

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, March 6, 2019
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. February 6, 2018
- F. **Subdivision and Land Development Applications**
 - 1. ESKE Development / Ducklings Early Learning Center
- G. **Conditional Uses and Variances**
 - 1. PECO Energy CO. (Modify Existing Conditional Use Approval)
- H. Ordinance Amendments
- I. **Old Business**
 - 1. Goshenville TND Overlay Discussion
- J. 2019 Goals
- K. Any Other Matter
- L. Liaison Reports
- M. Correspondence

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

March 6, 2019 PC Meeting

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
ESKE Development / Ducklings	LD	P/F	1/18/2019	2/6/2019	2/23/2019	2/23/2019	2/29/2019		4/3/2019	4/16/2019	NA	5/6/2018	
PECO Gas Gate	CU	Sk	2/26/2019	2/26/2019	2/28/2019	NA	2/28/2019		4/3/2019	4/23/2019	4/23/2019	4/26/2019	

Bold = New Application or PC action required

Completed in 2019

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 6, 2019

The East Goshen Township Planning Commission held a regular meeting on Wednesday, February 6, 2019 at 7:00 p.m. at the East Goshen Township building. Members present were: Dan Daley, Silvia Shin, Ernest Harkness, Mark Levy and new member Mike Koza. Also present was Mark Gordon, (Township Zoning Officer); Janet Emanuel, (Township Supervisor), and Tom Kilburn (Futurist Committee).

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 p.m.

1. Ernest 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. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. Ernest checked the log.
4. The minutes of the January 2, 2019 meeting were approved.

B. SUBDIVISION AND LAND DEVELOPMENT

ESKE Development/Ducklings Early Learning Center. - Mark Gordon explained that they haven't received engineering reviews yet so the applicant opted to wait until the March meeting to make their presentation. He acknowledged Debbie Hicks and Mack Reese of 901 Airport Road. The stream that goes through her property goes through the applicant's property. She is concerned about tree removal and effects on the stream. Mark reviewed the map with them. He mentioned that the applicant did a flood study and will have to get many permits to work in the wetlands. She has a historic property but not close enough for a historic study. The next meeting will be March 6, 2019.

C. OLD BUSINESS

Goshenville TND Overlay Discussion - Mark Gordon reviewed his memo dated January 31, 2019 listing 3 options for the Commission's consideration. After a short discussion, it was decided that the Planning Commission will have a workshop on Wednesday, February 20, 2019 for this topic. Tom Kilburn commented that the residents should have received an outline of this proposal. Mark Gordon commented that there were 2 public meetings and the residents were notified by letter. The residents near the Perakis property came in force to both meetings. The result was that the commercial will be in TND1 and residential (Perakis) will be in TND2. There will be a hearing when the proposal is ready for approval.

D. ANY OTHER MATTER

1. Westtown Township Comprehensive Plan - Mark Gordon checked land use. Westtown School has open space that they probably won't develop but they have options. Dan mentioned that they are expanding their athletic fields. Dan asked about traffic and road improvements. Mark commented that he didn't see anything critical. He can expand his comments on the West Chester Pike Corridor. Janet commented that Westtown talks more with the Borough about traffic.

1 **E. LIASION REPORTS**

2 1. BOS – Janet reported that their focus the past few weeks has been on the Open Space Zoning
3 Ordinance proposal. They received lots of push back from the residents around the properties that would
4 be involved. Ernie feels that they could have put together a written explanation of the proposal at the
5 beginning. People sometimes misinterpret information at public meetings. Janet mentioned that the BOS
6 took a vote of 3 to 2 not to proceed with this. Ernie commended the BOS for having public meetings and
7 feels the response from the residents is positive and shows their concern.
8

9 **ADJOURNMENT**

10 There being no further business, Silvia made a motion to adjourn the meeting. Dan seconded the
11 motion. The meeting was adjourned at 8:00 pm. The next regular meeting will be held on
12 Wednesday, March 6, 2019 at 7:00 p.m.


13 **NOTE:** A workshop meeting will be held on Wednesday February 20, 2019 at 7:00 pm.
14

15
16 Respectfully submitted, _____
17 *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: 3/1/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Land Development Application / ESKE Development LLC / Ducklings Early Learning Center

Planning Commission Members,

The Township has received a Land Development Application and plans for 1302 Wilson Drive. This parcel is located in the I-1 Light Industrial zoning district, has an area of 4 acres and received Conditional Use Approval in 2018 for a Child Daycare Center use.

The applicant proposes to construct +/- 14000 s.f. building with associated playground area, parking, and driveway to accommodate the use.

The Township has received the Township Engineers review, The Fire Marshal's review and the CCPC Review letter for the project. The applicant is in the process of addressing the comments outlined in the review letters and revising their plans accordingly.

STAFF RECOMENDATION

At this time no action is needed by the Planning Commission on this application.

February 27, 2019

EGOST 00127

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

**RE: ESKE Development, LLC, 1302 Wilson Drive
Preliminary/Final Land Development Review**

Dear Mark:

As requested, we have reviewed the following information, regarding the referenced revised submission:

- *"Preliminary/Final Land Development Plans for ESKE Development, LLC"* (14 sheet) dated January 11, 2019, prepared by D.L. Howell;
- *"Stormwater Management Report for Ducklings Early Learning Center"* dated January 11, 2019, prepared by D.L. Howell; and
- Application and supplemental documents.

The applicant, ESKE Development, LLC of West Chester, on behalf of the owner, S. Winig Associates of West Chester, is proposing to develop UPI 53-3-1.2C (4.0 acres) with a 14,000 SF child daycare center and 3,000 SF enclosed play area. Associated parking and stormwater management are proposed as well as a stream crossing for the main access to the property. The site is located on the south side of Wilson Drive (T-552) approximately 1,000 feet west of Boot Road (SR 2020), within the I-1 Light Industrial District. The daycare center will be served by public water and public sanitary sewer.

At the Board of Supervisors November 13, 2018 meeting the applicant received conditional use approval for the Child Daycare Center Use on the referenced property with conditions identified in the Board's November 15, 2018 letter.

We offer the following comments:

ZONING

1. The applicant shall confirm that a visual screen for all rooftop structures is provided per §240-19.F(2).
2. A permit is required from the Township for any construction within the identified floodplain. (§240-26.B((2)(b))
3. The applicant should provide all information required by §240-26.B(3)(d)[1] with the application.

4. The applicant should provide cross sections of the proposed driveway and culvert and the elevation of the base flood on the plan. (§240-26.B(3)(d)[3][c])
5. The width of right-of-way for Wilson Drive shall be indicated on the plans per §240-27.A(3)(a). The Board of Supervisors may require additional right-of-way.
6. A minimum of 5% of a parking area shall be landscaped and continually maintained as such. (§240-27.C(1)(c)) Please provide a calculation verifying this requirement has been met.
7. Any additional off-street parking needed for the center shall be provided on the same lot as the center. (§240-31.C(3)(i)[3]) The applicant should provide easement language acceptable to the Township Solicitor regarding the proposed parking on the adjacent property.
8. ADA ramps at the handicap parking shall be provided and the necessary details added to the plans. (§240-33.B(7)(b)) Please reference PennDOT standard details.
9. Per §240-33.B(7)(c), three (3) handicap parking spaces are required; only two (2) are proposed.
10. All applicable PaDEP permitting will be required for the proposed crossing of the existing watercourse, wetlands and floodplain. (§240-26.B(4)(b)[1][b], §240-26.B(5)(a)[1] & §240-26.B(7)(b)[5])
11. The applicant should confirm that all proposed utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible), and constructed to minimize the chances of impairment during a flood. (§240-26.B(5)(c)[4])
12. The applicant should address the requirements of §240-27.E regarding design controls for industrial park districts.

SUBDIVISION AND LAND DEVELOPMENT

13. The applicant is proposing preliminary/final plan approval, therefore a waiver from §205.1 should be requested.
14. Regarding landscaping and lighting:
 - a. We recommend lighting be provided at the entrances to the building for safety purposes.
 - b. The plan should remove the term 'buffer' from the proposed landscaping, as a buffer is not required per the Code, and has specific, additional requirements that would need to be met.
 - c. The applicant has acknowledged the tree replacement requirements of §206-61.D, however a note stating *"Applicant's surveyor located all trees 6" DBH and greater, the surveyor did not evaluate whether the existing trees were viable and noninvasive per the definition in SALDO section 205-7. The applicant would like to further evaluate the existing trees with participation from the Township's professional consultants."* is provided on Sheet 14. Further review of the tree replacement requirement will occur pending clarification/coordination with the applicant's engineer. Please note the definition of "wooded lot" (§205-7) and the requirements of §205-61.C & 205-61.D
 - d. Replanting shall occur on the wooded lot that is being developed or at another location within the Township that is acceptable to the Board of Supervisors. (§205-62.D(8)) The majority of landscaping is proposed on adjacent property.

