

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, August 1, 2018
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**
 - 1. **Workshop meeting – August 15, 2018 Paoli Pike Corridor Overlay Project**
- D. Public Comment on Non-Agenda Items
- E. **Approval of Minutes**
 - 1. **June 6, 2018**
- F. **Subdivision and Land Development Applications**
 - 1. **1506 Meadowbrook Dr. (SD/LD)**
- G. **Conditional Uses and Variances**
 - 1. **1339 E. Strasburg Rd. / Home Occupation / CU**
- H. **Ordinance Amendments**
 - 1. **Incubator Uses / Discussion with Jon Altshul**
- I. Old Business
- J. 2018 Goals
- K. **Any Other Matter**
 - 1. **E. Strasburg Rd. Adopt a Highway Clean-up Status (Fall)**
- L. Liaison Reports
- M. Correspondence

Bold Items indicate new information to review or discuss.

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
1506 Meadowbrook Drive	SD/LD	P/F	2/26/2018	4/4/2018	2/27/2018	3/1/2018	3/1/2018	2	8/1/2018	8/21/2018	NA	9/3/2018	
1339 E. Strasburg Rd.	CU	Sk	7/16/2018	7/16/2018	NA	NA	7/25/2018		8/1/2018	9/4/2018	9/4/2018	9/14/2018	

Bold = New Application or PC action required

Completed in 2018

Malvern Institute, 940 King Rd.	V, SE	P	3/27/17	3/27/17	NA	NA	3/30/17	4	1/17/18	2/6/18	2/13/18	2/28/18	
WCASD / EG Elem.	LD	P	11/28/17	12/6/17	11/30/17	11/30/17	11/30/17		2/7/18	3/6/18	NA	3/6/18	APPD
1665 E. Boot Rd	V	P	12/1/17	12/1/17	NA	NA	12/7/18		1/3/17	1/16/18	1/25/18	1/30/18	APPD

Draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 6, 2018

The East Goshen Township Planning Commission held a regular meeting on Wednesday, June 6, 2018 at 7:00 p.m. at the East Goshen Township building. Members present were: Chairman Brad Giresi, Jim McRee, Adam Knox, Dan Daley, Ernest Harkness, Monica Close and Silvia Shin. Also present was Mark Gordon, (Township Zoning Officer) and Janet Emanuel, (Township Supervisor).

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>	<i>ZHB – Zoning Hearing Board</i>

A. FORMAL MEETING – 7:00 pm

1. Brad called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and a moment of silence to remember our first responders and military.
2. Brad asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Brad checked the log and noted there will be a workshop meeting on June 20, 2018.
4. Brad also noted that representatives of 1506 Meadowbrook should be at the next meeting.
5. The minutes of the May 2, 2018 meeting were approved as corrected.

B. ORDINANCE AMENDMENTS

1. Keeping of fowl/Domesticated Chickens - Mark explained 2 options: 1. Amend the ordinance to allow “Domesticated Chickens” on residential single family lots 1 acre or larger. 2. Amend the ordinance to allow “Domesticated Chickens” on residential single family lots that are 20,000 Sq. Ft. or larger. He provided a draft amendment to reflect option 2. After review of the draft amendment and discussion, a vote of 1 for no change, 2 for option 1 and 4 for option 2 was taken. Staff will make discussed changes and send it to the Board of Supervisors.

2. Open Space Development Ordinance Amendment - Mark reviewed the TCA Revised Proposal for Open Space Development RFP. All were in favor of Tom Comitta’s proposal. Mark mentioned that this proposal will be presented to the Board of Supervisors on June 19, 2018.

C. LIAISON REPORTS

1. Board of Supervisors – Janet reported that the BOS Live Streamed their meeting last night on YouTube. Sen. Dinniman’s suit against Sunoco got favorable response from the judge. She explained the issues East Goshen has with the pipeline.

ADJOURNMENT

There being no further business, Ernest moved to adjourn the meeting. Monica seconded the motion. The meeting adjourned at 8:35 pm. The next meeting will be held on Wednesday, July 11, 2018 at 7:00 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@eastgoshe.org

Date: 7/26/2018
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mlg*
Re: 1506 Meadowbrook Ln. / Subdivision and Land Development Application

Planning Commission Members:

The Township has received final revised plans addressing the review comments from the Township Engineer's review letter and the CCPC review letter. The Township Conservancy Board has reviewed the plan and forwarded their recommendation to the Planning Commission, which is included herein.

Recommendation:

Staff is supportive of the Planning Commission taking action on this application at this time. The applicant shall provide justification for the waiver requested from the SALDO, to the satisfaction of the PC.

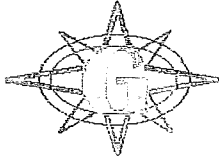
Draft Motion:

Mr. Chairman, I move that we recommend that the Board of Supervisors grant the requested waiver and approve the preliminary / final subdivision plan for 1506 Meadowbrook Ln. dated August 1, 2017, last revised 6/26/2018 with the following conditions:

1. All comments outlined in the July 10, 2018 Pennoni review letter be addressed to the satisfaction of the Township staff prior to the issuance of Building Permits.
2. The applicant shall post the appropriate financial security and submit the land development agreement for review and approval by the Board prior to the execution of the final land development plans.
3. The applicant shall provide a copy of the fully executed driveway access and easement agreement to the Township in order to satisfy condition D of the Zoning Hearing Board decision
4. The applicant and developer shall follow all federal, state and local laws.

Waiver request:

§205-31 – Combine Preliminary and Final Plan review process.



Guy Engineering Associates, Inc.

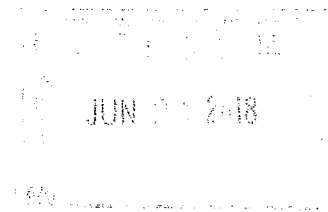
Consulting / Civil Engineering

3508 Goshen Road Newtown Square, PA 19073

Tel: (610) 355-0862 Fax: (610) 355-0863 email: sg.guyeng@gmail.com

June 25, 2018

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



Re: Preliminary/Final Subdivision and Land Development
1506 Meadowbrook Lane
Township Engineer's Review dated 6/22/2018

Dear Mr. Gordon,

This letter is a response to the Township Engineer's review letter of 6/22/2018. The enclosed land development plans have been revised to address the comments in these letters, as follows:

Sanitary Sewer:

25. Section 188-33.A(3): Pump Curve. As explained in our letter of 6/1/2018, the grinder pump will serve the basement as well, so it will be installed at a depth that will enable it to receive effluent from the basement, if the homeowner desires to install a bathroom in the basement. The centerline elevation of the inlet pipe into the pump chamber will be set at Elevation 439.00. The centerline of the discharge pipe from the pump chamber will be at Elevation 439.94. This will allow the entire length toward the connection to the cleanout ahead of the sewer manhole at the western corner of Lot # 2 to be sloped upward, with no high point anywhere along its route, and have a cover of more than 3 ft along its entire length. This will be the case whether the home owner chooses to have a bathroom in the basement and connect it to the grinder pump unit, or not. A note requiring the builder to submit an application for a grinder pump unit approval has been added on Sheet 3. A note requiring a minimum cover of 3 ft over the pipe already exists on Sheet 3 (Note # 1 of the Sanitary Sewer Notes). Another note has been added requiring the installation of the force main to be in a continuous rising slope to prevent creation of high points along its route.

26. Section 188-31.B(4): Addressed.

27. Section 188-33.A(3)(e) & 188-33.F: Grinder Pump Station O&M Agreement. The Applicant will submit the agreement to the Township. No further comment.

Mark Gordon, East Goshen Township
1506 Meadowbrook Lane
Response letter 6/25/2018 to Twp Engineer's Review of 6/22/2018
Page 2 of 2

34. Cleanout for Lot 2. The required note has been added on Sheet 3.

General:

36. Access Agreement. Will be provided by the Applicant. No further comment.

41. Township Review. All documents will be submitted to the Township for review. No further comment.

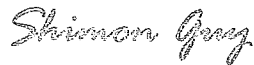
New Comments:

43. Manholes.

b. Manhole note. The note has been removed from the detail on Sheet 8.

Please contact us if you have any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Shimon Guy".

Shimon Guy, P.E.
President

c: Joseph Willis
Stephen & Denise Legenstein

July 10, 2018

EGOST 00126

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

**RE: Preliminary/Final Subdivision and Land Development
1506 Meadowbrook Lane, Legenstein – 4th Submission**

Dear Mark:

As requested, we have reviewed the following information, prepared by Guy Engineering Associates, Inc. in connection with the referenced project:

- *"Preliminary/Final Land Development Plans"* (six sheets), dated August 1, 2017 last revised June 25, 2018;
- *"Stormwater Management Report Prepared for Mr. & Mrs. Legenstein"* dated February 20, 2018, revised June 21, 2018; and
- Engineer's response letter dated June 25, 2018.

The applicants/owners, Stephen & Denise Legenstein, propose to subdivide an existing 2-acre flag lot into two one-acre lots. There is an existing single-family residence on the property that will remain on Lot 2. They propose a single-family house, driveway, and stormwater management on the newly created Lot 1. Lot 2 will be accessed by an access easement through Lot 1. Three (3) zoning variances were granted on October 10, 2017 and notes are on the plan.

The applicants propose to purchase a two (2) foot wide by two hundred (200) foot long strip of land from the adjacent property, UPI #53-4-7, and add it to proposed Lot 2 in order to comply with the zoning area regulations.

The property is within the R-2 Low Density Residential District. Both lots will be served by on-site water and public sanitary sewer.

All of our comments from our previous review letters have been addressed.

The applicant is reminded that all legal descriptions, easements, agreements (i.e., developer's agreement, access agreement, stormwater management operations and maintenance agreement, sanitary sewer, grinder pump station operation & maintenance agreement, etc.) or similar are subject to review and approval by the Township.

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

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc: Shimon Guy, PE, Guy Engineering Associates (via e-mail)
Stephen & Denise Legenstein (via e-mail)



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kiehline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

March 27, 2018

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

Re: Final Subdivision - 1506 Meadowbrook Lane
SD-03-18-15306 - East Goshen Township

Dear Mr. Smith:

A Final Subdivision Plan entitled "1506 Meadowbrook Lane", prepared by Guy Engineering Associates Inc., and dated August 1, 2017, and last revised on February 20, 2018, was received by this office on March 1, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

PROJECT SUMMARY:

Location:	east side of Boot Road, north of Generals Way
Site Acreage:	3.96
Lots/Units:	3 Lots
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-4-23, 53-4-7

PROPOSAL:

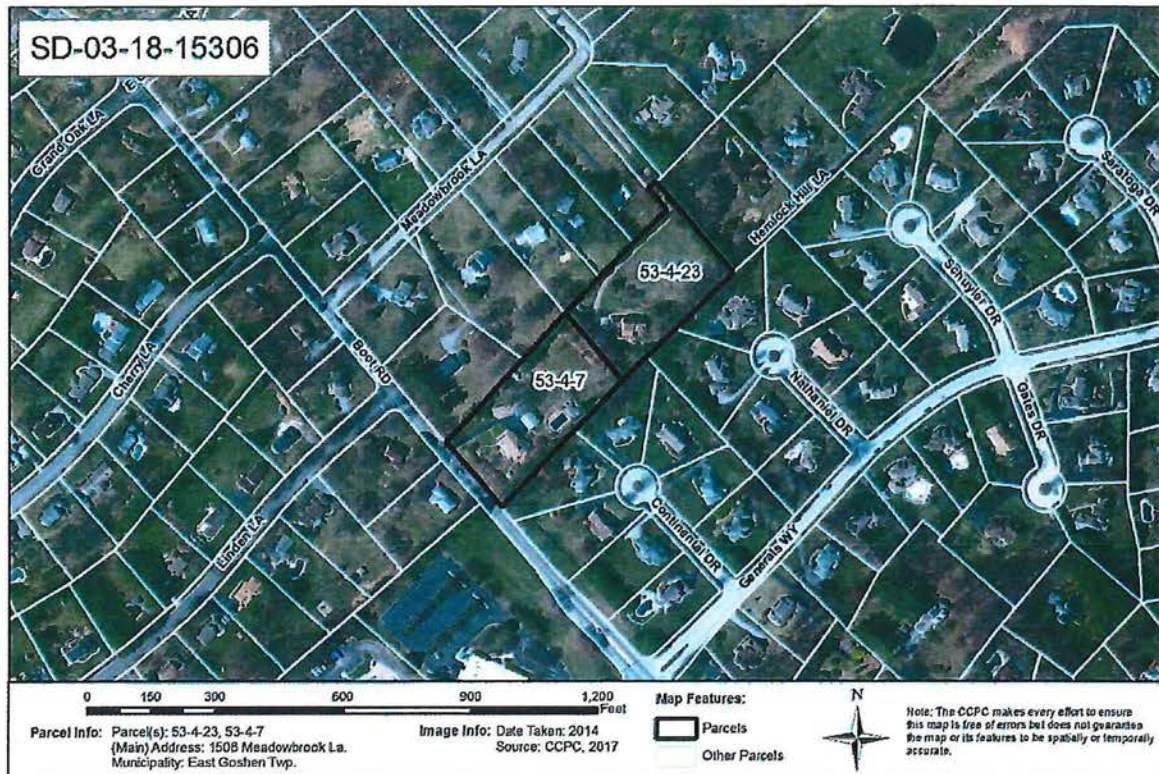
The applicant proposes to subdivide UPI# 53-4-23 into two parcels, along with the conveyance of a 400 square foot portion of UPI# 53-4-7 to proposed Lot #2. The existing residence will remain on proposed Lot #2, and a new single family residence will be constructed on proposed Lot #1. The project site, which will be served by onsite water and public sewer, is located in the R-2 Low Density Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all East Goshen Township issues should be resolved before action is taken on this subdivision plan.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

