

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Tuesday, October 24, 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. September 26, 2023, Meeting was canceled.**
 - 2. August 22, 2023, Minutes to Approve**
- F. Subdivision and Land Development Applications
 - 1. 14 Reservoir Road Residential Subdivision – (Presentation)**
 - 2. Millstone Meadows SD – (No Action)**
- G. Conditional Uses and Variances
 - 1. Timbermill CU – (Initial Submission of New Conditional Use Application).**
- H. Zoning Hearing Board Variances
- I. Ordinance Amendments
- J. Old Business
 - 1. The Malvern Institute – Update – No Action Required**
 - 2. 1671 & 1681 East Strasburg Road – (No Action)**
 - 3. Comprehensive Plan Review**
- K. New Business
- L. Liaison Reports
- M. Correspondence
- N. Announcements
- O. Next Meeting – **November 28, 2023, at 7pm.**

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log

July 6, 2022 PC Meeting													
Application Name	Application (CU, LD, ZO, SD, 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 MUST Act Date (70-Days)	BOS Must Act Date (90-Days)	Hearing Date	Drop Dead date	Comments
Paoli Pike Trail ALT Route	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bold = New Application or PC action required													
14 Reservoir Road	SD	P	9/28/2022	9/28/2022	10-12-2022	10/19/2022		3/14/2023 5-28-2023 8-28-2023	2/28/2024	2/28/2024		5/28/2023 2/28/2024	5-23-2023 Presentation for SD
Millstone Meadows SD 1010 Hershey Mill Road	SD	P	5/16/2023	5/16/2023		5/5/2023		7/15/2023 10/12/2023	10/25/2023 1/25/2024	10/25/2023 1/25/2024		1/25/2024	The Township Engineer review letter was received on 6-8-2023. The CCPC review letter was received on 6-7-2023. The Township Park & Recreation Board decline to review application. The following reviews are still in process, Historical, Fire Marshal, Zoning Officer, Municipal Authority, Conservancy.
Malvern Institute	LD	P	6/28/2021	7/1/2021	6/30/2021	6/29/2021	8/13/2021	\	2/2/2022	2/15/2022	NA	2/28/2022	PC made rec to BOS for Prelim App on June 1 2022 ZHB Decision was 3 years for building permits for Vertical Building 11.25.2023 ZHB Decision was 4 years for building permits for Barn Renovations Building 11.25.2024
Timbermill CU 301 Reservoir Road	CU	NA	9/27/2023	10/12/2023	10/12/2023				12/12/2023	12/12/2023		12/12/2023	CU Drop Dead Date is 60 days.
PROJECTS COMPLETED IN 2023													
901 Sorrell Hill Drive	ZDV	A	2/17/2023	2/17/2023	NA	NA	3/16/2023	NA	3/28/2023	4/4/2023	4/12/2023	4/17/2023	ZHB Granted Request - Closed
301 Reservoir Road	SD	Sk	11/17/2022	11/17/2022	11/17/2022	NA	NA	NA	NA	NA	NA	NA	5-16-2023 Owner closed SK Plan review by email. Second hearing on 1-17-2023
1010 Hershey Mill Road, Miller	CU	S	8/30/2022	8/30/2022	8/2/2022	NA	10/12/2022	2/17/23	12/7/2022	1/17/2023	11/15/2022	1/17/2023	Application was Granted with Conditions on 3-7-2023 Application Closed) CU (CU
Applebrook Golf Club	LD	P	7/27/2022	7/27/2022	8/17/2022	8/29/2022	NA	2/28/2023 4-30-2023	4/25/2023	5/2/2023	5/2/2023	6/7/2023	4-25-2023 Preliminary/Final Land Development Presentation. 5-2-2023 BOS Approved the LD. Application Closed) (LD
905 Airport Road	CU	Amend	1/24/2023	1/24/2023	NA	NA	2-12-2023	NA			3/21/2023	3/24/2023	BOS Approved waiting for signatures. CU Signed on May 2, 2023. CU Closed.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
August 22, 2023

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, August 22, 2023 in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Michael Koza

Mark Levy

Michael Pagnanelli

Fred Pioggia

Also present was:

Duane Brady, Zoning Officer

Nathan Cline, Township Engineer

Michael Lynch, Township Supervisor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. Ernest 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, police, 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. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the June 27, 2023 meeting were approved. The July meeting was cancelled.

CHAIRMAN'S REPORT - None

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. 14 Reservoir Road, Residential Subdivision – No action needed

2. Millstone Meadows SD- Initial presentation (Miller Property) – Alyson Zarro, Esq.; Michael Hartman, dH Enterprises, Project Engineer; and TR Moser, Grove Meadows Developers LLC were present representing the applicant. Alyson Zarro reviewed the application. The property is zoned R2, the two existing buildings will remain, the barn will convert to a single family dwelling. The original plan called for 15 lots but has been reduced to 14 lots plus the two existing lots. The circle is proposed to be one way counter clockwise, to the right when you enter. Originally an 18 ft. cartway was proposed but will be widened to 20 ft. The green in the circle will be used for recreation. They want to name the road the same as the development instead of the road across the intersection. To convert the barn, Duane Brady mentioned that they will have to apply for a permit. Alyson spoke about the HOA responsibilities. John Stipe asked about the spring house. The HOA will be responsible for that. Sidewalks and pathways were discussed. They are not currently shown on the plan, but they will show some area for a future path. Most of the developments in East Goshen do not have sidewalks. Dan Daley mentioned parking and feels it should only be allowed on one side of the street. Alyson Zarro commented that each house has parking

for 3 cars. She also mentioned some items in Nathan Cline's letter. Lighting -- there will be no street lights. A painted street crossing should be considered on Hershey Mill Road. Michael Hartman led a discussion about Stormwater Management. The ground will be graded so that stormwater in the back will be graded to the entrance. The southwest area is a concern because of the big slope. Nathan Cline spoke about using swails. Michael Hartman mentioned that there is no SWM on individual lots. There is an existing infiltration basin which will not be used. The HOA will be responsible for the green area and all lawns. They are going to reforest the rest of the perimeter. He explained what they plan to do to redirect the water into the existing channel. Also there is a bog turtle habitat. He explained how they will do landscaping for this. Nathan Cline mentioned all of the special permits that will be needed for this. Ernest Harkness mentioned swimming pools and whether there is enough space on the lots. Duane Brady explained spacing from the water's edge and that they may need a variance.

CONDITIONAL USES AND VARIANCES – None

ZONING HEARING BOARD VARIANCES – None

ORDINANCE AMENDMENTS - None

OLD BUSINESS

1. The Malvern Institute – No action required.

2. 1671 & 1681 East Strasburg Road - Sewage facilities planning module review. Duane explained that a change was made by the contractor to remove temporary residential activity in the barn.

NEW BUSINESS

1. Comprehensive Plan – Ernest commented that at the last meeting Michael Lynch suggested that they look at the Comprehensive Plan. Ernest suggested that they do a section each month and make comments. Then, he will put the comments in a letter to the BOS. He suggested Sections 1 thru 5 for next month. Michael Lynch mentioned that Act 247 states that the plan should be reviewed every 10 years. They should look at the priorities in the Action Plan.

LIAISON REPORTS -

1. Board of Supervisors – Michael Lynch reported that the BOS received bids for the Milltown Dam project. The lowest was over \$5 million dollars. He feels the BOS will do the basic requirements and no park. The grant included the park plan and will probably be voided if there is no park area.

ANY OTHER MATTER – None

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, John Stipe made a motion to adjourn the meeting. Mark Levy seconded the motion. The meeting was adjourned at 8:20 pm. The next regular meeting will be held on Tuesday, September 26, 2023 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary

**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380
(610) 692-7171
codes@eastgoshen.org**

Date: October 12, 2023
To: Jeffrey Glosson
From: Duane J. Brady Sr., Zoning Officer
RE: 14 Reservoir Road SD / Extension of Review Period

Mr. Glosson, the letter is a request for an extension of the review period for your subdivision plan for 14 Reservoir Road. The extension will be needed as there are some outstanding items still needed for the Planning Commission to complete the review process. The must act date is November 28, 2023, under the extension letter date August 25, 2023, the review has not been completed by your engineer and more time is needed to complete the process.

I am requesting you authorize a 90-day extension to the review period. Please understand that this extension doesn't mean that the application referenced will be approved within the period; it only allows East Goshen Township additional time to review the application.

If you are allowing the 90-day extension to the review period, the new Drop-Dead Date will be February 28, 2023.

If you are allowing the 90-day extension to the review period, please sign below and return it to me by email no later than Thursday October 19, 2023.

Applicant (Print):

Applicant (Signature):

JEFFREY S. GLOSSON
[Signature]

Respectfully,

[Signature]

Duane J. Brady Sr.
East Goshen Township
Zoning Officer



**BOARD OF SUPERVISORS
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
1580 PAOLI PIKE, WEST CHESTER, PA 19380
(610) 692-7171
codes@eastgoshen.org**

Date: October 12, 2023

To: T.R. Moser

From: Duane J. Brady Sr., Zoning Officer

RE: 1010 Hershey Mill Road / Millstone Meadow

Preliminary/Final Subdivision and Land Development

Extension of Review Period Request Letter

Mr. Moser, this letter is a request for an extension of the review period for your subdivision plan for 1010 Hershey Mill Road. The extension will be needed as there are outstanding items still needed for the Planning Commission to complete the review process. The must act date for the East Goshen Planning Commission is October 25, 2023.

I am requesting you authorize a 90-day extension to the review period. Please understand that this extension doesn't mean that the application referenced will be approved within the period; it only allows East Goshen Township additional time to review the application.

If you are allowing the 90-day extension to the review period, the new Drop-Dead Date will be January 25, 2024.

If you are allowing the 90-day extension to the review period, please sign below and return it to me by email no later than Thursday October 19, 2023.

Applicant (Print): Theodore R Moser
Applicant (Signature): *Theodore R Moser*

Respectfully,
Duane J Brady Sr.
Duane J. Brady Sr.
East Goshen Township
Zoning Officer



Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Date: 5-18-2023
To: Planning Commission
From: Duane J. Brady Sr., Zoning Officer
Re: 14 Reservoir Road SD/Glosson

Dear Commissioners,

The applicant for 14 Reservoir Road will be attending the October 24, 2023, Planning Commission meeting to present new review information and update the Planning Commission on the project.

The project is to create a second residential lot on the existing property.

The following information is provided in the packet:

❖ As background information:

- July 7, 2022, subdivision application.
- September 1, 2021, dimensional variance decision letter.
- December 9, 2022, Chest County Planning Commission review letter.
- May 18, 2023, Zoning Officer memorandum.

❖ New information submitted on 10-13-2023 (Third Submission)

- June 8, 2023, Township Engineer (Pennoni) review letter with comments from applicants engineer.
- November 17, 2022, Fire Marshal review letter.
- May 24, 2023, AQUA water availability letter.
- October 5, 2023, revised plan set per the June 8, 2023, Township Engineer review letter.