- e. The applicant has indicated the existing trees along Wilson Drive satisfy the street tree requirement of §205-62. The Planning Commission and/or Board of Supervisors should confirm this requirement is adequately addressed; we have no objection.
15. Regarding preliminary and final plan requirements (§205-30 and §205-33), the following should be provided:
- a. The name of all abutting or adjacent property owners in the vicinity of the project including those across Wilson Drive. (§205-30.B(5))
 - b. The width of Wilson Drive. (§205-30.C(1)(a))
 - c. Such private deed restrictions and/or a statement of any restrictions previously imposed in accordance with §205-33.C(2). If no such deed restrictions exist or will be imposed, it is recommended a note stating the same be indicated on the plan.
16. A 'will serve' letter regarding the availability of public water shall be provided. (§205-40.E)
17. Sidewalks and/or paths may be required to be installed at the discretion of the Board of Supervisors upon the recommendation of the Planning Commission and Conservancy Board. (§205-56.A) No sidewalks are proposed.
18. A detail for the proposed driveway shall be provided, and the material per §205-57.D(2) included.
19. All lot corners shall be clearly identified by either a monument or an iron pin. (§205-65.B)

STORMWATER MANAGEMENT

20. The disturbed area is greater than one acre. The applicant should provide an NPDES permit. (§195-17.A(1)(b))
21. Infiltration bed 1 has a stone invert of 431.00 feet. Test pits 3 and 4 were performed within the limits of Infiltration bed 1. The test pit log for Test Pit 3 indicates that, *"During excavation, a solid layer of rock was encountered at a depth of approximately 9 feet below existing grade."* The existing grade appears to be approximately 442.5 feet which indicates that the rock was encountered at an elevation of approximately 433.5 feet. The infiltration bed 1 invert indicated in the table on the detail on Sheet 6 is 431.00 feet. The infiltration bed does not appear to have the required 24 inches of separation from a limiting zone. The applicant should clarify. (§195-20.J(1))
22. Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris (for example, silt, leaves and vegetation). Such measures shall include but are not limited to leaf traps, gutter guards and cleanouts. (§195-20.O)
23. All infiltration practices shall have appropriate positive overflow controls. The applicant should provide positive overflows in the infiltration beds. (§195-20.P)
24. The peak flow rate of the postconstruction two-year, twenty-four-hour design storm shall be reduced to the predevelopment peak flow rate of the one-year, twenty-four-hour-duration precipitation, using the SCS Type II distribution. The applicant should provide calculations demonstrating conformance with §195-21.A.

25. Roadway crossings or structures located within designated floodplain areas shall be able to convey runoff from a one-hundred-year design storm consistent with *Federal Emergency Management Agency National Flood Insurance Program Floodplain Management Requirements*. (§195-24.E)
26. Provide the complete delineation of the flow paths used for calculating the time of concentration for the predevelopment and postconstruction conditions on the drainage area plans. (§195-27.B(14))
27. Identify the person responsible for ongoing inspections, operation, repair, and maintenance of the BMP or conveyance after completion of construction. (§195-27.B(18)(a))
28. Provide operation and maintenance requirements for the proposed BMP's on the plan. (§195-27.F(1) & §195-37)
29. The applicant is reminded that a *Stormwater Management Operation and Maintenance* agreement shall be completed. (§195-27.F.2 & §195-38) 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.
30. The plan should be revised to reflect the latest floodplain study information and location (11/1/18).

TRAFFIC

31. In response to comment #11 from the October 24, 2018 McMahon review letter, Heinrich & Klein Associates has provided right turn lane warrants for the proposed driveway. While warrants are marginally met for a right turn lane, the design engineer notes that widening for a deceleration lane could not be accommodated along the property frontage and would impact the adjacent CALECO property. We recommend the applicant also complete warrant analyses for a left turn lane into the site. The existing road width would likely accommodate a left turn area into the site and/or into the adjacent MARS driveway. The applicant should provide lane striping alternatives along Wilson Drive to accommodate left turns into each driveway, considering the proposed driveway offset between the site and MARS driveways.
32. The plans should identify the student bus pick-up / drop-off area. The applicant should clarify if private buses will be utilized and stored on-site.

SANITARY SEWER

33. We recommend the building sewer and lateral be increased in size from 4-inch to 6-inch since this is a commercial use and to increase ease of maintenance. (§188-31.B.(3))
34. Township policy prohibits inside drop connections within manholes. To avoid disturbance to the manhole at all, we recommend the lateral connect directly to the sanitary sewer main approximately 5 feet downstream of the existing manhole in accordance with the Township's *Sewer Lateral/Building Sewer Detail* (see attached). The lateral can connect to the main at a 45° angle and run at that slope to the easement line. The downstream cleanout needs to be provided at the easement line. The sewer can then be run at a consistent slope from the cleanout to the building.

35. A trap, vent, and building cleanout are required in accordance with the Township's *Sewer Lateral/Building Sewer Detail*.
36. The elevation view on Sheet 3 of the retaining wall plans, prepared by Shippee Engineering, dated February 1, 2019, indicate the invert elevation of the sewer lateral at the location of the retaining wall as 426.94, which is not consistent with the calculated invert elevation of 428.98, based on the length, design slope, and invert elevations indicated on Sheet 3 of the land development plans.

GENERAL

37. During the conditional use process the applicant indicated parking restriction signage would be provided along the access drive, however no such signage is indicated.
38. We have received the retaining wall plans and calculations and will review following land development approvals. However, we have concerns about the constructability of the retaining wall, notably, the minimal distance between the wall and the floodplain. Additionally, we recommend some form of erosion and scour protection at the bottom of the wall.
39. This review does not include a site signage review; all proposed signs will be review and permitted by Township staff.
40. Where parking is proposed immediately adjacent to sidewalks, we typically recommend curb stops be provided to prevent vehicle overhang and provide pedestrian access.
41. We recommend a crosswalk be provided for the proposed pedestrian crossing of the driveway.
42. The proposed emergency access extends into existing parking spaces on the adjacent sites, potentially limiting its feasibility. A detail for the proposed emergency access should be provided.
43. We recommend the conditions noted in the Board's November 15, 2018 approval be indicated on the record plan.
44. Please additionally note the status of the following reviews/permits:
 - a. NPDES Permit (PaDEP/CCCD) (§195-15.C(2), -16.A, -17.A) – Pending
 - b. Planning Module (PaDEP) (§240-24.F, §205-33.B(22)(a)) – Pending
 - c. Sanitary Sewer (Municipal Authority) – Correspondence has not yet been received
 - d. On-lot Wells (CCHD) – Not applicable
 - e. Highway Occupancy Permit (PennDOT) – Not applicable
 - f. Fire/Emergency – See emailed comments from Mark Miller
 - g. Historic Resource (Historical Comm.) – Correspondence has not yet been received
 - h. Landscaping (Conservancy Board) – Correspondence has not yet been received
 - i. County Planning – February 14, 2019 letter

