PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20160320567

UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY  
1000 SWEDSFORD ROAD  
BETHUN, PA 15312  
(610) 848-7702

VERIZON PENNSYLVANIA INC.  
800 INDC STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 582-4151

COMCAST  
602 W. LANCASTER AVE.  
BETHUN, PA 19010  
(877) 967-2762

WILLIAMS (TRANSO GAS)  
2001 FISH LANE BOULEVARD  
HOUSTON, TX 77056  
(800) 440-8475

AQUA PA  
762 W. LANCASTER AVE.  
BETHUN, PA 19010  
(877) 967-2762

EAST GOSHEN TOWNSHIP  
1500 PARK PARK  
WEST CHESTER, PA 19380  
(610) 692-7171

GRAPHIC SCALE 1" = 40'



REV No.	DATE	DESCRIPTION



EROSION & SEDIMENT CONTROL PLAN

SUBDIVISION AND LAND DEVELOPMENT PLAN  
(PRELIMINARY/FINAL) FOR  
BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

DATE: MAY 17, 2016

SCALE: 1" = 40'

SURVEY: MBS

DRAWN: TT

CHECKED: VK

DRAWING NO. 201541-(C)

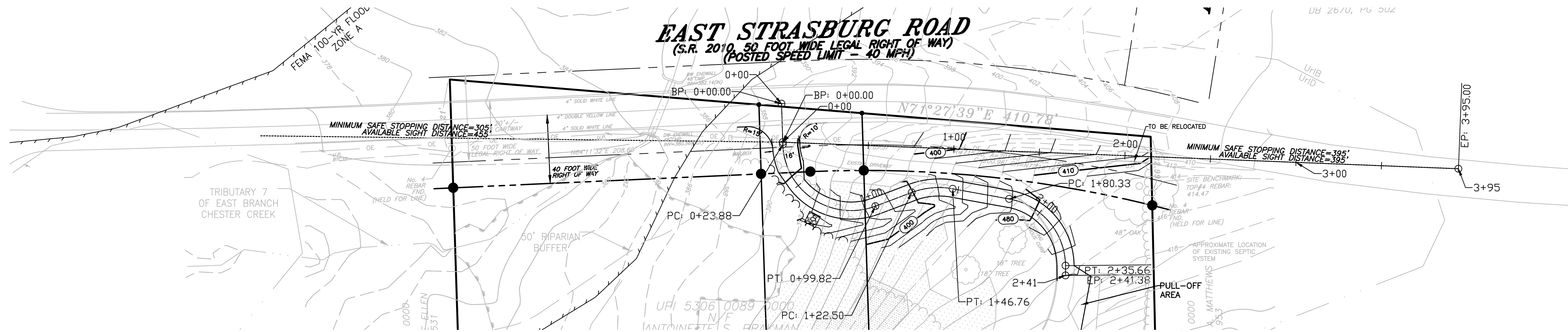
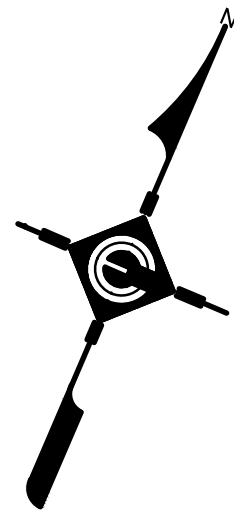
SHEET:

6

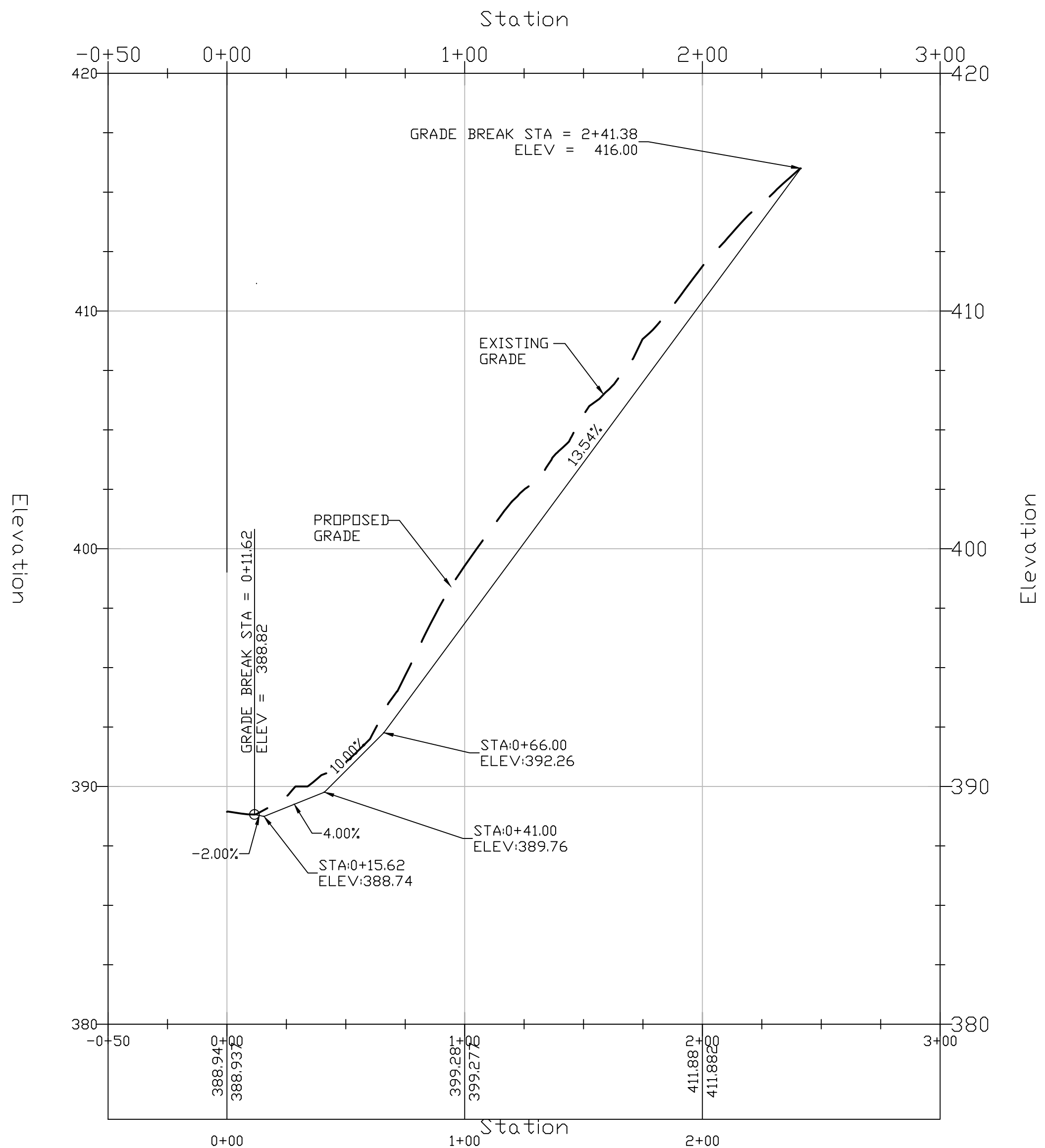
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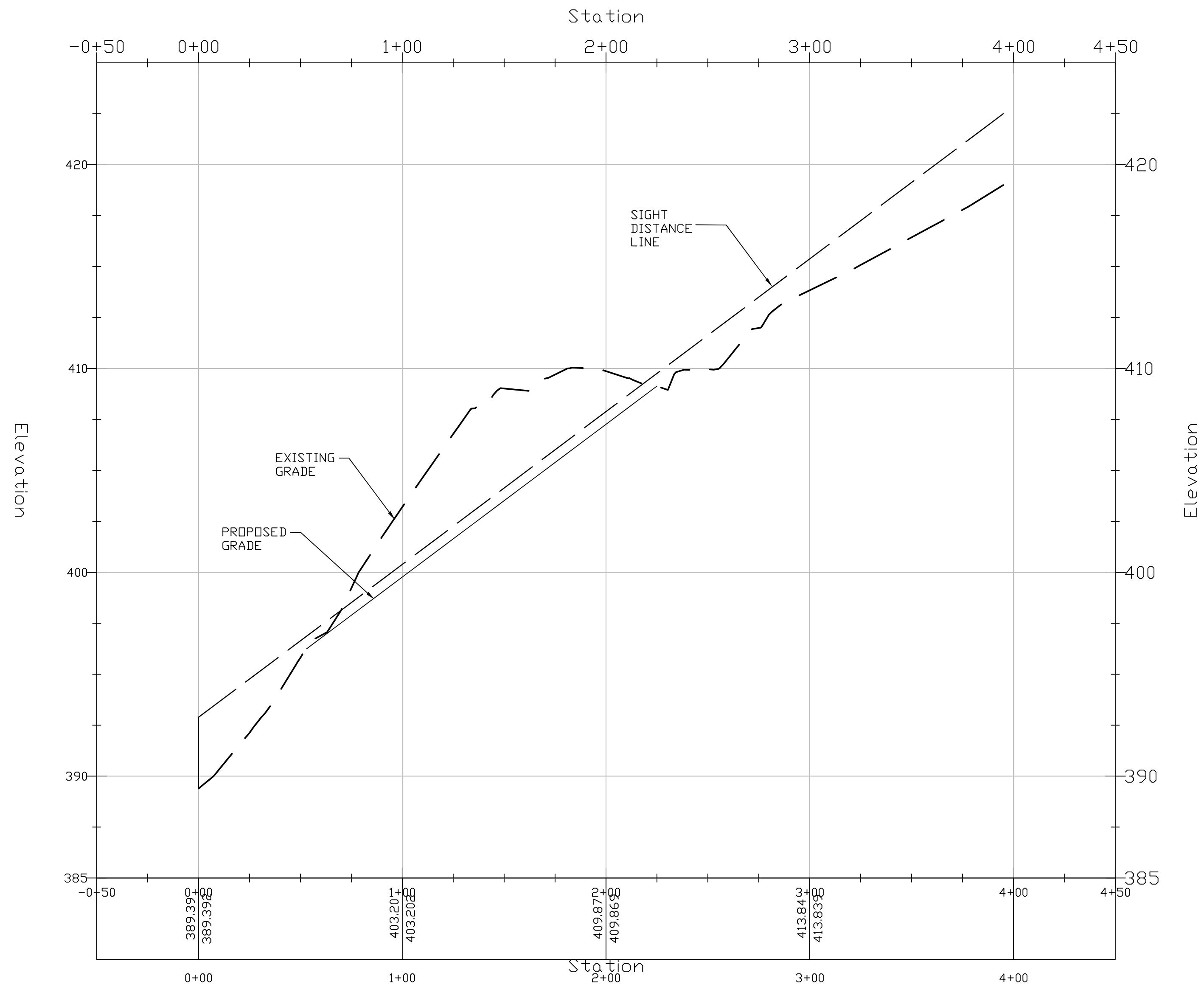




PLAN VIEW  
(SCALE: 1"=40')



PROFILE VIEW (DRIVEWAY ENTRANCE)  
(SCALE: 1"=4' VERTICAL; 1"=40' HORIZONTAL)



