

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Tuesday, March 28, 2023
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 28, 2023**
- F. Subdivision and Land Development Applications
 - 1. 301 Reservoir Road Residential Subdivision- No Action Required.
 - 2. 14 Reservoir Road Residential Subdivision – No Action Required.
- G. Conditional Uses and Variances
 - 1. Miller Property Residential Subdivision (UC was Granted – CU Review Closed)**
 - 1. 905 Airport Road – (No Action – Waiting for UC Decision)**
- H. Zoning Hearing Board Variances
 - 1. 1722 Towne Drive – (No Action – ZHB Variance Granted – ZHB Variance Closed)**
 - 2. 901 Sorrell Hill drive – New Application - ZHB Variance for an Inground Pool.**
- I. Ordinance Amendments
 - 1. Applebrook Golf Club Turf Maintenance Area – (Was Approved – Waiting for Copy)**
- J. Old Business
 - 1. The Malvern Institute – Update – No Action Required**
 - 2. Applebrook Golf Club Turf Maintenance Area – No Action Required.**
- K. New Business
- L. Liaison Reports
- M. Correspondence
- N. Announcements
- O. Next Meeting – **April 25, 2023, at 7pm.**

Bold Items indicate new information to review or discuss.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
February 28, 2023

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday February 28, 2023 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Edward Decker

Michael Koza

Mark Levy

Michael Pagnanelli

Also present was:

Duane Brady, Zoning Officer

Derek Davis, Township Manager

Nathan Cline, Township Engineer

David Shuey, Township Supervisor

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

CPTF – Comprehensive Plan Task Force

BC – Brandywine Conservancy

CVS – Community Visioning Session

CB – Conservancy Board

SWM – Storm Water Management

CCPC – Chester Co Planning Commission

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. John called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, and military.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the February 1, 2023 meeting were approved.

CHAIRMAN'S REPORT

None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 301 Reservoir Road, Residential Subdivision (Presentation) – No action needed this month.

2. 14 Reservoir Road, Residential Subdivision – No action needed this month.

CONDITIONAL USES AND VARIANCES

1. Miller Property Residential Subdivision for 1010 Hershey Mill Road - No action needed. Waiting for CU decision.

2. 905 Airport Road – No action. CU hearing scheduled for March 21, 2023.

1 **ZONING HEARING BOARD VARIANCES**

2 1. 1722 Towne Drive – No action. ZHB Hearing scheduled for March 9, 2023.

5 **ORDINANCE AMENDMENTS**

6 1. Zoning Ordinance amendment proposed by counsel for Applebrook Golf Club.

7 Brian Nagle, attorney, was present. Duane commented that the Commission received the CCPC letter and
8 the color coded proposal. Dan made a motion to recommend that the Board of Supervisors approve the
9 Ordinance Amendment 240-30.1.C(1) of the Code of Ordinance titled “Planned Golf Course
10 Development” as drafted by the Township Solicitor. Ed seconded the motion. The motion passed
11 unanimously.

13 **OLD BUSINESS**

14 1. The Malvern Institute – No action required. Duane will work on the timeframe for this.

16 **NEW BUSINESS - None**

18 **LIAISON REPORTS -**

19 BOS – Mike commented that Public Works is doing maintenance at the Milltown Dam area to remove a
20 beaver dam. A tractor sank and had to be removed. Mike mentioned that he put together a report of
21 where the funds are for this project. Grants for \$500K need an extension which was denied. The Noise
22 Ordinance will be discussed at the next BOS meeting.

24 **ANY OTHER MATTER –**

25 Duane mentioned that he is working on revising the applications and required plans/paperwork to make it
26 more geared to the type of request. He wants to use digital copies of plans instead of paper.

28 **CORRESPONDENCE - None**

31 **ADJOURNMENT**

32 There being no further business, Ed made a motion to adjourn the meeting. Dan seconded the motion.
33 The meeting was adjourned at 7:35 pm. The next regular meeting will be held on Tuesday, March 28,
34 2023 at 7:00 pm.

37 Respectfully submitted,

42

Ruth Kiefer, Recording Secretary

[illegible]

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: dbrady@eastgoshen.org

Recommendation and Draft Motion

Date: 3-24-2023

To: Planning Commission

From: Duane J. Brady Sr., Township Zoning Officer

**Re: Zoning Hearing Board Application (Dimensional Variance)
901 Sorrell Hill Drive/Petruzielo**

Dear Planning Commission Members,

The Township has received a Zoning Hearing Board application from Frank Petruzielo for a dimensional variance for their property at 901 Sorrell Drive Malvern, PA 19355. The application is proposing to construct a swimming pool on the property, and the plans submitted depict a 7.36-foot setback to the pool water edge. The property is in the Township's R-2 Zoning District and developed under the Single-family open space development. Which requires a side-yard setback of one foot. The Zoning Ordinance's Accessory Uses Section (240-32Q. (1)) requires pools to have a 25-foot setback from the pool water edge to any property line.