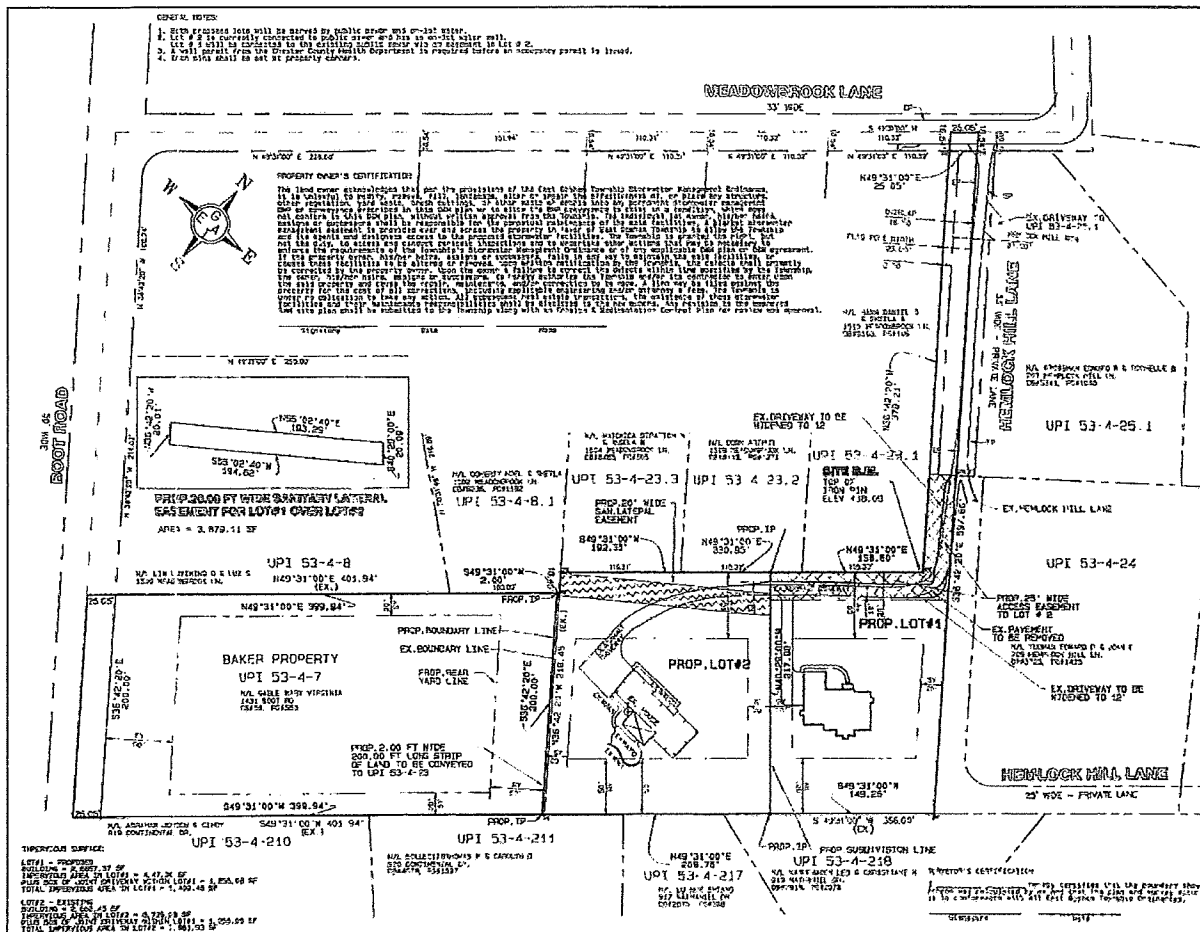


WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes2*, indicates the proposed development is located within the Ridley Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The site plan indicates that, on October 3, 2017, the Township Zoning Hearing Board granted variances from the minimum lot width, minimum street frontage, and minimum flag lot pole width requirements, with six conditions of approval. We note the conditions of approval include providing a pull-off area along Hemlock Hill Lane (a private lane), and providing a landscaped buffer to the adjacent parcels along Nathaniel Drive. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board.



Site Plan Detail, Sheet 1: Final Subdivision - 1506 Meadowbrook Lane, East Goshen Township

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
5. The site plan depicts the location of a 20 foot wide sanitary lateral easement for Lot #1 over Lot #2. The details of this easement should be incorporated into the deeds of both lots.
6. The site plan depicts a 25 foot wide access easement for Lot #2 over Lot #1. The details of this easement should be incorporated into the deeds of both parcels. We acknowledge Zoning Note #2 on Sheet 1 states that Hemlock Hill Lane currently provides access to UPI# 53-4-23 and four additional parcels, and we also note that condition D of the Zoning Board's October 3, 2017 decision states that the shared driveway easement maintenance agreement will be revised to include proposed Lot #1.

Page: 4
Re: Final Subdivision - 1506 Meadowbrook Lane
SD-03-18-15306 - East Goshen Township

7. The applicant is requesting two waivers from the Preliminary and Final Plan Regulation Requirements of the Township Subdivision and Land Development Ordinance, in order to combine the preliminary and final plan review and approval process. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: Stephen W. & Denise A. Legenstein
Guy Engineering Associates, Inc.
Chester County Health Department
Chester County Conservation District

GENERAL NOTES:

- Both proposed lots will be served by public sewer and on-lot water.
- Lot # 2 is currently connected to public sewer and has an on-lot water well.
- Lot # 1 will be connected to the existing public sewer via an easement in Lot # 2.
- A well permit from the Chester County Health Department is required before an occupancy permit is issued.
- Iron pins shall be set at property corners.

REVIEWED BY THE OWNER OF UPI 53-4-7

THIS _____ DAY OF _____

PROPERTY OWNER _____

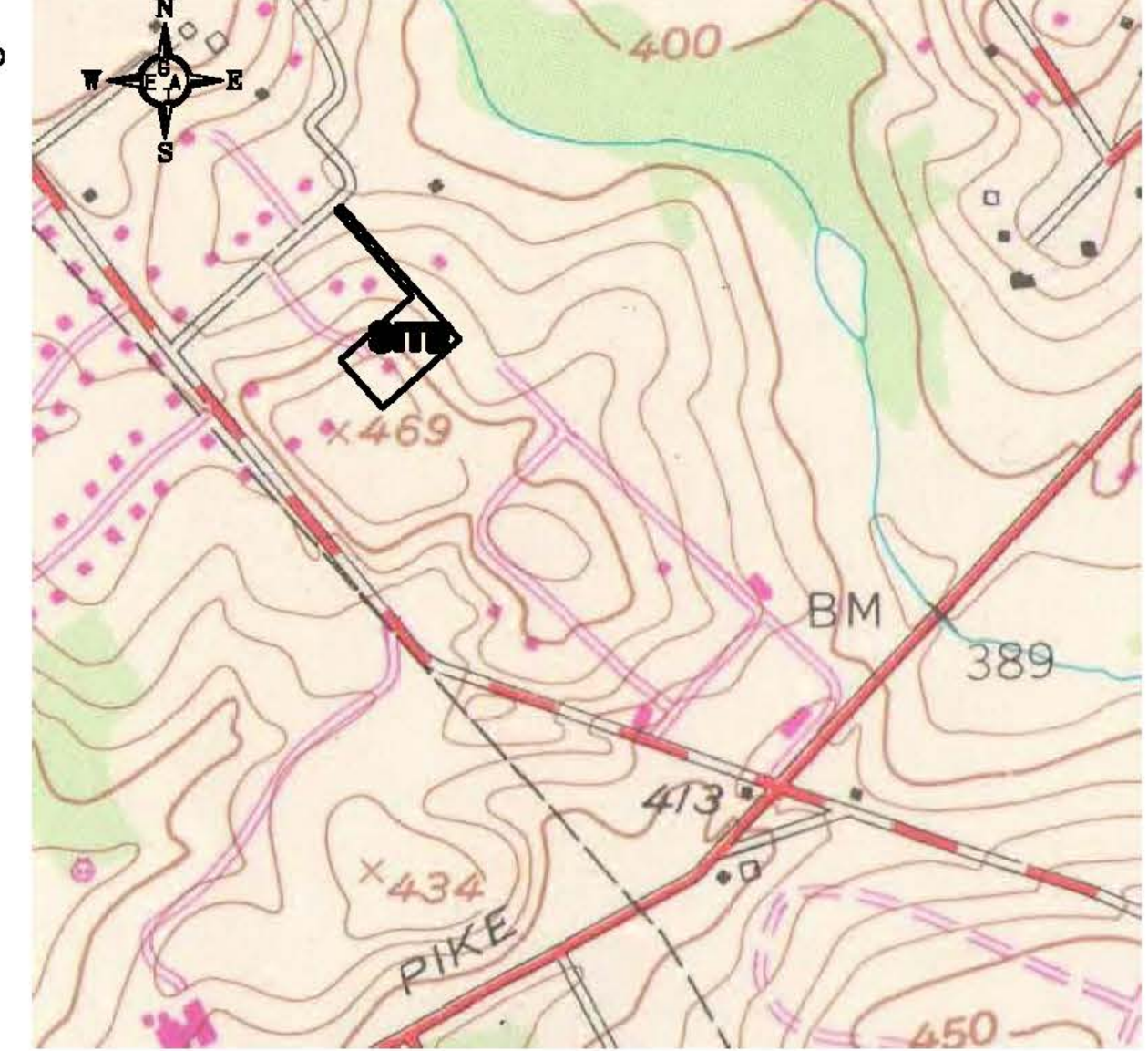
REVIEWED BY THE OWNER OF UPI 53-4-23

THIS _____ DAY OF _____

PROPERTY OWNER _____

PROP. 2.00 FT WIDE
200.00 FT LONG STRIP
OF LAND TO BE
CONVEYED FROM
UPI 53-4-7
TO UPI 53-4-23

AREA = 400.00 SF



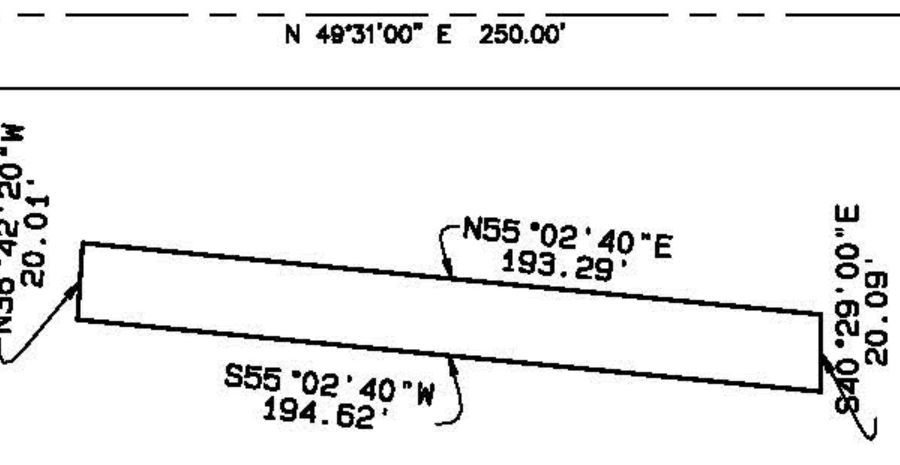
USGS LOCATION MAP

WEST CHESTER, PA QUAD
SCALE: 1" = 600'

PROPERTY OWNER'S CERTIFICATION:

The land owner acknowledges that per the provisions of the East Goshen Township Stormwater Management Ordinance, it is unlawful to modify, remove, fill, landscape, alter or impair the effectiveness of, or place any structure, other vegetation, yard waste, brush cuttings, or other waste or debris into any permanent stormwater management BMP or conveyance described in this O&M plan or to allow the BMP conveyance to exist in a condition, which does not conform to this O&M plan, without written approval from the Township. The individual lot owner, his/her heirs, assigns or successors shall be responsible for the perpetual maintenance of the said facilities. A blanket stormwater management easement is provided over and across the property in favor of East Goshen Township to allow the Township and its agents and designees access to the proposed stormwater 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. If the property owner, his/her heirs, assigns or successors, fails in any way to maintain the said facilities, or causes these facilities to be altered or removed, upon written notification by the Township, the defects shall promptly be corrected by the property owner. Upon the owner's failure to correct the defects within the time specified by the Township, the owner, his/her heirs, assigns or successors, do hereby authorize the Township and/or its contractor to enter upon the said property and cause the repair, maintenance, and/or correction to be made. A lien may be filed against the property for the cost of all corrections, including applicable engineering and/or attorney's fees. The Township is under no obligation to take any action. All subsequent real estate transactions, the existence of these stormwater facilities and their maintenance responsibilities shall be disclosed to the new owners. Any revision to the approved SMM site plan shall be submitted to the Township along with an Erosion & Sedimentation Control Plan for review and approval.

Signature _____ Date _____ Name _____



PROP. 20.00 FT WIDE SANITARY LATERAL
EASEMENT FOR LOT#1 OVER LOT#2
AREA = 3,879.11 SF

BAKER PROPERTY

UPI 53-4-7

N/L GABLE MARY VIRGINIA

1431 BOOT RD

DB#56, PG#553

EX. 20 FT WIDE SANITARY SEWER EASEMENT

UPI 53-4-8

N 49°31'00"E 401.94'

(EX.)