Sincerely,

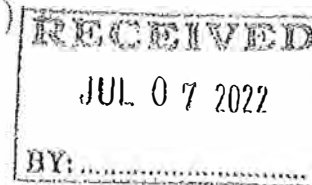


Duane J. Brady Sr.
East Goshen Township
Zoning Officer



a cirilli company

Consulting Engineers / Structural Engineering
Site Planners / Land Surveyors / Municipal Services



LETTER OF TRANSMITTAL

DATE: June 29, 2022

W. A. No. : W-16-2100

TO: Jeff Glosson
14 Reservoir Road
West Chester, PA 19380

RE:

WE ARE SENDING YOU ☒ Attached: ☐ Under separate cover: Via _____ the following:
☐ Shop Drawing ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
12	June 1, 2022	C-53-6-80	Subdivision plan set
3	June 24, 2022		Stormwater report

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Submitted for _____ distribution |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submitted for _____ approval |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Submitted for _____ permit |
| <input type="checkbox"/> For review and comment | | <input type="checkbox"/> Revised as per your letter of _____ |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |

REMARKS:

Hi Jeff

The township will need 11 sets of the plans, the 3 stormwater reports and application for submission. The submission will be for SUBDIVISION. Bring your check book for the application and other fees.

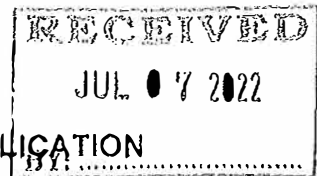
Please contact me with any questions concerning the plans.

COPY TO:

SIGNED: Mike Barbieri
Phone: 610-644-4254 Ext 241
mbarbieri@yerkes-assoc.com



EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA



SUBDIVISION AND / OR LAND DEVELOPMENT APPLICATION

Date Filed: _____

Application for (Circle one):

☒ Subdivision ☐ Land Development ☐ Subdivision & Land Development

A. Application is hereby made by the undersigned for approval of a Subdivision and or Land Development Plan, more particularly described below.

1. Applicant's name: Jeffrey S. & Michelle A. Glosson

Address: 14 Reservoir Road, West Chester, PA 19380 Phone: 484-364-6167

Fax: _____ Email: jsglosson@gmail.com

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

Name: Same as above

Address: _____ Phone: _____

Fax: _____ Email: _____

3. Location of plan: 14 Reservoir Rd., West Chester, PA 19380

4. Proposed name of plan: _____

5. County Tax Parcel No.: 53-6-80 Zoning District: R-3

6. Area of proposed plan (ac.): 2.0005 Number of lots: 2

7. Area of open space (ac.): N/A

8. Type of structures to be constructed: Residential single-family home

9. What provisions are to be made for water supply and sanitary sewer? _____

Connection to public water and sewer

10. Linear feet of road to be constructed: Driveway 359.5'

11. Name of Engineer: Nicholas Cirilli, Yerkes Associates, Inc.

Phone Number: 610-644-4254 Fax: 610-640-0771

Email address: ncirilli@comcast.net

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

12. Name of Land Planner: Same as above

Phone Number: _____ Fax: _____

Email address: _____

- B. I/We agree to reimburse the Township of East Goshen for such fees and expenses the Township may incur for the services of an Engineer(s) in investigations, tests, and review in relation to the Subdivision Plan.
- C. I/We agree to post financial security for the improvements depicted on the Subdivision and or land Development Plan pursuant to the Subdivision and Land Development Ordinance.
- D. I/We agree to reimburse the Township of East Goshen for all inspection fees at the actual cost to Township.

NOTICE

The Township requires an Occupancy Permit before any building can be occupied; no Occupancy Permit will be issued until final inspection and approved by the Zoning Officer and Building Inspector.



Owner Signature

Michael G.



Applicant Signature

Michael G.

Administrative Use

Fees received from applicant \$ _____ basic fee, plus \$ _____ per lot

For _____ lots = \$ _____.

Application and plan received by: _____ Date: _____
(Signature)

Application accepted as complete on: _____
(Date)

EAST GOSHEN TOWNSHIP, CHESTER COUNTY PA
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION

SUBDIVISION AND/OR LAND DEVELOPMENT CHECKLIST

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the State of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application Process and the Review Process. The application process must be completed in its entirety prior to the advancement into the Review Process.

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

Application for (Circle all appropriate): ☒ Subdivision ☐ Land Development

Applicant Information:

Name of Applicant: Jeffrey S. & Michelle A. Glosson

Address: 14 Reservoir Road, West Chester, PA 19380

Telephone Number: 484-364-6167 Fax: N/A

Email Address: jsglosson@gmail.com

Property Address: 14 Reservoir Road, West Chester, PA 19380

Property Information:

Owner's Name: Jeffrey S. & Michelle A. Glosson

Address: 14 Reservoir Road, West Chester, PA 19380

Tax Parcel Number: 53-6-80 Zoning District: R-3 Acreage: 2.0005

Description of proposed subdivision and or land Development:

Existing single-family residential property, on 2.0005 acres is to be subdivided
into 2 lots. The existing home and structures will remain and the lot will be reduced to
approximately 1.2 acres (48,560 square feet), while maintaining the township
bulk zoning requirements. A new subdivided lot, with access leg, will be utilized for
building a new single-family residence proposed to be roughly 2500-3000 square feet.
This new proposed lot will be approximately 0.8 acres (34,460 square feet) and
will conform to township bulk zoning requirements.

UNRUH TURNER
BURKE & FREES
ATTORNEYS AT LAW

RYAN M. JENNINGS
rjennings@utbf.com

September 1, 2021

Via First Class Mail and E-mail (jsglosson@gmail.com)

Jeffrey S. & Michelle A. Glosson
14 Reservoir Road
West Chester, PA 19380

**RE: East Goshen Township Zoning Hearing Board
Application of Jeffrey S. & Michelle A. Glosson
14 Reservoir Rd. (Tax Parcel I.D. No.: 53-6-80)
Decision/Findings Letter – Grant of Dimensional Variance Relief**

Dear Mr. & Mrs. Glosson:

I am writing this letter as Solicitor to the East Goshen Township Zoning Hearing Board ("Board"). This correspondence ("Decision Letter") memorializes the Decision by the Board, at its July 21, 2021 public meeting and Hearing, on your unopposed Application for dimensional variance relief, pursuant to Township Zoning Ordinance Section 240-23.B.(2)(b)[2][e] (the "Application").

The Application sought to allow the pole portion of the flag lot to maintain a minimum width of less than 40 feet (*i.e.*, 24 feet) for its full length, as otherwise required, at your property, located at 14 Reservoir Road, West Chester, Pennsylvania 19380 ("Property"). The zoning relief was sought to facilitate a 24-foot-wide access leg for driveway usage for rear residential lot access, given Applicant's desire for a two-lot subdivision of the Property.

On July 21, 2021, the Board granted the requested dimensional variance relief by a unanimous (3-0) vote. Said approval is subject to the following three (3) conditions:

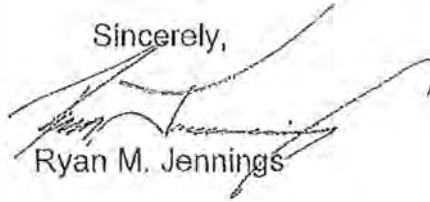
1. Applicants shall comply with all other, applicable area and bulk requirements and design standards within the R-3 (Medium Density Residential) Zoning District, except for the zoning relief granted by the Board pursuant to the Application;
2. Applicants shall comply with any and all applicable Federal, State and Local laws and ordinances, and shall obtain all governmental approvals and permits necessary to accommodate and allow for the desired two-lot subdivision of the Property; and

Jeffrey S. & Michelle A. Glosson
September 1, 2021
Page 2

3. The portion of the proposed flag lot for which dimensional variance relief was sought by Applicants and granted by the Board shall be in conformance with the Application, the documentary evidence of record (including, but not limited to, all Hearing Exhibits), as well as all testimony presented and representations made at the July 21, 2021 Hearing.

The Board reserves the right to issue a more formal, written decision and order (containing findings of fact, conclusions of law, and/or legal discussion), should it so choose.¹ Not only the Applicants, but also their assigns and successors in interest, shall be bound by and subject to the terms of this Decision Letter.

Sincerely,



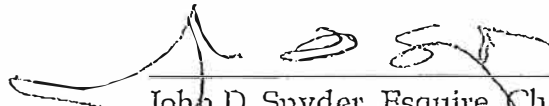
Ryan M. Jennings

ATTEST:

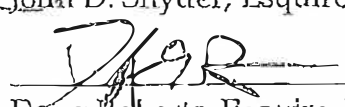


Mark A. Gordon, Zoning Officer

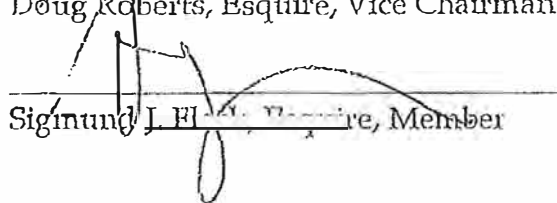
EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD



John D. Snyder, Esquire, Chairman



Doug Roberts, Esquire, Vice Chairman



Sigimund J. El, Esquire, Member

RMJ:akf

¹ At the conclusion of the July 21, 2021 Hearing, Applicants, through legal counsel, waived the time period set forth in the Pennsylvania Municipalities Planning Code ("MPC") and Township Zoning Ordinance (§ 240-59.D.(10) & (11)) with respect to the issuance and service of the Board's memorialized Decision.