Background Information

The property is in an existing subdivision (Sorrell Hill) (Open Space Development) which has the following:

- Setback of fifty feet from the property line.
- Building separation of thirty feet.
- Side yard setback of one foot.
- Plan does not a rear setback requirement.

The owner is planning to install the pool and five linear feet of decking.

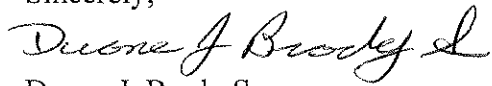
The owner is requesting the 25-foot setback from the pool water edge to any property line be changed to a 7.36-foot setback from the pool water edge to any property line. To allow for the new 16-foot x 38-foot = 608 square foot pool with 865 square feet of decking. Total pool and decking square footage are 1,473 Square feet.

Draft Motion

Mr. Chairman, I move that we recommend to the Board of Supervisors in favor of the dimensional variance for Frank Petruzielo with the condition that the inground pool meet the requirements of the

building permit plan Dated 10-30-2007. Note number 7 states the approved plan was approved for a 900 square foot pool and decking. With a 7 foot setback to the property line.

Sincerely,

A handwritten signature in cursive script that reads "Duane J. Brady Sr.".

Duane J. Brady Sr.
East Goshen Township
Zoning Officer

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Frank Petruzielo
Applicant Address: 901 Sorrell Hill Drive
Malvern PA 19355
Telephone Number: 770-815-8664 Email: fpetruzielo@gmail.com
Email Address: _____
Property Address: 901 Sorrell Hill Drive
Malvern PA 19355
Tax Parcel Number: 5302 00450100 Zoning District: R-2 Acreage: .300

Purpose of Application (check one)

- ☒ Variance (Type: ☐ Use Variance ☐ Dimensional Variance)
☐ Special Exception
☐ Appeal determination of the Zoning Officer
☐ Other _____

Sections of Zoning Ordinance in which relief is sought:

Section 240-32.Q.

Description of the Zoning Relief requested and the future use of the property:

We are requesting a variance to allow pool water to be 7.36' from the rear property line where 25' is required. We are requesting relief of 17.64'.

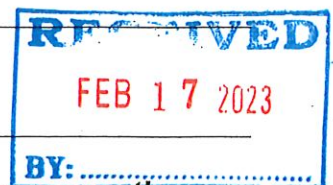
Description of the Hardship:

Due to the unique property lines, open space zoning of this neighborhood the current setback does not allow room for any reasonable sized addition to the property. There would be absolutely no impact on any adjacent residential homes as the property line in question abuts open space.

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.

Frank Petruzielo
Signature of Applicant

2/17/2023
Date



***Please review the formal application and review procedures on page three.**

To: Board of Supervisors
East Goshen Township, Chester County
1580 Paoli Pike
West Chester, PA 19380-6199

From: Jim Delaney, HOA President
Sorrell Hill Homeowners' Association
914 Sorrell Hill Drive
Malvern, PA 19355-2899

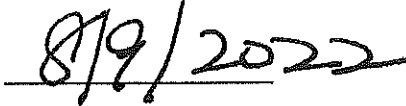
Dear Board of Supervisors:

This is to advise that: the Sorrell Hill Homeowners' Association (HOA) has reviewed the plans for construction of a swimming pool developed in cooperation with Arista Pool & Spa, Inc. and submitted for HOA review by Frank R. and Sharon P. Petruzielo, who reside at 901 Sorrell Hill Drive; and the HOA supports the proposed plans in this regard, including an application for variance in setbacks.

The Sorrell Hill HOA has also granted permission for access approval in this regard on HOA Open Space property abutting the 901 Sorrell Hill property. Such access area will be restored to original condition as part of completion of the project.

Thank you for your consideration in this regard.