N 49°31'00"E 399.94'

25.05'

S 56°42'20"E 200.00'

FY 60'

N/L ABRAHAM JENSEN & CINDY

919 CONTINENTAL DR.

UPI 53-4-210

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S 49°31'00"E 401.94'

(EX.)

25.05'

S 56°42'20"E 200.00'

FY 60'

N/L ABRAHAM JENSEN & CINDY

919 CONTINENTAL DR.

UPI 53-4-210

S 49°31'00"E 401.94'

(EX.)

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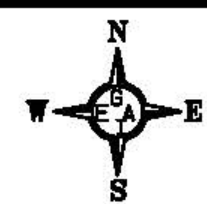
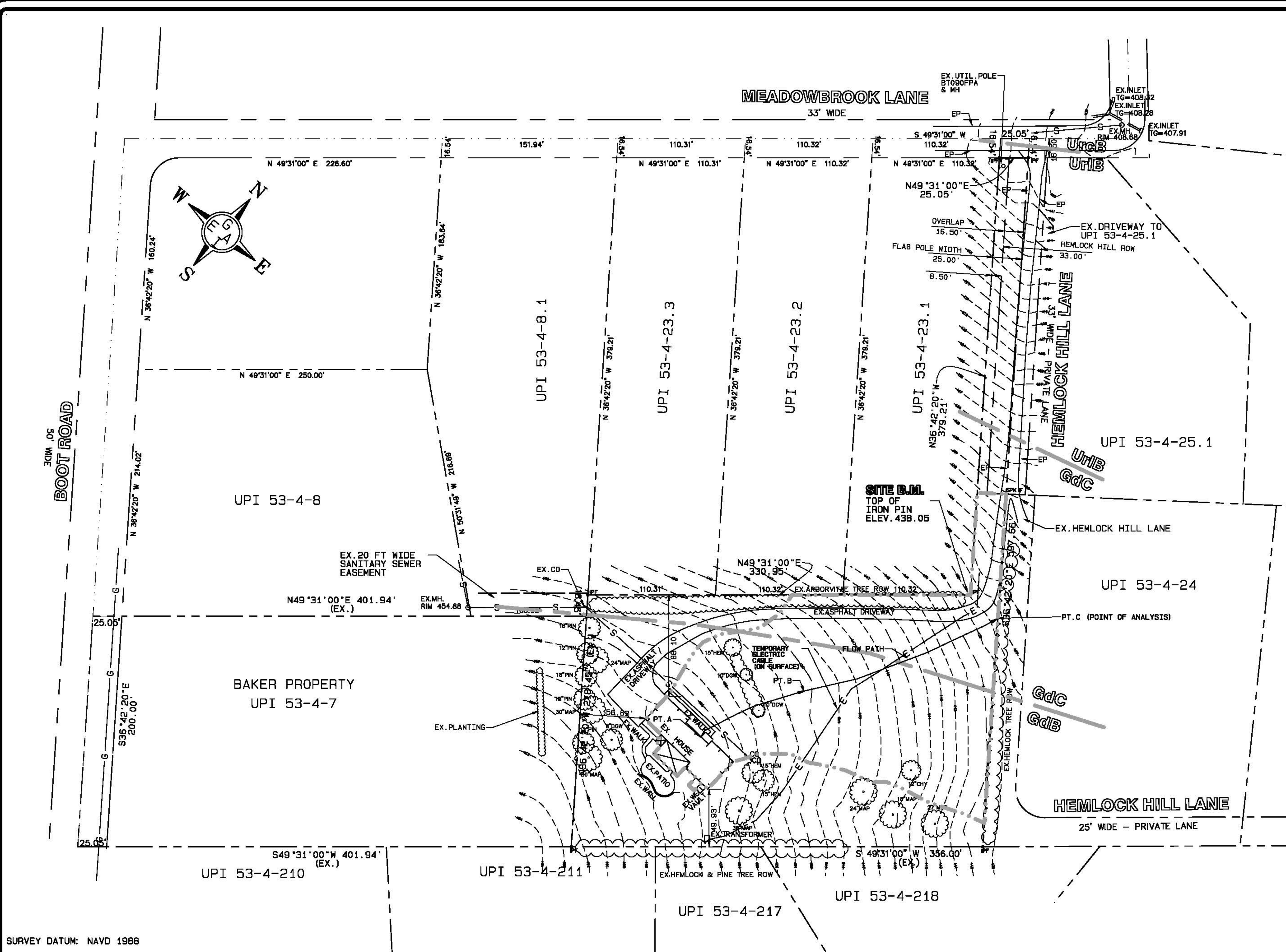
FY 60'

N/L ABRAHAM JENSEN & CINDY

919 CONTINENTAL DR.

UPI 53-4-210

S



USGS LOCATION MAP
WEST CHESTER, PA QUAD
SCALE: 1" = 600'

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL No. 20170472360
DATE: 02/16/2017

SURVEY DATUM: NAVD 1988

EXISTING PROPERTY DATA

UPI	ADDRESS	OWNERS	DEED BK	PAGE	AREA (SF) (PER DEED)
53-4-23	1506 MEADOWBROOK LA	LEGENSTEIN STEPHEN & DENISE	5051	2296	87,120
53-4-7	1431 BOOT RD	SADLE MARY VIRGINIA	P58	553	82,764
53-4-25.1	701 HEMLOCK HILL LA	GROSSMAN EDWARD B & ROCHELLE B	5341	1040	49,614
53-4-23.1	1510 MEADOWBROOK LA	HAMM DANIEL G & SHEILA A	9103	106	43,560
53-4-23.2	1508 MEADOWBROOK LA	DORN ARTHUR	8113	1271	43,560
53-4-23.3	1504 MEADOWBROOK LA	MATCHICA STRATTON N & ANGELA N	8465	605	43,560
53-4-8.1	1502 MEADOWBROOK LA	DOHERTY NOEL & SHEILA	6236	1192	56,628
53-4-8	1500 MEADOWBROOK LA	LIM LUVIMING D & LUZ S			60,984
53-4-210	919 CONTINENTAL DR	ABRAHAM JENSEN & CINDY	4679	1897	30,866
53-4-211	920 CONTINENTAL DR	SOLLECITO THOMAS P & CAROLYN B	2075	388	26,556
53-4-217	917 NATHANIEL DR	LU HUE SHIANG	7919	2078	34,542
53-4-218	919 NATHANIEL DR	KASHEHAGEN LEO & CHRISTIANE M	3725	1435	28,248
53-4-24	705 HEMLOCK HILL LA	TUBMAN EDWARD P & JOAN E			69,696

THIS PLAN HAS BEEN PREPARED BASED ON THE FOLLOWING INFORMATION SOURCES:
BOUNDARY & TOPOGRAPHIC SURVEY PLAN, PREPARED BY R.H. SMITH SURVEYORS,
WEST CHESTER, PA DATED 7/29/2017;
EAST GOSHEN TOWNSHIP ZONING MAP;
A PLAN ENTITLED "PLAN OF SUBDIVISION FOR ANTHONY D'AMBROSIO" PREPARED
BY HENRY S. CONREY, INC., DATED 8/14/1977;
A PLAN ENTITLED "FINAL TITLE PLAN" PREPARED BY D.L. HOWELL & ASSOCIATES,
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PREPARED BY JOHN D. STAPLETON III, DATED 11/3/1992;
CHESTER COUNTY CHESCO VIEWS WEBSITE FOR DEEDS AND OWNERSHIP INFORMATION;
CHESTER COUNTY RECORDS OF DEEDS;
GUY ENGINEERING ASSOCIATES, INC. HAS NOT PERFORMED ANY FIELD SURVEY
OF THE PROPERTY AND IS NOT RESPONSIBLE FOR ANY ERRORS, INACCURACIES
OR OMISSIONS OF INFORMATION SHOWN ON THIS PLAN.

FLOOD HAZARD NOTE:
THE SITE IS LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD. PER FEMA FIRM
NUMBER 42029C02156 EFFECTIVE 09/29/2017, FOR EAST GOSHEN, PA, PANEL NUMBER 420277.

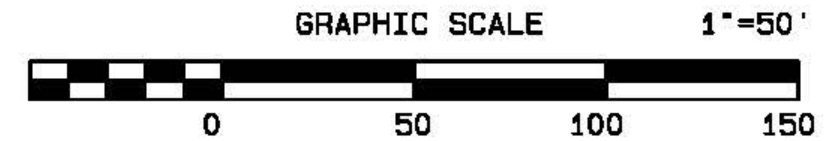
EXISTING SOILS ON SITE:

GdB: Gladstone Gravelly Loam, 3 - 8% slopes, HSG "B"
GdC: Gladstone Gravelly Loam, 8 - 15% slopes, HSG "B"
UrbC: Urban Land - Califon Complex, 0 - 8% slopes, HSG "B" (assumed)
UrbB: Urban Land - Gladstone Complex, 0 - 8% slopes, HSG "B" (assumed)

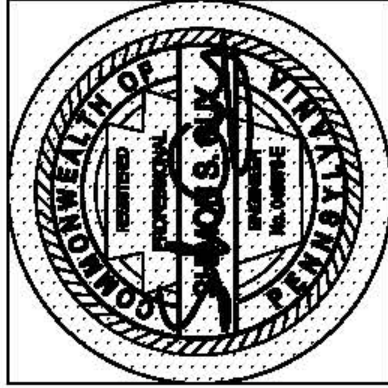
LEGEND

- EX. PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. ROAD R.O.W.
- EX. TITLE LINE
- EX. PAVEMENT
- EX. BUILDING
- EX. TREE
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. CONTOUR
- SOILS BOUNDARY
- EX. DRAINAGE AREA BOUNDARY

PROPERTY OWNER:
STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



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REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/18	PROP. PCSM
3	SG	04/20/18	ENG REVIEW 3-26-18
4	SG	06/01/18	ENG REVIEW 5-16-18
5	SG	06/25/18	ENG REVIEW 6-22-18

Project: **PROPOSED RESIDENTIAL SUBDIVISION**
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Applicant: **EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA**

Applicant: **STEPHEN & DENISE LEGENSTEIN**
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Plan Title: **PRELIMINARY / FINAL
EXISTING CONDITIONS PLAN**

Guy Engineering Associates, Inc.
Consulting Engineers
3508 Goshen Road
Newtown Square, PA 19073
(610) 355-0862

Project File:	Subdiv B-17.PRO
Scale:	1"=50'
Checked:	S.G.
Drawn:	S.G.
Date:	8/01/2017

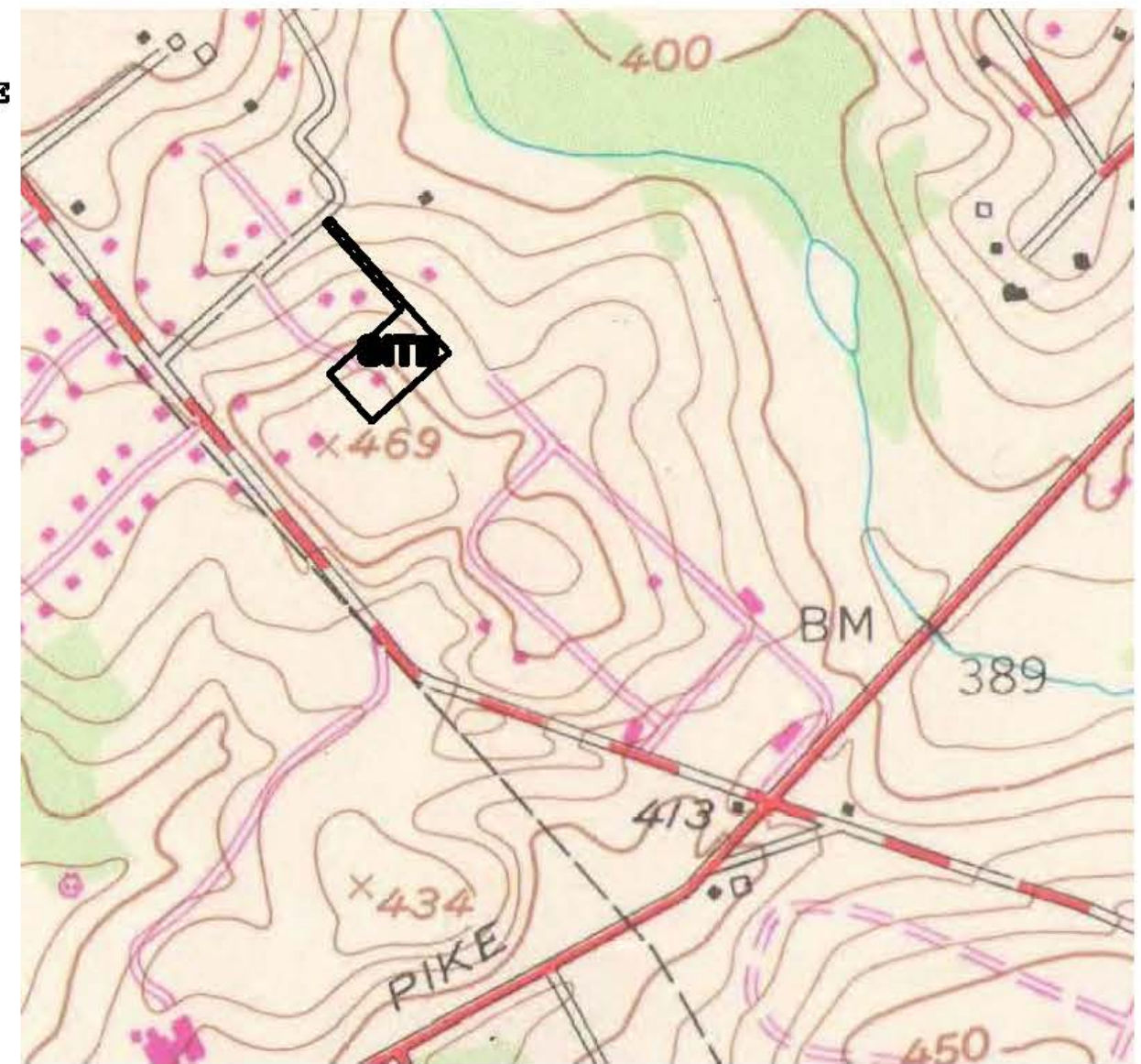
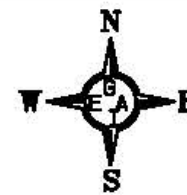
SHEET

