

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
June 8, 2016
7:00 PM

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

May 11, 2016

3. NEW BUSINESS
4. SUB DIVISION REVIEW
1420 Strasburg Road
5. OLD BUSINESS
6. CHAIRMAN'S REPORT
7. VARIANCES
8. BOARD MEMBER CONCERNS
9. LIAISON REPORTS
10. CORRESPONDENCE
11. DATES OF IMPORTANCE

Jun 7, 2016	Board of Supervisors	7:00 pm
Jun 8, 2016	Conservancy Board	7:00 pm
Jun 9, 2016	Historical Commission	7:00 pm
Jun 13, 2016	Municipal Authority	7:00 pm
Jun 15, 2016	Futurist Committee	7:00 pm
Jun 21, 2016	Board of Supervisors	7:00 pm
Jun 28, 2016	Board of Supervisors (Special Meeting)	7:00 pm
Jul 5, 2016	Board of Supervisors	7:00 pm
Jul 6, 2016	Planning Commission	7:00 pm
Jul 7, 2016	Park and Recreation Commission	7:00 pm
Jul 11, 2016	Municipal Authority	7:00 pm
Jul 13, 2016	Conservancy Board	7:00 pm

*Newsletter Deadlines for Fall of 2016: August 1st

12. PUBLIC COMMENT
13. ADJOURNMENT

draft
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
May 11, 2016
7:00 P.M.

The East Goshen Township Conservancy Board met for their regularly scheduled meeting on Wednesday, May 11, 2016 at the East Goshen Township Building. Board members present were: Chairman Sandra Snyder, Patti Brown, Walter Wujcik, Erich Meyer, and Scott Sanders.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Sandy led the Pledge of Allegiance and a moment of silence to remember our troops and first responders.

APPROVAL OF MINUTES

Sandy noted that the minutes of the April 13, 2016 meeting were approved.

OLD BUSINESS

1. 2016 Keep East Goshen Beautiful Day – Unfortunately bad weather affected this event. The Board members discussed ways to improve it for next years.
2. Serpentine Belt – The Board decided to do a site walk on Saturday, May 14, 2016 in the East Goshen Park to look for serpentine rock. Meet at the Veterans Pavilion at 9:00 am.
3. Newsletter article was discussed.

LIAISON REPORTS

None

ADJOURNMENT - There being no further business, Scott made a motion to adjourn the meeting. Walter seconded the motion. The meeting was adjourned at 7:40 pm.


Respectfully submitted,

Ruth Kiefer, Recording Secretary

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 6/2/2016
To: Conservancy Board
From: Mark Gordon, Township Zoning Officer 
Re: 1420 Strasburg Rd. / Subdivision and Land Development

Dear Board Members,

The Township has received a SD & LD application for 1420 E. Strasburg Road. The site is approximately 5 acres with steep slopes and one existing single family home. The developer is proposing to subdivide the parcel into 3 lots and build two new homes on the site.

The Planning Commission just began their review process and we do have the initial plan review from the Township Engineer which I have enclosed for your information and use.

At this time the applicants engineer is working on addressing the township engineer's comments. The plan is on your agenda for review and the applicant is planning to come to present it to you for your initial comments.

Staff is of the opinion that it is premature to forward a recommendation to the Planning Commission. I will forward revised plans and subsequent review comments to the CB for your July meeting.

June 1, 2016

EGOS 0118

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

**RE: 1420 E. Strasburg Road, Brakman Property
Preliminary/Final Subdivision and Land Development**

Dear Mark:

As requested, we have reviewed the following information, prepared by Commonwealth Engineers, Inc., regarding the referenced submission:

- *"Subdivision and Land Development Plan for Brakman Property"* (eight sheets) dated May 17, 2016;
- *"Post-Construction Stormwater Management Plan Narrative prepared for Brakman Property"* dated May 17, 2016; and
- Subdivision and Land Development application and supporting documents.

The owner, Antoinette Brakman, proposes to subdivide UPI No. 53-6-89 (5.079 acres) into three residential lots; new single family dwellings are proposed for both Lot 2 (1.243 acre) and Lot 3 (2.086 acre). There is an existing dwelling on Lot 1 that will remain. All lots will be served by on-site water and public sanitary sewer. The parcel is located on the south side of E. Strasburg Road (SR 2010), 400± feet east of its intersection with Lochwood Lane, within the R-2 Low Density Residential zoning district. A shared driveway will provide access to all three lots.

We offer the following comments:

ZONING

1. A clear sight triangle and the required sight distance per §240-23.D(11) should be indicated at the proposed driveway.
2. All driveways shall have a maximum grade of 15%. (§240-25.C(2)(b)) Please indicate proposed slopes for the regraded portion of the driveway closest to the road.
3. Any residential subdivision or land development shall give careful attention to providing attractive landscaping. The developer shall submit an overall landscape plan for all subdivisions or land developments. The landscape plan shall be prepared in accordance with §205; the plan is subject to review and approval by the Conservancy Board. (§240-27.D, §205-30.D(2), §205-36.)