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

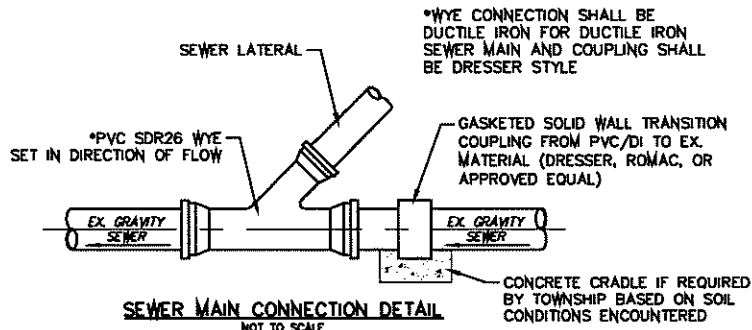
Sincerely,

PENNONI

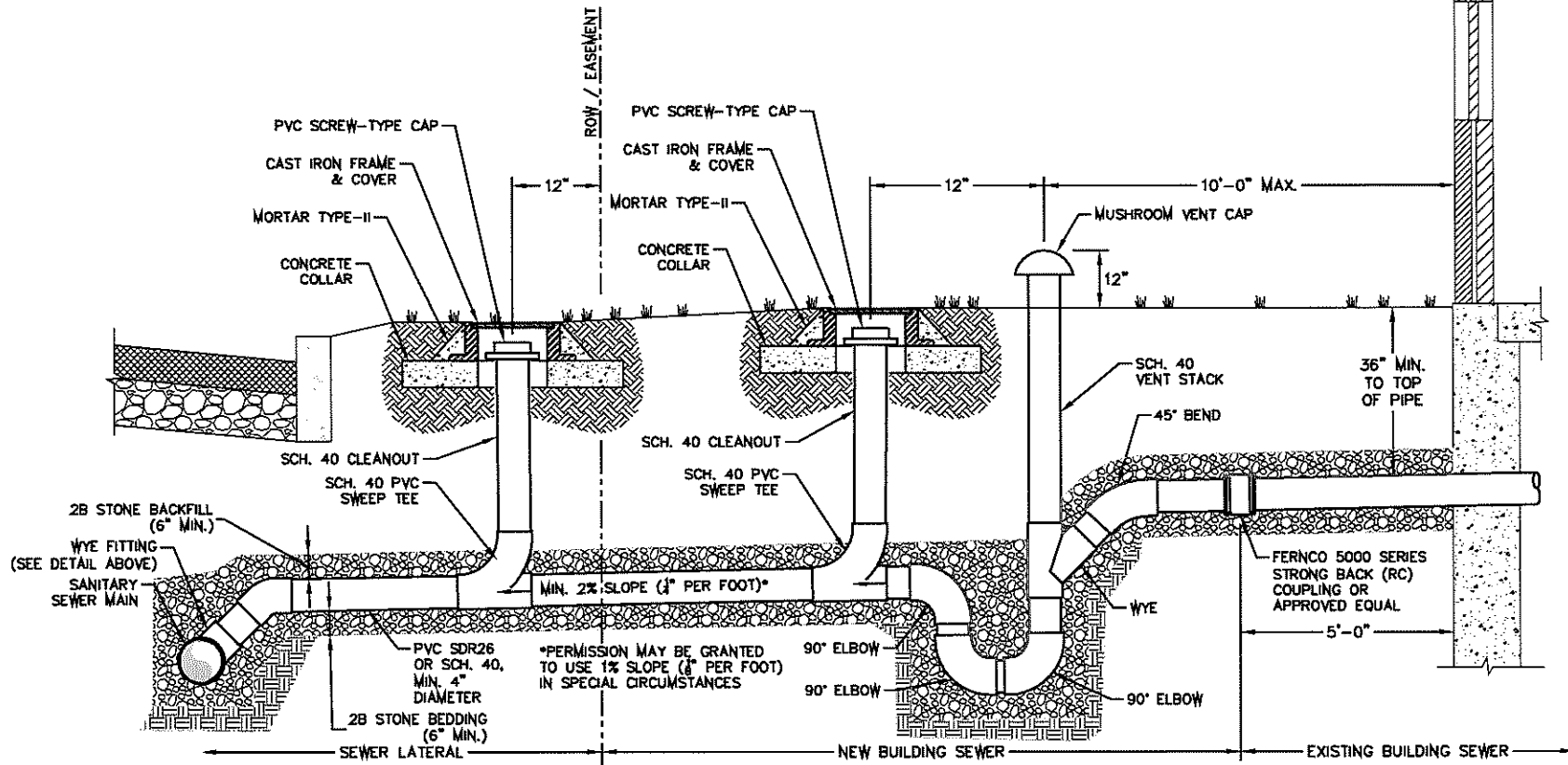


Nathan M. Cline, PE
Township Engineer

cc: Rick Smith, Township Manager (via e-mail)
Mark Miller, Director of Public Works (via e-mail)
ESKE Developments, LLC, c/o Anthony Diver, The Tamora Group (via e-mail)
John A. Jaros, Esq., Riley Riper Hollin & Colagreco (via e-mail)
Joseph Russella, PE, D.L. Howell (via e-mail)
Kristin Camp, Esq., Buckley Brion (via e-mail)



NOTE: WHENEVER POSSIBLE THE SEWER LATERAL CONNECTION SHOULD BE MADE TO THE EXISTING MAIN USING A WYE FITTING AND ONE PIPE COUPLING.



SEWER LATERAL/BUILDING SEWER DETAIL
NOT TO SCALE

EAST GOSHEN TOWNSHIP
SEWER LATERAL/BUILDING SEWER DETAIL



PREPARED BY:
PENNONI ASSOCIATES INC.
Newark, DE

DETAIL NO.: SS01
CREATED: 2014-09-30
REVISED: N/A



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
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

February 14, 2019

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

Re: Preliminary/Final Land Development - Ducklings Early Learning Center
East Goshen Township – LD-01-19-15745

Dear Mr. Smith:

A Preliminary/Final Land Development Plan entitled "Ducklings Early Learning Center", prepared by D.L. Howell & Associates, Inc., and dated January 11, 2019, was received by this office on January 23, 2019. 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 land development for your consideration.

PROJECT SUMMARY:

Location:	south side of Wilson Drive, east of Airport Road
Site Acreage:	4.00
Lots/Units:	1 Lot
Non-Res. Square Footage:	13,815
Proposed Land Use:	Child Daycare
New Parking Spaces:	60
Municipal Land Use Plan Designation:	Business Park Industrial
UPI#:	53-3-1.2C

PROPOSAL:

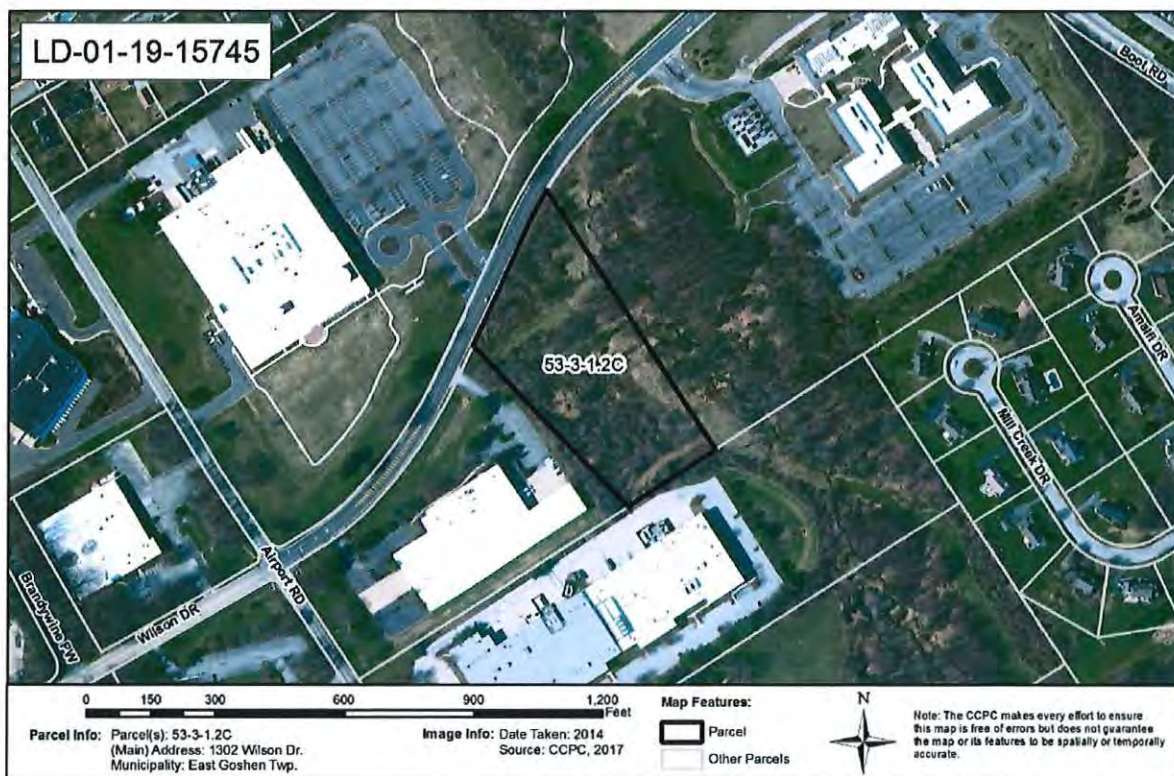
The applicant proposes the construction of a 13,815 square foot early learning center, and 60 parking spaces. The project site, which will be served by public water and public sewer, is located in the I-1 Light Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues and natural features protection issues discussed below, and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

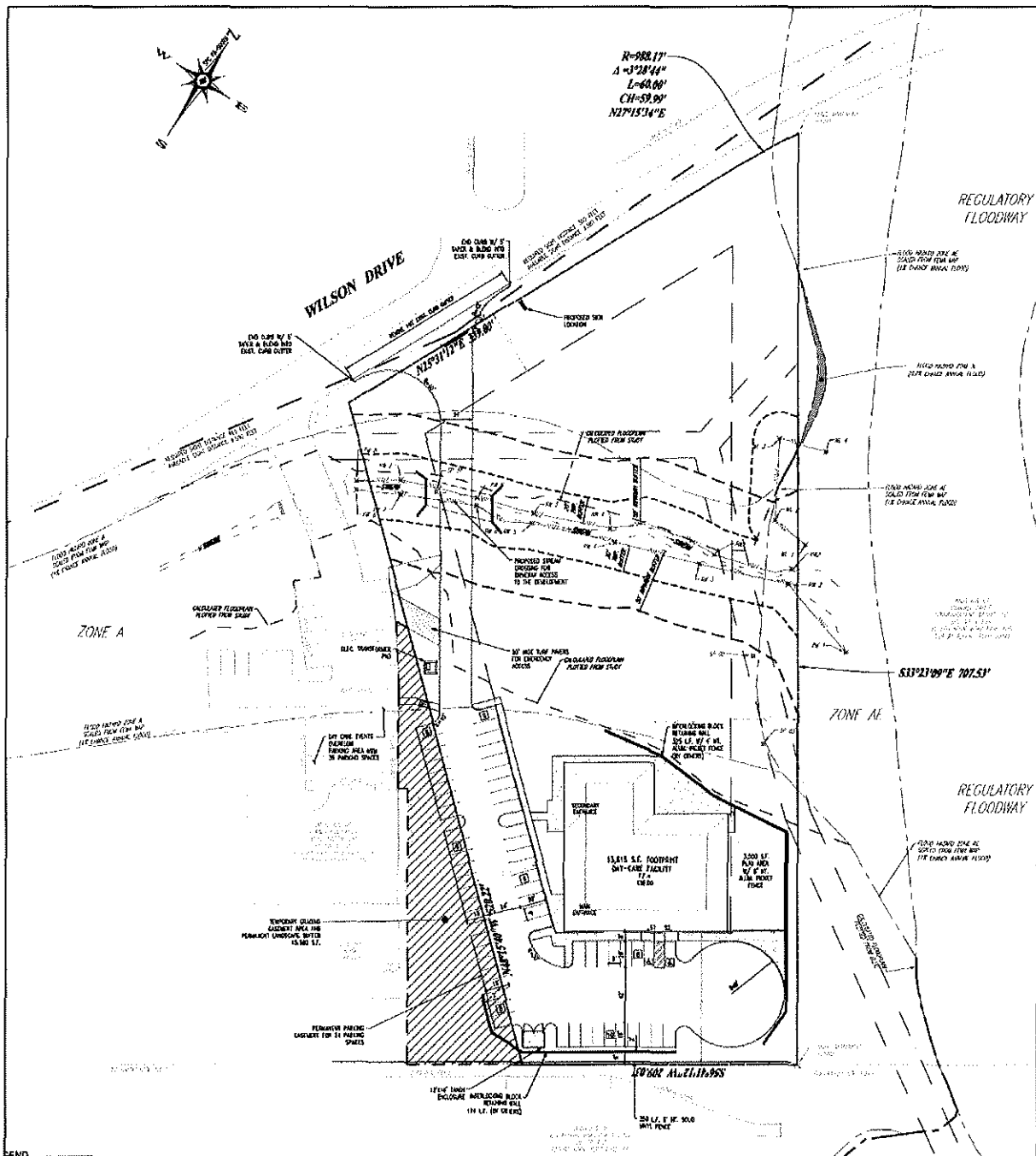
LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed facility is an appropriate use in a **Suburban Center Landscape**, careful consideration of the proposed development activity is required due to the environmental constraints of the project site, which are discussed in comments #9 through #12.



WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the east branch subbasin of the Chester Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - Ducklings Early Learning Center

PRIMARY ISSUES:

Access and Circulation:

3. While the site plan depicts a stream crossing for the proposed driveway entrance, the details of which are provided on Sheet 8, we note that this stream crossing is located approximately 110 feet east of an existing stream crossing on the adjoining parcel to the west (UPI# 53-3-1.2D). We suggest that the applicant and Township investigate the feasibility of utilizing the main driveway entrance on the

adjoining parcel to the west as the primary entrance for both parcels, instead of constructing a second stream crossing.

4. The site plan indicates that an emergency access connection will be provided to the adjoining parcel to the west. However, the site plan indicates that the emergency access connection extends to an existing parking area, and it does not depict any modifications to the existing parking arrangement (any cars utilizing these parking spaces would block this emergency access connection). This should be clarified by the applicant. We also suggest that the applicant and Township investigate the feasibility of an emergency access connection with the adjoining parcel to the south.
5. The Township's emergency service providers should be requested to review the plan to ensure that emergency vehicles will be able to safely navigate the proposed development when completed. We note that a vehicle turning plan is provided on Sheet 12.
6. The Zoning Information table on Sheet 1 indicates that the applicant is proposing 21 more parking spaces than required by the Township Zoning Ordinance (this figure does not include the 35 spaces identified on the adjoining parcel to the west as a "day care events" overflow parking area). We suggest that the applicant and the Township evaluate the actual anticipated parking demand for this facility, and determine whether the number of proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be installed in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.

Design Issues:

7. The site plan depicts the location of a sidewalk connection extending to the overflow parking area on the adjoining parcel to the west. However, this sidewalk extends to an existing parking area, and the site plan does not depict any modifications to the existing parking configuration in order to facilitate pedestrian access between these parcels. This should be clarified by the applicant.
8. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 13) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

Natural Features Protection:

9. The plan depicts the location of both the Federal Emergency Management Agency (FEMA) floodplain elevation and the "calculated" floodplain elevation. The Township engineer should review the applicant's calculated floodplain boundary findings.

We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if the proposed development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

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Re: Preliminary/Final Land Development - Ducklings Early Learning Center
East Goshen Township – LD-01-19-15745

10. The site contains areas of hydric (wet) soils (CpA Cokesbury and GIB Glenville) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.
11. The site plan depicts the location of a 50 foot riparian buffer on both sides of the stream, and we note that the proposed driveway will traverse these buffer areas. The Township should confirm that the site plan complies with the riparian buffer requirements in the Township Code.
12. The site contains wetlands. Placement of fill in wetlands is regulated by the U.S. Army Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977). The Pennsylvania Department of Environmental Protection regulates all activities that affect bodies of water, including wetlands, under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

ADMINISTRATIVE ISSUES:


13. The Zoning Information table on Sheet 1 indicates that conditional use approval is required for this project. The final plan should accurately note the date and any conditions set as part of the conditional use approval, and the Township should verify that all applicable conditions of approval have been incorporated into the final plan.
14. The site plan depicts the location of easement areas for parking spaces, landscaping, and an overflow parking area on the adjoining parcel to the west (UPI# 53-3-1.2D). The details of these easements should be incorporated into the deeds of both lots.
15. The site plan depicts the location of two retaining walls, and site plan notes indicate that the design of these retaining walls will be provided "by others." We suggest that the design of these retaining walls be submitted for the review of the Township engineer, as part of this land development plan.
16. The Township should receive written confirmation that the applicant meets all licensing and registration requirements regulated by the PA Department of Public Welfare - Office of Children, Youth and Families, and any other applicable state regulations pertaining to child day care facilities.
17. We suggest that the applicant, in consultation with the business park owner, coordinate its proposed hours of operations with the other businesses in the business park, in order to mitigate any potential vehicular conflicts amongst the various business park uses.
18. 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.

Page: 6
Re: Preliminary/Final Land Development - Ducklings Early Learning Center
East Goshen Township – LD-01-19-15745

19. The applicant should contact the Pennsylvania Department of Environmental Protection (DEP) to determine whether a stream encroachment permit is necessary for the proposed driveway crossing in accordance with Section 205.293 of its rules and regulations and provide the municipality with documentation of this contact and the requirements of DEP before action on this plan is taken.
20. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
21. A minimum of four (4) 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 and the Assessment Office.

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: Eske Development LLC
D.L. Howell & Associates, Inc.
S Winig Associates L.P.
Chester County Conservation District

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

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

Date: 2/21/2019
To: Mark Gordon, Zoning Officer
Planning Commission
From: Mark Miller, Public Works Director, Asst. Fire Marshal
Carmen Battavio, Fire Marshal
Re: Fire Marshal Review
Land Development Application / Ducklings Early Learning Center

Mark

Carmen and I looked over the LD plans for above property and we have the following fire safety comments for consideration.

1. The Emergency access from the neighboring property needs to be a minimum of 26' wide. The parking spots should be removed so they won't hinder emergency vehicle access. Also, a radius on the curbing should be added to provide better access for emergency vehicles.
2. Two points of rooftop access for the ladder truck should be provided. We suggest extending the emergency access drive to the front of the building to provide a second access point for a ladder truck.
3. We would recommend that the driveway from Wilson Dr. be widened to 30'. We suggest widening the front parking lot to 42' between the parking stalls just like the rear parking lot.
4. The Goshen Fire Company has A Pearce 100' rear mount tower truck. The cul-de-sac and truck turning template should be revised accordingly.
5. Fire Hydrant and stand pipe locations are not shown. We recommend that a Fire Hydrant be planned along Wilson Drive. A second hydrant should be planned with the Building FDC along the driveway near the NW corner of the building. The Fire Marshall needs to approve these locations.
6. The largest Goshen Fire Company fire truck is rated at 80,000 lbs. GVWR. Please note the weight rating for the culvert on the plans.

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: 3/1/2019
To: Planning Commission
From: Mark Gordon, Township Zoning Officer 
Re: Conditional Use Application / PECO Energy CO.

Planning Commission Members,

The Township has received a Conditional Use Application and plans for the unaddressed Hershey's Mill property at the north corner of the intersection of N. Chester Rd. and Wineberry Ln., West Chester PA 19380. Conditional Use approval for a Public Utility Facility was granted for this property in 1997, to PECO Energy Co.

PECO Energy is seeking to modify the Conditional Use approval from 1997 by adding a 10' x 16' building to the site. PECO proposes to upgrade the existing communications equipment for the facility and house it inside this new building.

The property is situated in the R-1, (Low Density Suburban Residential) Zoning District of East Goshen Township. Public Utility Facilities are permitted in the R-1 Zoning District as a Conditional Use.

STAFF RECOMMENDATION

Staff has reviewed the application and plans and has identified a few items to be addressed:

1. How is the storm water for the new building going to be managed?
2. Will the building be placed on a concrete foundation?
3. Will the equipment in and mounted to the building make any noise?
4. Will the facility be served by utilities; Electricity, Gas, Phone or Fiber?
5. Will the facility have exterior lighting?
6. Will the facility be serviced by technicians regularly? How often?

At this time no action is needed by the Planning Commission on this application.

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

FYI

March 1, 2019

Dear Property Owner:

The purpose of this letter is to inform you that East Goshen Township has received a Conditional Use application for the un addressed Hershey's Mill property at the north corner of the intersection of N. Chester Rd. and Wineberry Ln., West Chester PA 19380. Conditional Use approval for a Public Utility Facility was granted for this property in 1997, to PECO Energy Co.

PECO Energy is seeking to modify the Conditional Use approval from 1997 by adding a 10' x 16' building to the site. PECO proposes to upgrade the existing communications equipment for the facility and house it inside this new building.

The property is situated in the R-1, (Low Density Suburban Residential) Zoning District of East Goshen Township. Public Utility Facilities are permitted in the R-1 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:**

March 6, 2019 - Planning Commission (7:00 PM)

March 13, 2019 - Conservancy Board (7:00 PM)

April 3, 2019 - Planning Commission (7:00 PM)

April 23, 2019 - 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

Mark A. Gordon
Township Zoning Officer

FILE

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

August 21, 1997

Louis J. Colagreco, Esquire
Riley, Riper, Hollin & Colagreco
P.O. Box 568
Paoli, PA 19301

Re: PECO Energy Gate Station
Conditional Use Hearing
Tax Parcels #53-2-25

Dear Lou:


At the Conditional Use Hearing for the PECO Energy Gate Station which was held on August 19, 1997 the Board of Supervisors approved the application with the following conditions:

1. That the use and construction be in strict conformance with the testimony and exhibits that have been entered at this hearing.
2. That it be in conformance with the ordinances of East Goshen Township.
3. That if after a reasonable period of time, the local residents state that the screening is insufficient, that PECO will agree to readdress this issue.

I would appreciate it if you would advise me in writing as to whether or not the conditions are acceptable.

If you have any questions give me a call.

Sincerely yours,



Louis F. Smith, Jr.
Township Manager

cc; Ron Nagle, Esquire

\\RICK\\LETTERS\\PECO.WPD

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MR. McDONOUGH: Mr. Chairman, I would move that we approve the application with conditions that the use and construction be in strict conformance with the testimony, exhibits that have been entered at this hearing and the governing ordinances of East Goshen Township.