PROFILE VIEW (RIGHT SITE DISTANCE LINE)  
(SCALE: 1"=4' VERTICAL; 1"=40' HORIZONTAL)

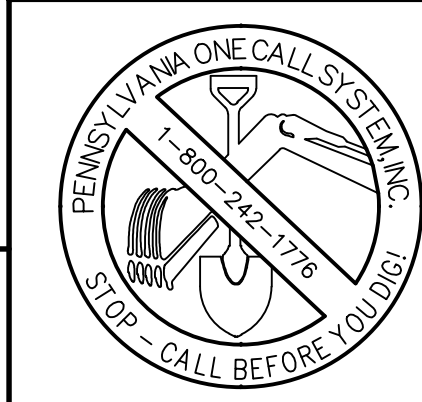
## LEGEND:

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- STABILIZED RIP-RAP CONSTRUCTION ENTRANCE

## PENNSYLVANIA ONE CALL

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UPI No.5306-0089-0000



PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20160320567

## UNDERGROUND UTILITY USERS

PHILADELPHIA ELECTRIC COMPANY  
1100 SHIPLEY ROAD  
BERWYN, PA 19312  
(610) 648-7702

VERIZON PENNSYLVANIA INC.  
500 RACE STREET, 6TH FLOOR  
PHILADELPHIA, PA 19107  
(215) 592-4151

COMCAST  
PO BOX 351  
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WILLIAMS (TRANSOIL GAS)  
2900 FIRST OAK BOULEVARD  
HOUSTON, TX 77056  
(800) 440-8475

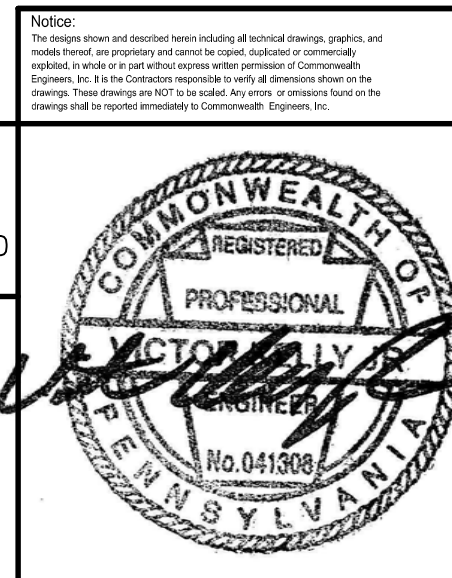
AQUA PA  
762 W. LANCASTER AVE.  
BRYN MAWR, PA 19010  
(877) 967-2762

EAST GOSHEN TOWNSHIP  
1580 PAOLI PIKE  
WEST CHESTER, PA 19380  
(610) 692-7771

## GRAPHIC SCALE 1" = 40'



REV No.	DATE	DESCRIPTION

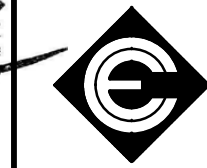


## ENTRANCE DRIVEWAY PLAN & PROFILE

### SUBDIVISION AND LAND DEVELOPMENT PLAN (PRELIMINARY/FINAL) FOR BRAKMAN PROPERTY

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA



## COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

DATE: MAY 17, 2016

SCALE: AS SHOWN

SURVEY: MBS

DRAWN: JT

CHECKED: VK

DRAWING NO. 201541-(C)

SHEET:

8

OF: 2



# Memorandum

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**East Goshen Township**

**1580 Paoli Pike**

**West Chester, PA 19380**

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: [mgordon@eastgoshe.org](mailto:mgordon@eastgoshe.org)

---

Date: 5/27/2016

To: Planning Commission

From: Mark Gordon, Township Zoning Officer

Re: DAS Ordinance

Dear Commissioners,

The Township Staff has worked with The Cohen Law Group to develop a Zoning Ordinance amendment to regulate DAS Communication Systems. DAS (Distributed Antenna Systems) are employed by communications companies to expand their digital communication footprint in communities, primarily to improve their wireless data capabilities. This issue was identified by the COG and East Goshen participated in this endeavor to develop regulations to protect our property owners from the impacts of these facilities.

**DRAFT**

**[TOWNSHIP<sup>[u1]</sup> OF EAST GOSHEN  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF EAST GOSHEN, CHESTER COUNTY, PENNSYLVANIA; PROVIDING FOR THE AMENDMENT OF THE ZONING ORDINANCE OF EAST GOSHEN TOWNSHIP, AS CODIFIED AT CHAPTER 240 OF THE EAST GOSHEN TOWNSHIP CODE; PROVIDING FOR PURPOSES AND FINDINGS OF FACT RELATED TO THE ADOPTION OF THE AMENDMENT; PROVIDING FOR ADDITIONAL DEFINITIONS; ESTABLISHING CERTAIN GENERAL AND SPECIFIC STANDARDS RELATING TO THE LOCATION, PLACEMENT, CONSTRUCTION AND MAINTENANCE OF WIRELESS COMMUNICATIONS FACILITIES WITHIN THE PUBLIC ROAD RIGHTS-OF-WAY; PROVIDING FOR THE ENFORCEMENT OF SAID REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**NOW THEREFORE**, be it, and it is hereby ORDAINED by the Board of Supervisors of the Township of East Goshen, Chester County, Commonwealth of Pennsylvania, and it is hereby ENACTED and ORDAINED by authority of same as follows:

**SECTION I. Purposes and Findings of Fact.**

- A. The purpose of this Ordinance is to maintain uniform standards for the siting, design, permitting, maintenance, and use of antennae and non-traditional wireless communications towers in East Goshen Township. While the Township recognizes the importance of wireless communications facilities in providing high quality communications service to its residents and businesses, the Township also recognizes that it has an obligation to protect public safety and to minimize the adverse visual effects of such facilities through the standards set forth in the following provisions.
- B. By enacting this Ordinance, the Township intends to:
  - a. Provide for the managed development of wireless communications facilities in a manner that enhances the benefits of wireless communication and accommodates the needs of both Township residents and wireless carriers in accordance with federal and state laws and regulations;
  - b. Establish procedures for the design, siting, construction, installation, maintenance and removal of wireless communications facilities in the Township, including facilities both inside and outside the public road rights-of-ways;

- c. Address new wireless technologies, including but not limited to, distributed antenna systems, data collection units, cable wi-fi and other wireless communications facilities;
- d. Treat each communications services provider in a nondiscriminatory and competitively neutral manner in exercising the Township's authority; and
- e. Update the Township's wireless facilities regulations to incorporate changes in federal and state laws and regulations.

## SECTION II. Definitions.

Section 240-6 of the East Goshen Township Zoning Ordinance is hereby amended to include the following definitions to the "Definitions" section in Part B:

1. *Abandon* or *Abandonment* — The permanent cessation of all uses of a wireless communications facility or a commercial communications antenna.
2. *Distributed Antenna Systems (DAS)*— A network of spatially separated Antenna sites connected to a common source that provides wireless service within a geographic area or structure.
3. *Emergency*— A condition that (1) constitutes a clear and immediate danger to the health, welfare, or safety of the public, or (2) has caused or is likely to cause facilities in the Rights-of-Way to be unusable and result in loss of the services provided.
4. *FCC*— Federal Communications Commission.
5. *Monopole*— A wireless communications facility or site which consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications Antennae and connecting appurtenances.
6. *Related Equipment*— Any piece of equipment related to, incident to, or necessary for, the operation of a Wireless Communications Facility, either Tower or Antenna. By way of illustration, not limitation, "Related Equipment" includes generators and base stations.
7. *Stealth Technology*—Camouflaging methods applied to wireless communications facilities and antennae which render them more visually appealing or blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted Antennae, building-mounted Antennae painted to match the existing structure and facilities constructed to resemble trees, shrubs, and light poles.



8. *Substantially Change*—(1) Any increase in the height of a Wireless Support Structure by more than 10%, or by the height of one additional Antenna array with separation from the nearest existing Antenna not to exceed twenty (20) feet, whichever is greater, except that the mounting of the proposed Wireless Communications Facility may exceed the size limits set forth herein if necessary to avoid interference with existing Antennae; or (2) any further increase in the height of a Wireless Support Structure which has already been extended by more than 10% of its originally approved height or by the height of one additional Antenna array.
9. *Wireless*—transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, PCS, microwave, satellite, or radio signals.

### SECTION III. Amendment

Section 240-31.C.(3)(h) of the East Goshen Township Zoning Ordinance is hereby amended to include Section IV as subsection [4] and section V as subsection [5] following the current subsection [3] for wireless communication facilities standards.

### SECTION IV. Commercial Communications Antennae in the Public Road Rights-of-Ways

#### [4.] Commercial communications antennae in the public rights-of-way.

- a. Standards for commercial communications antennae erected in the public rights-of-way. All applicants seeking to construct, erect, or relocate a commercial communications antenna shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application, unless the proposed facility falls under the provisions of the Pennsylvania Wireless Broadband Colocation Act.
- b. Conditional use application. A conditional use application shall be completed by any applicant desiring to place a commercial communications antenna in the public road right-of-ways ("ROW"). The application shall be submitted to the Township Zoning Office and shall demonstrate that the proposed facility meets all of the following specifications:
  - a. Co-location, Location and Siting.
    - i. Co-location. Commercial communications antennae in the-ROW shall be co-located on existing poles, such as existing utility poles that already act as standard antennae support structures, or light poles. If co-location is not technologically feasible, the Applicant shall locate

its commercial communications antennae on existing poles that do not already act as standard antenna support structures.

ii. Location. Commercial communications antennae in the ROW are permitted in all zoning districts ~~es~~—subject to the restrictions and conditions prescribed below and subject to the prior written approval of the Township.

iii. Siting.

1. Prohibited on Certain Structures. Commercial communications antennae shall not be located on any building in the ROW, single family detached residences, single family attached residences, or any residential accessory structure.

~~2. Historic Buildings. No commercial communications antenna may be located on a building or structure in an historic district that is listed on either the National or Pennsylvania Registers of Historic Places, or is eligible to be so listed, or is listed on the official historic structures and/or historic districts list maintained by the Township, or has been designated by the Township to be of historical significance.~~

iv. Design regulations.

1. Antenna installations located above the surface grade in the public ~~ROW~~ including, but not limited to, those on streetlights and joint ~~utility~~ poles, shall consist of equipment components that are no more than six (6) feet in height and that are compatible in scale and proportion to the structures upon which they are mounted. All equipment shall be the smallest and least visibly intrusive equipment feasible.

2. Antennae and all support equipment shall be treated to match the supporting structure. Facilities and accompanying equipment shall be painted, or otherwise coated, to be visually compatible with the support structure upon which they are mounted.