OF: 8

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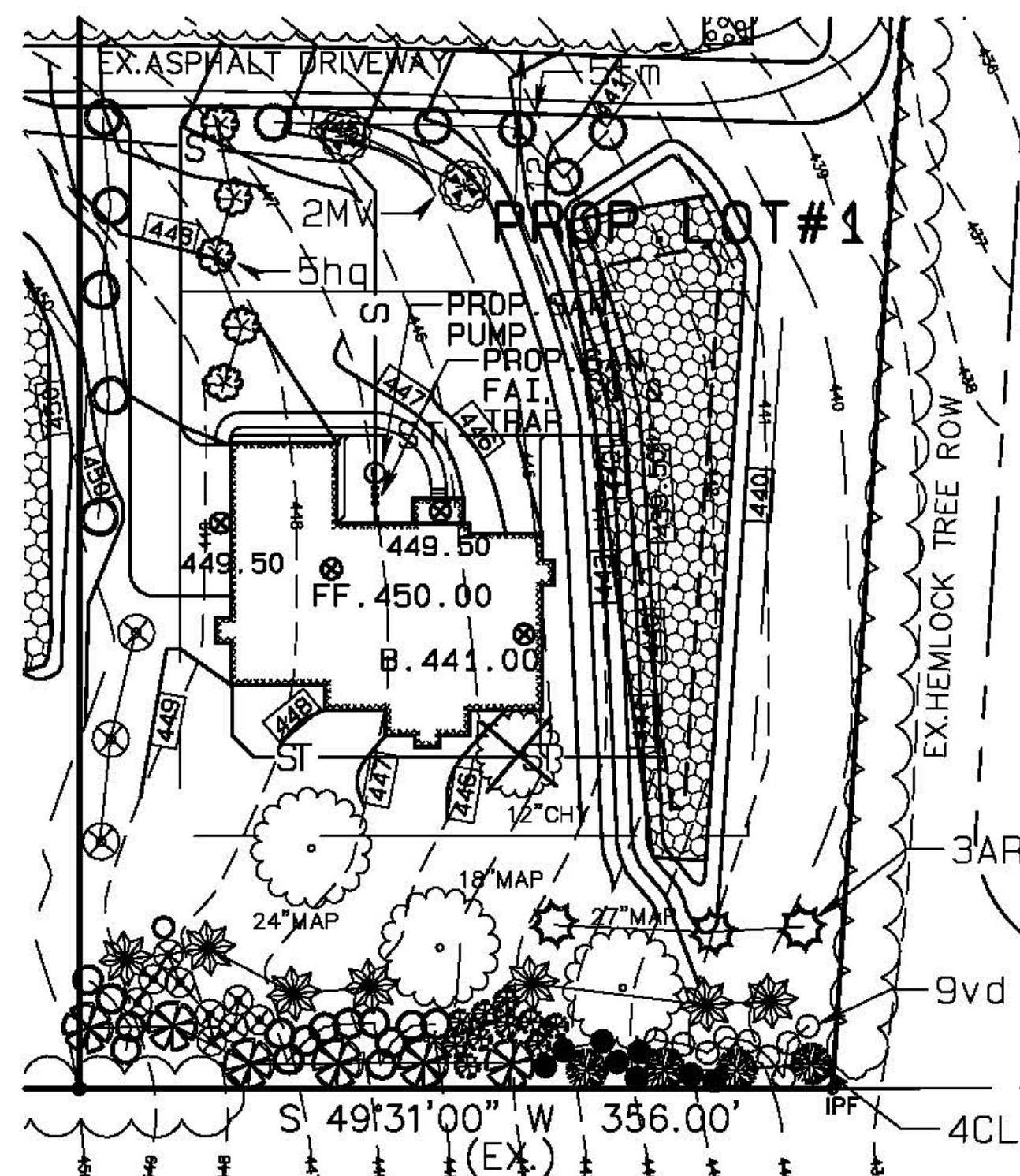
MEADOWBROOK LANE

33' WIDE



USGS LOCATION MAP
WEST CHESTER, PA QUAD
SCALE: 1" = 600'

- BUFFER PLANTING NOTES:
1. BUFFER TREES SHALL BE PLANTED IN STAGGERED ROWS CENTERED NO MORE THAN 18 FEET APART.
 2. BUFFER SHRUBS SHALL BE PLANTED IN STAGGERED ROWS CENTERED NO MORE THAN 5 FEET APART.
 3. PLANTINGS SHALL NOT BE DISEASE PRONE, INSECT PRONE, SHORT LIVED.
 4. THE EXTERIOR WIDTH BEYOND THE PLANTING SCREEN SHALL BE PLANTED WITH GRASS SEED, SOD OR GROUND COVER AND SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS AND TALL GRASS (NO MORE THAN 12").
 5. PLANTED AREAS SHALL BE IRRIGATED.



PROPOSED LANDSCAPING

SCALE: 1"=30'

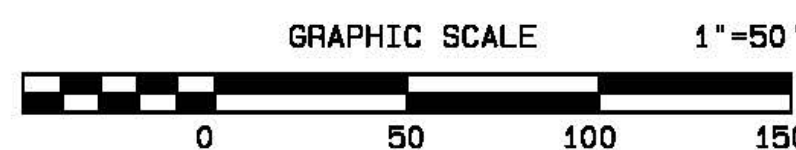
PROPOSED RAIN GARDEN PLANTING:
BOTTOM (WILDFLOWERS AND FERNS) - PLANTED AT 2' O.C.:
BONASET (EUPATORIUM PERFOLIATUM), SWAMP MILKWEED (ASCLEPIAS INCARNATA), BLUEFLAG IRIS (IRIS VERSICOLOR), TURTLEHEAD (CHELONE GLABRA)
SIDES AND TOP (WILDFLOWERS AND FERNS) - PLANTED AT 2' O.C.:
CINNAMOMUM FERN (OSMUNDA CINNAMOMEA), WHITE WOOD ASTER (ASTER DIVARICATA), COLUMBINE (AGUTLEGIA), MAYAPPLE (PODOPHYLLUM PELTATUM)
REMAINING RAIN GARDEN AREA TO BE SEEDED WITH LOCAL RAIN GARDEN SEED MIXTURE BY ERNST SEED OR EQUAL.

LEGEND

EX. PROPERTY LINE	N90°00'00"W 51.87'	PROP. LOT LINE
ADJACENT PROPERTY LINE	N90°00'00"W 51.87'	PROP. DRIVEWAY
EX. ROAD R.O.W.		PROP. DRIVEWAY EASEMENT
EX. TITLE LINE		PROP. PULL-OFF AREA PERMEABLE PAVERS
EX. PAVEMENT		PROP. SANITARY LATERAL EASEMENT
EX. BUILDING		PROP. TRIMMED VEGETATION
EX. TREE		PROP. BUILDING
EX. DEAD TREE TO BE REMOVED		PROP. CONTOUR
EX. SANITARY SEWER		PROP. SANITARY LATERAL
EX. GAS LINE		PROP. TREE/SHRUB
EX. CONTOUR		

PROPERTY OWNER:

STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



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EXPRESSED WRITTEN PERMISSION BY THE AUTHOR.

FOUNDATION PLANTING NOTE:
THE APPLICANT WILL SUBMIT A FINAL FOUNDATION PLANTING PLAN TO
THE TOWNSHIP WITH THE APPLICATION FOR BUILDING PERMIT.

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
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DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL No.20170472360
DATE: 02/16/2017

LOT AREAS

LOT	AREA [SF]	AREA [AC]
EXISTING	87,491.21	2.0085 (GROSS)
PROP.1	87,077.89	1.9990
PROP.2	43,995.00	1.0100 (GROSS)
	43,581.67	1.0005 (NET)
PROP.2	43,896.21	1.0077

PROPOSED ORNAMENTAL LANDSCAPING

TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT QTY	SYMBOL
ORNAMENTAL TREE	h	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	1.5" CAL.	868	2
DECIDUOUS SHRUB	h	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT	868	5
DECIDUOUS SHRUB	cs	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	24" HT	868	5
EVERGREEN SHRUB	fm	RHOODODENDRON MIKKELI	MIKKELI RHOODODENDRON	24" HT	868	3
EVERGREEN SHRUB	tm	TAXUS X MEDIA HICKSII	HICKS YEW	24" HT	868	5

PROPOSED BUFFER PLANTING

TYPE	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT QTY	SYMBOL
EVERGREEN TREE	cl	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	8' HT	868	4
EVERGREEN TREE	ps	PRINUS STRIBUS	WHITE PINE	8' HT	868	6
EVERGREEN TREE	ts	THUJA STANDISHII X PLICATA	THUJA GREEN GIANT	8' HT	868	4
DECIDUOUS TREE	ar	RED MAPLE	RED MAPLE	2.5" CAL.	868	3
EVERGREEN SHRUB	td	TAXUS DENSIFORMIS	DENSE SPREADING YEW	3' HT	868	10
EVERGREEN SHRUB	im	ILEX X MESERVEAE	CHINA GIRL HOLLY	3' HT	868	8
EVERGREEN SHRUB	vd	VIBURNUM DAVIDII	DAVID'S VIBURNUM	3' HT	868	9
EVERGREEN SHRUB	tm	TAXUS X MEDIA HICKSII	HICKS YEW	3' HT	868	4
DECIDUOUS SHRUB	cs	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3' HT	868	10
EVERGREEN SHRUB	fm	RHOODODENDRON MIKKELI	MIKKELI RHOODODENDRON	3' HT	868	9

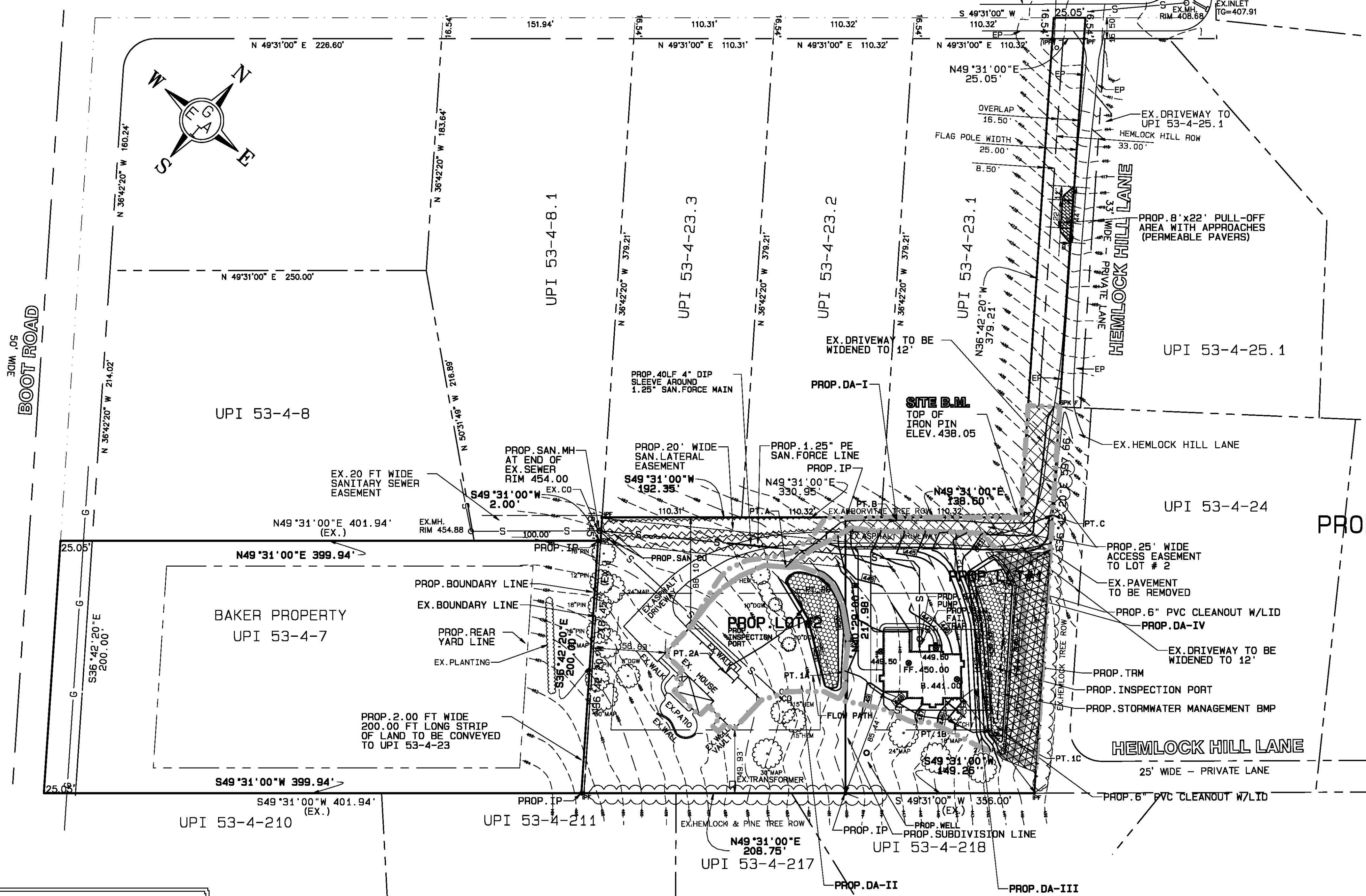
SURVEY DATUM: NAVD 1988

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NOTE:
TRM, SUCH AS NORTH AMERICAN GREEN P300 OR EQUAL SHALL BE PLACED ON THE GROUND COVERING
THE BERM OF THE BMP, EXTENDING FROM ELEVATION 439.50 ON THE INSIDE OF THE BERM AND DOWNSLOPE
ON THE OUTSIDE OF THE BERM TO THE EAST PROPERTY LINE.