MR. NAGLE: We'll allow you to move for your exhibits.

MR. COLAGRECO: Yes, thank you.

(Applicant's exhibits A-1 and A-2 admitted into evidence.)

MRS. POWELL: I will second the motion.

MR. BATTAVIO: I would like to ask if you would add an amendment to it, your motion, to include the verbiage if there are complaints of the fence that it be dealt with to the satisfaction or in a satisfactory matter.

MR. McDONOUGH: Reword that again for me.

MR. BATTAVIO: If --

MR. McDONOUGH: I don't like the word if.

MR. BATTAVIO: Upon completion of the gate station if there are complaints of

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unsightliness from the chain link fence that PECO will agree to address the concerns of the residents and remove it or spruce it up. I don't care how you say it.

MR. NAGLE: Augment the landscaping.

MR. COLAGRECO: Augment landscaping.

MR. BATTAVIO: There we go.

MR. McDONOUGH: I would move then that the motion be amended that after a period of --

MR. BATTAVIO: Completion.

MR. McDONOUGH: At the completion.

MR. BATTAVIO: Completion of the construction.

MR. CHATLEY: You want the trees to grow. You want give them a chance to mature a little bit.

MR. BATTAVIO: We might as well wait five years, let them be 15 foot tall, cover it.

MR. McDONOUGH: We may lose some trees. I was thinking time period. You may lose some after three months.

MR. COLAGRECO: Can I suggest that there is a pretty powerful governing force already in effect, that's the Hershey's Mill Homeowner's

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Association. It's their land. It's their lease. It's their open space area, their area of their place. They have insisted on fairly stringent landscaping already for the project.

I will agree to a condition if the owner of the property believes that additional landscaping should be added to buffer the facility from the residents of Hershey's Mill we will do that.

MRS. POWELL: I don't think it's going to be the residents of Hershey's Mill that will be having trouble. It's going to be more Wineberry or 352 residents I would think.

MR. McDONOUGH: I would amend if the local residents after a reasonable period of time state that the screening is insufficient, that PECO will agree to readress this issue.

MR. COLAGRECO: PECO will a file supplemental landscape plan with the Township, augment the plan. We will be submitting landscape with the land development plan. You will have a shot of looking at it at that time.

MR. NAGLE: The gentlemen said the trees would be about eight feet high. I took that to

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mean at the time of planting. Was that your
assumption?

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MR. COLAGRECO: I don't know. I will
have to wait and see the landscaping plans.

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THE WITNESS: When you're doing it with
the ball and stuff probably ten, eleven feet.
Planted height will be about eight feet.

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MR. COLAGRECO: Okay.

MR. McDONOUGH: Mary, do you want to
amend your second?

MRS. POWELL: Yes, I do amend my
second.

THE CHAIRMAN: Any other comments or
questions? All those in favor of the motion?

MR. CHATLEY: Aye.

MR. BATTAVIO: Aye.

MR. McDONOUGH: Aye.

MRS. POWELL: Aye.

THE CHAIRMAN: Unanimous.

MR. McDONOUGH: Move the hearing be
closed.



DIRECT DIAL NUMBER:
215-575-7353

Neil Sklaroff
nsklaroff@dilworthlaw.com

February 25, 2019

VIA OVERNIGHT DELIVERY

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



Re: Conditional Use Application

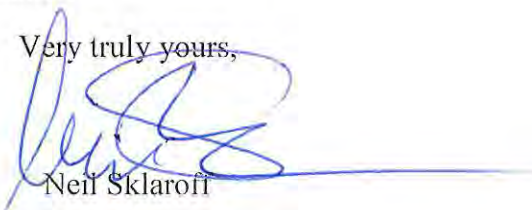
Dear Mr. Gordon:

As you and I have discussed, we represent PECO Energy Company in its effort to redevelop a portion of a parcel at Hersey's Mills. We submit the enclosed Conditional Use Application and related materials for the Township's review. A check to cover the fees will arrive under separate cover.

We look forward to presenting our Application to the Board of Supervisors. If you have any questions, please contact me directly.

Thank you for your courtesies in this matter.

Very truly yours,



Neil Sklaroff

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: PECO ENERGY CO. BY MALCOLM FRIDAY

Applicant Address: 2301 MARKET STREET, PHILADELPHIA, PA 19103

Telephone Number: 804 307-3703

Fax: _____

Email Address: MALCOLM.FRIDAY@EXELONCORP.COM

Property Address: SS CHANDLER ROAD ADJACENT TO 1588 WINEBERRY RD.

Tax Parcel Number: 13-07-00007-00 Zoning District: R-1 Acreage: _____

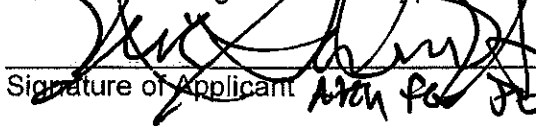
Description of proposed use:

PECO LEASES A PORTION OF THE PROPERTY FROM HERSHEY'S MILL
HOMEOWNERS ASSOCIATION. BY A 1997 CONDITIONAL USE APPROVAL,
PECO DEVELOPED THE PROPERTY WITH EQUIPMENT TO SUPPORT
TELECOMMUNICATIONS ACTIVITY. BY THIS APPLICATION, PECO SEEKS
REPLACE OUTDATED COPPER WIRING WITH FIBER OPTICS. IN ORDER
TO DO SO, PECO NEEDS TO PLACE AND FIT OUT A PREFABRICATED
BUILDING MEASURING 10 FEET IN WIDTH, 16 FEET IN LENGTH AND 12
FEET IN HEIGHT. THE PROJECT WILL ENHANCE SERVICES IN E. GOSHEN

Conditional Use is provided in Zoning Ordinance Section: 240-8(D)(2)(B)

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.

Signature of Applicant


Malcolm Friday
PECO ENERGY

Date

3/25/19

Attest: _____

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

Conditional Use Application and Checklist

Township Administration use only:

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 applications advancement into the Review Process.

Application Checklist:

<u>Item</u>	<u>Date Complete</u>
1. Completed Township Application Form:	_____
2. All related materials submitted:	_____
3. Township application and review fees paid:	_____

Application accepted as complete on _____ by _____

Official Signature: _____ Title: _____

Review Process Checklist

<u>Item</u>	<u>Date</u>
1. Start date:	_____
2. Date of first formal Planning Commission Meeting following Submission of complete application:	_____
3. Sent to Twp. Engineer:	_____
4. Date presented to Planning Commission:	_____
5. Abutting Property Letter sent:	_____
6. Date sent to CB:	_____
7. Date sent To MA:	_____
8. Date sent to HC:	_____
9. Date sent to PRB:	_____
10. Date sent to TAB:	_____
11. Date by which the PC must act:	_____
12. Date by which Board of Supervisors must act:	_____
13. Drop Dead Date; (Day 60):	_____
14. Conditional Use Hearing Date:	_____
15. Dates of hearing advertisement:..... & _____	_____
16. Property Posted:	_____

Conditional Use Application and Checklist

East Goshen Township Planning Commission

Procedure for processing Subdivision, Land Development, Conditional Use,
Variance, and Special Exception Applications

August 19, 2002

2nd Revision: March 2, 2006

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

SUPPLEMENTAL DESCRIPTION OF PROPOSED USE

PECO Energy Company ("PECO") leases a portion of the Property from Hershey's Mill Homeowners Association. Following a 1997 grant of conditional use approval, PECO developed the leased area for a Gas Gate station. PECO and the Hershey's Mill Homeowner's Association have agreed to an easement on this site to serve the purpose of the shelter installation. A Gas Gate station serves to add an odor to gas used for residential purposes as a safety measure before sending the gas through distribution pipelines to PECO's customers.

Inside these Gas Gate stations are copper wiring services (circuits) leased from Verizon. Equipment placed in the new shelter will help in the transition from leased services operated on the Verizon network to a PECO owned and operated network. The proposed project does not change the use.

The proposed use of the site will not result in disruption to any of the functions or the integrity of the Gas Gate station located inside of the existing fencing. The proposed shelter will be installed and placed outside of the existing fencing to the rear of the existing fencing. The shelter will house fiber optic communications equipment that is necessary to support this ongoing project. The shelter will measure 10 feet in width, 16 feet in length and 12 feet in height. The shelter is monitored remotely.

The fenced area will measure 20 feet by 14 feet. The finished fence height will be 7 feet and 5/8 inches. The fence will be a chain link fence with barbed wire for another 1 foot. The fence is necessary for the security of this unmanned shelter.

There will only be minor changes to the existing trees and shrubbery. A condition to the 1997 Conditional Use approval provided for PECO to reassess screening in the event that local residents stated that the screening was insufficient. PECO will agree to the same condition added to any grant of approval for this application.