3. Equipment location. Commercial communications antennae and accessory equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Township. In addition:



- a. Ground-mounted equipment and electrical meter cabinets shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
  - b. Any proposed underground vault related to commercial communications antennae shall be reviewed and approved by the Township.
- v. Public safety communications. The applicant shall submit proof that the proposed antenna will not interfere with public safety communications or the reception of broadband, television, radio or other communication services enjoyed by occupants of nearby properties.
- c. Relocation or Removal. Within sixty (60) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an Emergency, an owner of an antenna in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any antenna when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall have determined that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:
  - i. The construction, repair, maintenance or installation of any Township or other public improvement in the ROW~~Right of Way~~; or
  - ii. The operations of the Township or other governmental entity in the ROW~~Right of Way~~; or
  - iii. Vacation of a street or road; or ~~the release of a utility easement; or~~
  - iv. An Emergency as determined by the Township.
- d. Financial Security. Prior to receipt of a zoning permit for the construction or placement of a commercial communications antenna, the applicant shall provide to the Township financial security sufficient to guarantee the removal of the proposed antenna. Said financial security shall remain in place until the antenna is removed.
- e. Standard of care. Any commercial communications antenna shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, and National Electrical Code. All antennae shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so

that the same shall not endanger the life of any person or any property in the Township.

- f. Wind. Any commercial communications antennae shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA-222-E Code, as amended).
- g. Maintenance. The commercial communications antenna shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair. Such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents. All maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents.
- h. Radio Frequency Emissions. No commercial communications antenna may, by itself or in conjunction with other antennae, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.
- i. Abandonment. In the event that use of a commercial communications antenna is discontinued, the owner shall provide written notice to the Township of its intent to discontinue use and the date when the use shall be discontinued. Unused or abandoned antennae or shall be removed as follows:
  - i. All abandoned or unused antennae and accessory facilities shall be removed within two (2) months of the cessation of operations at the site unless a time extension is approved by the Township.
  - ii. If the antenna is not removed within two (2) months of the cessation of operations at a site, or within any longer period approved by the Township, the antenna and any related equipment may be removed by the Township and the cost of removal assessed against the owner of the antenna.
- j. Time, place and manner. The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all commercial communications antennae in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Township and the requirements of the Public Utility Code.



- k. Insurance. Each Person that owns or operates a commercial communications antenna shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering the commercial communications antenna.
- l. Indemnification. Each Person that owns or operates a commercial communications antenna shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the Person, its officers, agents, employees or contractors arising out of, but not limited to, the construction, installation, operation, maintenance or removal of the commercial communications antenna. Each Person that owns or operates a commercial communications antenna shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of a commercial communications antenna. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.
- m. Co-locations and modifications that fall within the provisions of the Pennsylvania Wireless Broadband Collocation Act.
  - a. Section 4 (a-d) shall not apply to facilities which are governed by the Pennsylvania Wireless Broadband Collocation Act. To the extent permitted by law, the remaining provisions in Section 4 (e-l) shall apply to co-location applicants desiring to place new antennae on existing wireless communications facilities, as well as those applicants desiring to modify existing facilities. Any applicant proposing the collocation or modification of a commercial communications antenna shall submit a building permit to the Township Zoning Office.
  - b. Timing. Within thirty (30) calendar days of the date that an application for a Commercial communications antenna is filed with the Township, the Township shall notify the applicant in writing of any information that may be required to complete such application. Within ninety (90) calendar days of receipt of a complete application, the Township shall make its final decision on whether to approve the application and shall advise the applicant in writing of such decision. If additional information was requested by the Township to complete an application, the time required by the applicant to provide the information shall not be counted toward the Township's ninety (90) day review period.



**Section V. Wireless Communications Facilities in the Public Road Rights-of-Way**

**[5]. Wireless communications facilities in the public rights-of-way**

- a. Standards for wireless communications facilities erected in the public rights-of-way. All applicants seeking to construct, erect, or relocate a wireless communications facility shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.
- b. Conditional use application. A conditional use application shall be completed by any applicant desiring to erect a wireless communications facilities in the public ROW. The application shall be submitted to the Township Zoning Office and shall demonstrate that the proposed facility meets all of the following specifications:
  - i. Location and Height.
    1. Maximum Height. Wireless communications facilities greater than forty-five (45) feet in height shall be prohibited in the public rights-of-way.
    2. Height Extensions. Any height extensions (not co-locations) to an existing wireless communications facility shall require prior approval of the Township, and shall not increase the overall height of the facility to more than forty-five (45) feet. The Township reserves the right to deny such requests based upon aesthetic and land use impact, or any other lawful considerations related to the character of the Township.
    3. Location.
      - a. Wireless communications facilities forty-five (45) feet or shorter in height shall be permitted in the Township in the ROWpublic rights-of-way, but only in areas in which utilities are located underground, and more specifically permitted only upon the of the following roadseorridors:
        - i. West Chester Pike.
        - ii. Boot Road, between Paoli Pike and Greenhill Road
        - iii. Paoli Pike.
        - iv. North Chester Road (Rt. 352).

v. Line Road.

Suggest limiting it to the state road only?

~~b. Historic Districts. No wireless communications facility may be located in a district, or in the front façade of a building, which is listed on either the National or Pennsylvania Registers of Historic Places, or eligible to be so listed, or is included in the official historic structures and/or historic districts list maintained by the Township.~~

ii. Design Regulations.

1. Stealth Technology. The wireless communications facility shall employ the most current Stealth Technology available in an effort to appropriately blend into the surrounding environment and minimize aesthetic impact. The application of the Stealth Technology chosen by the applicant shall be subject to the approval of the Township.
2. Other antennae. Any proposed wireless communications facility shall be designed structurally, electrically, and in all respects to accommodate both the applicant's wireless communications antennae and comparable antennae for future users.
3. Aviation Safety. Commercial communications antennae shall comply with all federal and state laws and regulations concerning aviation safety.
4. Signs. The proposed facility shall post a sign in a readily visible location identifying the name and phone number of a party to contact in the event of an emergency.
5. Lighting. No wireless communications facility shall be artificially lighted, except as required by law. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.
6. Radio Frequency Emissions. No wireless communications facility may, by itself or in conjunction with other facilities in its respective vicinity, generate radio frequency emissions in excess of the standards and regulations of the FCC, including but not limited to, the FCC Office of Engineering Technology Bulletin 65 entitled "Evaluating Compliance with FCC Guidelines for Human

Exposure to Radio Frequency Electromagnetic Fields,” as amended.

7. Wind. All wireless communications facilities shall be designed to withstand the effects of wind according to the standard designed by the American National Standards Institute as prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA-222-E, as amended).

iii. Gap in Coverage.

1. An applicant for a wireless communications facility must demonstrate that a significant gap in wireless coverage exists with respect to all wireless operators in the applicable area and that the type of facility being proposed is the least intrusive means by which to fill that gap in wireless coverage.
2. The existence or non-existence of a gap in wireless coverage shall be a factor in the Township’s decision on an application for approval of wireless communications facilities in the ROW.

iv. Co-location and Strategic Siting.

1. Co-location. An application for a new wireless communications facility shall not be approved unless the Township finds that the wireless communications equipment planned for the proposed facility cannot be accommodated on an existing or approved structure or building.
  - a. The applicant shall demonstrate that it contacted the owners of tall structures, buildings, and towers within a one quarter ( $\frac{1}{4}$ ) of a mile radius of the site proposed, sought permission to install an Antenna on those structures, buildings, and towers and was denied for one of the following reasons:
    - i. The proposed Antenna and Related Equipment would exceed the structural capacity of the existing building, structure or tower, and its reinforcement cannot be accomplished at a reasonable cost.
    - ii. The proposed Antenna and Related Equipment would cause radio frequency interference with other existing equipment for that existing building, structure, or tower and the interference cannot be prevented at a reasonable cost.



iii. Such existing buildings, structures, or towers do not have adequate location, space, access, or height to accommodate the proposed equipment or to allow it to perform its intended function.

iv. A commercially reasonable agreement could not be reached with the owner of such building, structure, or tower.

b. Strategic Siting. Wireless communications facilities; ~~accessory structures~~; and Related Equipment shall not interfere with, displace, damage or destroy, any other facilities, including but not limited to, sewers, gas or water mains, pipes, cables, or conduits.

v. Equipment Location. The applicant shall at all times comply with and abide by all applicable regulations governing wireless communications facilities. Accessory equipment shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, or to otherwise create safety hazards to pedestrians and/or motorists or to otherwise inconvenience public use of the ROW as determined by the Township. In addition:

1. In no case shall ground-mounted equipment, walls, or landscaping be located within 18 inches of the face of the curb.
2. Ground-mounted equipment that cannot be undergrounded shall be screened, to the fullest extent possible, through the use of landscaping or other decorative features to the satisfaction of the Township.
3. Required electrical meter cabinets shall be screened to blend in with the surrounding area to the satisfaction of the Township.
4. Any graffiti on the wireless communications facility or on any accessory equipment shall be removed at the sole expense of the owner within ten (10) business days of notice of the existence of the graffiti.
5. Any underground vaults related to wireless communications facility shall be reviewed and approved by the Township.

vi. Written Commitment. As a condition of approval for all wireless communications facilities in the ROW, the applicant shall provide the

Township with a written commitment that it will allow other service providers to co-locate antennae on it wireless communications facilities where technically and economically feasible. The owner of a wireless communications facility shall not install any additional antennae without obtaining the prior written approval of the Township, so long as such antennae do not fall within the categories of permitted modifications or co-locations in the Wireless Broadband Collocation Act.

vii. Miscellaneous Information.

1. ~~Highway Occupancy Permit.~~~~Traffic Plan.~~ The applicant shall ~~obtain and provide the Township with a copy of the Highway Occupancy Permit from either Penn DOT of the Township as applicable.~~~~provide a traffic plan for and potential disruption caused by its installation of a wireless communications facility in the ROW.~~
2. ~~Restoration Cost.~~ If appropriate, the applicant shall ~~provide an estimate of cost of restoration to the ROW by disturbances caused by its installation of a wireless communications facility.~~
3. ~~Timetable.~~ The applicant shall ~~provide to the Township a timetable for construction of the project, or each phase of thereof.~~
4. ~~Plans and Drawings.~~ The applicant shall ~~provide detailed drawing and plans, including a written description of the size and dimensions, of any proposed facility. All plans and drawings for a wireless communications facility shall contain a seal and signature of a professional structural engineer, licensed in the Commonwealth of Pennsylvania.~~
5. ~~2.~~ FCC License. If applicable, the applicant shall submit a copy of its current FCC license, including the name, address, and emergency telephone number for the operator any facilities located in the Township.

e. ~~Notice to Neighboring Property Owners.~~

- i. ~~Upon submission of an application for a wireless communications facility, and scheduling of the required conditional use hearing, the applicant shall mail notice to all owners of every property within five hundred (450) feet of the proposed facility.~~
- ii. ~~The applicant shall provide proof of the notification to the Township within ten (10) business days of completion of such mailing.~~



~~d. Restoration.~~

~~i.viii.~~ Restoration. After completion of any maintenance, placement, installation, or removal of any wireless communications facility in the ROW, the owner of such facility shall, at its own expense, restore the ROW to its original condition within twenty-five (25) days, or such longer period as may reasonably be required. ~~Additionally:~~

~~1. For one year following the completion of such work, the owner of such facilities shall guarantee its work and correct, at its own expense, any restoration work that does not satisfy the construction standards under the Township Code.~~

~~2. The owner of the wireless communications facility shall exercise due care in such restoration of the ROW and shall take all reasonable steps to safeguard work site areas.~~

~~e.~~ Standard of care. All wireless communications facilities shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, including but not limited to, the most recent editions of the American National Standards Institute (ANSI) Code, National Electrical Safety Code, National Electrical Code, as well as the accepted and responsible workmanlike industry practices of the National Association of Tower Erectors. Any facilities shall at all times be kept and maintained in good condition, order and repair by qualified maintenance and construction personnel, so that the same shall not endanger the life of any person or any property in the Township.