MEADOWBROOK LANE

33' WIDE



EAST GOSHEN O&M NOTES

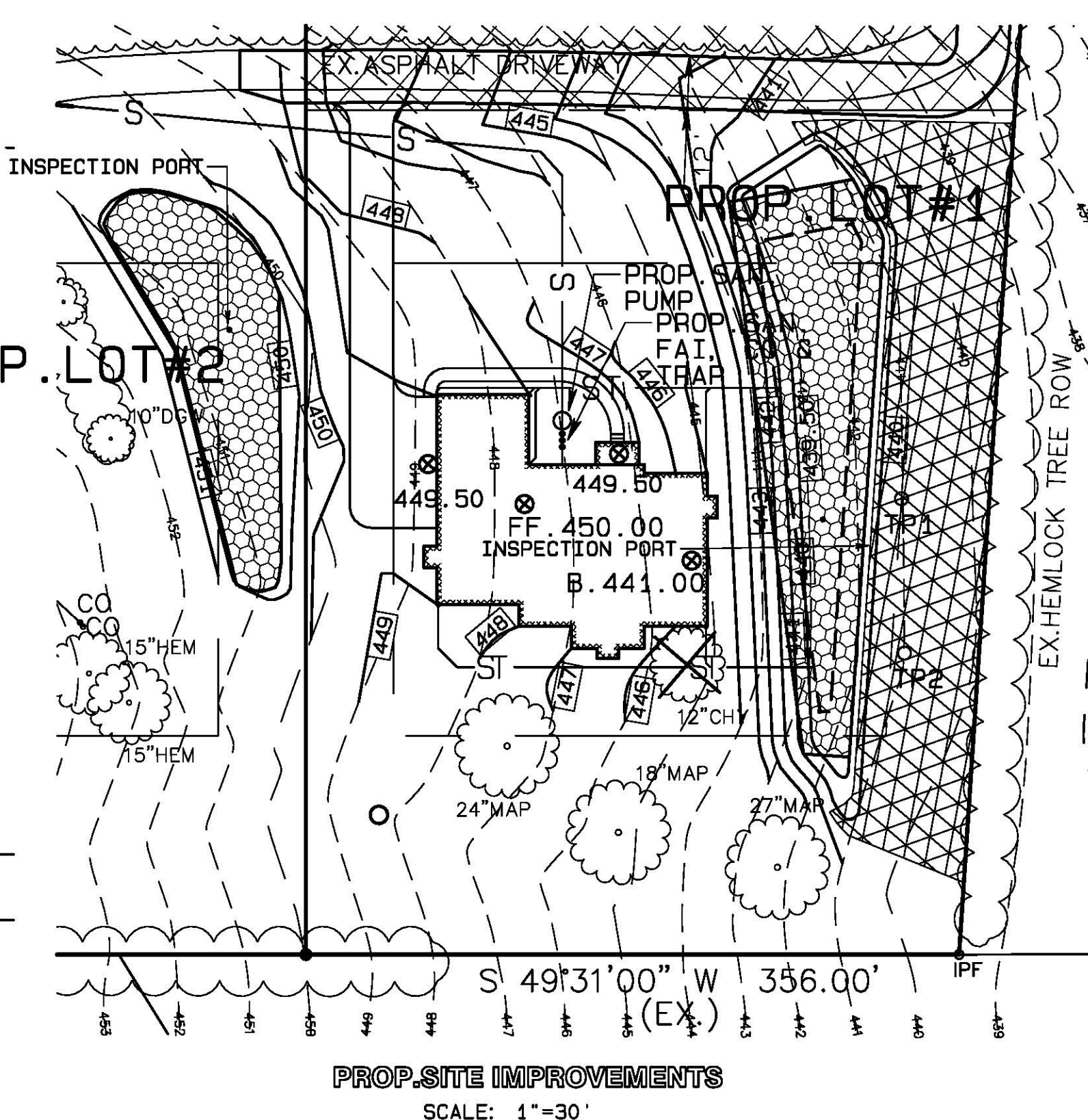
1. The person or entity responsible for the operation and maintenance of a BMP or conveyance shall make records of the installation and of all maintenance and repairs, and shall retain the records for at least 2 years. A copy of these records shall be submitted to the Township.
2. Upon final inspection, the Municipality shall inform the person responsible for the operation and maintenance whether the submission of periodic (annual or other frequency) inspections and maintenance reports will be required.
3. The owner of each BMP and conveyance shall keep on file with the Township the name, address and telephone number of the person responsible for maintenance activities and implementation of the O&M plan. In the event of a change, new information shall be submitted by the BMP or conveyance owner to the Township within 10 days of the change.
4. All stormwater management structures shall be inspected at least 2 times per year. The overlying vegetation should be maintained in good condition, and care should be taken to avoid excessive compaction by mowers.

INFILTRATION BED CONSTRUCTION NOTES

1. Excavation shall be performed with equipment that will not compact the bottom of the bed. Equipment shall not be allowed on excavated area of the infiltration bed at any time during its construction.
2. The bottom of the bed shall be scarified immediately prior to the placement of the geotextile fabric on the bottom of the bed.
3. The bed shall be protected during construction. Sediment shall not be allowed to be washed back into the bed both during the time when the bottom of the bed is open, and once the stone is placed.
4. Only uniformly graded, clean aggregate, free of fines, slate, shale, clay, silt, and vegetative material shall be used. The supplier of the stone shall provide certification of the porosity of the stone delivered to the site.
5. Compaction of the infiltration bed shall be avoided to the fullest extent possible. Heavy equipment and traffic shall be restricted from traveling over the proposed location of the infiltration bed to minimize compaction of the soil. Excavation of the bed shall be completed with relatively light tracked equipment or from outside the bed to avoid compaction of the bed floor.
6. Construction equipment shall only be allowed on the top of the stone after it has been placed to its full depth and to allow completion of the placement of the stone and backfill.
7. Drainage filter fabric shall be placed in accordance with manufacturer's directions, including pipe penetrations and should overlap a minimum of 16 inches.
8. During site construction all facility components shall be protected from sedimentation using storm inlet protection in accordance with the P&DEP Chapter 102 regulations, as amended, and the Erosion and Sediment Pollution Control Manual, as amended. Inlet protection shall remain until the contributory drainage area has achieved full stabilization.

STORMWATER MANAGEMENT EASEMENT NOTE:

A blanket stormwater management easement is provided over and across the property in favor of East Goshen Township to allow the Township and its agents 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.



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PROPOSED ROOF DRAIN PIPES:

1. ALL ROOF DRAINS SHALL BE PIPED TO THE PROPOSED
STORMWATER MANAGEMENT BMP AND TIE INTO THE
PERFORATED PVC PIPE INSIDE THE CRUSHED STONE BED.
2. DRAIN PIPES SHALL BE 6" DIA. PVC AT 0.02 FT/FT MIN.
3. ALL ROOF GUTTERS SHALL BE EQUIPPED WITH GUTTER GUARDS
TO PREVENT LEAVES FROM ENTERING THE ROOF DRAINS.

DOUBLE-RING INFILTRATION TEST RESULTS:

INFILTRATION TESTING WAS PERFORMED BY KATHERINE HEED AND
PROVIDED TO GUY ENGINEERING.
TEST PIT TP-1:
SURFACE ELEVATION = 441.00
DEPTH = 48
TEST ELEVATION = 437.00
INFILTRATION RATE = 2.50 IN/HR
TEST PIT TP-2:
SURFACE ELEVATION = 441.00
DEPTH = 48
TEST ELEVATION = 437.00
INFILTRATION RATE = 6.98 IN/HR
MEASURED AVERAGE INFILTRATION RATE = 4.74 IN/HR
DESIGN INFILTRATION RATE = 2.37 IN/HR

EXISTING SOILS ON SITE:

GdB: Gladstone Gravelly Loam, 3 - 8% slopes, HSG "B"
GdC: Gladstone Gravelly Loam, 8 - 15% slopes, HSG "B"
UrbC: Urban Land - Califon Complex, 0 - 8% slopes, HSG "B" (assumed)
UrbB: Urban Land - Gladstone Complex, 0 - 8% slopes, HSG "B" (assumed)

PROPOSED IMPERVIOUS AREAS DRAINING TO STORMWATER BMP'S:

DA-II (Lot # 2) = 0.1020 ac
(150% of existing impervious area within DA-II)
DA-III (Lot # 1) = 0.1285 ac

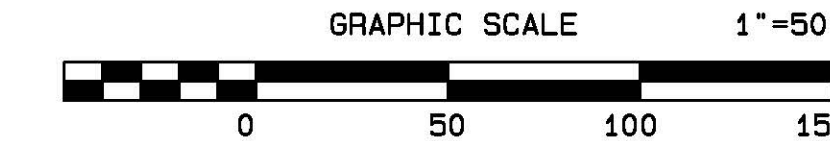
LEGEND

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- EX. PAVEMENT
- EX. BUILDING
- EX. TREE
- EX. DEAD TREE TO BE REMOVED
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. CONTOUR

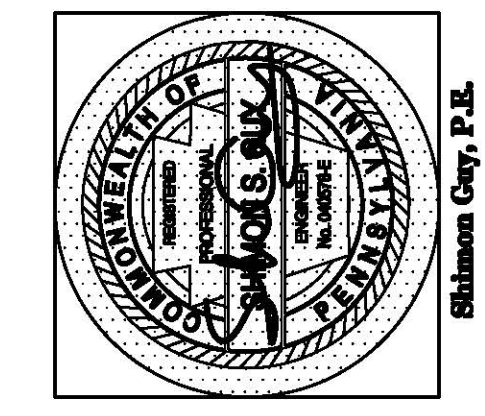
- PROP. LOT LINE
- PROP. DRIVEWAY
- PROP. DRIVEWAY EASEMENT
- PROP. PULL-OFF AREA
- PROP. PERMEABLE PAVERS
- PROP. SANITARY LATERAL EASEMENT
- PROP. TRIMMED VEGETATION
- PROP. BUILDING
- PROP. CONTOUR
- PROP. SANITARY LATERAL
- PROP. TREE
- PROP. DRAINAGE PIPE
- INFILTRATION TEST LOCATION
- PROP. CRUSHED STONE INFILTRATION BED
- PROP. STORMWATER DISTRIBUTION PIPE
- PROP. DRAINAGE AREA BOUNDARY
- PROP. TRM

PROPERTY OWNER:

STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



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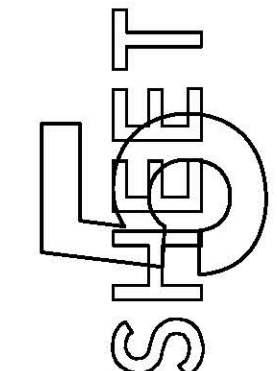