Jim Delaney, Sorrell Hill HOA President


Date

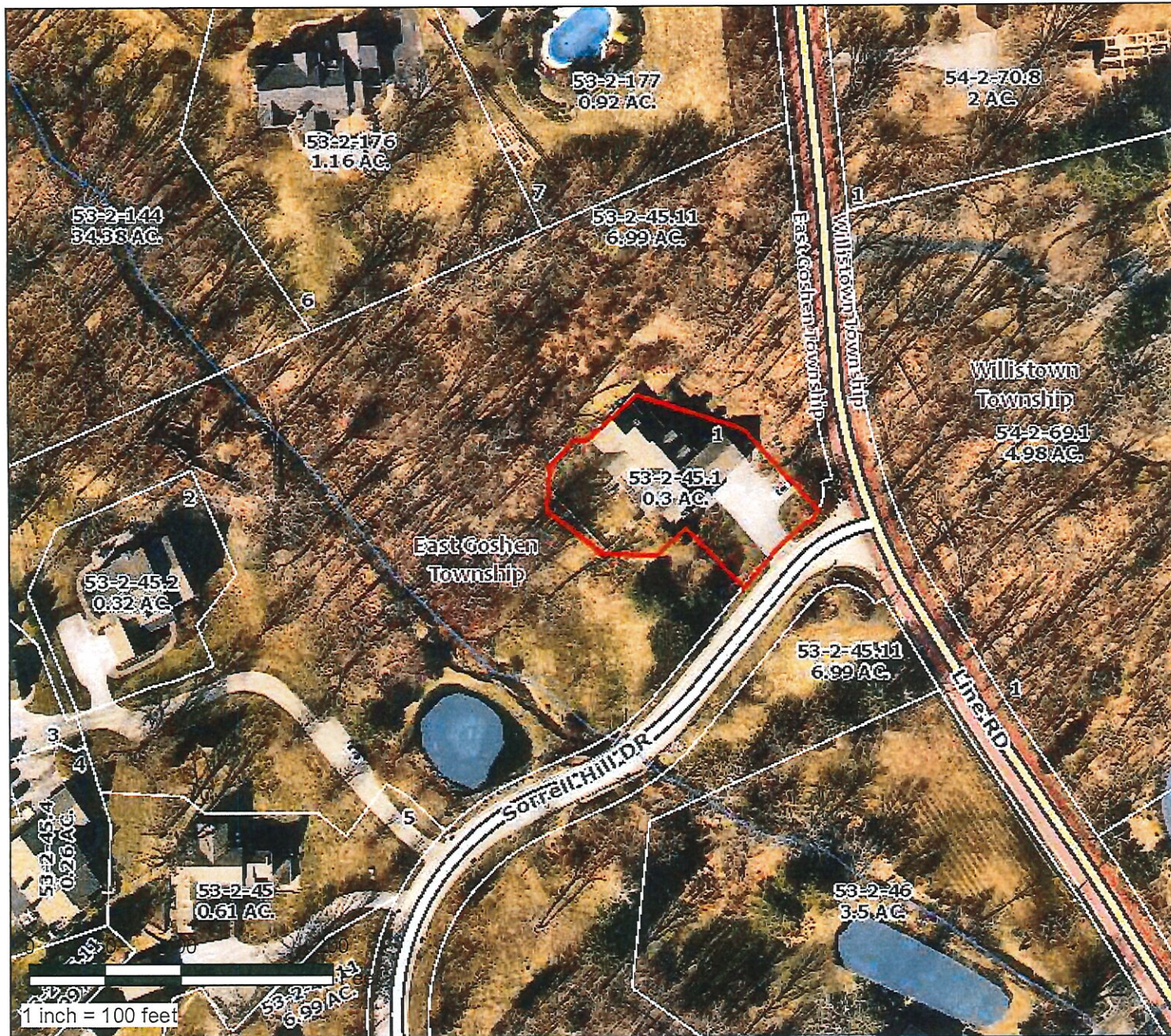




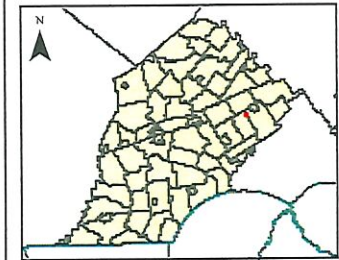








COUNTY OF CHESTER PENNSYLVANIA



Find Address Information

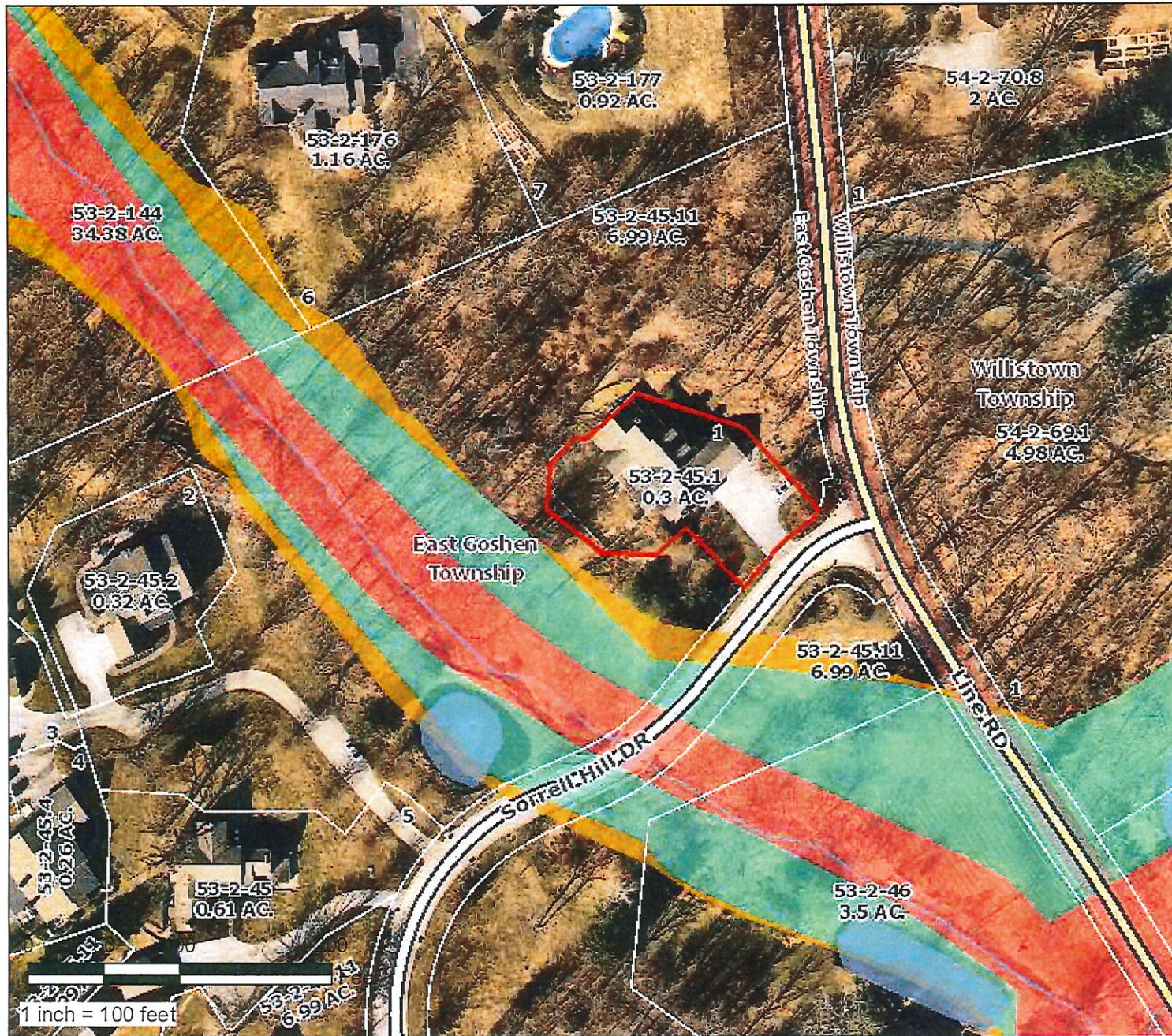
PARID: 5302 00450100
 UPI: 53-2-45.1
 Owner1: **PETRUZIELO FRANK R**
 Owner2: PETRUZIELO SHARON P
 Mail Address 1: **901 SORRELL HILL**
 DR
 Mail Address 2: **MALVERN PA**
 Mail Address 3:
 ZIP Code: **19355**
 Deed Book: 10304
 Deed Page: 1828
 Deed Recorded Date: 10/12/2020
 Legal Desc 1: NWS SORRELL HILL
 DR
 Legal Desc 2: LOT 1 & DWG
 Acres: 0.3007
 LUC: R-10
 Lot Assessment: 185000
 Property Assessment: 301000
 Total Assessment: 486000
 Assessment Date: 12/16/2022 7:49:49
 AM
 Property Address: 901 SORRELL HILL
 DR
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
 Thursday, March 16, 2023

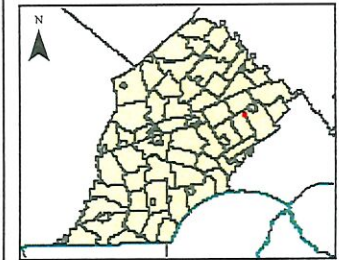
County of Chester



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COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 5302 00450100
 UPI: 53-2-45.1
 Owner1: PETRUZIELO FRANK R
 Owner2: PETRUZIELO SHARON P
 Mail Address 1: 901 SORRELL HILL DR
 Mail Address 2: MALVERN PA
 Mail Address 3:
 ZIP Code: 19355
 Deed Book: 10304
 Deed Page: 1828
 Deed Recorded Date: 10/12/2020
 Legal Desc 1: NWS SORRELL HILL DR
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Map Created:
Thursday, March 16, 2023