~~f.c.~~ Maintenance Standards. The following maintenance requirements shall apply: all wireless communications facilities shall be fully automated and unattended on a daily basis and shall be visited only for maintenance or emergency repair; such maintenance shall be performed to ensure the upkeep of the facility in order to promote the safety and security of the Township's residents; all maintenance activities shall utilize nothing less than the best available technology for preventing failures and accidents.

~~g.d.~~ Time, Place and Manner. The installation shall be in accordance with the requirements of the Highway Occupancy Permit issued for the facility.~~The Township shall determine the time, place and manner of construction, maintenance, repair and/or removal of all wireless communications facilities in the ROW based on public safety, traffic management, physical burden on the ROW, and related considerations. For public utilities, the time, place and manner requirements shall be consistent with the police powers of the Township and the requirements of the Public Utility Code.~~

h.e. Reservation of Rights. In accordance with applicable law, the Township reserves the right to deny an application for the construction or placement of any wireless communications facility for numerous factors, which include but are not limited to, visual impact, design, and safety standards.

i.f. Relocation or Removal of Facilities. Within sixty (60) days following written notice from the Township, or such longer period as the Township determines is reasonably necessary or such shorter period in the case of an Emergency, an owner of wireless communications facility in the ROW shall, at its own expense, temporarily or permanently remove, relocate, change or alter the position of any wireless communications facility when the Township, consistent with its police powers and applicable Public Utility Commission regulations, shall determine that such removal, relocation, change or alteration is reasonably necessary under the following circumstances:

- i. The construction, repair, maintenance or installation of any Township or other public improvement in the right-of-way;
  - ii. The operations of the Township or other governmental entity in the right-of-way;
  - iii. Vacation of a street or road or the release of a utility easement; or
  - iv. An Emergency as determined by the Township.
- h. Notice of Transfer, Sale or Assignment. If the owner of a wireless telecommunications facility in the ROW sells, transfers or assigns those facilities to another party, the transferee, buyer or assignee shall be obligated to comply with the regulations set forth in this Ordinance. Notice of the transfer, sale or assignment shall be provided to the Township within fifteen (15) days of the effective date of the transfer, sale or assignment. Such notice shall include the contact information for the transferee, buyer or assignee.
- i. Insurance. Each Person that owns or operates a wireless communications facility forty-five (45) feet or less in height shall provide the Township with a certificate of insurance evidencing general liability coverage in the minimum amount of \$1,000,000 per occurrence and property damage coverage in the minimum amount of \$1,000,000 per occurrence covering each facility.
  - j. Indemnification. Each Person that owns or operates a wireless communications facility shall, at its sole cost and expense, indemnify, defend and hold harmless the Township, its elected and appointed officials, employees and agents, at all times against any and all claims for personal injury, including death, and property damage arising in whole or in part from, caused by or connected with any act or omission of the Person, its officers, agents, employees or contractors arising out



of, but not limited to, the construction, installation, operation, maintenance or removal of the facility. Each Person that owns or operates a wireless communications facility shall defend any actions or proceedings against the Township in which it is claimed that personal injury, including death, or property damage was caused by the construction, installation, operation, maintenance or removal of facility. The obligation to indemnify, hold harmless and defend shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, reasonable attorneys' fees, reasonable expert fees, court costs and all other costs of indemnification.

- k. Financial Security. Prior to receipt of a zoning permit for the construction or placement of a wireless communications facility, the applicant shall provide to the Township financial security sufficient to guarantee the removal of the proposed wireless communications facility. Said financial security shall remain in place until the facility is removed.

## **SECTION VI. Miscellaneous**

- a. Police Powers. The Township, by granting any permit or taking any other action pursuant to this Chapter, does not waive, reduce, lessen or impair the lawful police powers vested in the Township under applicable federal, state and local laws and regulations.
- b. Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held illegal or invalid by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not render the remainder of this Chapter invalid.
- c. Effective Date. This Ordinance shall become effective thirty (30) days after enactment by the Board of Supervisors of East Goshen Township.

ENACTED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman



# Chapter 240. Zoning

## Article V. Supplemental Regulations

### § 240-22. Signs.

Sign regulations applicable to all districts.

#### A.

Scope and applicability.

##### (1)

Permit required. A zoning permit shall be required for all signs allowed in any zoning district except for signs listed in Subsections H, I and J. All signs shall comply with the regulations of this chapter.

##### (2)

Special permit required. A special permit(s), not to exceed 30 days in any calendar year for all special permits, may be issued for promotional devices, floodlights, flags, banners or other attention getting devices for special occasions for new or existing businesses in any commercial or industrial district.

##### (3)

Temporary permit required. A temporary zoning permit will be required for any sign erected and maintained by a developer on a tract of ground. Permits will be valid for six months but may be renewed by the Zoning Officer. Such sign shall not exceed 32 square feet in area.

#### B.

Nonconforming signs.

##### (1)

Signs legally existing at the time of enactment of this chapter and which do not conform to the requirements of this chapter shall be considered nonconforming signs. Any nonconforming sign which is damaged in excess of 25% of its cost of replacement or is removed shall be replaced only with a conforming sign. Legal nonconforming signs may be repainted or repaired (including lighting), provided that such repainted or repaired sign does not exceed the dimensions of the existing sign. Wording may also be changed.

##### (2)

Signs advertising a use no longer in existence shall be removed or changed to advertise the new use within 30 days of the cessation of the original use. Signs once removed shall be replaced only by signs in conformance with this chapter.

##### (3)

It is the responsibility of the owner of a sign to provide evidence that a sign is lawfully nonconforming and to register such sign with the Zoning Officer.

#### C.

Construction of signs. Every sign permitted in this section must be constructed of durable materials and must be kept in good condition and repair. Any sign which is allowed to become dilapidated may be repaired or removed by the Township at the expense of the owner or lessee of the property on which it is located upon written notice to both tenant and landlord.

#### D.

Abandoned signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him a sign which has been abandoned.

(1)

An abandoned sign for the purpose of this chapter is a sign located on and/or related to the use of a property which becomes vacant and unoccupied for a period of six months or more; any sign which was erected for an occupant or business unrelated to the present occupant in business; or any sign which relates to a time, event or purpose which is past.

(2)

Any such abandoned sign shall be abated by the owner or person controlling the property within 30 days of the date of abandonment as herein defined.

E.

Location of signs. The location for signs shall be governed by the following location requirements:

(1)

No sign except official signs, name plate signs, bus shelter signs, public service signs (such as telephone) and directional signs shall be erected within or project over a street right-of-way.

(2)

No sign shall be so located or arranged that it interferes with the sight distance requirements of § 240-23D(11).

(3)

No signs except official signs, political signs, public service signs, bus shelter signs or off-premises signs permitted by Subsection P shall be erected on a property to which it does not relate.

(4)

No sign except removable political signs and temporary yard or garage sale signs shall be placed on any tree, official sign, rocks or other natural features.

(5)

All signs erected in any zoning district, except C-1, shall comply with the side yard requirements for the district. A freestanding sign, other than an off-premises sign, may be erected one foot from the side property line in the C-1 Commercial District.

[Amended 9-4-2012 by Ord. No. 129-F-2012]

F.

Illuminated signs.

(1)

The lighting of signs shall be arranged so that a bare light bulb, spotlight bulb or fluorescent bulb is not visible off the lot. Any lighting of signs shall be the minimum necessary to make the sign visible from a distance of 500 feet.

(2)

No sign in any residential zoning district established in § 240-5 of this chapter shall be indirectly and/or internally illuminated unless specifically permitted by another provision of this chapter. [Amended 11-16-1999 by Ord. No. 129-J-99]

(3)

See also § 240-24H regarding light and glare control.

G.

Vehicle signs. Any vehicle or structure to which a sign is affixed in such a manner that the carrying of such sign or signs no longer is incidental to the primary purpose of the vehicle or



structure but becomes a primary purpose in itself shall be considered a freestanding sign and as such be subject to the provisions regarding freestanding signs in the district in which such vehicle or structure is located. All vehicles associated with a commercial establishment shall be parked in a location that precludes the vehicle from being used as a freestanding sign.

H.

Menu boards, bills of fare or price lists.

[Amended 7-7-2015 by Ord. No. 129-F-2015]

(1)

Notwithstanding anything in this chapter to the contrary, menu boards for restaurants shall be permitted, provided that all of the following conditions are met:

(a)

The menu board is three square feet or less in area;

(b)

The letters and numbers on the menu board are a maximum of three inches in height; and

(c)

The sign is located on the building next to the entrance of the establishment or in the window next to the entrance to the establishment.

(2)

Notwithstanding anything to the contrary in this chapter, menu boards associated with a beverage cafe with drive-through service in a shopping center permitted pursuant to § 240-15C(9) shall be permitted, provided that all of the following conditions are met:

(a)

The menu board shall not exceed eight feet in height, including the base, as measured from the elevation of the vehicle drive-through;

(b)

The menu board shall not exceed 50 square feet in area;

(c)

If the menu board is illuminated, it shall only be internally illuminated and may only be illuminated during normal business hours;

(d)

The menu board shall be located so as not to obstruct traffic or sight lines of vehicles in a shopping center; and

(e)

Landscaping shall be planted to minimize the visibility of the menu board from any public street.

I.

Temporary signs. The following signs are permitted and do not require a zoning permit, provided that they are removed in the time specified and conform to the sign requirements of this section. Any such sign that does not meet the requirements of this section shall only be permitted if it meets the provisions for another type of permitted sign.

(1)

Yard or garage sale signs, provided that they do not exceed four square feet in area and are removed within 48 hours after sale, and provided that a maximum of three such signs are posted.

(2)

Signs giving notice of the sale or rental of the property on which the sign is located, provided that such sign does not exceed eight square feet in area in the R-1 (PRD Residential Area), R-2, R-3, R-4 and R-5 Zoning Districts, and 20 square feet in area in the R-1 (PRD Commercial

Area), C-1, C-2, C-4, C-5, I-1, I-2 and BP Zoning Districts, and are removed within 72 hours upon settlement of the sale or upon signing of the lease of rental. Open house directional signs with a maximum size of two square feet may be installed two hours prior to the open house and must be removed immediately following the event.

[Amended 5-7-2002 by Ord. No. 129-L-02; 9-25-2012 by Ord. No. 129-G-2012]

(3)

Political signs, provided that each does not exceed eight square feet in area and are removed within seven days after the date of the election or referendum.