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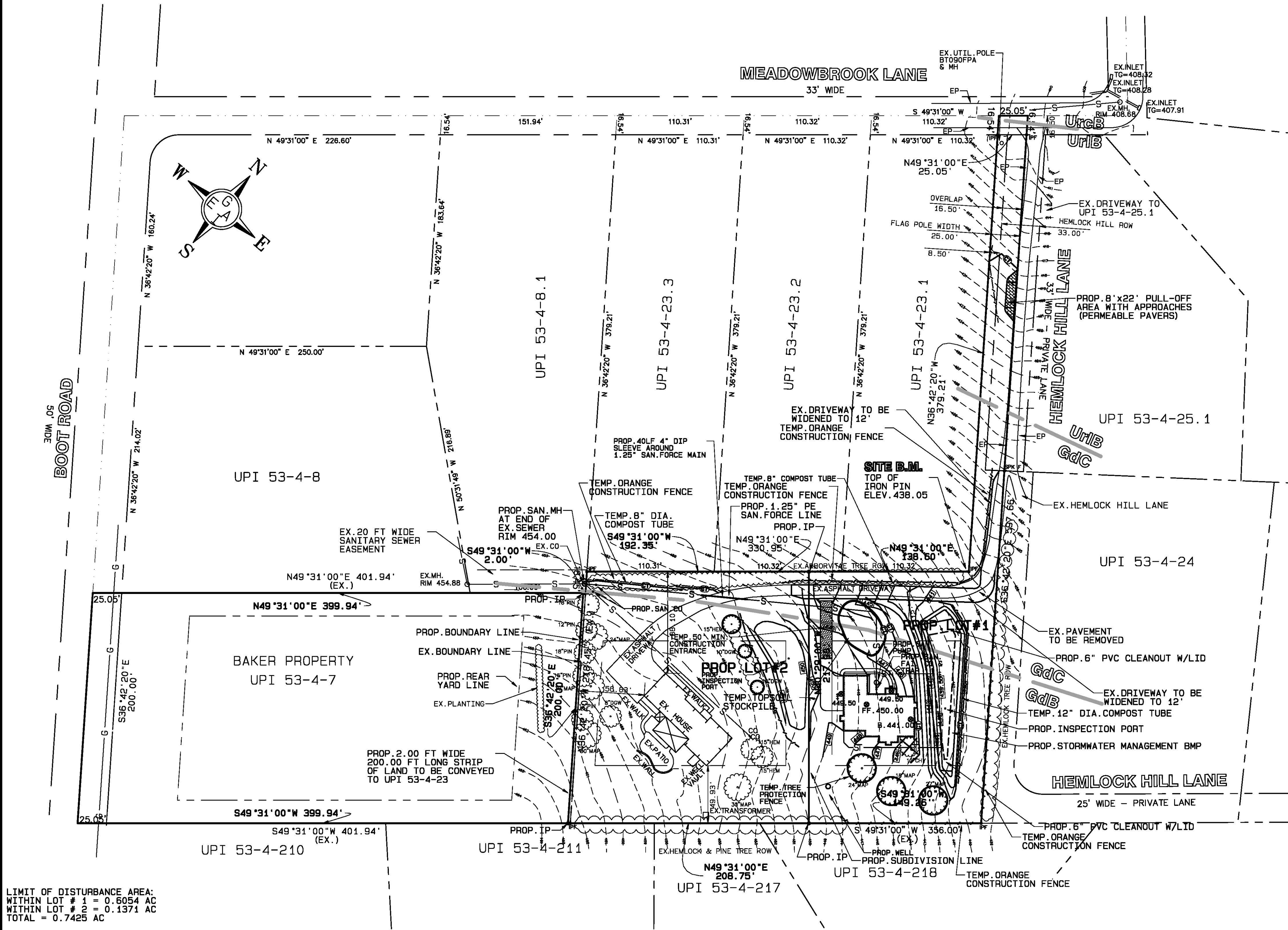
Project:
PROPOSED RESIDENTIAL SUBDIVISION
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380
EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA
Applicant:
STEPHEN & DENISE LEGENSTEIN
1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Plan Title:
**PRELIMINARY / FINAL
POST CONSTRUCTION
STORMWATER MANAGEMENT
PLAN - LOT # 1**
Guy Engineering Associates, Inc.
Consulting Engineers
3508 Goshen Road
Newtown Square, PA 19073
(610) 355-0862

Project File:
SUBDIV B-17.PRO
Scale: 1"=50'
Checked: S.G.
Drawn: S.G.
Date: 8/01/2017



OF: 8



LIMIT OF DISTURBANCE AREA:
WITHIN LOT # 1 = 0.6054 AC
WITHIN LOT # 2 = 0.1371 AC
TOTAL = 0.7425 AC

COMPOST TUBE NOTE:

COMPOST TUBES TO BE PLACED DOWNSLOPE OF CONSTRUCTION ACTIVITIES ON SITE SHALL BE 8" DIA., EXCEPT ALONG THE EAST PROPERTY LINE OF LOT 1, WHERE THE COMPOST TUBE SHALL BE 12" DIA.

EXISTING SOILS ON SITE:

GdB: Gladstone Gravelly Loam, 3 - 8% slopes, HSG "B"
GdC: Gladstone Gravelly Loam, 8 - 15% slopes, HSG "B"
UrcB: Urban Land - Calion Complex, 0 - 8% slopes, HSG "B" (assumed)
UrIB: Urban Land - Gladstone Complex, 0 - 8% slopes, HSG "B" (assumed)

SURVEY DATUM: NAVD 1988

THIS PLAN HAS BEEN PREPARED BASED ON THE FOLLOWING INFORMATION SOURCES:
BOUNDARY & TOPOGRAPHIC SURVEY PLAN, PREPARED BY R.H. SMITH SURVEYORS,
WEST CHESTER, PA DATED 7/29/2017;
EAST GOSHEN TOWNSHIP ZONING MAP;
A PLAN ENTITLED "PLAN OF SUBDIVISION FOR ANTHONY D'AMBROSIO" PREPARED
BY HENRY S. CONREY, INC., DATED 8/14/1977;
A PLAN ENTITLED "FINAL TITLE PLAN" PREPARED BY D.L. HOWELL & ASSOCIATES,
INC., DATED 10/30/2001, LAST REVISED 3/11/2002;
A PLAN ENTITLED "FINAL SUBDIVISION PLAN FOR BRUCE & AUDREY A. ATKINS"
PREPARED BY JOHN D. STAPLETON III, DATED 11/3/1992;
CHESTER COUNTY CHESCO VIEWS WEBSITE FOR DEEDS AND OWNERSHIP INFORMATION;
GUY ENGINEERING ASSOCIATES, INC. HAS NOT PERFORMED ANY FIELD SURVEY
OF THE PROPERTY AND IS NOT RESPONSIBLE FOR ANY ERRORS, INACCURACIES
OR OMISSIONS OF INFORMATION SHOWN ON THIS PLAN.

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL No. 20170472360
DATE: 02/16/2017

LOD NOTE:

FOR LIMIT OF DISTURBANCE DELINEATION SEE SHEET 8.

LEGEND

EX. PROPERTY LINE
ADJACENT PROPERTY LINE
EX. ROAD R.O.W.
EX. TITLE LINE
EX. PAVEMENT
EX. BUILDING
EX. TREE
EX. DEAD TREE TO BE REMOVED
EX. SANITARY SEWER
EX. GAS LINE
EX. CONTOUR
SOILS BOUNDARY

PROP. LOT LINE
PROP. DRIVEWAY
PROP. PULL-OFF AREA
PERMEABLE PAVERS

PROP. BUILDING

PROP. TRIMMED VEGETATION

PROP. CONTOUR

PROP. SANITARY LATERAL

PROP. TREE

PROP. DRAINAGE PIPE

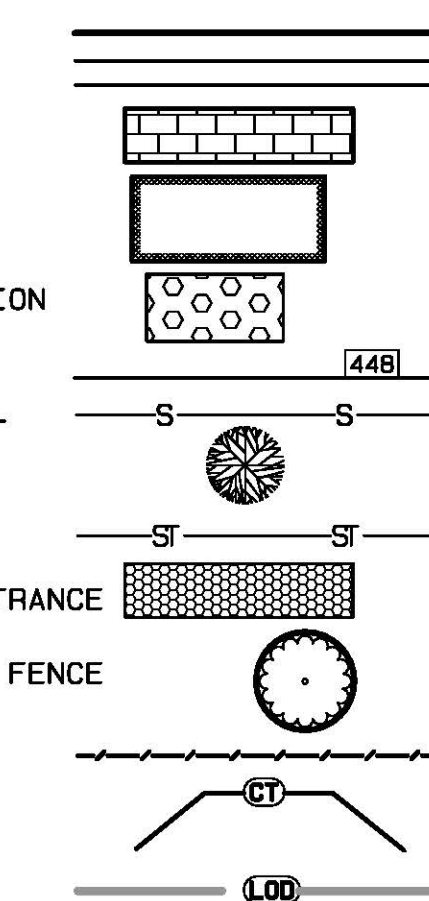
TEMP. CONSTRUCTION ENTRANCE

TEMP. TREE PROTECTION FENCE

TEMP. CONSTRUCTION ORANGE FENCE

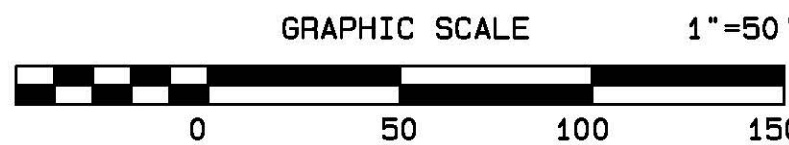
TEMP. COMPOST TUBE

TEMP. LIMIT OF DISTURBANCE



PROPERTY OWNER:

STEPHEN & DENISE LEGENSTEIN
DEED RECORDED: DB.5051, PG.2296
TMP # 53-4-23



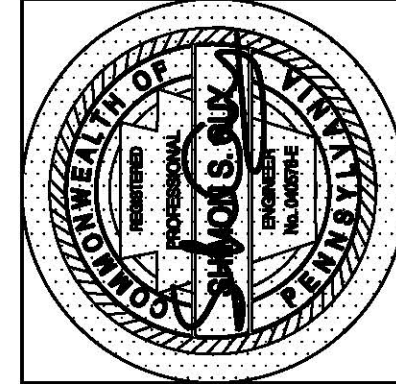
THIS PLAN IS THE PROPERTY OF GUY ENGINEERING ASSOCIATES, INC.
ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE
OF ANY PARTS OF ITS CONTENTS MAY BE MADE WITHOUT THE
EXPRESSED WRITTEN PERMISSION BY THE AUTHOR.

CONSTRUCTION SEQUENCE:

1. INSTALL ORANGE CONSTRUCTION FENCE AND COMPOST TUBES WHERE INDICATED ON THE PLAN, INCLUDING AROUND AREAS OF FUTURE STORMWATER BMP'S.
2. DELINEATE AND MARK THE LIMIT OF DISTURBANCE IN THE FIELD.
3. INSTALL CRUSHED STONE CONSTRUCTION ENTRANCE.
4. STRIP TOPSOIL AND STOCKPILE WHERE INDICATED ON THE PLAN. SURROUND STOCKPILE WITH COMPOST TUBES.
5. CONSTRUCT HOUSE AND DRIVEWAY BASE COURSE. INSTALL ROOF DRAIN PIPES TOWARD FUTURE STORMWATER BMP.
6. INSTALL SANITARY MANHOLE AT THE END OF THE EXISTING SANITARY SEWER AT CORNER OF UPI 53-4-7 AND UPI 53-4-8.1 ANY AND ALL DISTURBANCE IN ADJACENT PROPERTIES SHALL BE RESTRICTED TO WITHIN THE SANITARY SEWER EASEMENT OF EAST GOSHEN TOWNSHIP. CONNECT LOT # 2'S LATERAL TO THE NEW MANHOLE.
7. INSTALL SANITARY SEWER FORCE LINE AND CONNECT TO MANHOLE.
8. DIG AND INSTALL WATER WELL.
9. FINE GRADE SITE.
10. PLANT BUFFER TREES AND SHRUBS. PLANT OTHER TREES AND SHRUBS PER PLAN.
11. REMOVE EXISTING JOINT DRIVEWAY WHERE SHOWN ON THE PLAN, GRADE AND INSTALL NEW DRIVEWAY.
12. INSTALL PERMEABLE PAVERS PULL-OFF AREA ALONG DRIVEWAY.
13. SPREAD TOPSOIL IN AREAS TO BE VEGETATED. PLANT, SEED AND MULCH WHERE NECESSARY.
14. REMOVE CRUSHED STONE ENTRANCE FROM PROPOSED DRIVEWAY AREA.
15. INSTALL NEW DRIVEWAY. REPAIR EXISTING DRIVEWAY. REPAVE WHERE NECESSARY.
16. EXCAVATE AND INSTALL STORMWATER BMP IN LOT#2. FINE GRADE AND SEED TO STABILIZE DISTURBED AREA.
17. AFTER THE CONTRIBUTING UPSLOPE AREA HAS STABILIZED, EXCAVATE AND INSTALL STORMWATER MANAGEMENT BMP IN LOT#1. CONNECT ROOF DRAIN PIPES TO PERFORATED PIPES IN BMP.
18. INSTALL TOPSOIL IN AREAS TO BE VEGETATED. PLANT, SEED AND MULCH WHERE NECESSARY.
19. AFTER THE ENTIRE DISTURBED AREA HAS BEEN STABILIZED, REMOVE ALL TEMPORARY EES MEASURES. ANY AREA THAT IS DISTURBED DURING SUCH OPERATIONS SHALL BE REPAIRED AND STABILIZED IMMEDIATELY.

EROSION & SEDIMENTATION CONTROL NOTES:

1. Erosion and sedimentation controls must be constructed, stabilized and functional before site disturbance within the tributary areas of these controls.
2. After the final site stabilization has been achieved, temporary erosion and sedimentation controls must be removed. Areas disturbed during removal of the controls must be stabilized immediately.
3. Sediment traps must be protected from unauthorized acts of third parties.
4. Filter compost tubes must be installed at level grade. Both ends of each tube section must extend at least ten feet upslope at 45 degrees to the main tube alignment.
5. Sediment must be removed when accumulations reach half the above ground height of the tube.
6. Any tube section which has been undermined or topped must be immediately replaced or strengthened with additional tubes.
7. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.
8. Any disturbed area, on which activity has ceased, and which will remain exposed must be stabilized immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at finished grade and which will be redisturbed within one year, may be stabilized in accordance with temporary seeding specifications. Disturbed areas which are either at finished grade or will not be disturbed in one year, must be stabilized in accordance with permanent seeding specifications.
9. Diversions, channels, sedimentation basins, sedimentation traps and stockpiles must be stabilized immediately.
10. Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
11. Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance must include inspections of all erosion and sedimentation controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, mulching, and renetting, must be performed immediately.
12. The stormwater management BMP in Lot#2 shall be protected from disturbance and pollution during the construction of Lot#1. When, in the future, Lot#2 is developed, EES control measures shall be installed upslope of this BMP to protect is from erosion and sedimentation due to construction activities.
13. The contractor shall ensure no compaction of the bottom of the infiltration BMP's by excavating from outside of the BMP and by running light machinery only with the area of the BMP.