County of Chester



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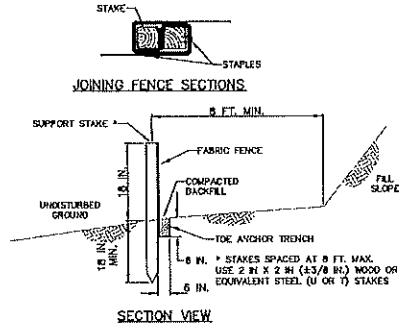
PUBLIC NOTICE

On Wednesday, April 12, 2023 at 7 p.m., at the East Goshen Township building, 1580 Paoli Pike, West Chester, Pennsylvania 19380, the East Goshen Township Zoning Hearing Board will conduct a public hearing to consider and potentially act on the Zoning Hearing Board Application of Frank Petruzielo, regarding property located at 901 Sorrell Hill Drive, Malvern, East Goshen Township, Chester County, Pennsylvania 19355 (Tax Parcel I.D. No.: 53-2-45.1), which is located in the Township's R-2 (Low Density Residential) Zoning District.

The Applicant seeks to install an in-ground swimming pool at the above property. In order to do so, Applicant requires dimensional variance relief from the East Goshen Township Zoning Ordinance. Specifically, Applicant requires and seeks a variance from Zoning Ordinance Section 240-32.Q. and/or the approved Subdivision Plan's minimum, 25-foot setback for pool water from the rear property boundary, whereby a distance of 7.36 feet is otherwise proposed.

If any person who wishes to attend the Hearing has a disability and/or requires an auxiliary aid, service or other accommodation to observe and/or participate in the proceedings, he or she should contact the Township Building at (610) 692-7171, to discuss how those needs may be accommodated.

Zoning Hearing Board of
East Goshen Township



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR 1) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7 STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE

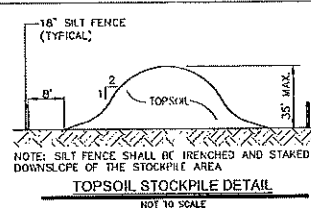


CALL BEFORE YOU DIG

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



TOPSOIL STOCKPILE DETAIL

NOT TO SCALE

TEMPORARY SEEDING:

Lime: 190 LBS/1000 SF
Ground limestone incorporated 4 inches into soil

Fertilizer: 25 LBS/1000 SF
10-20-20 incorporated 4 inches into soil

Seed: 1.0 LBS/1000 SF
Annual Ryegrass

Mulch: 140 LBS/1000 SF
Straw Mulch

Minimum standard for limestone and fertilizer:
Limestone shall be applied at a rate of 1 ton per acre.
Fertilizer shall be applied at a rate of:

Nitrate Nitrogen:	30 LBS/Acre average
Phosphorous:	100 LBS/Acre average
Potassium:	120 LBS/Acre average

PERMANENT SEEDING:

Lime: 190 LBS/1000 SF
Ground limestone incorporated 4 inches into soil

Fertilizer: 25 LBS/1000 SF
10-20-20 incorporated 4 inches into soil

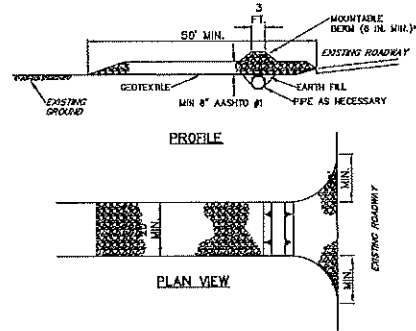
Seeding:

Lawn and mowed areas:	Kentucky Bluegrass - 30 LBS/AC Redtop - 3 LBS/AC Perennial Ryegrass - 20 LBS/AC Total Seeding = 53 LBS/AC
OR	Pennlawn-Fine Fescue - 40 LBS/AC Redtop - 3 LBS/AC Perennial Ryegrass - 20 LBS/AC Total Seeding = 63 LBS/AC
Slopes or unmowed areas:	Crown Vetch - 25 LBS/AC Perennial Ryegrass - 25 LBS/AC Total Seeding = 50 LBS/AC

Planting Date: March 1st to May 15th and August 15th to October 1st.
Mulch shall be secured by approved methods.