(4)

Signs erected by a United States Internal Revenue Service recognized nonprofit or charitable entity recognized by the Zoning Officer denoting a special event, provided that they are erected no more than 15 days before the event and removed within seven days after the event and do not exceed 32 square feet in sign area.

(5)

Noncommercial signs and decorations for an official or religious holiday, provided that they do not create traffic or fire hazards and are removed within seven days following the event. Such sign shall not exceed 32 square feet.

(6)

Signs announcing work actively being performed on the premises by contractors, mechanics, painters, artisans, etc., not to exceed eight square feet, provided that they are removed within seven days after such work is no longer actively and continuously being pursued, except such signs may be a maximum of 32 square feet if the construction cost is over \$1,000,000.

(7)

Signs advertising the temporary sale of products or goods such as Christmas trees, provided that such signs shall not exceed a total sign area on each of two sides of 12 square feet, are only posted for a maximum of 30 days and are removed within three days after the completion of sales.

J.

Exempt signs. The following type of signs (as defined in § 240-6) are exempt from zoning permit requirements, within the following requirements:

(1)

Official signs.

(2)

Name plate signs not to exceed two square feet.

(3)

Identification signs not to exceed two square feet.

(4)

Directional signs not to exceed four square feet.

(5)

Memorial or historic markers when approved by motion or resolution of the Board of Supervisors.

(6)

Public service signs, such as those advertising availability of rest rooms, telephone, meeting times of service organizations or other similar public conveniences. Not to exceed two square feet.

(7)



1 Temporary signs as provided in Subsection [I](#).

2 [\(8\)](#)

3 Trespassing signs or signs, indicating the private nature of a road, driveway or premise, and signs  
4 prohibiting or controlling hunting and fishing upon the premises, not to exceed two square feet.

5 [K.](#)

6 Signs prohibited in all districts. The following signs are prohibited in all zoning districts:

7 [\(1\)](#)

8 Banners, spinners, flags, pennants or any moving object used for commercial advertising purpose  
9 whether containing a message or not, except as permitted under Subsection [A\(2\)](#), and except  
10 banners or flags meeting the requirements for a permitted type of sign.

11 [\(2\)](#)

12 Flashing, blinking, twinkling, animated or moving signs of any type, except those portions of the  
13 sign which indicate time and temperature, and except permitted under § [240-22W](#).

14 [Amended 9-4-2012 by Ord. No. 129-F-2012]

15 [\(3\)](#)

16 Signs placed, inscribed or supported upon the roof or upon any structure which extends above  
17 the eave of the roof of any building.

18 [\(4\)](#)

19 Signs on mobile stands which can be moved from place to place.

20 [\(5\)](#)

21 Signs which emit smoke, visible vapors or particles, sound or odor.

22 [\(6\)](#)

23 Signs which contain information that states or implies that a property may be used for any  
24 purpose not permitted under the provisions of this chapter in the zoning district in which the  
25 property to which the sign relates is located.

26 [\(7\)](#)

27 Signs that are of such character, form, shape or color that it imitates or resembles any official  
28 traffic sign, signal or device, or that has any characteristics which are likely to confuse or distract  
29 the operator of a motor vehicle on a public street.

30 [\(8\)](#)

31 Signs that outline the rooflines, doors, windows or wall edges by illuminated tubing or strings of  
32 lights for advertising purposes.

33 [\(9\)](#)

34 Signs or displays visible from a street, sidewalk or another property that include words or images  
35 that are obscene, pornographic or that an average reasonable person would find highly offensive  
36 to public decency.[\[2\]](#)

37 [\[2\]](#)

38 Editor's Note: Former Subsection K(10), concerning off-premises signs, which immediately  
39 followed this subsection, was repealed 9-4-2012 by Ord. No. 129-F-2012. See now § [240-22V](#),  
40 Off-premises signs.

41 [L.](#)

42 Signs and/or structures denoting the name of a subdivision.

43 [\(1\)](#)

44 Signs that are freestanding or attached to walls or fences constructed of weather-resistant wood  
45 or decorative masonry designating the name of a subdivision and any accompanying logo may be  
46 erected at each entrance of a subdivision. The location of all such structures or signs shall be

approved by the Township during the subdivision process and shall not contain any advertising except the name of the subdivision. A maximum of two sign faces shall be permitted, each of which shall have a maximum sign area of 50 square feet.

(2)

The applicant shall prove that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping and that the sign will be durably constructed as to require minimal maintenance. The Zoning Officer shall issue a zoning permit upon the recommendation of the Planning Commission.

(3)

These signs shall only be permitted for use in conjunction with a subdivision and shall not be permitted for use in conjunction with a land development.

L.1.

Off-premises signs and structures denoting the uses in the I-2 District.

[Added 2-5-2002 by Ord. No. 129-G-2; amended 2-22-2005 by Ord. No. 129-A-05]

(1)

An off-premises, directly illuminated freestanding sign may be erected at the Paoli Pike entrance to the uses. The location of such sign, the materials, the method of lighting, and the content of the sign shall be approved by the Board of Supervisors during the subdivision/land development process. The sign shall have a maximum sign area of 20 square feet and a maximum height of five feet. The Zoning Officer shall issue a zoning permit upon the recommendation of the Planning Commission and approval of the Board of Supervisors.

(2)

The applicant shall prove by a preponderance of evidence that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping.

M.

Area of signs. The following regulations shall be used in computing the area of signs:

(1)

The area of a sign shall be construed to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself.

(2)

Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or triangle, including the sign background, which encompasses all of the letters and symbols.

(3)

In computing square foot area of a double-face sign, only one side shall be considered, provided that both faces are identical in size. If the interior angle formed by the two faces of the double-faced sign is greater than 45°, then both sides of such sign shall be considered in calculating the sign area.

(4)

Unless otherwise specified, all square footages are maximum sizes.

N.

Height of signs. Except for off-premises signs,\* no sign shall exceed the maximum height restriction for the particular type of sign structure and zoning district established below:

[Amended 2-5-2002 by Ord. No. 129-G-2; 9-4-2012 by Ord. No. 129-F-2012]



**Maximum Height\*\*  
(feet)**

<b>Type of Sign Structure</b>	<b>Residential Districts</b>	<b>Commercial Districts</b>	<b>Industrial and Business Park Districts</b>
Freestanding	6	14	6
Wall	10	14	10***

\*The height of off-premises signs shall be regulated by § [240-22V](#).

\*\*"Maximum height" shall mean the vertical distance measured from the average ground level immediately below a sign to the highest point of the sign and its supporting structure.

\*\*\*Wall signs on office buildings in the I-2 District may have a maximum height of 41 feet.

[O.](#)

Signs permitted in residential districts.

[\(1\)](#)

Only the following types of signs are permitted in residential districts:

[\(a\)](#)

Exempt signs as provided in Subsection [J](#).

[\(b\)](#)

Temporary signs as provided in Subsection [I](#).

[\(c\)](#)

Subdivision signs as provided in Subsection [L](#).

[\(d\)](#)

The following signs are permitted for those uses permitted in residential districts by conditional uses or special exception:

[\[1\]](#)

A wall sign not to exceed 20% of the wall-signable area or 32 square feet, whichever is less, and permitted on the front wall of the structure only.

[\[2\]](#)

A freestanding sign not to exceed 32 square feet in area. Such sign shall not be internally illuminated. No more than one freestanding sign per road frontage.

[\[3\]](#)

A nonilluminated window sign not to exceed 20% of window area to which it is attached.

[\(2\)](#)

Any of the above signs that are to be associated with a proposed conditional or special exception use shall be reviewed and either be approved or denied at the same time that the conditional or special exception use is being reviewed.

[\(3\)](#)

Signs relating to convenience commercial facilities when permitted in an apartment development in accordance with the following regulations:

[Amended 11-16-1999 by Ord. No. 129-J-99]

[\(a\)](#)

Wall sign. One shall be permitted for each establishment and shall be attached only to either the front wall, front advertising band or under the eave of the front of the main roof of the individual establishment. The top of the sign shall not be as high as the roof eave and the bottom of the sign shall be at least six feet and eight inches above the nearest finished walkway. (A parking area shall not be considered a walkway). Such sign shall not exceed two feet in height or be longer

than 75% of the linear length of the individual commercial establishment. The maximum size of any such sign shall not exceed 24 square feet.

[1]

All newly placed wall signs attached to the same building.

[a]

Shall be generally consistent in proportion and format with existing signs so that consistency of signs is achieved.

[b]

Shall not be box-type signs if at least 75% of the existing signs in the convenience center are not box-type signs. A "box-type" sign is a closed box with one or two faces being illuminated from within.

[c]

Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the architecture of the building.

[d]

Should be generally consistent in materials, font style and type size with other signs attached to the same building.

[e]

May be directly or indirectly illuminated.

(b)

Freestanding sign. One freestanding sign shall be permitted for the convenience commercial facility. The sign shall not exceed 20 square feet in area and shall have an overall height not exceeding eight feet. Such signs may identify the names or businesses of the occupants of the convenience commercial facility.

(c)

Window sign. A nonilluminated window sign not to exceed 20% of the window area to which it is attached.

(d)

Design. All signs on the structures shall be of the same design, shall be lit in a similar manner and shall be architecturally compatible with the structure.

(e)

Wall sign alternative. In lieu of the wall sign authorized by § 240-220(3)(a), each establishment in the building shall be permitted to erect one freestanding sign in accordance with the following requirements:

[1]

Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.

[2]

Each freestanding sign shall be located immediately in front of its respective establishment.

[3]

All portions of the freestanding sign shall be located no more than 10 feet from the respective establishment.

[4]

Each freestanding sign shall comply with all front, rear and side yard requirements, and each such sign shall comply with the setback requirements for the zoning district in which the property is located.



(4)

See also Subsection F regarding illumination of signs in a residential district.

P.

Signs permitted in commercial districts. Only the following types of signs are permitted in a commercial district:

[Amended 9-4-2012 by Ord. No. 129-F-2012; 9-25-2012 by Ord. No. 129-G-2012; 7-7-2015 by Ord. No. 129-F-2015]

(1)

Exempt signs as provided in Subsection J.

(2)

Temporary signs as provided in Subsection I.

(3)

Signs relating to the principal use on a lot, with a maximum of one commercial establishment in accordance with the following regulations:

(a)

Wall sign. One wall sign shall be permitted for the commercial establishment. Such sign shall not exceed two square feet in area for each linear foot of wall-signable area, but not exceed 60 square feet.

(b)

A freestanding sign not to exceed 10 square feet in area. No more than one freestanding sign shall be permitted on each street frontage.

(c)

A window sign not to exceed 20% of window area to which it is attached.

(4)

Signs relating to the principal use on a lot, including more than one commercial establishment are permitted in accordance with the following regulations:

(a)

Wall sign. One wall sign shall be permitted for each commercial establishment. Such sign shall not exceed two feet in height or be longer than 75% of the linear length of the individual commercial establishment, with a maximum size of 32 square feet. Two wall signs shall be permitted if the commercial establishment is in a stand-alone building in a shopping center.

[1]

All newly placed wall signs attached to the same building:

[a]

Shall be generally consistent in proportion with existing signs.