SUBDIVISION AND LAND DEVELOPMENT

4. The applicant is proposing preliminary/final plan approval, a waiver from §205.1 should be requested waiving the preliminary plan submission requirement.
5. Specifications regarding the removal and protection of trees in accordance with §205-30.B(15) and §205-30.B(16) shall be provided. The proposed limit of disturbance may not be practical for construction purposes.
6. Regarding trees, the applicant should review §205-61 and §205-63 regarding existing trees, replacement of trees and the protection of existing trees during construction.
7. Street trees with a minimum caliper of three inches shall be provided where deemed advisable by the Planning Commission and/or Supervisors. (§205-62)

STORMWATER MANAGEMENT

8. The applicant shall provide calculations showing the total runoff volume to the rain gardens in a 2-year storm event, preferably using NPDES Worksheet 4, "developed conditions".
9. The drainage area plans show two "*#1 Points of Interest*". Please clarify.
10. The signature block found on Sheet 4 shall be revised per §195-27.A(4).
11. A planting plan for the rain gardens in accordance with the PA BMP Manual is recommended.
12. We have concerns regarding the proximity of the proposed swales and rain gardens to the buildings. Future construction (i.e. decks, patios, landscaping, pools and similar) may infringe on these areas. While we understand building footprints often change, the applicant should reconsider each lot's layout.
13. The applicant is reminded that a Stormwater Management Operation and Maintenance agreement shall be completed. (§195-27.F.2) This document is available on the Township website. Please sign two copies and return to the Township for authorization by the Board of Supervisors. The Township will then return to the applicant for recording with the plan, at the County. A copy of the time stamped document and proof of recording should then be returned to the Township.
14. Per §195-39, the Township requests that the Offer of Blanket Easement found on Sheet 4 be revised to state the following:

"A blanket stormwater management easement is provided over and across the property in favor of East Goshen Township to allow the Township and its agent and designees access to the proposed stormwater management facilities. The Township is granted the right, but not the duty, to access and conduct periodic inspections and to undertake other actions that may be necessary to enforce the requirements of the Township's Stormwater Management Ordinance or of any applicable O&M plan or O&M agreement."

SANITARY SEWER

15. There shall be a separate building sewer for each building unless the Township and/or Authority Engineer determines it to be impractical. There is one common low pressure sewer system (LPSS) pipe proposed for the majority of the sewer line. The ownership of the common line needs to be determined. (§188-28.E) Further:
 - a. We anticipate PADEP will require the Township or Municipal Authority to own the entire common LPSS including those portions on private property.
 - b. Alternatively, a separate pressure lateral could be run from each house (3 total laterals) to a common LPSS at the right-of-way so that the municipality is only responsible for sewers within the right-of-way.
 - c. Another alternative would be to extend the existing gravity sewer approximately 200 LF from MH C-370 along East Strasburg Rd with individual pressure laterals for each lot connected to that gravity main (3 total laterals). This alternative would require the gravity sewer or the LPSS's to run under the creek/culvert and disturbance to the East Strasburg Road cartway.
16. A PennDOT Highway Occupancy Permit is required for the proposed LPSS crossing of East Strasburg Road. (§188-28.F.(3))
17. The plans shall to indicate that the sewer connection to the existing septic system will be disconnected and that the existing system will be pumped out, filled, and abandoned subject to Chester County Health Department approval. (§188-33.A.(2))
18. A product submittal for the proposed grinder pump which includes the manufacturer's detail sheet, pump curve, and installation instructions shall be provided for review. The grinder pump unit and piping needs to comply with the specifications of §188-33. Additionally, the grinder pump system piping size, material, depth, method of connection to the existing manhole, and other information to demonstrate compliance with the requirements of the Township Ordinance shall be shown on the plans. A profile of the LPSS all also be provided since there a few significant grade changes and a utility crossing(s) along the proposed route. (§188-33.A.(3).(a)-(d))
19. A *Grinder Pump Station Operation & Maintenance Agreement* shall to be submitted for review and approval. (§188-33.A.(3).(e) & §188-33.F)
20. We anticipate a Sewage Facilities Planning Module will be required by PADEP for this project, in lieu of an exemption/waiver, since one sewer pipe carries wastewater from more than one dwelling. A Sewage Facilities Planning Application Mailer shall be submitted to PADEP to initiate this process. (§205-33.B(22))
21. An air release valve may be needed on the common LPSS since the subject property is much higher than the roadway and higher than the connection manhole in Brook Drive.
22. There is an existing water main along the south side of East Strasburg Rd that shall be shown on the plans and profile.
23. The applicant should evaluate if the LPSS can be run closer to the eastern property line as it approaches East Strasburg Rd to avoid two 90-degree bends on the north side of road.

GENERAL

24. The existing deed for the parcel, proposed draft legal descriptions for Lots 1, 2 and 3, and all other easements associated with the property (driveway, utility, sewer, etc.) should be provided to the Township. All legal descriptions, easements and agreements are subject to review and approval by the Township Solicitor.
25. A PennDOT Highway Occupancy Permit may be required for the improved driveway, right-of-way grading and utility connections.
26. Please update General Note 11 to reference East Goshen Township.
27. Please review and correct contour labels around the regraded driveway.
28. Please additionally note the status of the following reviews/permits:
 - a. NPDES Permit (PaDEP/CCCD) (§195-15.C(2), -16.A, -17.A) – Not applicable.
 - b. Planning Module (PaDEP) (§240-24.F, §205-33.B(22)(a)) – Correspondence has not yet been received.
 - c. Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received.
 - d. Water (Aqua) – *Will Serve letter dated May 2, 2016.*
 - e. Highway Occupancy Permit (PennDOT) – Correspondence has not yet been received.
 - f. Fire Planning (Fire Marshal) – Not applicable.
 - g. Historic Resource (Historical Comm.) – Not applicable.
 - h. Landscaping (Conservancy Board) – Correspondence has not yet been received.

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

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
Gunnison Development Co., LLC (via e-mail)
Thomas Tran, PE, Commonwealth Engineers, Inc. (via e-mail)
Mike Ellis, PE Municipal Authority Engineer (via e-mail)