ENGINEER'S RENDERING OF PROPOSED BUILDING



EXELON FIBER
OPTIC SYSTEM

ENEngineering

1630 ROBIN CIRCLE
FOREST HILL, MD. 21050
TEL. 443-652-6458
FAX 410-838-1811
WWW.ENENGINEERING.COM

EQUIPMENT SHELTER ELEVATION EXHIBIT
FOR

HERSHEY'S MILL

Drawn: SPM

Design: KB

Date: 02/25/19

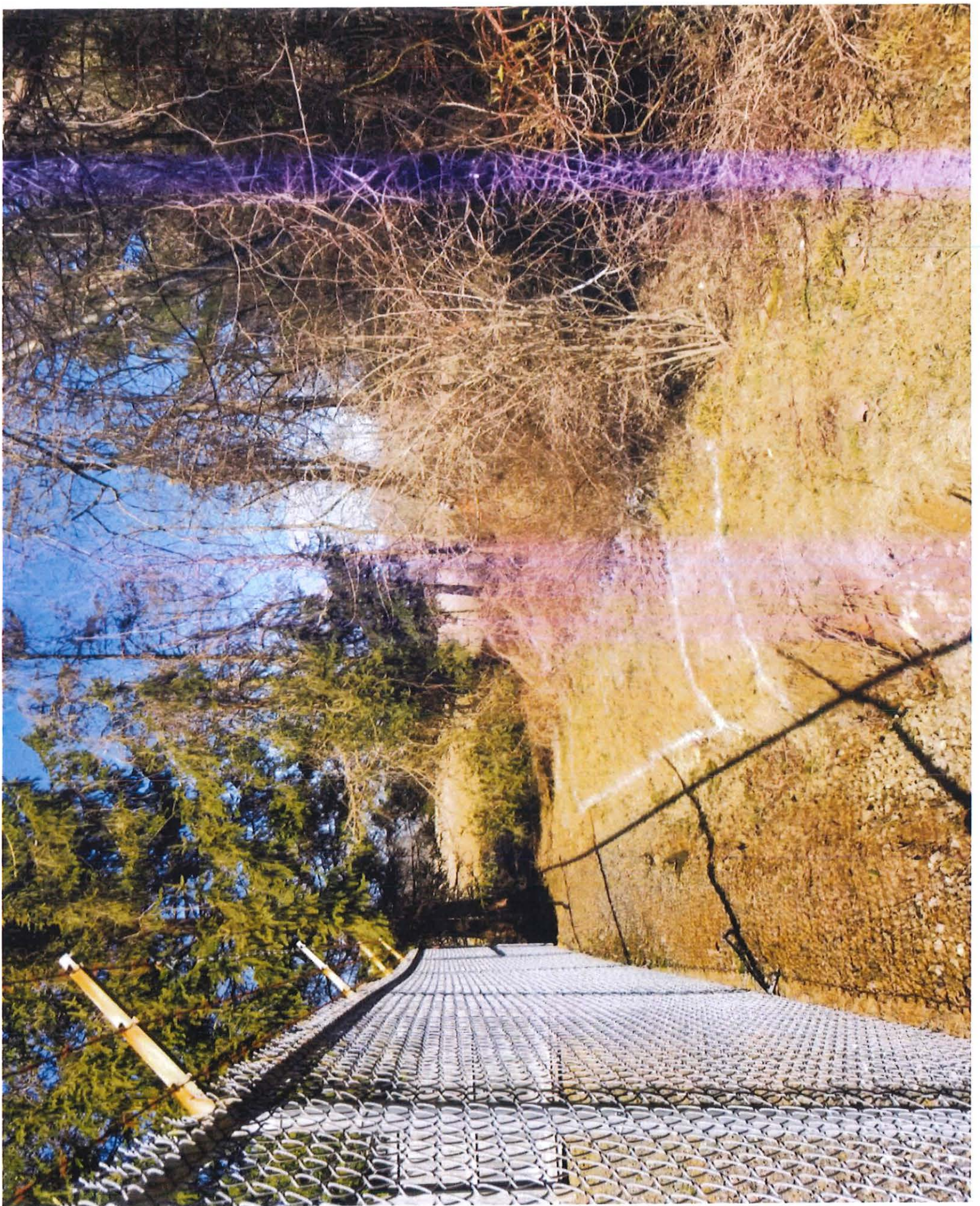
Scale: NTS

Job No: F813050.03

EXISTING SITE CONDITIONS



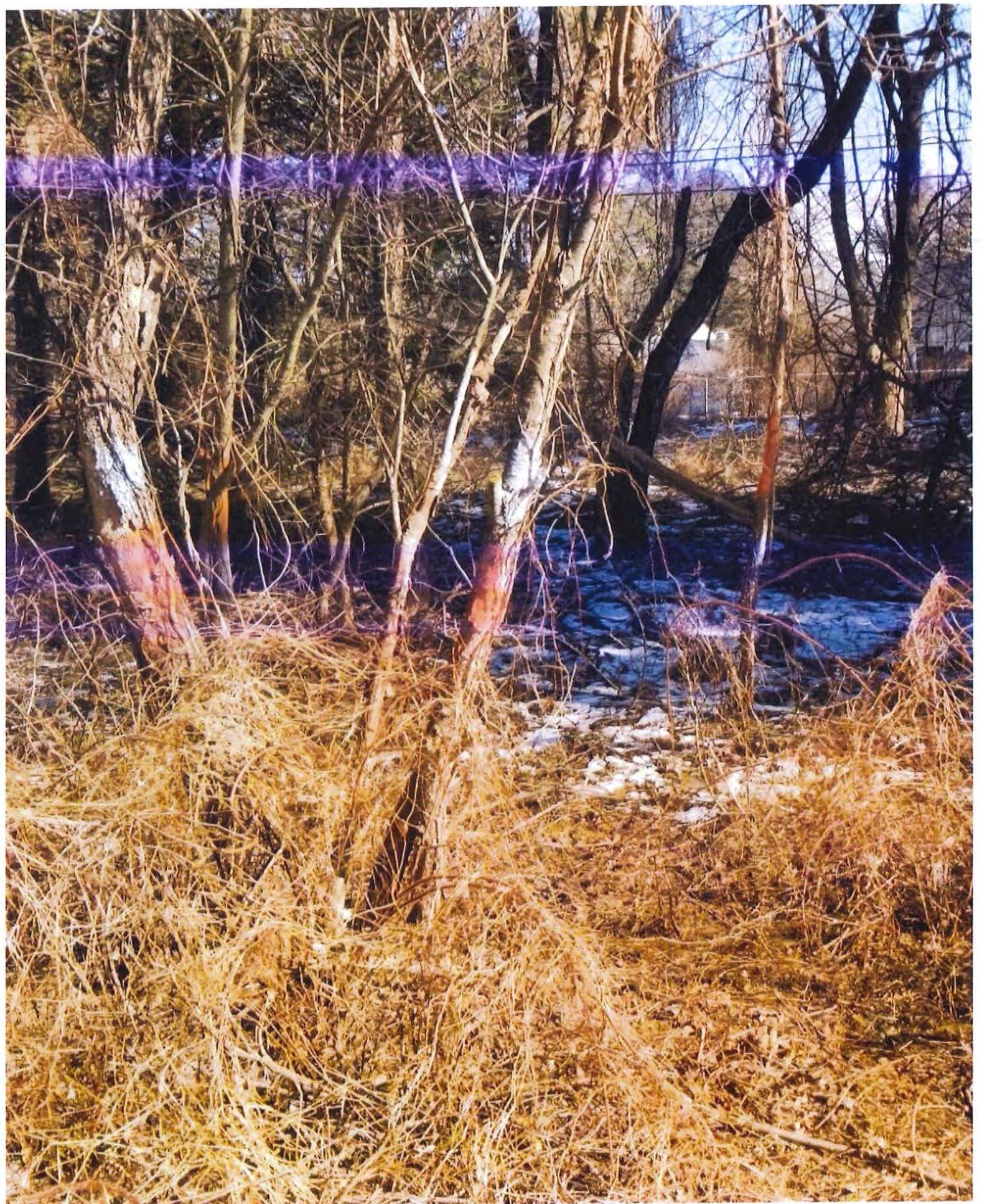












EXISTING STRUCTURES AT OTHER SITES







PROJECT SUMMARY:

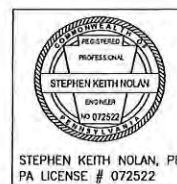
1. PROPERTY OWNER: HERSHEY'S MILL HOMEOWNERS ASSOCIATION
2. SITE ADDRESS: UNADDRESSABLE PARCEL
3. CONSTRUCTION REPRESENTATIVE:
4. APPLICANT: PECO
2301 MARKET STREET
PHILADELPHIA, PA 19103
5. POINT OF CONTACT: MATT LUONGO
646-998-9218
6. ENGINEER: EN ENGINEERING LLC
STEPHEN KEITH NOLAN
1630 ROBIN CIRCLE
FOREST HILL, MD 21050
(443) 652-6101
7. JURISDICTION: EAST GOSHEN TOWNSHIP
8. COUNTY: CHESTER COUNTY
9. PROPERTY ID: XX
10. CURRENT ZONING: C-91 RECREATION (PRIVATE)
11. CURRENT USE OF PROPERTY: C-91 RECREATION (PRIVATE)



SAFETY NOTE:

A TAILBOARD CONFERENCE SHALL BE CONDUCTED BEFORE THE START OF EACH JOB. THE PRE-JOB TAILBOARD CONFERENCE SHALL COVER AT LEAST THE FOLLOWING SUBJECTS:

HAZARDS ASSOCIATED WITH THE JOB.
WORK PRACTICES INVOLVED.
SPECIAL PRECAUTIONS ASSOCIATED WITH THE JOB.
ENERGY CONTROL SOURCES.
PERSONAL PROTECTIVE EQUIPMENT.