[b]

Shall not be box-type signs if at least 75% of the existing signs are not box-type signs.

[c]

Shall maintain common vertical and horizontal lines with other signs in a manner consistent with the architecture of the building.

[d]

Should be generally consistent in materials, font style and type size with other signs attached to the same building.

[2]

An applicant for construction of a new principal building intended to include more than one establishment is strongly encouraged to submit a proposed set of standards that the building

owner intends to use to control the types and colors of signs to ensure compatibility among the signs.

[3]

See Subsection [K](#), which prohibits certain types of signs, such as flashing and above-the-roofline signs.

[4]

Wall sign alternative. In lieu of the wall sign referred to in Subsection [P\(4\)\(a\)](#), each commercial establishment in the structure shall be permitted to erect one freestanding sign in accordance with the following requirements:

[a]

Each freestanding sign shall have a maximum size of 10 square feet and a maximum height of 10 feet.

[b]

Each freestanding sign shall be located immediately in front of its respective establishment.

[c]

All portions of the freestanding sign shall be located no more than 10 feet from the respective establishment.

[d]

The freestanding signs shall comply with all front, rear and side yard requirements and they shall comply with the setback requirements for the zoning district.

(b)

Freestanding signs.

[1]

A shopping center use in the C-2 District or within a PRD may have a freestanding sign with a maximum area of 120 square feet and a maximum height of 14 feet on each street frontage. No more than one freestanding sign shall be permitted on each street frontage.

[2]

All other freestanding signs shall not exceed 10 square feet in area nor five feet in height. No more than one freestanding sign shall be permitted on each street frontage.

(c)

Window signs. The cumulative size of window signs is not to exceed 20% of the window area to which it or they are attached. Such signs may contain the names or businesses of the occupants of the facilities.

(d)

All signs on the structure shall be of the same design and lit in a similar manner and shall be architecturally compatible with the structure.

(5)

Sign bonus. Each permitted 10 square feet maximum freestanding sign in a commercial district may be increased in size to a maximum of 20 square feet if the sign is not internally illuminated and is constructed of relief-cut wood (other than plywood).

(6)

Any sign (as defined in § [240-6](#), which includes but is not limited to graphics and logos) attached to or incorporated into functional elements of a building or development (including but not limited to awnings, canopies or murals) that serve an advertising or use identification purpose shall be considered to be a sign, and specifically shall be regulated by all provisions of this section for the applicable zoning district.



Q.

Signs permitted in industrial and business park districts. Only the following types of signs are permitted in the industrial and business park districts:

[Amended 2-5-2002 by Ord. No. 129-G-2]

(1)

Exempt signs as provided in Subsection I.

(2)

Temporary signs as provided in Subsection I.

(3)

Subdivision signs as provided in Subsection L.

(4)

Land development signs as provided in Subsection L.1.

(5)

Wall sign. One shall be permitted for each establishment. Such sign shall not exceed two square feet for each linear foot of wall area (where a sign could be located) or 100 square feet, whichever is more restrictive, and shall be permitted only on the front wall of the structure. In the I-2 District each office building shall be permitted one sign, which shall not exceed 40 square feet.

(6)

Freestanding sign. One sign along each street frontage, each of which shall not exceed 20 square feet in sign area.

(7)

Freestanding signs in the I-2 District for an office use.

[Amended 2-22-2005 by Ord. No. 129-A-05]

(a)

A maximum of one freestanding, directly illuminated sign that is located on the lot that contains the office use shall be permitted for an office use in the I-2 District. The sign shall not exceed 13 square feet in area and four feet in height. The Zoning Officer shall issue a zoning permit for the sign upon the recommendation of the Planning Commission and approval of the Board of Supervisors.

(b)

Off-site freestanding signs whose primary purpose is to direct persons to various uses in the I-2 Zoning District may be installed by the Township in the I-2 Zoning District. These signs shall be considered "official signs" as defined by this chapter.

(8)

Freestanding signs in the I-2 District for National Register of Historic Places eligible buildings.

A maximum of two freestanding, off-premises, directly illuminated signs shall be permitted.

Each sign shall not exceed 24 square feet in area and five feet in height. If more than one such sign is installed, lettering and symbols shall be restricted to one side only of each sign. The applicant shall prove by a preponderance of evidence that there will be a long-term system to ensure proper maintenance of the sign and any accompanying landscaping. The Zoning Officer shall issue a zoning permit for the signs upon approval of the Board of Supervisors.

(9)

Off premises freestanding signs in accordance with § 240-22L.1.

[Added 2-22-2005 by Ord. No. 129-A-05]

R.



Approval of signs associated with proposed conditional uses and special exception uses. Any of the signs in Subsections O through and including Q that are to be associated with a proposed conditional or special exception use shall be reviewed and either be approved or denied at the same time that the conditional or special exception use is being reviewed.

S.

Display of street address numbers.

(1)

Assignment of street address numbers.

(a)

Street address numbers shall be assigned by the Township Manager or his/her designee to each lot, each dwelling unit and each commercial or business establishment when there is more than one such establishment on a lot.

(b)

The Township Manager or his/her designee shall have the power to correct any errors with respect to the assignment of street address numbers, as and when such errors are discovered, and shall have the power to change and redesignate a street address number or numbers assigned to any lot, dwelling unit and commercial or business establishment when there is more than one such establishment on a lot and when it is deemed that such change or redesignation is necessary or desirable in order to provide street address numbers appropriate for the purposes of uniquely identifying each such lot, dwelling unit and commercial or business establishment and for reducing the time, effort and potential confusion necessitated by such identification.

(2)

Application for street address number. The owner or occupant of a lot, dwelling unit and commercial or business establishment when there is more than one such establishment on a lot, to which no street address number has been previously assigned or designated or to which a duplicative number has been assigned or designated shall, prior to occupancy thereof, make application to the Township Manager or his/her designee for assignment of such street address number which, upon designation, shall be the street address number of the property.

(3)

Specifications for street address number posting. The owner or occupant of each lot, each dwelling unit or each commercial or business establishment when there is more than one such establishment on a lot within the Township shall post the designated street address number on said lot, dwelling unit and commercial or business establishment in strict compliance with the following specifications and regulations:

(a)

The street address numbers shall be Arabic in design and shall be constructed of a permanent and weatherproof material or possessing a permanent and weatherproof coating.

(b)

Each digit constituting the posted street address number shall be not less than three inches in height.

(c)

If the lot is improved with a building or buildings, the digits constituting the posted street address number shall be secured and permanently mounted to the principal building's element (e.g., front wall or porch) most proximate to the public or private vehicular accessway providing principal access to said building.

(d)

Each digit constituting the posted street address number shall be mounted at a height not less than four feet nor greater than 10 feet above the grade or elevation of the adjoining principal vehicular accessway.

(e)

Each digit of the posted street address number together with the structure or building element to which they are affixed shall be so designed with regard to contrasting background, arrangement, spacing, size and uniformity of digits so as to be readily legible and visible during daylight hours or when illuminated by a source of artificial light by a person possessing normal vision.

(f)

Each digit of the posted street address number shall be so located so as to avoid all visual obstruction, including trees, shrubs and any other temporary or permanent structure or fixture.

(g)

If the lot has a mailbox located within the street right-of-way, the digits constituting the posted street address number shall also be permanently mounted, painted or otherwise affixed on both sides to either the mailbox or the mailbox post.

(h)

If the lot does not have a mailbox located within the right-of-way but does have a freestanding sign, the street address shall be placed on the freestanding sign. If the lot does not have a mailbox located within the right-of-way or have a freestanding sign, the street address shall be placed on a small freestanding sign which is located by the main entrance to the property. This freestanding sign shall not be larger than two square feet in size and not more than three feet in height.

T.

Bus shelter signs. A bus shelter permitted by § [240-37](#) may include a single off-premises sign, which shall have a maximum of two sign faces. Such sign shall have a maximum sign area of 24 square feet on each of the two sign faces. In addition, such sign may include a sign of up to four square feet identifying the agency providing public transit service.

U.

Historic wall signs. One historic wall sign shall be permitted on properties listed on the East Goshen Township Historic Resource Inventory for those uses permitted pursuant to § [240-38.5A](#). The sign shall be reviewed and approved by the Board of Supervisors contemporaneously with the use.

[Added 5-4-2004 by Ord. No. 129-D-04]

(1)

The sign shall be a maximum size of six square feet on each of no more than two faces.

(2)

The sign shall project no more than four feet from the face of the building.

(3)

The top of the sign shall not exceed:

(a)

One-story building: the eave height.

(b)

Two- or three-story building: the height of the second floor windowsill.

(4)

The sign may be directly illuminated by a maximum of two seventy-five-watt bulbs (one for each side).

(5)



The sign, and related illumination, shall adhere to the standards of §§ [240-22](#) and [240-24H](#).

[V.](#)

Off-premises signs. Off-premises signs shall be permitted when authorized as a conditional use, subject to the following provisions:

[Added 9-4-2012 by Ord. No. 129-F-2012]

[\(1\)](#)

One off-premises sign shall be permitted on a lot as a principal use or as an accessory use on a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township and on a lot which abuts Route 202.

[\(2\)](#)

The off-premises sign shall be set back from the edge of the existing right-of-way a minimum of 10 feet.

[\(3\)](#)

The maximum sign area for an off-premises sign shall be as follows:

[\(a\)](#)

On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township: 75 square feet.

[\(b\)](#)

On a lot which abuts Route 202: 300 square feet.

[\(4\)](#)

Maximum height.

[\(a\)](#)

The maximum height of an off-premises sign shall be as follows:

[\[1\]](#)

On a lot which abuts West Chester Pike between Westtown Way and the Township's border with West Goshen Township: 25 feet.

[\[2\]](#)

On a lot which abuts Route 202: 25 feet.

[\(b\)](#)

The height of an off-premises sign shall be measured from the average grade based on the area found within a fifty-foot radius of the outer limits of the sign structure.

[\(5\)](#)

The off-premises sign shall be set back a minimum of 20 feet from all lot lines.

[\(6\)](#)

No off-premises sign shall be erected within 200 feet of any other off-premises sign.

[\(7\)](#)

If the off-premises sign is to have exterior lighting, a lighting plan must be submitted with the conditional use application which includes the following information:

[\(a\)](#)

A site plan containing the layout of the proposed fixture locations and type.

[\(b\)](#)

Catalog cuts and photometrics for each light fixture, the method of energizing each light fixture, a listing of the hours of operation and a plan showing the photometrics for the entire site based upon the proposed placement of the light fixtures. A description of glare-reduction devices, lamps, wattage, control devices, mounting heights, pole and mounting methods, as appropriate for each fixture, should also be included.



(8)

Off-premises signs shall be screened from any abutting property used or zoned for residential uses with a buffer planting screen. Such screen shall consist of evergreen trees of at least 15 feet in height at the time of planting that form a continuous visual buffer along or near the property line abutting the residential use or lot.

W.

LED signs. LED signs may be used on the following types of signs subject to the regulations in this § 240-22W: i) an off-premises sign along West Chester Pike between Westtown Way and the Township's border with West Goshen Township; ii) an off-premises sign along Route 202; and iii) on a wall sign or freestanding sign in the C-1 District.