EROSION & SEDIMENTATION CONTROL NOTES:

- Erosion and sedimentation controls must be constructed, stabilized and functional before site disturbance within the tributary areas of these controls.
- After 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.
- Filter fabric fence must be installed at level grade. Both ends of each fence section must extend at least ten feet upslope at 45 degrees to the main fence alignment.
- Sediment must be removed when accumulations reach half the above ground height of the fence.
- Any fence section which has been undermined or topped must be immediately replaced with a rock filter outlet. See Rock Filter Outlet detail.
- Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter.
- Any disturbed area, on which activity has ceased, must be stabilized immediately in accordance with permanent seeding specification. During non-germinating periods, mulch must be applied at the recommended rates.
- Diversions, channels, sedimentation basins, sedimentation traps and stockpiles must be stabilized immediately.
- Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.
- 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, re-mulching and re-staking, must be performed immediately.
- Should unforeseen erosive conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement. Stockpiles of wood chips, hay bales, crushed stone and other mulches shall be held in readiness to deal immediately with emergency problems of erosion.
- The contractor is advised to become thoroughly familiar with the provisions of Appendix 64, Erosion Control Rules and Regulations, Title 25, Part 1, Department of Environmental Protection.
- Protection to existing trees and shrubs shall be taken by the contractor to eliminate unnecessary damage.
- Any bare-earth areas where earth moving has ceased must be permanently stabilized immediately.
- All smokes shall be protected with erosion control blankets.



* MOUNTABLE BORN MUST TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SATISFACTORY SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BORN SHALL BE INSTALLED WHENEVER OPTIONAL DRAINAGE PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

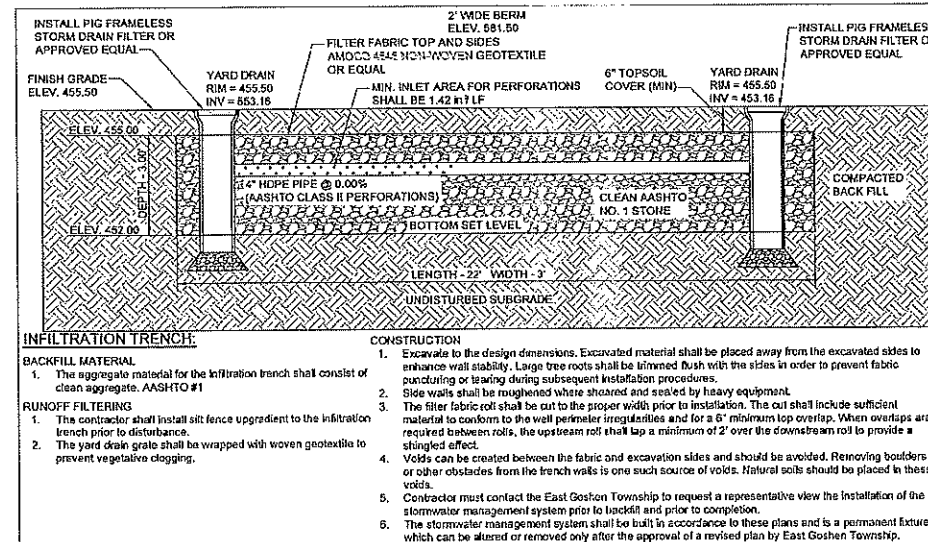
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THROUGHS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CAPACITY IS ADEQUATE OR INSTALL WASH ROCK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, DRENCHES, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE

STORM WATER VOLUME CONTROL:

Proposed impervious:	941.97 s.f.
Precipitation:	1.00 inches
Required Trench Volume:	136.2 CF
Infiltration Trench:	
Depth:	3.0 feet
Width:	3.0 feet
Trench Length:	22.0 feet
Total Storage Volume:	198 CF

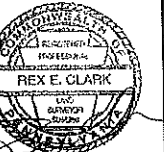


INFILTRATION TRENCH:

- BACKFILL MATERIAL**
- The aggregate material for the infiltration trench shall consist of clean aggregate, AASHTO #1
- RUNOFF FILTERING**
- The contractor shall install silt fence upgradient to the infiltration trench prior to installation.
 - The yard drain grate shall be wrapped with woven geotextile to prevent vegetative clogging.

CONSTRUCTION

- Excavate to the design dimensions. Excavated material shall be placed away from the excavated sides to enhance wall stability. Large tree roots shall be trimmed back with the sides in order to prevent fabric puncturing or tearing during subsequent installation procedures.
- Side walls shall be roughened where shored and sealed by heavy equipment.
- The filter fabric roll shall be cut to the proper width prior to installation. The cut shall include sufficient material to conform to the wall perimeter irregularities and for a 6" minimum top overlap. When overlaps are required between rolls, the upstream roll shall lap a minimum of 2' over the downstream roll to provide a shingled effect.
- Voids can be created between the fabric and excavation sides and should be avoided. Removing boulders or other obstacles from the trench walls is one such source of voids. Natural soils should be placed in these voids.
- Contractor must contact the East Goshen Township to request a representative view the installation of the stormwater management system prior to lockoff and prior to completion.
- The stormwater management system shall be built in accordance to these plans and is a permanent fixture which can be altered or removed only after the approval of a revised plan by East Goshen Township.