Jeffrey S. & Michelle A. Glosson
September 1, 2021
Page 3

cc: East Goshen Township Zoning Hearing Board (*via e-mail*)
Mark A. Gordon, CFM, Director of Code Enforcement / Zoning Officer (*via e-mail*)
Michael Pastino, Esquire (*via e-mail*)
Ross A. Unruh, Esquire (*via e-mail*)



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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

December 9, 2022

Derek Davis, Manager
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Preliminary Subdivision - Jeffrey S. & Michelle A. Glosson
East Goshen Township – SD-10-22-17420

Dear Mr. Davis:

A Preliminary Subdivision Plan entitled "Jeffrey S. & Michelle A. Glosson", prepared by Yerkes Associates Inc., and dated June 1, 2022, and last revised on September 14, 2022, was received by this office on November 18, 2022. 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:	west side of Reservoir Road, north of West Chester Pike
Site Acreage:	2.00
Proposed Land Use:	2 Single Family Residential Lots
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	53-6-80

PROPOSAL:

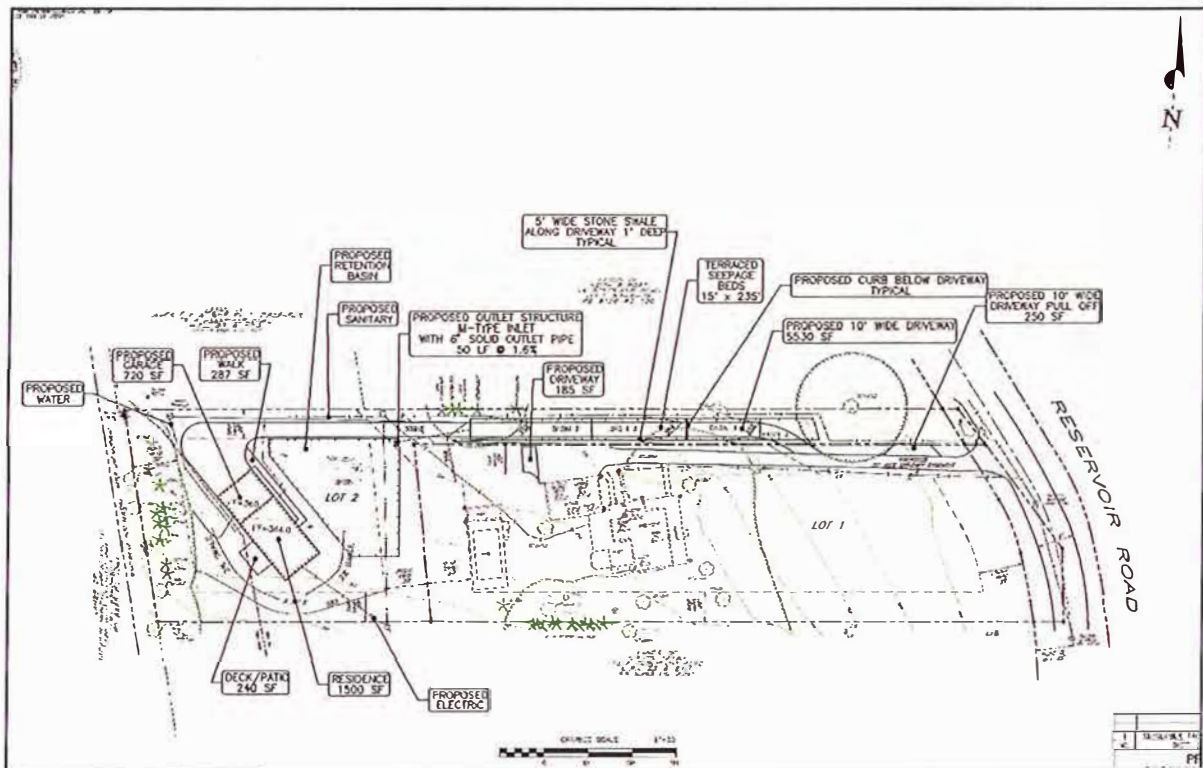
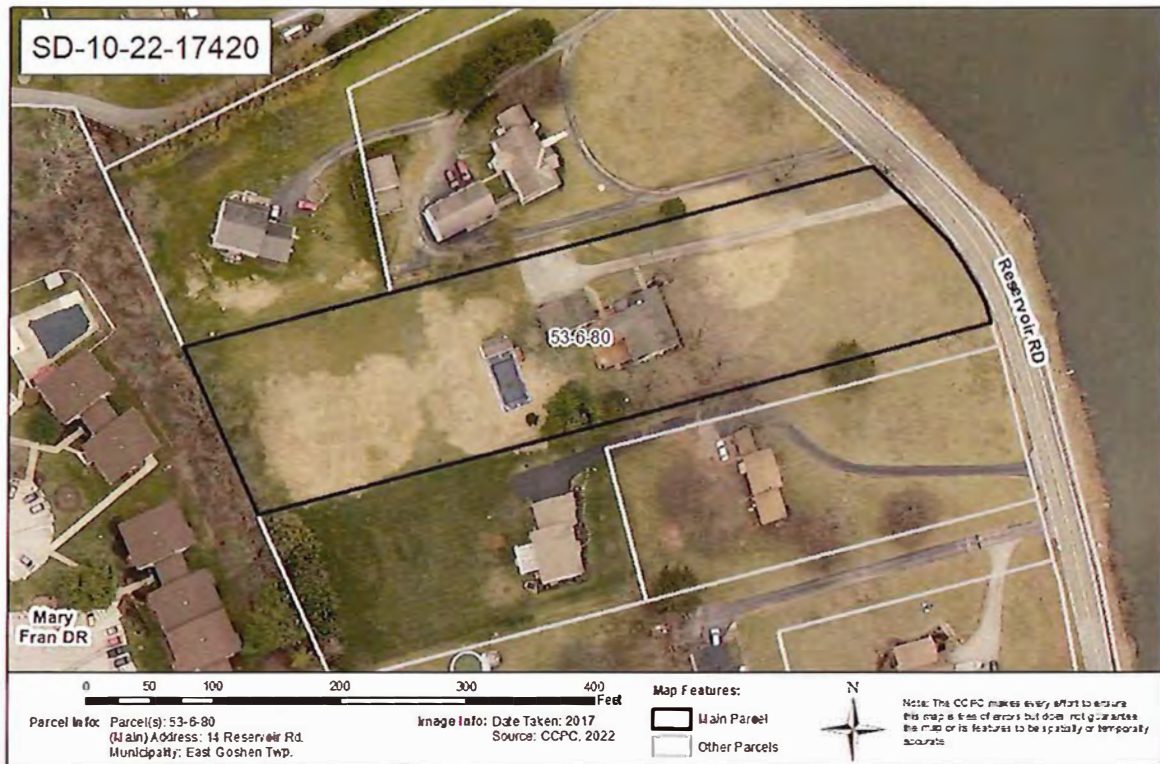
The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. Plan Note 8 on Sheet 1 indicates that a variance was granted on July 21, 2021, pertaining to the required width of the pole portion of the flag lot (Lot 2) being reduced from 40 feet to 24 feet. The project site, which will be served by public water and public sewer, is located in the R-3 Medium Density Suburban Residential zoning district.

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

Page: 2

Re: Preliminary Subdivision - Jeffrey S.& Michelle A. Glosson

East Goshen Township – SD-10-22-17420



Site Plan Detail, Sheet 3: Preliminary Subdivision - Jeffrey S.& Michelle A. Glosson

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. 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. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

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.

PRIMARY ISSUES:

3. Vehicular access to Lot 2 will be provided from the existing driveway entrance on Lot 1. The details of this shared access arrangement should be incorporated into the deeds of both lots.
4. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, 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.
5. 2013 soils data indicates that the site contains areas of predominantly hydric (wet) soils (Ha Hatboro) 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. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.

ADMINISTRATIVE ISSUES:

6. 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: 4

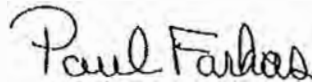
Re: Preliminary Subdivision - Jeffrey S. & Michelle A. Glosson

East Goshen Township – SD-10-22-17420

7. Sheet 1 depicts the location of a 20 foot width electric service easement for Lot 1 that is situated on Lot 2. The details of this easement should be incorporated into the deeds of both lots.
8. The site plan depicts the location of a proposed retention basin on Lot 2. Ongoing efforts by the municipality may be needed to educate the homeowner(s) so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
9. 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,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

cc: Jeffrey S. and Michelle A. Glosson
Yerkes Associates, Inc.

Memorandum

East Goshen Township

1580 Paoli Pike

West Chester, PA 19380

Voice: 610-692-7171

Fax: 610-692-8950

E-mail: dbrady@eastgoshen.org

Date: 5-18-2023

To: Planning Commission

From: Duane J. Brady Sr., Zoning Officer

Re: 14 Reservoir Road SD/Glosson

Dear Commissioners,

The applicant for 14 Reservoir Road will be attending the May 23, 2023, Planning Commission meeting to present the proposed project and provide additional information. The project is to create a second residential lot on the existing property.

Background Information and timeline:

- ❖ The SD application was first submitted on July 7, 2022, with the purpose of subdividing an existing 2.0005-acre residential lot into two residential lots. The existing lot will be approximately 1.2 (48,560 square feet) acres and the newly created lot will be approximately 0.8 acres (34,460 square feet). The newly created lot will be a flag lot.
- ❖ The East Goshen Zoning Hearing Board Grant a dimensional variance on 9-1-2021. Copy is attached for review.
- ❖ Township Engineer submitted the review letter on 10-21-2022. Copy is attached for review.
- ❖ The Chester County Planning Commission reviewed the project and provided a review letter on 12-9-2022. Copy is attached for review.
- ❖ The East Goshen Township Fire Marshal submitted a review letter on 11-17-2022. Copy is attached for review.
- ❖ The applicant received notice from Fish & Wildlife that a Bog Turtle study was not required.
- ❖ The applicant provided an Extension of Review Period letter to increase the drop-dead date from 5-28-2023 to 8-28-2023.
- ❖ The East Goshen Municipal Authority approved the connection on 11-14-2022.
- ❖ The applicant has provided a copy of the Township Engineer review letter with edits dated 5-16-2023. Copy is attached for review.

Questions and possible outstanding items:

- ❖ Is the easement for the public water connection completed?
- ❖ Is the planning module completed?
- ❖ Are there any other outstanding items for this project?
- ❖ Has the East Goshen Conservancy Board reviewed and approved the landscaping plan?

Zoning information:

- ❖ The property is in the R-3 Medium Density Residential District.
- ❖ Single-family detached dwellings are a use permitted by right.
- ❖ The minimum lot area is 18,000 square feet.
- ❖ The front yard is 30 feet, the side yard is 20 feet, and the rear yard is 30 feet.
- ❖ The minimum building height is 30 feet (3 stories).
- ❖ Total impervious cover is 35%.
- ❖ Total building cover is 25%.
- ❖ The zoning also notes that design and landscaping controls in 240-27D shall apply to residential development in this district.

Things to consider:

- ❖ The existing single-family residential lot on a 2-acre lot is to be subdivided into 2 lots.
- ❖ The existing dwelling and structures (In-ground pool, shed, and detached garage will remain, and the lot will be reduced to approximately 1.2 acres (48,560 square feet).
- ❖ Township bulk zoning requirements will be maintained.
- ❖ A new lot will be created with leg access to the new dwelling.
- ❖ A new single-family residence is proposed to be 2,500 to 3,000 square feet.
- ❖ The new lot will be approximately 0.8 acres (34,460 square feet).
- ❖ The new lot will be a flag lot with a flagpole section variance by the Zoning Hearing Board. The variance changed the pole portion from 40 feet to 24 feet wide.

Sincerely,

Duane J. Brady Sr.
East Goshen Township
Zoning Officer

June 8, 2023

EGOST 00135

Duane Brady, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RE: Glosson, 14 Reservoir Road

Dear Duane:

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

- "Subdivision Plan for 14 Reservoir Road" (six sheets) dated June 1, 2022, last revised May 22, 2023;
- "Stormwater Management Report for 14 Reservoir Road" dated June 24, 2022, last revised May 22, 2023; and
- "Pre- and Post-Development Drainage Area Plans" dated June 1, 2022.