[Added 9-4-2012 by Ord. No. 129-F-2012]

(1)

The message displayed on the digital off-premises sign shall be static and nonanimated and shall remain fixed for a minimum of 10 seconds;

(2)

The sign shall not display any message that moves, appears to move, scrolls, or changes in intensity during the fixed display period;

(3)

The transition time between changes in the sign face or message shall be less than one second;

(4)

The sign must be equipped with brightness controls which shall be used to reduce the intensity of the light based on outside light levels; and

(5)

The digital LED display shall not have lighting that would compete with or distract from traffic signal lighting.

[1]

Editor's Note: Summary Sign Charts 1 and 2 are included as attachments to this chapter.

# Chapter 240. Zoning

## Article V. Supplemental Regulations

### § 240-23. General regulations.

General regulations applicable to all districts.

#### A.

Limit of one principal use. No more than one principal use shall be permitted on a lot unless specifically permitted by this chapter.

#### B.

Principal buildings.

##### (1)

If two or more principal buildings are located on a lot, each principal building shall conform to all requirements of this chapter as if each building were on a separate lot. The required land development plan shall comply with all the standards and improvements required by Chapter 205, Subdivision and Land Development.

##### (2)

Street frontage required and flag lots.

##### (a)

Every principal building shall be built upon a lot with frontage upon a public or private street improved to meet Township standards or for which such improvements have been ensured by the posting of a performance guaranty pursuant to Chapter 205, Subdivision and Land Development.

##### (b)

Flag lots (also known as "pole lots").

##### [1]

A flag lot, as illustrated in the Appendix, is a lot that does not meet the minimum lot width requirement at the minimum (front yard) building setback line and/or at the street line, and which includes an elongated extension to connect the bulk of a lot to a street.

##### [2]

The creation of an individual flag lot shall be permitted by right, provided that all of the following conditions are met:

##### [a]

The lot shall meet the minimum lot width established in the applicable zoning district.

[Amended 6-1-1999 by Ord. No. 129-D-99]

##### [b]

The pole portion of the lot (which is the portion that does not meet the minimum lot width at the minimum building setback line) shall not exceed 400 feet in length as measured from the street right-of-way, and the pole portion shall be part of the lot (versus being an easement).

##### [c]

A maximum total of one flag lot may be created from each parent lot (see definition in § 240-6) that existed as a single and separate lot of record at the time of adoption of this chapter.

##### [d]

The applicant shall prove to the satisfaction of the Township that the proposed driveway will have adequate access for emergency vehicles.

[e]

The pole portion of the flag lot shall maintain an absolute minimum lot width of 40 feet for its full length.

[f]

All lots, including but not limited to new and parent lots, shall meet the applicable minimum lot area and building setbacks.

(c)

See Sketch G in the Appendix.

C.

Maximum height of buildings and structures.

[Amended 5-7-2002 by Ord. No. 129-K-02]

(1)

Unless specifically permitted, no building or structure shall exceed the maximum height of buildings specified in this chapter, except that the regulations shall not apply to church steeples which are usually placed above the roof level and are not intended for human occupancy.

(2)

Structures such as flagpoles, windmills, water towers and silos shall be subject to and shall not exceed the maximum permitted building height unless a special exception is granted by the Zoning Hearing Board and the Board affirmatively finds that such structure is proposed, designed, intended and limited in use only to such purpose. In such case, the Board may approve such increased height as is proven by the applicant to be warranted by the functional needs of the structure, subject to such reasonable limitations and conditions as the Board shall impose, provided that the height allowed by the Board shall not exceed two times the permitted building height absent the Board's granting of a variance and provided, further, that no structure shall significantly impair solar access of adjacent buildings or solar collector locations. This section shall not apply to solar energy systems.

[Amended 3-17-2015 by Ord. No. 129-D-2015]

D.

Lot and yard requirements and sight distance.

(1)

Lot area and yard requirements. The lot or yard requirements for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this chapter. No required lot area or yard shall include any property, the ownership of which has been transferred subsequent to the effective date of this chapter if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which such transfer was made.

(2)

Minimum lot area and lot area per dwelling unit. Where a minimum lot area is specified, no principal building or use shall be erected or established on any lot of lesser area, except as may be permitted in Subsection D(4).

(3)

Minimum lot width. Where a minimum lot width is specified, no principal building shall be erected on any part of a lot which has a width of less than is specified in the appropriate zoning district except as may be permitted by Subsection D.

(4)



1 Exceptions to minimum lot areas and yards for nonconforming lots. A building may be  
2 constructed on any lot which was lawful when created and which, prior to the effective date of  
3 this chapter, was in single and separate ownership duly recorded by plan or deed, provided that  
4 the yard requirements are observed.

5 (5)

6 Spacing of nonresidential buildings on the same lot.

7 (a)

8 Where two or more nonresidential principal buildings are proposed to be built on a lot in one  
9 ownership, each such building shall be separated from another such building by at least twice the  
10 minimum side yard requirement for each respective building in the zoning district.

11 (b)

12 In the case of a building such as a shopping center, an office center or other similar building  
13 where there is a row of individual uses, this side yard requirement applies to the building rather  
14 than to the individual uses.

15 (6)

16 Through lots. In the case of through lots, unless the prevailing front yard pattern on adjoining  
17 lots indicates otherwise, front yards shall be provided on all frontages.

18 (7)

19 Front and side yards of corner lots. On a corner lot, the yard adjoining a side street shall equal  
20 the required front yard for lots facing that street.

21 (8)

22 Front yard regulations. Where a minimum depth of a front yard is specified in a district, an open  
23 space of at least the specified depth shall be provided between the street line or lines and the  
24 nearest point of any building or structure, except when permitted elsewhere in this chapter.

25 (9)

26 Side and rear yard requirements. Where a minimum width of side yard or depth of rear yard is  
27 specified, no building, structure or tennis court shall be erected within the specified distance  
28 from either side lot line or rear lot line, except when specifically permitted elsewhere in this  
29 chapter.

30 (10)

31 Exception to the required yards. Subject to Subsection D(11), the district's yard requirements  
32 shall not apply to an arbor, open trellis, flagpole, unroofed steps, unroofed terrace, recreational or  
33 drying yard, awning or movable canopy which projects no more than 10 feet, or an open fire  
34 escape or unroofed porch which extends no more than six feet into any yard.

35 (11)

36 Sight distance at intersections. Whenever a new street (public or private), accessway or driveway  
37 intersects a public or arterial street, the applicant shall establish a clear sight triangle that would  
38 provide sight distance meeting standards of PADOT, as amended. Such PADOT standards shall  
39 be used regardless of whether a state-owned or Township-owned street is involved. Vegetation  
40 and other visual obstructions within this triangle shall be limited to a height of not more than two  
41 feet above the center-line grade with the exception of official postal mailboxes, sign posts and  
42 tree trunks which shall be excluded from this two-foot minimum height requirement.

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Workshop Meeting Agenda  
Wednesday, June 1, 2016  
7:00 PM**

- A. Call to Order / Pledge of Allegiance and Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting**
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes**
  - 1. May 4, 2016**
- F. Subdivision and Land Development Applications**
  - 1. 1420 E. Strasburg Rd. (Brakman Property, SD/LD)**
- G. Conditional Uses and Variances
- H. Ordinance Amendments**
  - 1. Wireless Communications (DAS Systems)**
- I. Old Business**
  - 1. Zoning Ordinance Review**
    - a. 240-22 Signs
    - b. §240-23 General regulations**
- J. New Business
- K. 2016 Goals
  - 1. Objective 6.2 / 2015 Comp Plan
- L. Any Other Matter
- M. Liaison Reports
- N. Correspondence

Newsletter Deadlines for 2016:

**Fall: August 1, 2016 to be delivered the 3<sup>rd</sup> week of September**

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


# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**

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

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Date: 5/23/2016  
To: Planning Commission  
From: Mark Gordon, Township Zoning Officer   
Re: CFA – MTF Grant for Paoli Pike Trail

Dear Commissioners,

The Township Staff is seeking additional funding for the Paoli Pike Trail (PPT) through the PA Commonwealth Financing Authority and their Multi Modal Transportation Fund. Please review the letter of support I have prepared and authorize the Chairman to sign it.



**BOARD OF SUPERVISORS**  
EAST GOSHEN TOWNSHIP

CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

May 23, 2016

PA Department of Community and Economic Development  
Center for Business Financing – Grants Division  
Multimodal Transportation Fund  
Commonwealth Keystone Building  
400 North Street, 4th Floor  
Harrisburg, PA 17120-0225

Re: East Goshen Township, Chester County  
2016 CFA MTF Grant Application

To whom it may concern,

This letter shall certify that the proposed Paoli Pike Trail Construction project that East Goshen is proposing as part of the CFA Multi Modal Transportation Fund is consistent and in compliance with the East Goshen Township Comprehensive Plan 2015 and land use goals outlined within the plan. The Township also developed the Paoli Pike Trail Master Plan and Feasibility Study which was completed and adopted by the Board of Supervisors on January 4, 2016. The trail will serve the community and help to reduce congestion and improve air quality by reducing traffic along Paoli Pike.

Funds for this project will be utilized to implement the Paoli Pike Master plan and construct segments D and E of the Paoli Pike Trail. We look forward to moving forward with this project as it serves to benefit the community in the following ways:

- Create a safe and well connected transportation network that offers people multiple options for travel.
- Promote non-motorized travel to reduce congestion and improve air quality.
- Support multimodal transportation and recreation, including trips to school, work, shops, and parks.
- Expand access to recreational resources, including the Township's park facilities.
- Link existing businesses and support future commercial opportunities, particularly in the Town Center.
- Minimize negative impacts on sensitive environmental and cultural resources.

Thank you for your consideration of this worthwhile project for our community.

Sincerely,

Adam Knox  
Chairman

610-692-7171  
www.eastgoshen.org

**BOARD OF SUPERVISORS**  
**EAST GOSHEN TOWNSHIP**

CHESTER COUNTY  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

**FYI**

May 23, 2016

Mr. Brian O'Leary, AICP  
Chester County Planning Commission, Executive Director  
601 Westtown Road, Suite 270  
P.O. Box 2747  
West Chester, PA 19380-0990

Re: Paoli Pike Trail, Segments D-E, East Goshen Township, Chester County  
DCED Multimodal Transportation Fund Application

Dear Mr. O' Leary:

This letter shall serve as notice that East Goshen Township is making application through Pennsylvania's Department of Community and Economic Development's Multimodal Transportation Fund (MTF) to complete the Paoli Pike Trail. The proposed project is consistent with the goals and objectives of the (2015) East Goshen Comprehensive Plan, the (2015) East Goshen Township Parks, Recreation and Open Space Plan and was listed as Priority H in the (2013) Chester County Bicycle and Pedestrian Plan.