Shilmon Gray, P.E.

REV	BY	DATE	DESCRIPTION
1	SG	01/26/18	PROP. ENG. DESIGN
2	SG	02/20/18	PROP. PCSM
3	SG	04/20/18	ENG REVIEW 3-26-18
4	SG	06/01/18	ENG REVIEW 5-16-18
5	SG	06/25/18	ENG REVIEW 6-22-18

Project: **PROPOSED RESIDENTIAL SUBDIVISION**

1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

EAST GOSHEN TOWNSHIP, COUNTY OF CHESTER, PA

Applicant:

STEPHEN & DENISE LEGENSTEIN

1506 MEADOWBROOK LANE
WEST CHESTER, PA 19380

Plan Title: **PRELIMINARY / FINAL**

EROSION & SEDIMENTATION

POLLUTION CONTROL PLAN

LOT # 1

Guy Engineering Associates, Inc.

Consulting Engineers
3508 Goshen Road
Newtown Square, PA 19073
(610) 358-0862

Project File:

SUBDIV 8-17.PRO

Scale: 1"=50'

Checked: S.G.

Drawn: S.G.

Date: 8/01/2017

SHEET

OF: 8

EAST GOSHEN CONSERVANCY

April 13, 2018

East Goshen Township
Planning Commission
1580 Paoli Pike
West Chester, Pa. 19380

Re: 1506 Meadowbrook Ln. / SD&LD Recommendation
Landscaping

Dear Commission Members:

At their meeting on April 11, 2018 the Conservancy Board voted unanimously in favor of the following motion:

Mr. Chairman, I move that the Conservancy Board recommend that the Planning Commission support the requested waiver from §205-36 (Landscape Plan) and approve the Preliminary / Final Subdivision Plan for 1506 Meadowbrook Lane dated 8/1/2017, last revised 2/20/2018 with the following conditions:

- 1. The evergreen buffer planting shall be extended the entire length of the property along the rear property line to create a "Complete evergreen landscape buffer" as required by the ZHB decision.*
- 2. The evergreen buffer plantings shall be a minimum of 8' at time of planting.*
- 3. A mix of at least three deer resistant species shall be used.*
- 4. Tree Protection fencing shall be installed at the drip line to protect all trees that are proposed to be saved including the row of mature Hemlock trees along the easterly property line.*
- 5. The applicant shall submit a detailed foundation planting plan when building permits are applied for.*
- 6. All notes and plans shall be revised to address these conditions prior to approval of the plan.*
- 7. The applicant shall address all outstanding engineering comments to the satisfaction of the Planning Commission, Staff and the Township Engineer.*

Sincerely,



Mark A. Gordon
Zoning Officer

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 7/19/2018
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *MG*
Re: Conditional Use Application / Home Occupation / 1339 E. Strasburg Rd.

Dear Commissioners,

East Goshen Township has received a Conditional Use application for the property located at 1339 E. Strasburg Rd., West Chester PA 19380. The property owner, Peter Lloyd, is seeking approval to operate a scuba supply business in his home as a Home Occupation. The property contains a single family home and is situated in the R-2 Zoning District. Home Occupations are permitted in the R-2 Zoning District as a conditional use. I have reviewed the Home Occupation Permit and have determined that this use is a Home Occupation use and requires Conditional Use approval.

Staff Recommendation:

Staff is of the opinion that this use meets all the standards for a Home Occupation, all the Conditional Use standards, and is appropriate for the property. A recommendation for approval is appropriate at this time.

Draft Motion:

Mr. Chairman, I move that the Planning Commission recommend approval of the conditional use application of Peter Lloyd for a home occupation use at his property, 1339 E. Strasburg Rd., as outlined in the application and pursuant to Sections 240-31 and 240-32J of the Zoning Ordinance; with the following conditions:

1. The area devoted to the home occupation shall not exceed 430.25 square feet in area as depicted on the floor plan provided with the application.
2. You shall comply with the standards set forth in §240-32J.
3. The sign for the Business will hang below the mailbox and will be in general conformance with the sign rendering submitted with the application.

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Peter H. Lloyd

Applicant Address: 1339 East Strasburg Road West Chester Pa 19380

Telephone Number: 484-645-6172 Fax: _____

Email Address: pete9295@yahoo.com / pete9295@gmail.com

Property Address: 1339 East strasburg Road west chester Pa 19380

Tax Parcel Number: 53-06B-0064.0000 Zoning District: R-2 Acreage: .57

Description of proposed use:

Portion of the basement with separate entrance will be used mainly as a online scuba store with minimal
local customers for sizing and fittings. Will also have a small repair room for assembling gear for the customers.
The hours open to customers will be a few hours a day during the week and about 6 hours on saturday, during
the summer season and about half that during the winter season. This business is only meant to be a
part time business at most.

Conditional Use is provided in Zoning Ordinance Section: 240-31C

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

 7/15/18
Signature of Applicant Date

Attest: _____

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

Standards for conditional uses and special exception uses

§ 240-31

ZONING

§ 240-31

C. Standards for conditional uses and special exception uses and certain permitted-by-right uses.

Use of the business will consist of mainly selling merchandise online with minimal local customers for sizing and fittings and assembling gear. Goods sold will consist of scuba diving equipment and apparels (i.e. sporting goods)

- (1) Overall. In considering a conditional use or special exception use application, the Board of Supervisors or Zoning Hearing Board, as applicable, shall consider all of the following standards as well as any other standards that may be listed for the proposed use [see Subsection B(11) concerning additional conditions that may be imposed by the Board of Supervisors]. (See also Article IX, concerning additional conditions that may be placed by the Zoning Hearing Board).
- (2) Standards for conditional uses and special exception uses. All conditional uses and all special exception uses shall comply with the following standards:
 - (a) Not create a significant hazard to the public health and safety, including but not limited to fire, toxic or explosive hazards.
This business will not create and or store any hazards to the public and will not produce any safety issues to the public.
 - (b) Be suitable for the property in question.
There is ample room for the inventory for the online store and assembling gear which does not require any modification or additions to the structure of the property. There is plenty of parking with room to turn around for the minimal local customers.
 - (c) Be designed, constructed, operated and maintained so as to be in harmony with the character of the existing or intended development of the general vicinity.
The business will be maintained and operated in harmony with the existing or intended character of the general vicinity and that such use will not change the essential character of the general vicinity.
 - (d) Not be detrimental to other property in the vicinity, including proper use of adequate setbacks, buffering, bending, locating of nuisance-causing facilities, screening and controls of operations to avoid conflicts. Where, in the opinion of the Board of Supervisors, the distance of setbacks and/or the methods of screening and buffering otherwise established by this chapter would be insufficient, additional screening, buffering and/or widths of setbacks shall be required as a condition of any approval.
Existing landscaping screening on both side of the property is in place obscuring the parking area and entrance not to detrimental the other properties in the vicinity.
 - (e) Be suitable in terms of permitting the logical, efficient and economic extension of public services and facilities such as central water supply, sanitary sewage and police and fire protection. The applicant shall prove that there is adequate access for fire-fighting and other emergency service equipment. The Board of Supervisors may establish additional conditions on approval to ensure such access, such as sufficient turning radii and cartway width for such equipment, the provision of adequate access for fire fighters to reach all sides of buildings and the provision of paved or compacted surfaces sufficient to support the weight of fire equipment.
NA
 - (f) After considering any traffic improvements that the applicant may legally commit to fund or construct shall not create significant traffic safety hazards or cause serious traffic congestion.
NA

[1] The applicant for a conditional use shall establish the effect of the proposed development on the reserve capacity of the public streets and street intersections providing access to and in the area of the subject property.

NA

[2] Where a traffic study is required under this chapter or another Township ordinance, such study shall be submitted at the same time as the conditional use application.

NA

[3] If a traffic study is required, the applicant shall prove that the level of service of unsignalized and signalized intersections adjacent to the applicant's property will be adequate to serve the proposed development. To prove such adequacy, the applicant shall prove that intersections intended to provide motor vehicle egress and/or ingress to the proposed development shall not fall below the Level of Service D as specified in the 1994 Highway Capacity Manual published by the Transportation Research Board, or its successor publication.

NA

[a] The Board of Supervisors may waive the criteria in Subsection C(2)(f)[3] above if they find such waiver to be in the public interest, safety and general welfare.

NA

[b] The above Subsection C(2)(f)[3] shall not be construed to preclude improvement of such intersections to attain a Level of Service D or better.

NA

[4] The applicant shall prove that any improvements proposed to adjacent segments of streets will be sufficient to obviate adverse traffic impacts caused by the development, and to protect the traveling public.

NA

[5] The applicant shall prove that facilities for ingress and egress will be so located and so designed to provide safe access to adjoining streets and to avoid unnecessary traffic through existing residential neighborhoods.

NA

(g) Minimize adverse impacts upon the preservation and restoration of any historic building(s) on the subject property

NA

(h) Properly locate and design the proposed structures and other improvements to minimize disruption to existing natural topography, waterways, ponds, groundwater recharge, woods and other important natural resources on the site.

NA

1339 E. Strasburg Rd.



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 5306B00640000
UPI: 53-6B-64
Owner1: LLOYD PETER
Owner2:
Mail Address 1: 1339 E STRASBURG RD
Mail Address 2: WEST CHESTER PA
Mail Address 3:
ZIP Code: 19380
Deed Book: 9213
Deed Page: 1554
Deed Recorded Date: 11/9/2015
Legal Desc 1: NS OF E STRASBURG RD
Legal Desc 2: LOT 96 & DWG
Acres: 0.57
LUC: R-60
Lot Assessment: \$ 54,960
Property Assessment: \$ 137,380
Total Assessment: \$ 192,340
Assessment Date: 12/15/2017
Property Address: 1339 E STRASBURG RD
Municipality: EAST GOSHEN
School District: West Chester Area

Map Created:
Thursday, July 19, 2018

County of Chester



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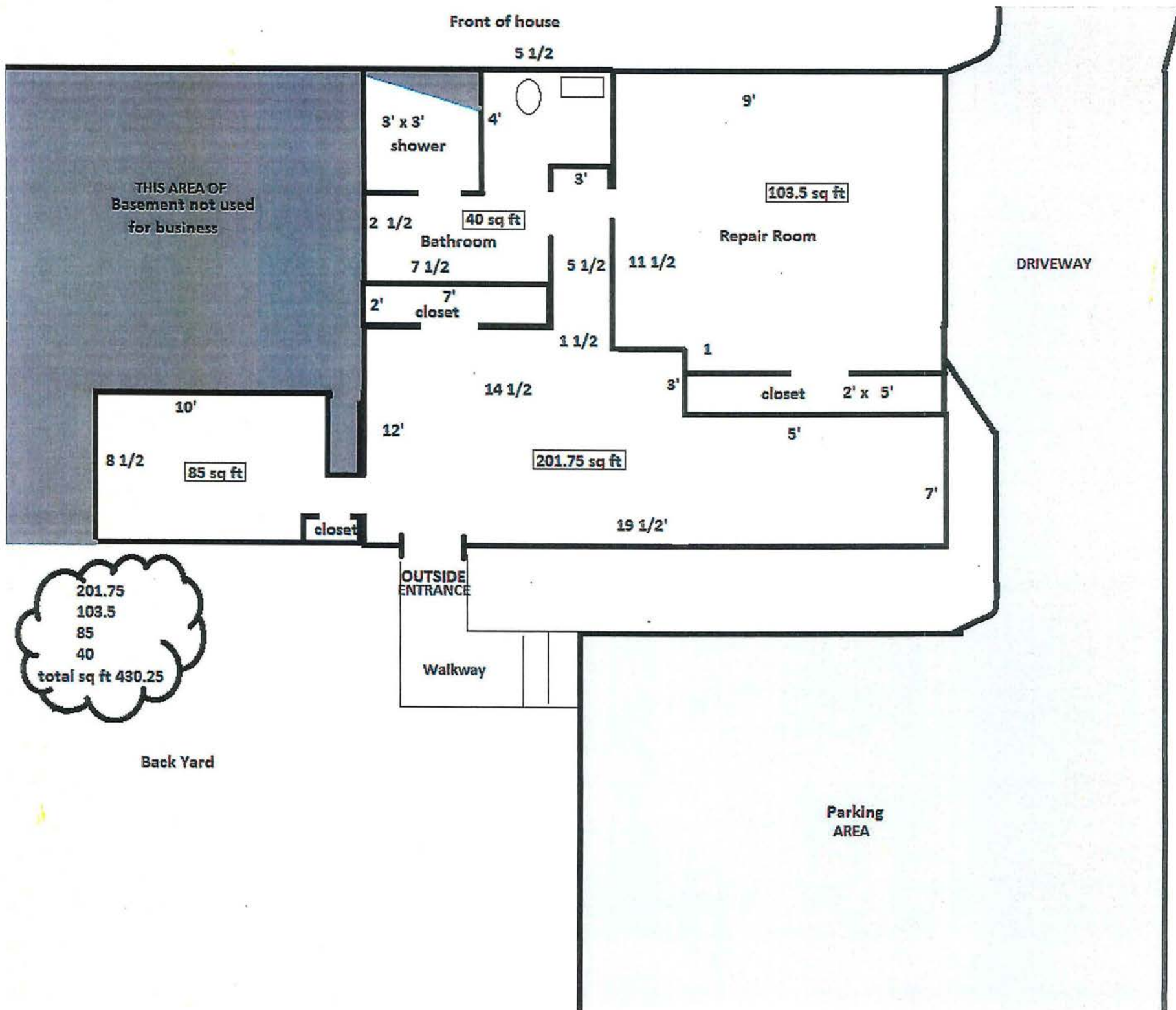
PARKING
AREA