0 30' 60'
SCALE: 1" = 30'

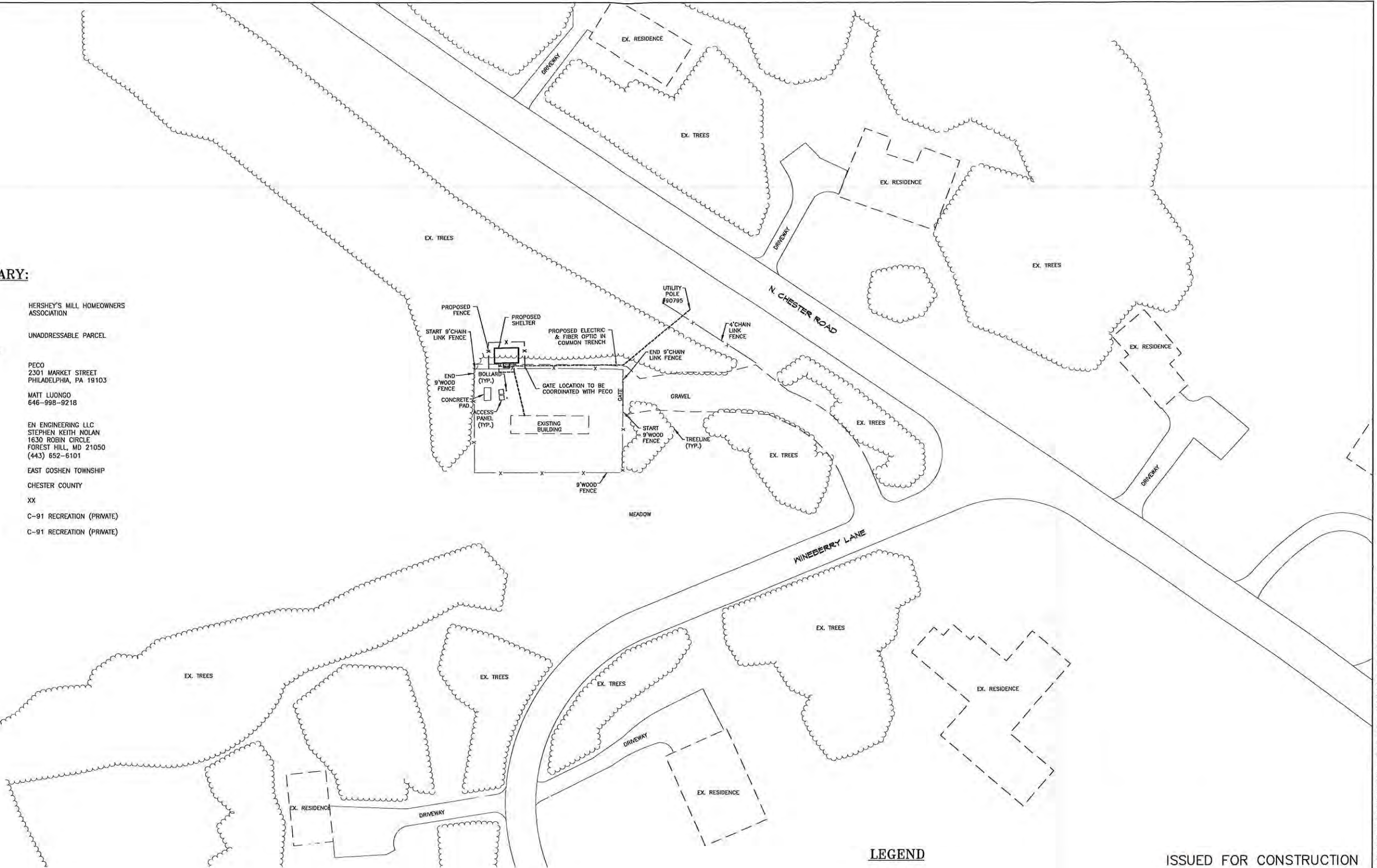
LEGEND

- EXISTING TREELINE
- EXISTING FENCELINE
- EXISTING BUILDING
- EXISTING MACADUM
- PROPOSED BUILDING
- PROPOSED ELECTRIC & FIBER OPTIC
- PROPOSED FENCELINE

ENEngineering

ISSUED FOR CONSTRUCTION

		EXELON FIBER OPTIC SYSTEM	
CONDITIONAL USE SITE PLAN FOR HERSHEY'S MILL SHELTER			
DRAWN BY K.L.	DATE 2/15/19	SCALE AS SHOWN	
PAGE 1 OF 1		F813050.03	



I:\QAD\Design\Design\8800\813050.03_PECO-2018_L10_Gen_Cat_Plan_Fiber_FY18\813050.03_PECO-2018_L10_Hershey's Mill-Conditional Use Site Plan.dwg

-
- Architectural floor plan of a building. The overall dimensions are 16'-0" [192"] wide by 10'-0" [120"] deep. The interior dimensions are 14'-11 1/4" [179 1/4"] wide by 8'-11 1/4" [107 1/4"] deep. The plan shows a large rectangular room with a smaller rectangular extension at the bottom center. The walls are labeled with 'A' and 'B'. The extension is labeled with 'C'. The plan includes structural details such as '1 1/2" EPS FOAM INSULATION' and 'CONCRETE SKIN'. A note at the bottom left states 'SEE BUILDING OVERSHEET'. The plan also shows a door at the bottom center and a window at the top center.

ELEVATION KEY



FIBREBOND

SCALE:	SHEET NO.:
$3/8" = 1'-0"$	1-1
B	DWG NO.: D11066

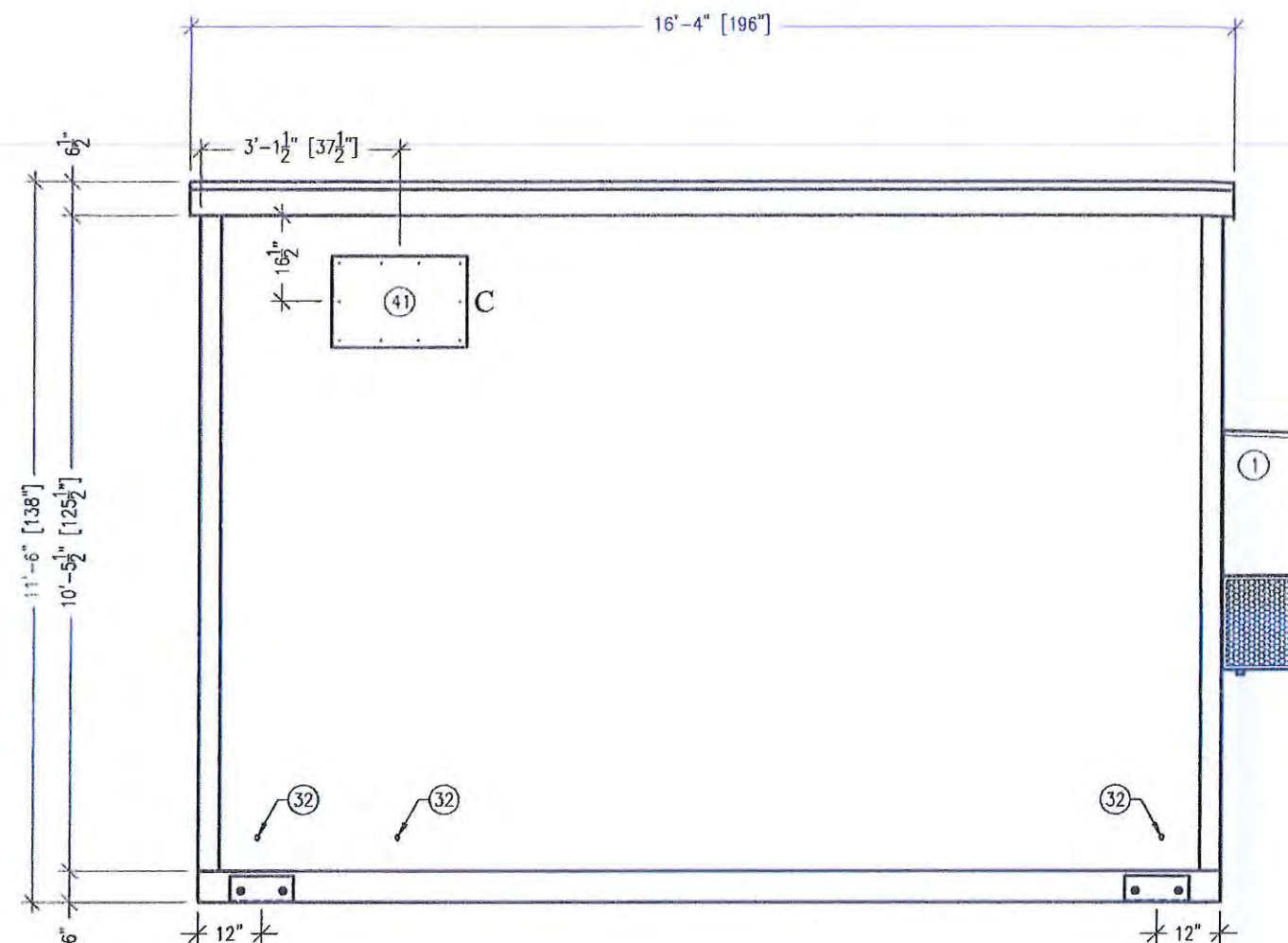
THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBRECORD CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBRECORD CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE.