CLARK SURVEYING LLC
ENGINEERING

83 East Fifth Avenue, Suite 2, Drexel, Pennsylvania 15537
Phone: 610.652.2488 Fax: 610.652.3142
Website: www.CSE4078.com

CONSULTANTS:

POOL PERMIT PLAN
FOR
FRANK PETRUZZI
LOCATED IN
EAST GOSHEN TOWNSHIP
PARCEL 5302 0045000
901 SORRELL HILL DRIVE, MALVERN, PENNSYLVANIA, 19355. CHESTER COUNTY

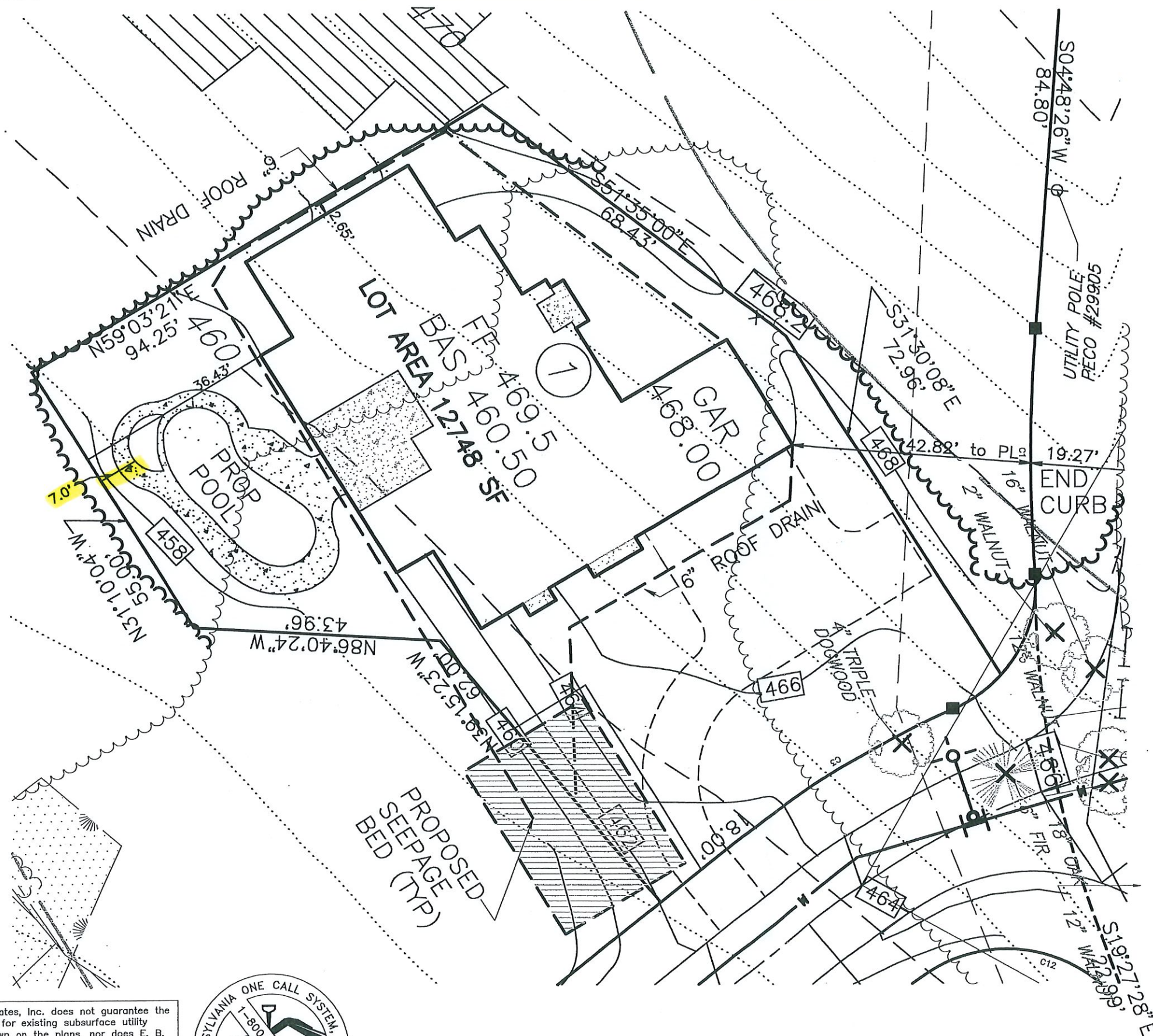
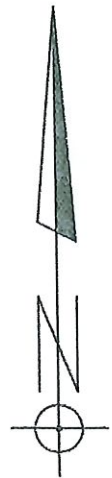
Field Crew:
CJR/NC
Base Map:
PJK
Drawn By:
PJK
Designed By:
PJK
Checked By:
REC
Issue Date:
02/17/2023
Scale:
AS SHOWN
Project Number:
1981-22-117