The applicants/owners, Jeffrey and Michelle Glosson, are proposing to subdivide UPI 53-6-80 (± 2 acres) into two (2) parcels. There is an existing dwelling, attached garage and pool to remain on proposed Lot 1 (± 1.1 net acres); Lot 2 (± 0.834 net acres) is a proposed flag lot containing a single-family dwelling, garage and deck/patio. The parcel is located on the west side of Reservoir Road approximately 920 feet south of its intersection with Park Avenue, within the *R-3 Medium Density Suburban Residential District*. The proposed dwelling is proposed to be served by public water supply and public sanitary sewer.

The Zoning Hearing Board per a *Decision & Order* dated July 21, 2021, approved the following variance:

1. From §240-23.B(2)(b)(2)[e] allowing for the required width of the pole portion of the flag lot to be reduced from 40 feet to 24 feet.

We offer the following comments (new comments in *bold/italics*):

ZONING (§240)

1. The applicant shall prove to the satisfaction of the Township that the proposed driveway will have adequate access for emergency vehicles (§240-23.B(2)(b)(2)(d)); defer to Township staff/Fire Marshall.

Pending review by Mr. Brady; note the proposed driveway has been widened to 15 feet.

2. It appears no steep or very steep slopes exist; please confirm and add a note to the plan indicating the same. (§240-25.C & §205-33.B(9))

Resolved. See Note 7 on Sheet 2.

3. On lots of one acre or less, a maximum of one storage shed of a maximum floor area of 120 square feet and a maximum height of 12 feet at its highest point may be placed or erected within the required side and/or rear yards of the property (§240-32.P(1(a))). We recommend a note be added to the *Title Plan* (Sheet 1) for Lot 2.

Resolved. See Note 10 on Sheet 1.

4. Any residential subdivision or land development shall give careful attention to providing attractive landscaping. (§240-27) It may be appropriate to provide landscaping to screen the existing residences to the north and east.

Resolved. Two (2) rows of 6-foot-high Leyland cypress are proposed as screening from the northern and eastern properties. Please indicate the specific number to be planted.

SUBDIVISION (§205)

5. We recommend that the plan be titled Preliminary (and/or) Final Subdivision Plan. If the applicant is seeking joint Preliminary/Final approval, a waiver should be requested from §205-28.

Resolved. The waiver request has been added to the plan (Sheet 1).

6. Please provide the location and elevation of the bench mark to which contour elevations refer. (§205-30.B(8))

Resolved. An existing sanitary manhole has been identified.

7. The Bulk Zoning Table on Sheet 1 should indicate conformance for each proposed lot. (§205-30.C(4)(j))

Resolved. Dimensions for Lot 1 and 2 have been provided (see Sheet 3).

8. Prior to plan recording, a PA DEP planning module or exemption approval shall be provided. (§205-33.B(22))

Outstanding. We request review/approval of other plan content with final approval contingent upon receipt of the planning module

9. The existing water connection for Lot 1 is not indicated on the plans. (§205-33.B(10))

Resolved. The location of the existing well on Lot 1 has been provided.

10. Size and invert elevation of all sanitary manholes and lines shall be indicated. (§205-33.B(15))

Resolved. Elevations have been added.

11. A 'will serve' letter regarding the availability of public water shall be provided. (§205-40.E)

A will serve letter is provided with this submission
Outstanding.

STORMWATER MANAGEMENT (§195)

12. Regarding *Water Quality* (§195-19), *Infiltration* (§195-20) and *Peak Rate Control* (§195-22):

- a. It is unclear in which part of the proposed system infiltration is taking place; please clarify.

Resolved. Infiltration occurs in Basin 2-5.

- b. The Basin 1 outlet appears to be at the same elevation as the bottom of the storage area; it is unclear how this configuration will allow for infiltration.

Resolved. Basin 1 is not intended to infiltrate runoff.

- c. The Basin 1 volume calculation (Page 31) does not match the Basin 1 Pond Report (Page 43).

Resolved. The report has been corrected.

- d. There is no exfiltration indicated in the Basin 1 Pond Report; please clarify.

Resolved. Basin 1 is not intended to infiltrate runoff.

- e. A clay liner is indicated for Basin 1; please clarify the intent.

Resolved. The clay liner is to prevent infiltration due to limiting zone issues.

- f. The function of the vertical clay wall is unclear; please clarify the intent.

Resolved. The clay wall is to prevent runoff from the swale from entering the infiltration BMPs.

- g. The subgrade curbs in Basins 2, 3, 4 and 5 appear to function as weirs. It appears that these basins will retain the portion of the runoff volume below the weir elevations without a lower outlet; please clarify.

Resolved. The curbs act as weirs between the BMPs.

- h. The basin bottoms appear to follow the grade slope; basin bottoms should be relatively flat.

Resolved. The BMP bottoms are designed to be as flat as feasible due to the underlying limiting zone; this was accounted for within the infiltration calculations.

- i. We attempted to recreate the hydraulic model using HydroCAD. It appears that the proposed system functions during storm events below the five-year storm; using the ten-year and above storms, the model generates errors. Please clarify how the system functions during larger storm events; it may be useful to provide HydroCAD files.

Resolved. The calculations were revised to remove the errors from the model.

- j. It is unclear how runoff enters Basin 1 from the designated drainage area; additional spot elevations should be indicated, along with clarifications regarding roof drains.

Resolved. Roof drains are now indicated, along with details.

- k. It appears the limit of disturbance was utilized as the area tributary to the proposed BMPs. The design should utilize the actual tributary areas to each individual BMP and indicate the same on the drainage area plans and runoff models.

Resolved. The drainage area has been revised to use the actual tributary areas to the BMPs.

- l. Please provide Worksheet 4 type calculations for each proposed BMP.

Resolved. The requested calculations have been provided.

13. A level spreader is proposed for Basin 5; please indicated on the plan and provide a detail, including appropriate permanent erosion controls measures for the discharge.

See sheet 3. level spreader noted at end of basin 5

Outstanding. A detail has been provided but the location is not indicated on the plan.

14. Provide a statement on the plan, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality and that a revised erosion and sediment control plan shall be submitted to, and approved by the Township for a determination of adequacy prior to construction of the revised features. (§195-27.A(3))

Resolved. A note has been added.

15. Provide the engineer's design signature block required per §195-27.A(4).

Resolved. The signature block has been added.

16. Please clarify the total extent of the upstream area draining through the site. (§195-27.B(12))

Resolved. The tributary drainage areas to the BMPs have been utilized.

17. Provide all BMP operations and maintenance requirements. (§195-27.F)

17 - Sheet 9 has been added to the plan set

Outstanding. Provide operations and maintenance procedures for the BMPs depicted on the plan.

18. A stormwater operations and maintenance agreement will be required to be record; this agreement should include the same operation and maintenance requirements as the plan, specific to each proposed BMP. (§195-27.F)

Acknowledged.

19. Easements granting the Township access to the stormwater management BMPs is required; a blanket easement is acceptable. (§195-39)

Resolved. A blanket easement is proposed.

20. Observation ports should be provided for all subsurface BMPs to monitor BMP function.

Resolved. The inlets will be utilized as observation ports for the BMPs.

21. Due to the unique stormwater systems proposed, it may be appropriate to schedule a meeting to review the design concepts further.

Resolved. We have reviewed the revised stormwater plan with the design engineer.

SANITARY SEWER (§188)

22. The plans shall include the *East Goshen Township Sewer Lateral Detail* (attached).

Resolved. The detail has been added.

23. Please confirm the proposed sanitary sewer line has a minimum of 2% slope and provide associated profiles.

Resolved. A profile and slope notes have been added.

24. The plans shall clearly indicate cleanout locations per §188-31.C(3).

Resolved. Cleanouts have been added. It is noted that the cleanouts are proposed at approximately 100-foot spacing, but they could be spaced up to 150 feet apart per Code.

25 the
sanitary
lateral is
proposed to
be bored to
save the
existing trees

25. Proposed sewer lines shall be a minimum of five feet from side property lines. (§188-31.B(8))

The sewer is now proposed 6 feet from the southern property line. Please confirm the extent of tree removal required and if tree replacement will be necessary.

26. A detail for road restoration of Reservoir Road for the sewer connection shall be added.

28 "p" is a
120 lb
propane
tank added
to the
legend.
Boring is
proposed in

27. The Limit of Disturbance lines for the sewer work should be extended through the right-of-way to the connection with the existing sewer main.

28. Please identify what the "P" symbol represents that appears to be a conflict with the proposed sewer lateral.

29. The proposed lateral connection is to a 24-inch RCP which will involving deep excavation of approximately 13 feet with sheeting and shoring, dewatering, core drilling, and a saddle connection into the pipe. Further, significant traffic control or road closure and roadway pavement restoration will be needed as the sewer pipe is in the roadway. These may add substantial cost and potentially reduce the integrity of the existing sewer pipe. We suggest investigating an alternative in which the proposed sewer lateral would connect to the existing sewer lateral from Lot 1 at the right-of-way and cleanouts be installed at the wye connection for both laterals. Please note the existing lateral would have to be televised to ensure it is in working order prior to making the connection. See attached sketch.

Note the sewer lateral detail indicating the connection to the main would not be applicable and the correct detail would need to be provided.

GENERAL

30. A plan legend should be provided.

Outstanding. A legend has been provided.

31. The plan is subject to review by the Township Fire Marshall, Historic Commission, Conservancy Board and Chester County Planning Department.

Pending.

32. Proposed easements (electric service, shared driveway) and legal descriptions for each lot shall be submitted for review by the Township prior to recording.

Pending. The design engineer has indicated that legal descriptions will be provided following plan approval, which is typical.

33. Note the project is not within 660 feet of the center line of any hazardous liquid pipeline or natural gas transmission pipeline, therefore no *Pipeline Awareness Study* is required. (§205-40.1)

33. See sheet 1 note 12.

Outstanding. The design engineer indicated a note was provided on Sheet 1, but no note was provided.