1300 DAVENPORT DRIVE MINDEN, LA. 71055
ph. (800) 824-2614 www.fibrebond.com

PECO LEASED LINE OPTIMIZATION PROJECT
10'-0" X 16'-0" EQUIPMENT SHELTER

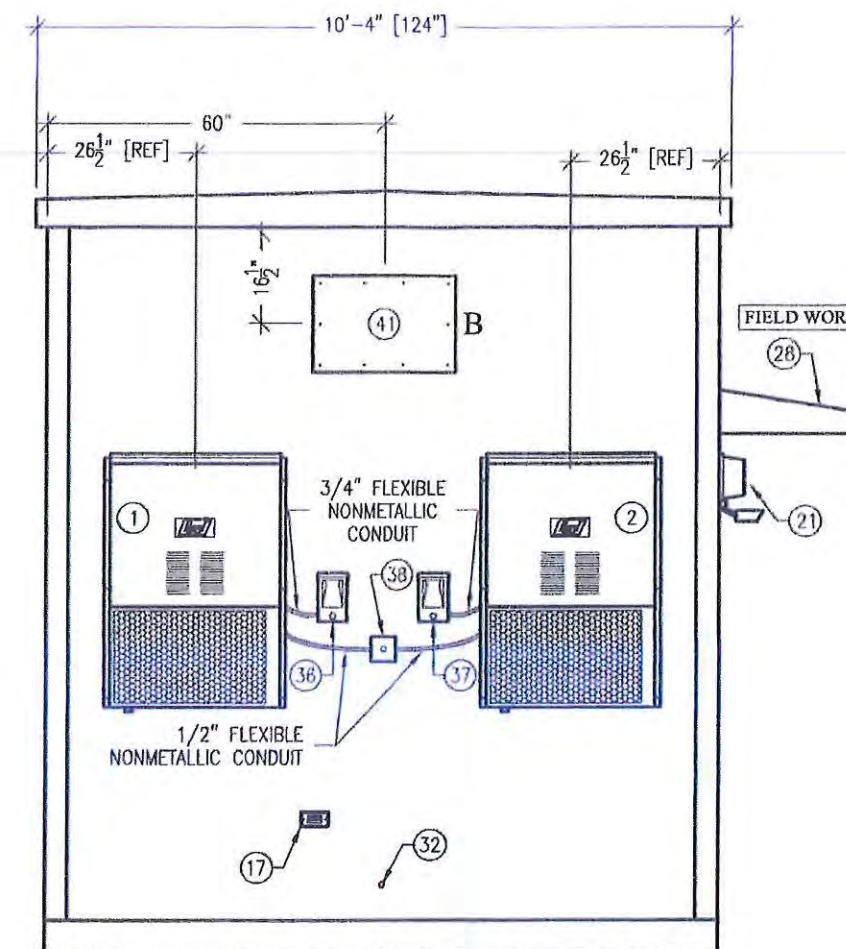
FLOOR PLAN

DRN. BY: ZD	DATE: 09/19/17	APP. BY: ZD	DATE: 09/19/17
CHK. BY:	DATE:	APP. BY: PM	DATE: 09/19/17



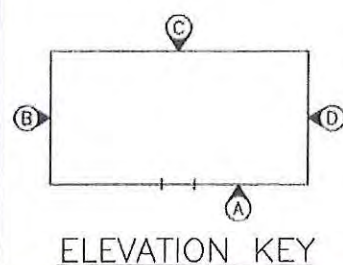
NOTE:
SEE FLOOR PLAN SHEET FOR NOTES.

ELEVATION "C"




ELEVATION "B"

JAN 23 2018



ELEVATION KEY

							THESE PLANS ARE THE CONFIDENTIAL PROPERTY AND TRADE SECRETS OF FIBREBOND CORPORATION. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY FIBREBOND CORPORATION IS STRICTLY PROHIBITED. THESE DRAWINGS HAVE BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF THEM WILL BE EXPRESSLY NOTIFIED OF THEIR CONFIDENTIAL NATURE.							1300 DAVENPORT DRIVE MINDEN, LA. 71055 ph. (800) 824-2614 www.fibrebond.com							 FIBREBOND	
							PECO LEASED LINE OPTIMIZATION PROJECT 10'-0" X 16'-0" EQUIPMENT SHELTER EXTERIOR ELEVATIONS "B" & "C"							SCALE: 3/8"=1'-0"		SHEET NO.: 1-3						
REV.	BY	DATE	REVISION				APP	DATE	BOM	DATE	DRN. BY:	ZD	DATE:	09/19/17	APP. BY:	ZD	DATE:	09/19/17	B	DWG NO.: D11066		
											CHK. BY:		DATE:		APP. BY:	PM	DATE:	09/19/17				

Mark Gordon

From: Tom Comitta <tom@comitta.com>
Sent: Wednesday, February 27, 2019 1:12 PM
To: Brad Giresi
Cc: Mark Gordon; Janet Emanuel; Erin Gross
Subject: RE: Goshenville Parking Ratios
Attachments: Table 1 Parking Analysis & Calculations_1.10.19.pdf; Table 2 Parking Metrics_1.10.19.pdf

Hello Brad,

Attached are two tables that we prepared for an assignment in Kennett Square Borough. As you can see, we utilized the metrics from the report titled: "ITE Parking Generation 4th Edition", and related the number of parking spaces per unit based on varying numbers of bedrooms.

We also checked several studies that utilized the ITE data, and noticed that the actual metrics used by various Municipalities is different based on factors including mixed-use, walkability, bus service, train service, and overall policy. For example, in some of the studies that we researched, Municipalities simply used lower numbers to induce redevelopment. In West Chester Borough in 1995, we changed the Parking Metrics to zero (0). In other words, in order to promote the redevelopment of the TC – Town Center District, we changed the parking ratios from 1 parking space for every 250 square feet of gross leasable area of non-residential use to zero (0). We also changed the parking ratio from 2 parking spaces per dwelling unit to zero (0). Between 1995 and 2005, the number of restaurants in West Chester increased from 6 to 36. I realize that many of the employees from the restaurants parked in front of my house and walked several blocks to work, but on balance everyone felt the outcome was win-win. In order for a reduced parking ratio strategy to work in Goshenville, we would need to evaluate the shared parking regulations. For example, would it be OK for people who might be at a restaurant in Goshen Village to park in the EGT Municipal Building parking lot on certain days at certain times? Perhaps, if we are inclined to reduce the parking ratios, we will need to adjust the regulations for shared parking.

The original version of the ITE publication of 2010 was reprinted in 2018. When Tim returns from his travels, perhaps he can also send you additional information that would be useful for our EGT Goshenville initiative.

Tom

Thomas J. Comitta, AICP, CNU-A, RLA
President

THOMAS COMMITTA ASSOCIATES, INC.

Town Planners & Landscape Architects

18 W. Chestnut Street

West Chester, PA 19380

p. 610-696-3896 ext. 4 / f. 610-430-3804

cell: 484-678-9245

www.comitta.com

tom@comitta.com

Important Notice:

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From: Brad Giresi [mailto:brad.giresi.egt@gmail.com]

Sent: Tuesday, February 19, 2019 4:49 PM

To: Tom Comitta <tom@comitta.com>

Cc: Mark Gordon <mgordon@eastgoshen.org>; Janet Emanuel <jemanuel@eastgoshen.org>

Subject: Goshenville Parking Ratios

Tom,

I was able to pull together some parking ratios from ITE, but I don't have the ULI publication we discussed. Could you please bring that appropriate data for the parking ratios/references to our Workshop Meeting tomorrow.

Unfortunately, Tim Haahs has been out of the country travelling quite a bit, so didn't have much luck coordinating with him.

Thanks much,
Brad



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

State Street Lofts
Kennett Square Borough – Chester County, PA

Table 1. PARKING ANALYSIS & CALCULATIONS

December 10, 2018; Updated: January 10, 2019

1. Hypothetical Number of Parking Spaces, based on Borough Context
 - 1.1. 225 parking spaces (1.2 parking spaces average per dwelling unit, in walkable Kennett Square Borough, for area with bus service)
 - 1.2. TCA has utilized the 1.2 average number of parking spaces per apartment unit in other Borough Ordinances

2. Number of Parking Spaces Based on ITE Parking Generation 4th Edition, 2018

2.1.	12 - Studio Units x 1.13 parking spaces per unit	= 13.6
2.2.	115 - 1 BR Units x 1.3 parking spaces per unit	= 149.5
2.3.	32 - 1 BR + Den Units x 1.3 parking spaces per unit	= 41.6
2.4.	24 - 2 BR Units x 1.6 parking spaces per unit	= 38.4
2.5.	4 - 3 BR Units x 2.0 parking spaces per unit	= 8.0
2.6.	Total Number of Required Parking Spaces	= 251.1
2.7.	Total Number of Required Parking Space/Unit	= 1.34

3. Proposed Actual Numbers of Parking Spaces based on Plan
 - 3.1. 185 parking spaces beneath units
 - 3.2. 38 surface parking spaces
 - 3.3. 30 on-street parking spaces
 - 3.4. 253 total parking spaces
 - 3.5. 1.35 parking spaces/unit (for 187 dwelling units)

4. Conclusion
 - 4.1. With 253 total parking spaces, and 1.35 parking spaces per unit, there would be enough parking for 187 units, based on the above Parking Analysis and Calculations.
 - 4.2. **Given the 253 total parking spaces, the parking provisions in C-2R District regulations can be 1.35 spaces per unit.**



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Table 2. OTHER PARKING METRICS

January 9, 2019; Updated: January 10, 2019

Number of Parking Spaces Based on ITE Parking Generation 4th Edition 2018

<u>Apartment Unit Type</u>	<u>Number of Parking Spaces^A Per Unit in a Suburban Setting</u>	<u>Number of Parking Spaces^A Per Unit in an Urban Setting</u>
Studio	1.13	1.03 ^B
1 BR + Den	1.3	1.14 ^B
1 BR	1.3	1.14 ^B
2 BR	1.6	1.23
3 BR	2.0	1.94

Notes:

- A. The Number of Parking Space Per Unit is based on peak demand hours between 12 midnight and 5AM.
- B. In certain urban settings, such as Doylestown Borough, and Media Borough (both of whom have Train Service) the Number of Parking Spaces for Studio and 1 BR Apartment Units actually equals 0.9 spaces per unit.
- C. Refer to Table 1., Parking Analysis & Calculations for additional details.