FINAL
PLAN

POOL PERMIT PLAN

C-101

UPDATED STORMWATER CONTROL CALCULATIONS	02/17/2023	PJK
Revisions:	Date:	By:



Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.



GENERAL NOTES

1. BASE PLAN INFORMATION TAKEN FROM PLAN OF SUBDIVISION FOR SORRELL HILL PREPARED FOR HARLAN BUILDERS: PREPARED BY E.B. WALSH & ASSOC., INC., DATED JUNE 22, 2006, LAST REVISED OCTOBER 5, 2007, 24 PLAN SHEETS.
2. **PLAN PURPOSE IS BUILDING PERMIT FOR LOT 1.**
3. REFER TO FINAL ARCHITECTURAL FOR ALL BUILDING DIMENSIONS.
4. ALL CONSTRUCTION ACTIVITY SHALL CONFORM TO THE EAST GOSHEN TOWNSHIP CODE.
5. EROSION AND SEDIMENTATION CONTROL PLAN TO BE IN ACCORDANCE WITH THE APPROVED E&S PLAN FOR THE SORRELL HILL SUBDIVISION.
6. THE PROJECT WAS APPROVED UNDER THE OPEN SPACE DEVELOPMENT STANDARDS. AS SUCH THE MINIMUM SETBACK IS 1'. THE MINIMUM PROPOSED IS 2.65'.
7. **THE APPROVED PLAN WAS APPROVED WITH A BUILDING AND PAD IMPERVIOUS COVERAGE OF 4,483 S.F. AND A 900 S.F. POOL AND DECKING. THE PROPOSED HOUSE HAS A FOOTPRINT AND PAD COVERAGE OF 4,093 S.F. WITH A 900 S.F. POOL.**

APPLICANT

HARLAN CORPORATION
214 POND VIEW DRIVE
CHADDS FORD, PA. 19317
PHONE: 610-388-6900



BUILDING PERMIT PLAN FOR SORRELL HILL LOTS 1

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS

Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341-1550
Phone: (610) 903-0060
Fax: (610) 903-0080
www.ebwalshinc.com



Project-	3054
Date-	10-30-07
Scale-	1" = 20'
Drawn-	A.E.
Checked-	
Sheet-	1 OF 1

Plotted: Wed Oct 31, 2007

File: F:\JB\3054\FPS\3054-B5-BP.pro

LINE ROAD

OPEN SPACE

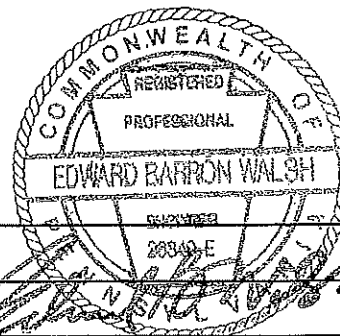
$\Delta = 19^{\circ}57'51''$
 $R = 185.39'$
 $A = 64.60'$
 $C = 64.27'$
 $S09^{\circ}28'33''E$

LEGAL R/W AREA
= 10884 SF

$S20^{\circ}26'30''E$ 125.84'

NOTES:

1. BEING LOT 1 ON A FINAL SUBDIVISION PLAN OF SORRELL HILL DATED 6-22-06 REVISED 2-19-08 BY EDWARD B. WALSH AND ASSOCIATES, INC. (EBWA)
2. AS-BUILT DATA SHOWN FROM FIELD SURVEY 7-11-08 BY EBWA.
3. IMPERVIOUS COVER:
APPROVED PLAN - 6146 SQ. FT.
AS-BUILT SURVEY - 5999 SQ. FT.



AS-BUILT PLAN
LOT 1
SORRELL HILL

EAST GOSHEN TOWNSHIP

CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Road
Exton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080



Project-	3054
Date-	7-16-08
Scale-	1" = 30'
Drawn-	R.F.N.
Checked-	A.E.
Sheet-	1 OF 1

Plotted: 4/6/2010

File: 3054\FPS\3054-B5-BP-pool-permi-000