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

Sincerely,

PENNONI



Nathan M. Cline, PE
Township Engineer

cc (via e-mail): Mark Miller, Public Works
Derek Davis, Township Manager
Nick Cirilli, PE, Yerkes Associates, Inc.
Jeffrey and Michelle Glosson
Mike Ellis, PE

1	NOV 24 1992	NOV 24 1992	NOV 24 1992
2	NOV 24 1992	NOV 24 1992	NOV 24 1992
3	NOV 24 1992	NOV 24 1992	NOV 24 1992

PROPOSED SITE AND
STORMWATER MANAGEMENT PLAN

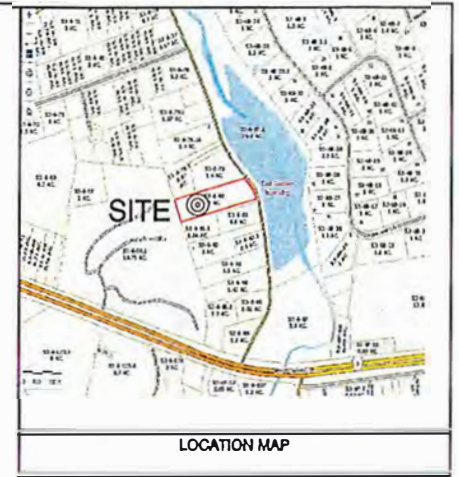
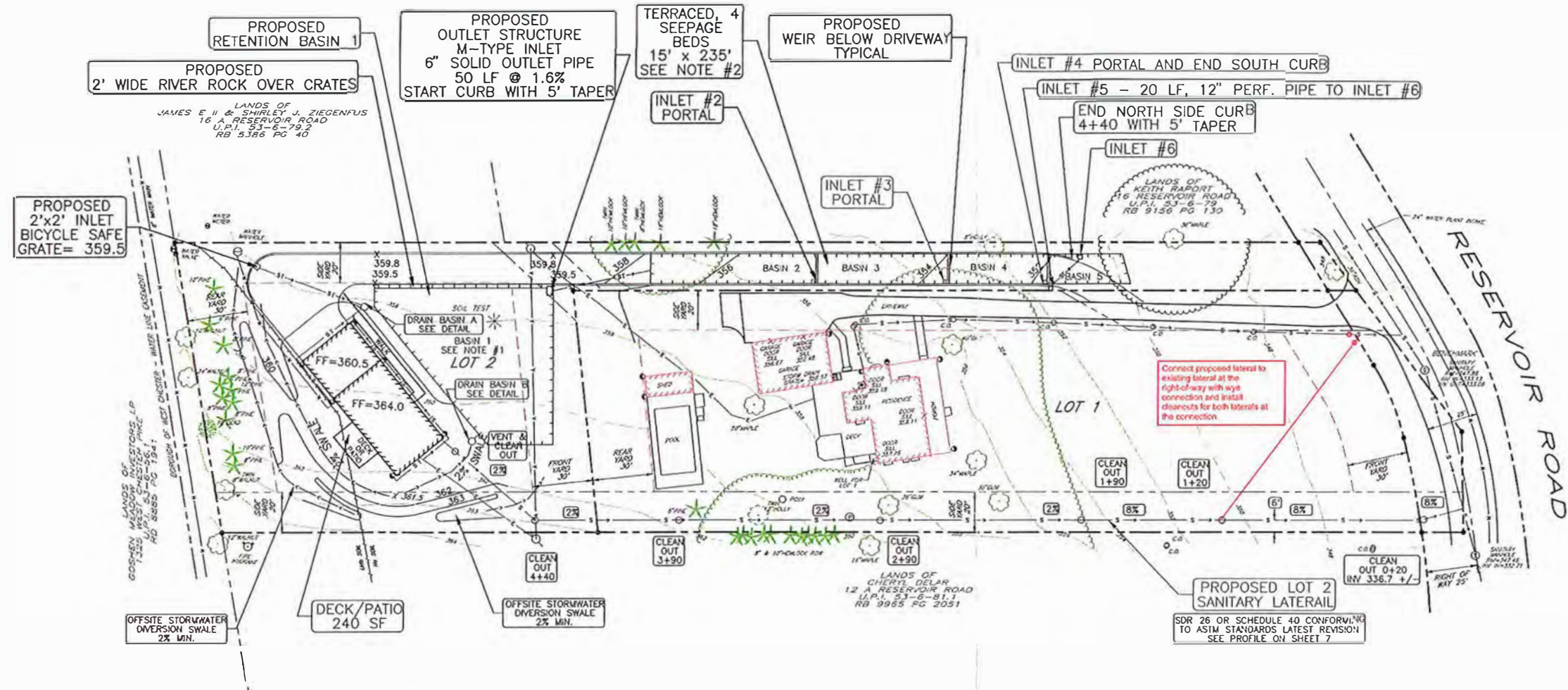
PRELIMINARY FINAL
14 RESERVOR ROAD, SUBDIVISION
CITY OF
JEFFREY S.
&
MICHELLE A. GLOSSON
1011 NORTH HUNTER • 10111 NORTH • 10111 NORTH

Yerkes Associates, Inc.
INCORPORATED
1011 NORTH HUNTER • 10111 NORTH • 10111 NORTH

NOV 24 1992

C-53-6 OF 8
SHEET 2 OF 8

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 267 OF 1974 AS AMENDED BY ACT 159 OF 2004.
SERIAL # 20230535074



- NOTES:
- BASIN 1 IS TO BE USED FOR SWM STORAGE AND CONTROL.
 - BASINS #2, #3, #4 AND #5 ARE TO BE USED FOR INFILTRATION. AS DISCHARGE FROM BASIN #1 IS ALLOWED TO "CASCADE" DOWN THE DRIVEWAY.

JOSE GRANDE P.E. 5/17/23
ON THIS DATE
HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST GOSHEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE 195.



IMPERVIOUS COVERAGE: SQUARE FEET					
EXISTING		REMOVED	ADDED	PROPOSED LOT 1	PROPOSED LOT 2
RESIDENCE	1934			1934	1500
GARAGE	942			942	720
SHED	241			241	0
SUB TOTAL	3117 = 3.70 PERCENT			3117 = 6.51 PERCENT	2220 = 6.11 PERCENT
STAIRWELL	67			67	0
POOL, DECK AND STEPS	1127			1127	0
DRIVEWAY	4286			4096	8119
DECK	900			900	306
FRONT STEP	14			14	0
EAST WALK	88			88	282
WEST WALK	88			88	0
TOTAL	9687 = 11.50 PERCENT			9497 = 19.83 PERCENT	10585 = 29.96 PERCENT
NET LOT AREA	84226	36332	792	47894	36332

BULK ZONING:	REQUIRED	LOT 1	LOT 2
DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL	R-3 MEDIUM DENSITY RESIDENTIAL	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET	47894 SQUARE FEET	36332 SQUARE FEET
MIN. LOT WIDTH	100 FEET @ BUILDING SETBACK	120 FEET @ BUILDING SETBACK	144 FEET @ BUILDING SETBACK
MIN. FRONT YARD	50 FEET @ STREET	159 FEET @ STREET	28 FEET @ STREET
MIN. SIDE YARD	30 FEET	195 FEET	71 FEET
MIN. REAR YARD	20 FEET	20 FEET GARAGE, 34 FEET HOUSE	28 FEET & 40 FEET
MAX. BUILDING COVERAGE	30 FEET	31 FEET SHED	52 FEET
MAX. LOT COVERAGE	25 PERCENT	6.51 PERCENT	6.11 PERCENT
MAX. BUILDING HEIGHT	35 PERCENT	19.08 PERCENT	22.78 PERCENT
	30 FEET OR 3 STORIES	LESS THAN 30 FEET OR 3 STORIES	30 FEET OR 3 STORIES

ENGINEER
JOSE GRANDE P.E.
YERKES ASSOCIATES, INC.
1450 E. BOOTH ROAD, SUITE 600 A
WEST CHESTER, PA 19380
610-644-4254

2	MAY 22, 2023	PER REVIEW LETTER DATED OCTOBER 21, 2022
1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT

PROPOSED SITE AND STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL
14 RESERVOIR ROAD - SUBDIVISION
PREPARED FOR
JEFFREY S. & MICHELLE A. GLOSSON
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

Yerkes Associates, Inc.
a civil company

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

1444 PHOENIXVILLE PKE • P.O. BOX 1568 • WEST CHESTER, PA 19380
TEL: (610) 644-4254 • FAX: (610) 640-0771

PROJECT: W-18-2100
DATE: JUNE 1, 2022
SCALE: 1" = 30'
DRAWN: MWS
CHECKED: JAC
CADD FILE: W2100 SUBDIVISION
TAX PARCEL: 53-6-80
PLAN NO.:
C-53-6-80
SHEET 3 OF 8

2/16/2023 : W:\M-11 : 2009\W-18-2100 - GLOSSON\W2100 SUBDIVISION 82.ppt

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Date: 11-17-2022
To: Planning Commission
From: Duane J. Brady Sr., East Goshen Township Deputy Fire Marshal
Re: 14 Reservoir Road SD / Residential Lot

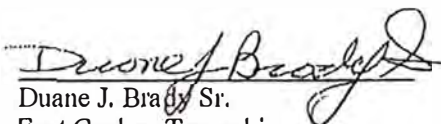
Dear Board Commissioner,

The Township Deputy Fire Marshal has reviewed the Subdivision Plans dated September 14, 2022, for the creation of a new single-family lot and has the following recommendations and comments:

All code information was taken from the International Fire Code 2018 Edition (IFC).

1. Driveway (Fire access road) shall be a minimum of 20 feet as note on plans and required pre the IFC 2018 section 503.2. Recommend keeping the driveway a minimum of 20 feet wide.
2. Driveway (Fire access road) surface shall be designed and maintained to support the imposed loads of fire apparatus pre IFC 2018 section 503.2.3 Surface. The concern is the stormwater basin installed under the driveway. Plan show basin #2 and #3 could be affected by the apparatus weight. Recommend having information provided from the applicant's engineer that the driveway with the basin install will carry a minimum of 75,000 pounds.
3. Driveway (Fire access road) shall require an approved area for apparatus turning around when the access road is more than 150 feet pre IFC 2018 section 503.2.5 Dead ends. The access road will be roughly 500 feet with an offset from front to rear. Recommend the applicant install an area for apparatus to turn around to the satisfaction of the Fire Marshal and the First Due Fire Chief.
4. Fire Hydrant location to new single-family dwelling is not shown on plans. The IFC 2018 pre section 507.5.1 Where required Exceptions: 1. requires a fire hydrant within 600 feet of a Group R-3 Occupancy. Recommend the fire hydrant location be placed on the plan and note the distance from the hydrant to the new single-family dwelling.
5. Driveway (Fire access road) will be the minimum required for apparatus. Recommend placing a note on the plan that NO PARKING is permitted in the driveway.

Thank you,
Carmen Battavio
Carmen Battavio
East Goshen Township
Fire Marshal


Duane J. Brady Sr.
East Goshen Township
Deputy Fire Marshal



May 24, 2023

Michael Barbieri
Yerkes Associates Inc
1450 E Boot Rd
West Chester PA

Re: Water Availability
14 Reservoir Rd subdivide
East Goshen Township, Chester County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at SEPAflowrequest@aquamerica.com. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquamerica.com.