The Paoli Pike Trail Project consists of seven identified segments, with MTF funding to be utilized on Segments D-E, in between Boot Rd. and N. Chester Rd (SR 0352). We look forward to moving forward with this project as it serves to benefit the community in the following ways:

- Create a safe and well connected transportation network that offers people multiple options for travel.
- Promote non-motorized travel to reduce congestion and improve air quality
- Support multimodal transportation and recreation, including trips to school, work, shops, and parks
- Expand access to recreational resources, including the Township's park facilities
- Link existing businesses and support future commercial opportunities, particularly in the Town Center
- Minimize negative impacts on sensitive environmental and cultural resource

If you have any questions about this project please contact me.  
Sincerely,



Jason Lang, MS, CPRP  
Township Director of Parks and Recreation

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

FYI

May 20, 2016

Dear Property Owner:

The purpose of this letter is to inform you that Gunnison Development Co., LLC equitable owner of 1420 E. Strasburg Rd., West Chester, PA 19380 has submitted a Subdivision and Land Development application for the property. The applicant is proposing to subdivide the 5.079 acre parcel into three lots and build two new single family homes. The full application and plans are available for review at the Township building. The new development will be served by public water and public sewer

Pursuant to Township policy, property owners within 1000 feet of the subject property are notified of subdivision and land development applications. **The meeting dates for this matter are listed below and subject to change without further written notice:**

**June 1, 2016 – Planning Commission (7:00 PM)**

**June 8, 2016 Conservancy Board (7:00 PM)**

**July 6, 2016 – Planning Commission (7:00 PM)**

**August 3, 2016 – Planning Commission (7:00 PM)**

**August 16, 2016 – Board of Supervisors (7:00 PM)**

All meetings are held at the Township Building and are open to the public. The Subdivision and Land Development Application is available for review at the Township building during normal business hours. If any person who wishes to attend the meetings has a disability and/or requires an auxiliary aid, service or other accommodation to observe or participate, he or she should contact East Goshen Township at 610-692-7171 to discuss how those needs may be accommodated.

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

Sincerely,



Mark A. Gordon  
Township Zoning Officer

CC: All Authorities, Boards and Commissions



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

**FYI**

May 20, 2016

Dear Property Owner:

On Monday, June 27, 2016, at 7:30 P.M. prevailing time, at the East Goshen Township Building, 1580 Paoli Pike, West Chester, Pennsylvania, the East Goshen Township Zoning Hearing Board will conduct a public hearing on the appeal of Thomas Kevin Carney from the determination of the Zoning Officer with respect to the property located at 1325 Park Avenue, East Goshen Township, Chester County, Pennsylvania (Tax Parcel No. 53-6-45).

In particular, on April 5, 2016 the Zoning Officer issued a Zoning Ordinance Violation Enforcement Notice with respect to 1325 Park Avenue because the Township believed a home occupation or home related business was being conducted at the property without township approvals and/or permits. It is from this Enforcement Notice that the Applicant has filed the appeal.

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 proceedings, he or she should contact the Township Building at 610-692-7171, to discuss how those needs may be accommodated.

The Zoning Hearing Board Application is available for review at the Township building during normal business hours.

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

Sincerely,



Mark A. Gordon  
Township Zoning Officer

CC: All Township Authorities, Boards and Commissions



EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PA

SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

**FILE COPY**

Date Filed: May 17, 2016

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: Gunnison Development Co., LLC

Address: 1200 Burning Bush Lane, West Chester, PA 19380 Phone: 610 640 9174

Fax: \_\_\_\_\_ Email: jbrando@mac.com

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

Name: Antoinette S. Brakman

Address: 1420 East Strasburg Road, West Chester, PA 19380 Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3. Location of plan: 1420 East Strasburg Road, West Chester

4. Proposed name of plan: Brakman Property

5. County Tax Parcel No.: 5306 0089 0000 Zoning District: R-2

6. Area of proposed plan (ac.): 5.079 Acres Number of lots: 3

7. Area of open space (ac.): 4.6 Acres

8. Type of structures to be constructed: Two (2) single family dwellings, one existing single-family dwelling to remain.

9. What provisions are to be made for water supply and sanitary sewer? The existing single-family dwelling is served by public water & on-site sewer. Public Water through Aqua Pa and tie-in to existing public sewer via manhole on Brooke Drive is proposed for all three lots.

10. Linear feet of road to be constructed: 540

11. Name of Engineer: Thomas Tran, P.E., Commonwealth Engineers, Inc.

Phone Number: 610 518 9003 Fax: \_\_\_\_\_

Email address: ttran@cei-1.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

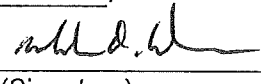
  
Applicant Signature

for Gunnison Development Co., LLC

**Administrative Use**

Fees received from applicant \$ 6000<sup>00</sup> basic fee, plus \$ \_\_\_\_\_ per lot

For \_\_\_\_\_ lots = \$ \_\_\_\_\_

Application and plan received by:  Date: 5/18/2016  
(Signature)

Application accepted as complete on: 5/19/2016  
(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: Gunnison Development Co., LLC

Address: 1200 Burning Bush Lane, West Chester, PA 19380

Telephone Number: 610 640 9174      Fax: \_\_\_\_\_

Email Address: jbrando@mac.com

Property Address: 1420 East Strasburg Road, West Chester, Pa 19380

**Property Information:**

Owner's Name: Antoinette S. Brakman

Address: 1420 East Strasburg Road, West Chester, PA 19380

Tax Parcel Number: 5306 0089 0000      Zoning District: R-2      Acreage: 5.079

Description of proposed subdivision and or land Development:

Subdivision of the parcel into three lots. Lot 1 shall contain one existing single-family dwelling; Lots 2 & 3 would each contain one (1) single-family dwelling. Associated stormwater management and support infrastructure is proposed along with connection to existing public sewer and water.

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**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: .....	5-18-16
2. Township application and review fees paid:.....	
3. County Act 247 Form complete: .....	5-18-16
4. Appropriate County Fees included: .....	"
5. 11 Copies of sealed Sub / LD plans: .....	"
6. 11 copies of other required plans:	
a. Landscape: (sealed).....	NOT PROVIDED
b. Conservancy: (sealed).....	NA
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 5-19-16 by MARIL GORDON

Official Signature  Title Zoning Officer

**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):.....	6-1-16
Date Abutting property letter sent: .....	5-20
2. Date presented to Planning Commission: .....	6-1
3. Date submitted to CCPC: .....	5-19
4. Date submitted to Township Engineer: .....	5-19
5. Date by which the PC must act, (Day 70): .....	8-10
6. Date by which Board of Supervisors must act, (Day 90): .....	8-30
7. Date sent to CB: .....	5-20
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  
1<sup>st</sup> Revision: September 22, 2003  
2<sup>nd</sup> 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.



# **PROJECT NARRATIVE**

## **~ The Brakman Property ~**

May 17, 2016

### **BACKGROUND**

Gunnison Development Co., LLC is the Equitable Owner and Antoinette Brakman is the owner of Tax Parcel No. 5306-0089-0000 located in East Goshen Township at 1420 East Strasburg Road, West Chester. The 5.079 acre parcel currently consists of an existing asphalt drive, a single family dwelling and two (2) sheds. The single-family dwelling is served by public water and on-site sewer. The remainder of the lot is lawn, meadow and woods.

The site is zoned R-2 Low Density Suburban Residential and drains to Tributary 7 of the East Branch of Chester Creek and designated by the Commonwealth of Pennsylvania as Trout Stocking (TSF) and Migratory Fishes (MF). Portions of the site are within the 100 Year Flood Plain (FEMA Zone A). No development is proposed within fifty-five (55) feet of Tributary 7.

### **PROPOSED**

A three (3) lot subdivision is proposed as follows:

- Lot 1:** The existing single family dwelling, shed and asphalt drive shall remain. This lot would total 1.472 acres and is served by public water and sewer.
- Lot 2:** A single family dwelling (4 bedroom) is proposed and would consist of 1.307 acres. This lot would be accessed by a proposed 12' wide driveway off a shared common driveway.
- Lot 3:** A single family dwelling (4 bedroom) is proposed and this lot would total 2.301 acres. This lot would be accessed by a proposed 12' wide driveway off a shared common driveway. The existing shed on this lot will be removed.

The existing asphalt driveway would be extended to become a 20' shared common driveway easement to each of the lots. All lots propose stormwater management and related infrastructure. Public water and sewer are proposed. Proposed Public Sewer would tie-in to the existing sewer main in Brooke Drive. A low pressure grinder pump is proposed for each lot.



May 2, 2016

Thomas Tran, P.E.  
Commonwealth Engineers, Inc.  
114 East Lancaster Avenue, Second Floor  
Downingtown, PA 19335

**Re:** Water Availability  
East Strasburg Road - #1420  
East Goshen Township, Chester County, Pennsylvania

Dear Mr. Tran:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

Please contact Deanne L. Ciotti, Aqua Pennsylvania Inc.'s New Service Representative at 610-541-4160 for further information on service alternatives that will meet your domestic and fire service needs. Ms. Ciotti will provide you with the appropriate service applications.

Please note that if any additional hydrants are required, or any need to be relocated, for this project that it will be handled separately by me with the issuance of a Fire Hydrant Agreement or Relocation Agreement for execution. If required, please forward a drawing with the hydrant dimensioned in both directions showing any utilities that could be encountered by us in running the hydrant lead pipe. Similarly this also applies to the existing mains on this parcel, except that your firm would be required to prepare a main relocation drawing for us.

Flow data information may be obtained from our Production Department so that you may determine the adequacy of our supply for your project needs. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-4230.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary J. Horne".

Gary J. Horne  
New Business Representative

EAST GOSHEN MUNICIPAL AUTHORITY  
EAST GOSHEN TOWNSHIP  
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

May 10, 2016

Mr. Thomas Tran, P.E.  
Commonwealth Engineers, Inc.  
114 East Lancaster Avenue  
Downingtown, PA 19335

Re: Brakman Property Subdivision  
1420 East Strasburg Road  
West Chester, PA 19380  
TPN 53-6-89

Dear Mr. Tran:

Please be advised that at their meeting on May 9, 2016 the East Goshen Municipal Authority approved your request for the connection of the existing dwelling at 1420 East Strasburg Road and the two (2) new dwelling units, which will be constructed on the new lots that will be created as a result of the above referenced subdivision.

The tapping fee for each connection is \$2,000. It is our understanding that each of the three connections will utilize a grinder pump and a force main to connect to manhole C373 located on Brooke Drive on manhole C372 located on Strasburg Road. The tapping fee for each of the new dwellings must be paid in full at the time of issuance of the building permit. The tapping fee for the existing dwelling shall be paid prior to the installation of the pump system.

In addition to the tapping fee, you would be responsible for all costs associated with the design of the pump systems, the cost of the Authority's engineer review of those designs, the cost for installation of the pump systems and force mains, the cost to obtain the HOP permit from Penn DOT, the cost of the Authority's Engineer inspection of the installations and the cost to pump and backfill the septic tank and/or cesspool for the existing dwelling. I have enclosed the information requested.

Please give me a call at 610-692-7171 or e-mail at [rsmith@eastgoshen.org](mailto:rsmith@eastgoshen.org) if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.  
Township Manager

Cc: Nate Kline, PE  
Mark Gordon