ENTRANCE

1339 East Strasburg Road

NAME ON MAILBOX

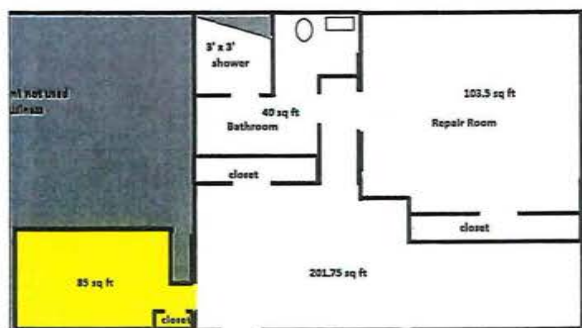
Strasburg Rd

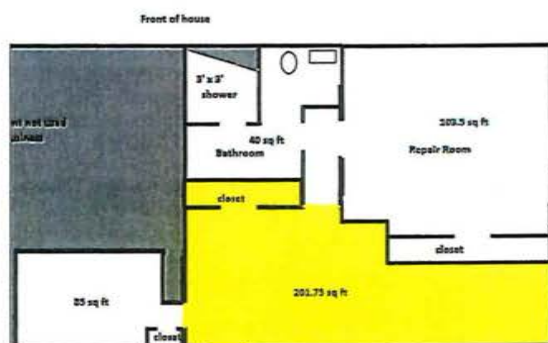


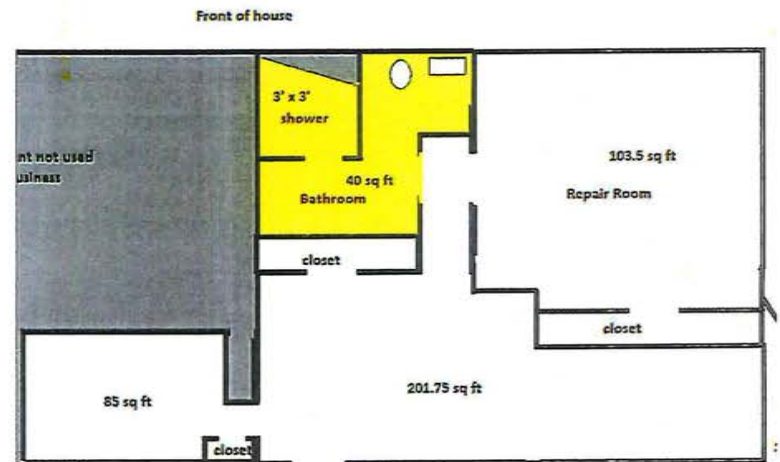
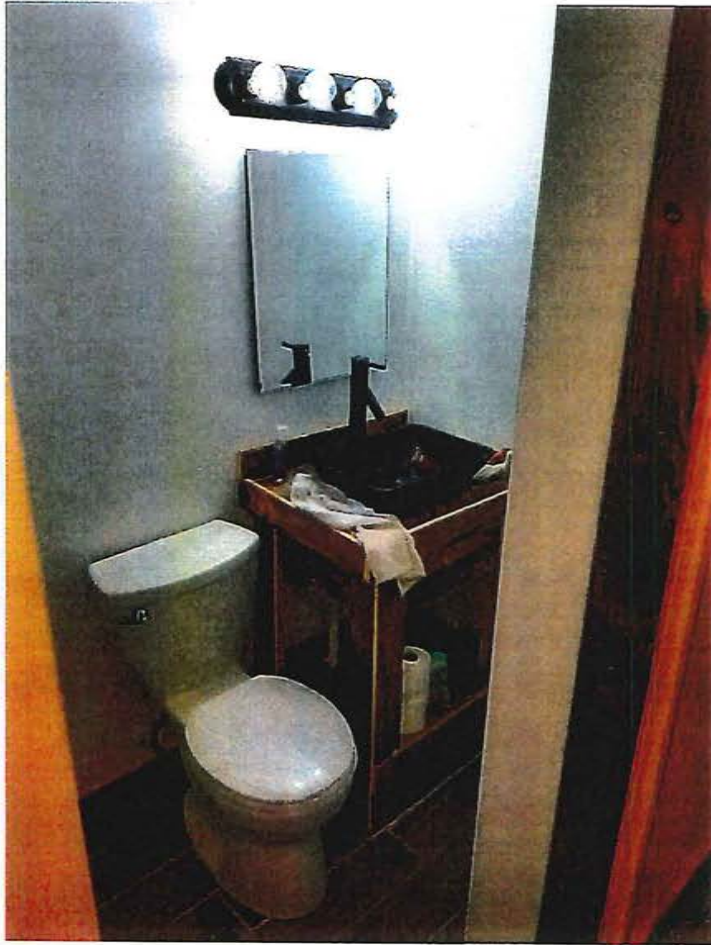
201.75
103.5
85
40
total sq ft 430.25

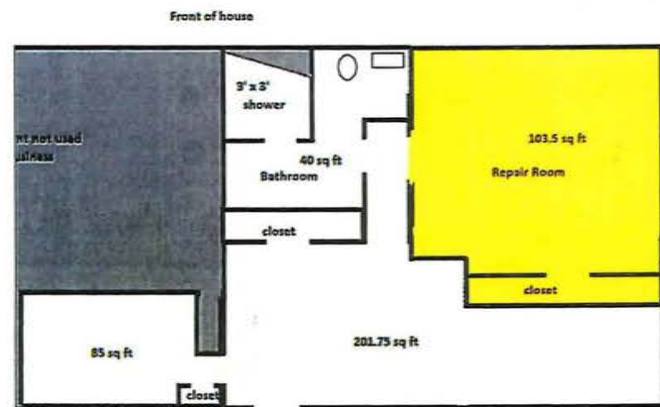


Front of house









PARKING AREA PICS



PARKING AREA PICS



PARKING AREA PICS



Entrance by the Parking Area at back of house



Mailbox Location Top of Driveway



Plan for Business Sign

Name of business on mailbox no larger than if putting a name of the occupant and or address of home
(See pics below) A new mailbox will be installed to replace the mailbox below when the sign fixed to it.

(On both sides of Mailbox)



OR

(Hanging below Mailbox)



Plan for Business Sign

A new mailbox will be installed to replace the mailbox below when the sign fixed to it.

(Hanging below Mailbox) SIZE 6" x 11"



Memo

To: Planning Commission
From: Jon Altshul
Re: Consider Incubator Uses & Goal 3E of the Comprehensive Plan
Date: July 10, 2018

Goal 3E of the 2015 Comprehensive Plan Update calls for the Township to “promote new uses, such as...Incubator Businesses, in appropriate locations.” This goal was developed with an eye towards enhancing and modernizing the Township’s commercial and industrial districts. There are a number of incubator spaces scattered throughout Chester County, including the Innovation Center at Eagleview, the Innovation Center at Evolve IP (Tredyffrin) and the West Chester Artisan Exchange (West Goshen).

An “incubator”, while broadly familiar to anyone who’s watched HBO’s *Silicon Valley*, is a term of art that requires some clarification.¹ As used in this memo, “incubator” refers to any multi-tenancy commercial or industrial space for “incubator businesses”, which are small (typically fewer than about 15 employees) start-up businesses (usually, but not always, less than 3 or 4 years old) that generally (but not always) are not-yet profitable or have only recently achieved profitability. While stereotypical incubator business are in the software development and life sciences fields, as used herein, the term could also include skilled trades (plumbers, electricians) or artisan crafters (carpenters, jewelry makers, farmer’s market vendor kitchens, etc) or really any non-retail start-up business. Incubators generally provide fully or partially shared workspace and/or common areas, and often (but again, not always) assistance with back-office support, marketing and/or financing.

Currently, the ZO explicitly allows a modified form of incubator uses in the I-1 and BP Districts, and implicitly allows them in the I-2, as outlined in the Appendix, although the minimum size restrictions in the Conditional Use section of the ZO may make incubators impractical in East Goshen, as is explained below.

There may be a few additional uses that could be permitted by right or conditional use to foster incubator businesses, including “Kitchens for the preparation of food and non-alcoholic beverages for consumption off site”. Otherwise, my reading of these sections is that the existing language more or less provides for any kind of incubator use that could be reasonably envisioned.

In addition, the Township may wish to amend the Conditional Use Section of the ZO. Specifically, Section 240-31C(3)(v) reads:

Multiple uses in a multiple-use building in the I-1 District pursuant to § 240-19C(1) and in the BP District pursuant to § 240-21C(1). The following shall apply if an existing building is to be converted or if a new building is built for multiple uses:

¹ A non-scientific review of selected PA municipal zoning ordinances revealed only one reference to “Incubators”. Specifically, State College Township, which hosts PSU’s Innovation Center complex defines an “Incubator” as “a building that offers office, light industry and manufacturing and/or laboratory space, common facilities and shared support services at below-market rates to tenants.”

[1] Each use shall have a minimum of 5,000 square feet of contiguous floor space. Separate users which are the same type of principal use may make up the minimum 5,000 square feet of floor space.

[2] A development plan shall be submitted and conform to Chapter 205, Subdivision and Land Development, as well as §§ 240-24 and 240-27.

Clearly, 5,000 square feet of space is significantly larger than what a typical incubator business needs.

In addition, in order to reduce barriers to entry for start-up businesses, the Township may want to consider exempting each incubator or incubator business from having to apply for a conditional use permit every time there is a new tenant. That is, an incubator landlord would be required to receive conditional use approval in order to begin leasing space—and the CU decision may have a condition that only software development, or light manufacturing, or kitchen space, etc is permitted in the incubator—but that any new or subsequent businesses that rents space in an approved incubator would only need a U&O to begin operations, provided that the business broadly complies with an approved condition in the CU permit.

Questions for Planning Commission:

1) Should 240-6 (definitions) and 240-19 through 240-21 (I-1, I-2 & BP) be amended to specifically define and allow for “Incubators” as a conditional use, separate from “multiple use”?

- If yes to #1, should 240-19 through 240-21 specify that any use permitted by right or by conditional use in the relevant sections of the ZO is permitted by right if the use is in an incubator (i.e. only a U&O is needed as new incubator businesses are added)?
- If yes to #1, how should “incubator” be defined, as distinct from “multiple use”?
- If no to #1, should 240-31C(3)(v) be amended to either eliminate the square footage requirement for multiple uses or reduce it (note that the parking requirements would not be changed, so there is a check against overcrowded workspaces)?

2) Are there any uses not currently in the ZO for the I-1, I-2 and/or BP districts that are appropriate to foster successful incubators in East Goshen?

Appendix: Permitted Uses in Industrial and Business Park Districts

	I-1 (Goshen Corporate Park West/Airport Road)	I-2 (Applebrook)	BP (Goshen Corporate Park)
Multiple uses in a multiple use building allowed?	Yes	No	Yes
Applicable* uses allowed by right	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Research, testing or experimental laboratory or facility for research or product development • Manufacturing when limited to pilot studies and prototype development for precision instruments, optical goods, pharmaceutical, health and personal care products • Business & professional offices 	<ul style="list-style-type: none"> • Development of computer software packages and related marketing • Assembly of electronic equipment
Applicable* uses allowed by Conditional Use	<ul style="list-style-type: none"> • Testing & repair of manufactured products • Manufacturing requiring light metal processing • Packaging and bottling • Manufacturing when limited to pilot studies and prototype development for precision instruments, optical goods, pharmaceutical, health and personal care products • Scientific, industrial, agricultural or engineering testing/product development 	<ul style="list-style-type: none"> • Manufacturing when limited to pilot studies and prototype development for precision instruments, optical goods, pharmaceutical, health and personal care products • Manufacturing facility of jewelry, precision instruments, optical goods and similar products 	<ul style="list-style-type: none"> • Manufacturing when limited to pilot studies and prototype development for precision instruments, optical goods, pharmaceutical, health and personal care products • Manufacturing facility of jewelry, precision instruments, optical goods and similar products • Business & professional offices • Scientific, industrial, agricultural or engineering

	<ul style="list-style-type: none"> • Business & professional offices • Research, engineering or testing laboratories • Manufacture/assembly of electrical/ electronic appliances, supplies & equipment and products from nontoxic materials such as plastic, leather, glass, cellophane and textiles. 		testing/product development <ul style="list-style-type: none"> • Testing or experimental laboratory for research or product development
--	--	--	--

* For simplicity's sake, I have omitted allowed uses that not applicable to incubators, such as parking garages, indoor recreation, banking, agriculture, places of worship, retail, restaurants, utilities, etc.

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

FYI

July 24, 2018

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Conditional Use application for 1339 E. Strasburg Rd. West Chester PA 19380. The property owner, Peter Lloyd, is seeking approval to operate a scuba supply business as a Home Occupation. The property contains a single family home and is situated in the R-2 Zoning District of East Goshen Township. Home Occupations are permitted in single family homes within the R-2 Zoning District as a conditional use.

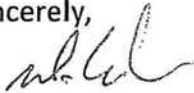
Pursuant to Township policy, property owners within 1000 feet of the subject property are notified when conditional use applications are received. **The meeting dates for this matter are listed below and subject to change without further written notice:**

August 1, 2018 – Planning Commission (7:00 PM)

September 4, 2018 – Board of Supervisors (7:00 PM – Conditional Use Hearing)

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

Sincerely,



Mark A. Gordon
Township Zoning Officer