Regards,

Deanna L. Ciotti
New Business Coordinator
Aqua Pennsylvania, Inc
762 W. Lancaster Ave
Bryn Mawr, PA 19010
O: 610.541.4160

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OF ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004. SERIAL # 20230333874



LOT 2 BUILDING PERMIT ACKNOWLEDGMENT

ALL IMPROVEMENTS, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHOWN ARE FOR A FICTITIOUS NEW RESIDENCE AND SHOWN TO MEET TOWNSHIP REQUIREMENTS. WHEN THE OWNER OF LOT 2 APPLIES FOR A BUILDING PERMIT THEY, THE APPLICANT, SHALL BE REQUIRED TO SUBMIT A PLAN(S) WITH ANY REVISIONS TO THE IMPROVEMENTS, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROLS FOR TOWNSHIP REVIEW, COMMENTS AND APPROVAL AS PART OF A COMPLETE BUILDING PERMIT APPLICATION.

NOTES:

- THIS IS THE SAME PREVIOUS DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
- THIS PLAN IS BASED UPON A FIELD SURVEY IMPROVEMENTS SHOWN FROM A FIELD SURVEY BY YERKES ASSOCIATES, INC., IN APRIL 2017 UNDERGROUND UTILITIES ARE SHOWN BASED UPON A PA ONE CALL IN 2021.
- THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
- ELEVATION DATUM IS APPROXIMATE CHESTER COUNTY GIS.
- THE SITE BENCHMARK IS THE R/W OF THE SANITARY MANHOLE NOTED NEAR THE DRIVEWAY.
- TREE NAMES AND CALIPER ARE APPROXIMATE.
- UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED UPON A PA ONE BUT OTHER UTILITIES MAY EXIST THAT HAVE NOT BEEN LOCATED NOR SHOWN.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE PROPERTY CREATING A NEW VACANT LOT, LOT 2.
- A VARIANCE WAS GRANTED ON JULY 21, 2021 FOR A 24' POLE PORTION OF THE FLAG LOT.
- THE TRACT ERROR OF CLOSURE IS 1 : 433.647
- ON LOTS OF ONE ACRE OR LESS, A MAXIMUM OF ONE STORAGE SHED OF A MAXIMUM FLOOR AREA OF 120 SQUARE FEET AND MAXIMUM HEIGHT OF 12 FEET AT ITS HIGHEST POINT MAY BE PLACED OR ERECTED WITHIN THE REQUIRED SIDE AND/OR REAR YARDS OF THE PROPERTY PER SECTION 240-32.P(1)(D).
- UPON RECORDING OF THIS PLAN A BLANKET EASEMENT OVER LOT 2 IS PROVIDED TO THE EAST GOSHEN TOWNSHIP OR ITS REPRESENTATIVES FROM THE INSPECTION AND IF NECESSARY MAINTENANCE AND REPAIR OF THE LOTS STORMWATER MANAGEMENT SYSTEM.
- THIS PROJECT IS NOT WITHIN 660 FEET OF THE CENTERLINE OF ANY HAZARDOUS LIQUID PIPELINE OR NATURAL GAS TRANSMISSION PIPELINE, THEREFORE NO PIPELINE AWARENESS STUDY IS REQUIRED BY . 205-40.1.

BULK ZONING:

DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET @ BUILDING SETBACK
MIN. FRONT YARD	50 FEET @ STREET
MIN. SIDE YARD	30 FEET
MIN. REAR YARD	20 FEET
MAX. BUILDING COVERAGE	30 PERCENT
MAX. BUILDING HEIGHT	30 FEET OR 3 STORIES

LOT AREAS: SQUARE FEET

TOTAL TRACT AREA	87143
LOT 1 TOTAL	50514
LOT 1 RW	2620
LOT 1 NET	47694
LOT 2 TOTAL	36629
LOT 2 RW	297
LOT 2 NET	36332



LOCATION MAP

STATE OF _____
COUNTY OF _____
ON THIS, THE _____ DAY OF _____, 2022, I, _____
BEFORE ME, _____ THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME
FOR THE PURPOSES THEREIN CONTAINED.

REVIEWED BY THE EAST GOSHEN PLANNING COMMISSION

DATE _____

APPROVED BY THE EAST GOSHEN BOARD OF SUPERVISORS

DATE _____

REVIEWED BY THE EAST GOSHEN TOWNSHIP ENGINEER

DATE _____

REVIEW BY THE CHESTER COUNTY PLANNING COMMISSION

DATE _____

TOTAL LOT AREA = 2.0005 ACRES
NET LOT AREA = 1.9345 ACRES

A WAIVER OF SECTION 205-28 IS REQUESTED TO ALLOW FOR
COMBINED PRELIMINARY/FINAL PLAN APPROVAL

3	OCTOBER 5, 2023	PER REVIEW LETTER DATED JUNE 8, 2023
2	MAY 22, 2023	PER REVIEW LETTER DATED OCTOBER 21, 2022
1	SEPTEMBER 14, 2022	NOT THIS SHEET
NO.	DATE	REVISION COMMENT

TITLE PLAN

PRELIMINARY/FINAL
14 RESERVOIR ROAD - SUBDIVISION
PREPARED FOR

JEFFREY S.

&

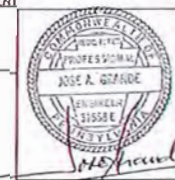
MICHELLE A. GLOSSON

EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

Yerkes ASSOCIATES, INC.
a civil company

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

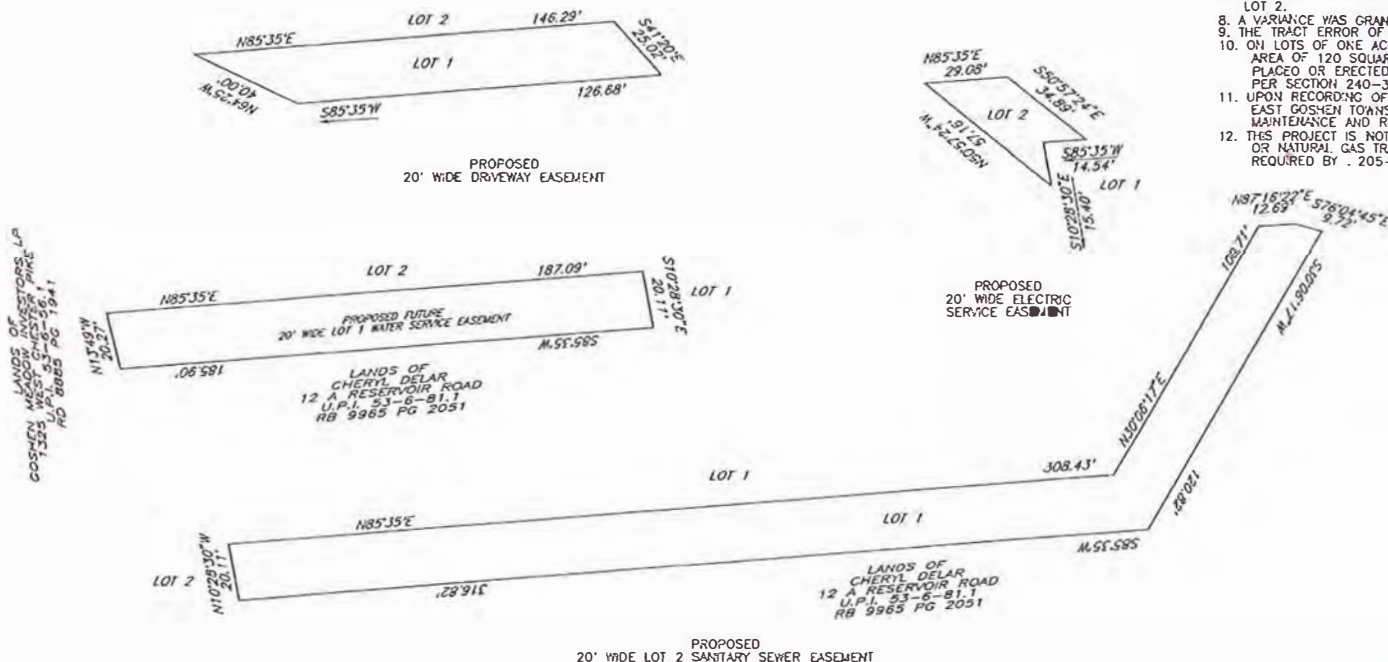
1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380
TEL: (610) 644-4254 • FAX: (610) 640-0771



PROJECT - W-16-2100
DATE - JUNE 1, 2022
SCALE - 1" = 30'
DRAWN - MHS
CHECKED - JAG/MC
CAD FILE - W2100 SUBDIVISION
TAX PARCEL - 53-6-00

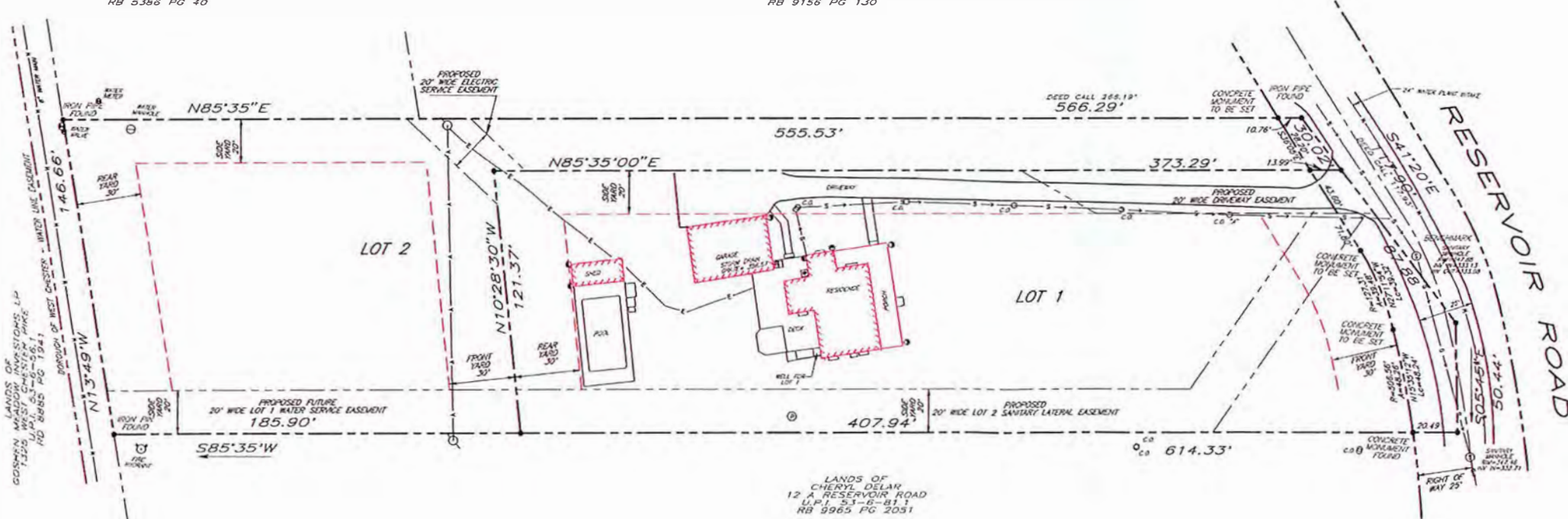
PLAN NO.
C-53-6-80

SHEET 1 OF 9



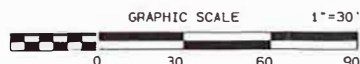
LANDS OF
JAMES E. II & SHIRLEY J. ZIEGENFUS
16 A RESERVOIR ROAD
U.P.I. 53-6-81.1
RB 9965 PG 2051

LANDS OF
KEITH RAPORT
16 RESERVOIR ROAD
U.P.I. 53-6-79
RB 9156 PG 130



LEGEND:

- DOWNSPOUT
- ⊕ ELECTRIC METER
- ⊖ STORM DRAIN
- ⊙ UTILITY POLE
- ⊙ 120 LB PROPANE TANK
- AERIAL WIRES
- BURIED WIRES
- SANITARY LINE
- WATER LINE



OWNER / APPLICANT

JEFFREY S. & MICHELLE A. GLOSSON
14 RESERVOIR ROAD
WEST CHESTER, PA 19380
LAND SURVEYOR

NICHOLAS CIRILLI
YERKES ASSOCIATES, INC.
1450 E. BOOTH ROAD, SUITE 600 A
WEST CHESTER, PA 19380
610-644-4254

BY AFFIXING MY SEAL TO THIS PLAN I CERTIFY THIS PLAN IS ACCURATE AND IS IN
CONFORMANCE WITH THE TOWNSHIP ORDINANCE TO THE BEST OF MY KNOWLEDGE.




DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET
MIN. LOT WIDTH	100 FEET
	50 FEET BUILDING SETBACK
MIN. FRONT YARD	50 FEET
MIN. SIDE YARD	30 FEET
MIN. REAR YARD	20 FEET
	30 FEET
MAX. BUILDING COVERAGE	25 PERCENT
MAX. LOT COVERAGE	35 PERCENT
MAX. BUILDING HEIGHT	30 FEET OR 3 STORIES

RESIDENCE	1934	
GARAGE	942	
SHED	241	
SUB TOTAL	3117	/ 84226 = 3.70 PERCENT
<hr/>		
STARKWELL	67	
POOL DECK AND STEPS	1127	
DRIVEWAY	4286	
DECK	900	
FRONT STEP	14	
EAST WALK	88	
WEST WALK	88	
<hr/>		
TOTAL	9687	/ 84226 = 11.50 PERCENT

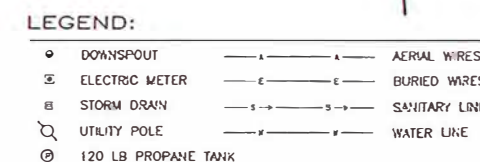
1. THIS IS THE SAME PREMISES DESCRIBED IN RECORD BOOK 9154 PAGE 952 RECORDED AT THE CHESTER COUNTY RECORDER OF DEEDS.
2. THIS PLAN IS BASED UPON FIELD SURVEYS BY YERKES ASSOCIATES, INC.
3. ELEVATION DATA IS APPROXIMATE. CHESTER COUNTY GIS.
4. THE SITE BENCHMARK IS THE RIVER. THE SANDY WHOLE NOTED NEAR THE DRIVEWAY.
5. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A TITLE REPORT.
6. UNDERGROUND UTILITIES HAVE BEEN SHOWN BY THE PLANS. THERE MAY BE OTHER UTILITIES MAY EXIST THAT HAVE NOT BEEN LOCATED NOR SHOWN.
7. TREE NAME AND CALIPER ARE APPROXIMATE.
8. THIS PREMISES HAS STEEP SLOPES AS DEFINED IN SECTION 240-25C & 205-338(9).
9. THE TOWNSHIP CODE.



DEMOLITION AND DIMENSIONS PLAN

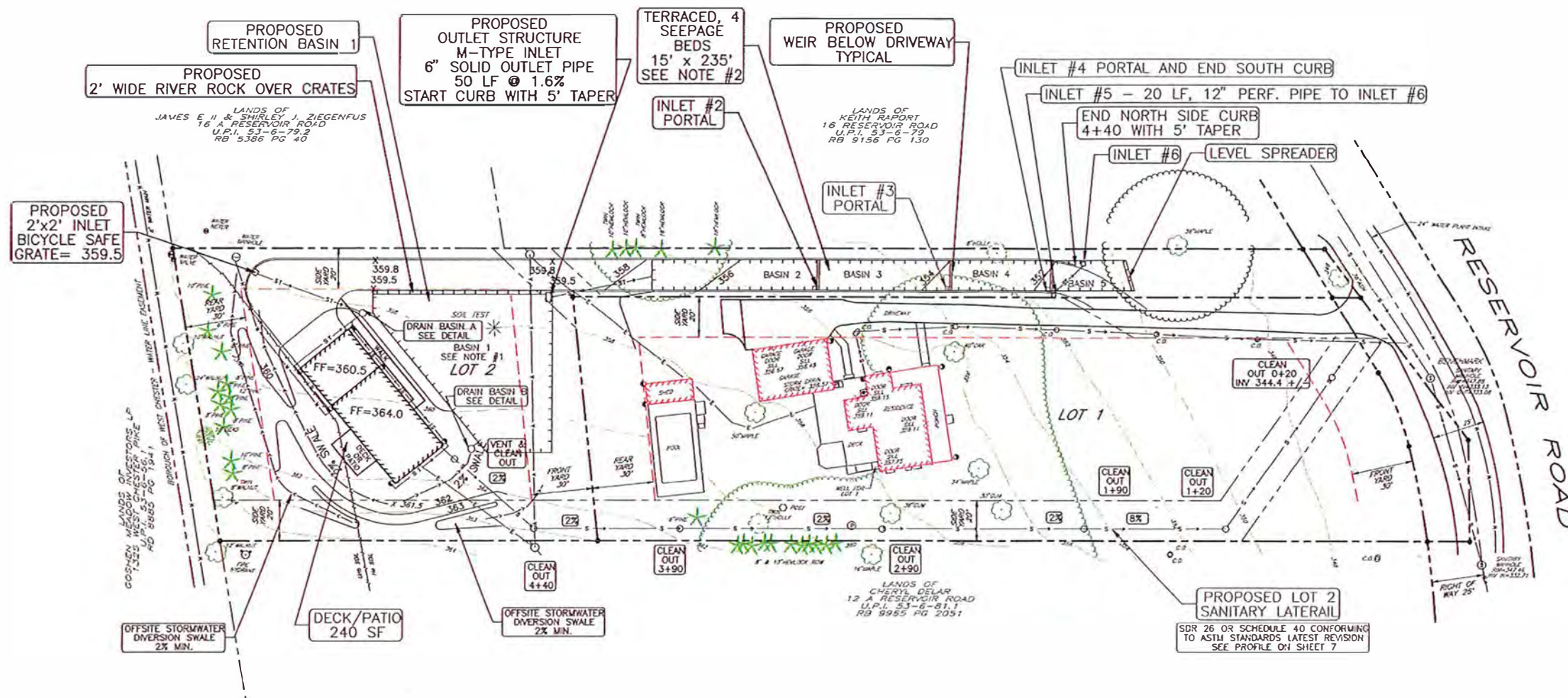


PROJECT	W-16-2100
DATE	JUNE 1, 2022
SCALE	1" = 30'
DRAWN	MBB
CHECKED	JAC/HC
CAD FILE	W2100 SUBDIVISION
TAX PARCEL	53-6-80
PLAN NO.	C-53-6-80
	SHEET 2 OF 9



0/10/2023 W:\W-14 -- 2022\W-16-2100 -- GLOSSON\W2100 SUBMISSION R3.ppt

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 199 OF 2004. SERIAL # 20230530874



NOTES:

1. BASIN 1 IS TO BE USED FOR SWM STORAGE AND CONTROL.
2. BASINS #2, #3, #4 AND #5 ARE TO BE USED FOR INFILTRATION. AS DISCHARGE FROM BASIN #1 IS ALLOWED TO "CASCADE" DOWN THE DRIVEWAY.

I, JOSE GRANDE P.E. SEAL ON THIS DATE
HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST GOSHEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE 195.

3	OCTOBER 5, 2023	PER REVIEW LETTER DATED JUNE 8, 2023
2	MAY 22, 2023	PER REVIEW LETTER DATED OCTOBER 21, 2022
1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT

PROPOSED SITE AND STORMWATER MANAGEMENT PLAN

PRELIMINARY/FINAL
14 RESERVOIR ROAD - SUBDIVISION
PREPARED FOR
JEFFREY S.

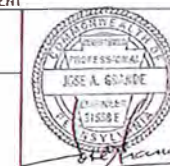
&
MICHELLE A. GLOSSON

EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

Yerkes ASSOCIATES, INC.
a civil company

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380
TEL: (610) 644-4254 • FAX: (610) 640-0771



PROJECT - W-18-2100
DATE - JUNE 1, 2022
SCALE - 1" = 30'
DESIGN - MMB
CHECKED - JAG
CAD FILE - W2100 SWM.DWG
TAX PARCEL - 53-6-80
PLAN NO.
C-53-6-80

SHEET 3 OF 9

IMPERVIOUS COVERAGE: SQUARE FEET

EXISTING	REMOVED	ADDED	PROPOSED LOT 1	PROPOSED LOT 2
RESIDENCE			1934	1500
GARAGE			942	720
SHED			241	0
SUB TOTAL			3117 = 6.51 PERCENT	2220 = 6.11 PERCENT
STAIRWELL			67	0
POOL, DECK AND STEPS			1127	0
DRIVEWAY			4286	8119
DECK			900	306
FRONT STEP			14	0
EAST WALK			88	282
WEST WALK			88	0
TOTAL			9497 = 19.83 PERCENT	10885 = 29.96 PERCENT
NET LOT AREA			47894	36332

BULK ZONING:

	REQUIRED	LOT 1	LOT 2
DISTRICT	R-3 MEDIUM DENSITY RESIDENTIAL	R-3 MEDIUM DENSITY RESIDENTIAL	R-3 MEDIUM DENSITY RESIDENTIAL
MIN. LOT AREA	18,000 SQUARE FEET	47894 SQUARE FEET	36332 SQUARE FEET
MIN. LOT WIDTH	100 FEET • BUILDING SETBACK	120 FEET • BUILDING SETBACK	144 FEET • BUILDING SETBACK
MIN. FRONT YARD	50 FEET • STREET	159 FEET • STREET	28 FEET • STREET
MIN. SIDE YARD	30 FEET	195 FEET	71 FEET
MIN. REAR YARD	20 FEET	20 FEET GARAGE, 34 FEET HOUSE	28 FEET & 40 FEET
MAX. BUILDING COVERAGE	30 FEET	31 FEET SHED	52 FEET
MAX. LOT COVERAGE	25 PERCENT	6.51 PERCENT	6.11 PERCENT
MAX. BUILDING HEIGHT	35 PERCENT	19.08 PERCENT	22.78 PERCENT
	30 FEET OR 3 STORIES	LESS THAN 30 FEET OR 3 STORIES	30 FEET OR 3 STORIES



ENGINEER

JOSE GRANDE P.E.
YERKES ASSOCIATES, INC.
1450 E. BOOT ROAD, SUITE 600 A
WEST CHESTER, PA 19380
610-644-4254

SHEET 4 OF 9

5" ASPHALT WEARING COURSE
4" ASPHALT BINDER COURSE
MIN. 3" COMPACTED AASHTO #1 STONE
CLEAN #3 STONE

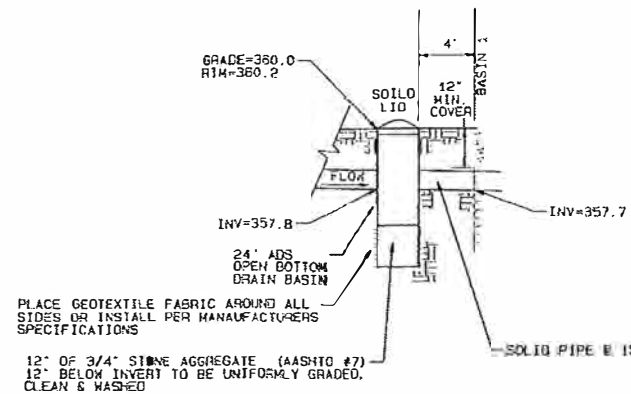
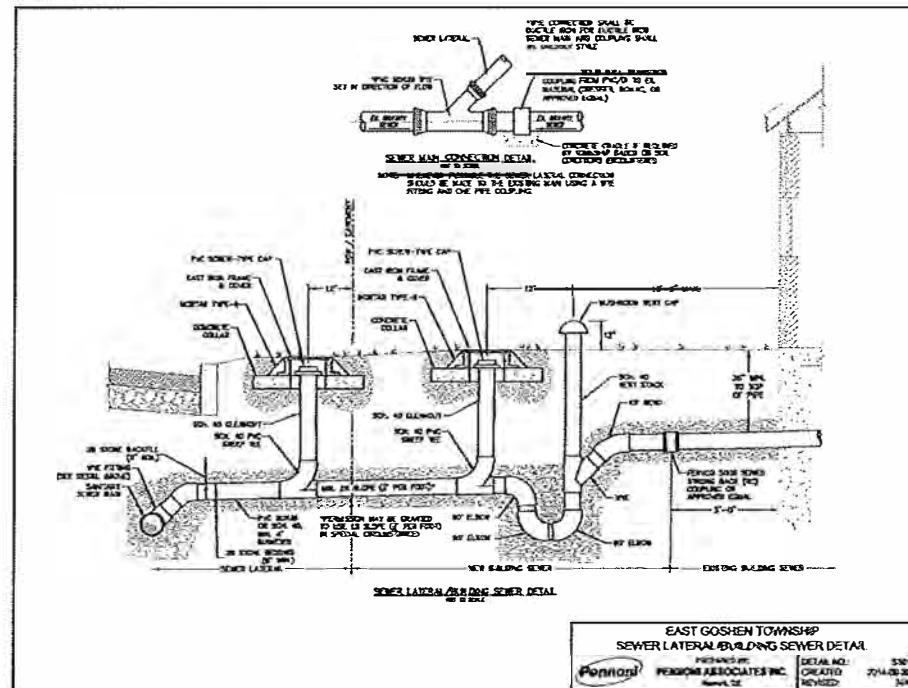
DRIVEWAY PAVING SECTION OVER BASINS 2 TO 5

NOT TO SCALE

5" ASPHALT WEARING COURSE
4" ASPHALT BINDER COURSE
MIN. 13.5" COMPACTED AASHTO #1 STONE

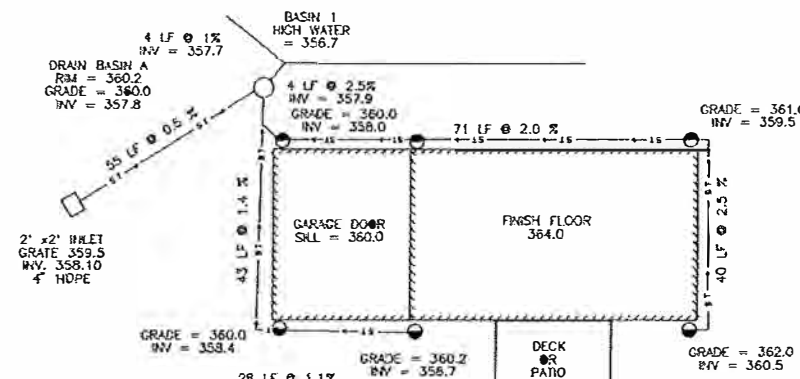
DRIVEWAY PAVING SECTION NOT OVER BASINS 2 TO 5

NOT TO SCALE



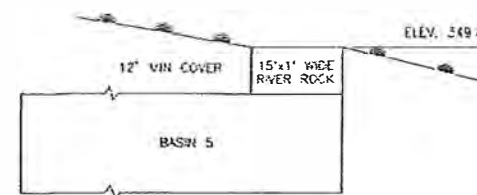
24" ADS DRAIN BASIN A

NOT TO SCALE



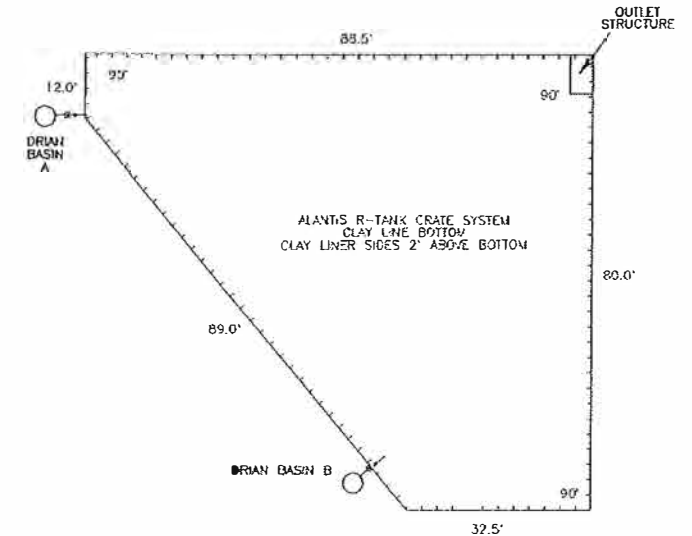
DOWNSPOUT PIPE DETAIL

NOT TO SCALE



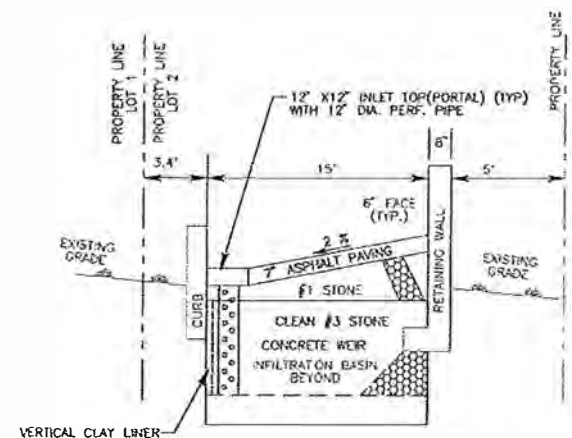
LEVEL SPREADER DETAIL

NOT TO SCALE



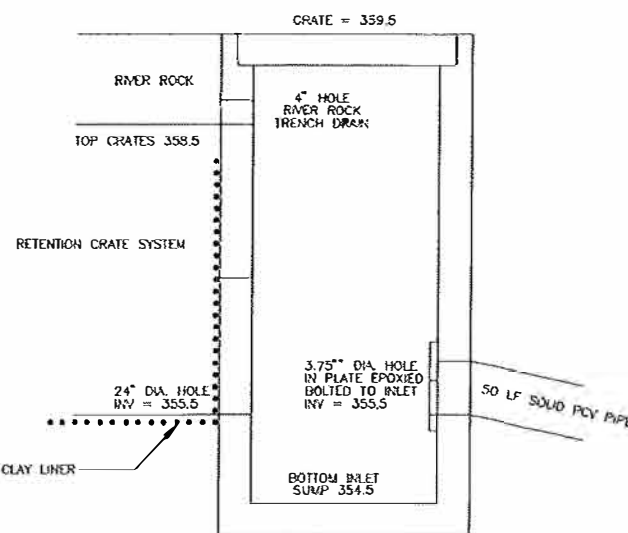
RETENTION BED

NOT TO SCALE



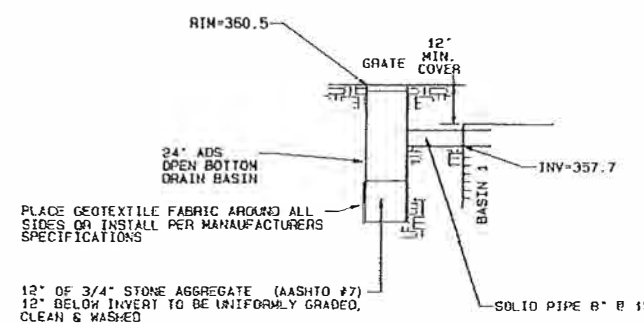
SEEPAGE BEDS 2 TO 5 SECTION VIEW

NOT TO SCALE



OUTLET STRUCTURE M TYPE INLET

NOT TO SCALE



24" ADS DRAIN BASIN B

NOT TO SCALE

Environmental Management & Consulting, Inc.

INFILTRATION TEST REPORT FOR ON-LOT DISPOSAL OF STORMWATER

Applicant: Client: Yerk
Site Address: 14 Reservoir Road
Person Conducting Test: Mark A. Bryson
Weather Conditions: Sunny
Dry last 24 Hours
Location: SW151502

Test Method: Double-Pit Infiltration

Pit Description:
Pit No. 1
Pit No. 2
Pit No. 3
Pit No. 4

Notes:
1. Pit No. 1: 12\"/>

Notes:
2. Pit No. 2: 12\"/>

Notes:
3. Pit No. 3: 12\"/>

Notes:
4. Pit No. 4: 12\"/>

3	OCTOBER 5, 2023	PER REVIEW LETTER DATED JUNE 8, 2023
2	MAY 22, 2023	PER REVIEW LETTER DATED OCTOBER 21, 2022
1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT

CONSTRUCTION DETAIL AND STORMWATER MANAGEMENT PLAN

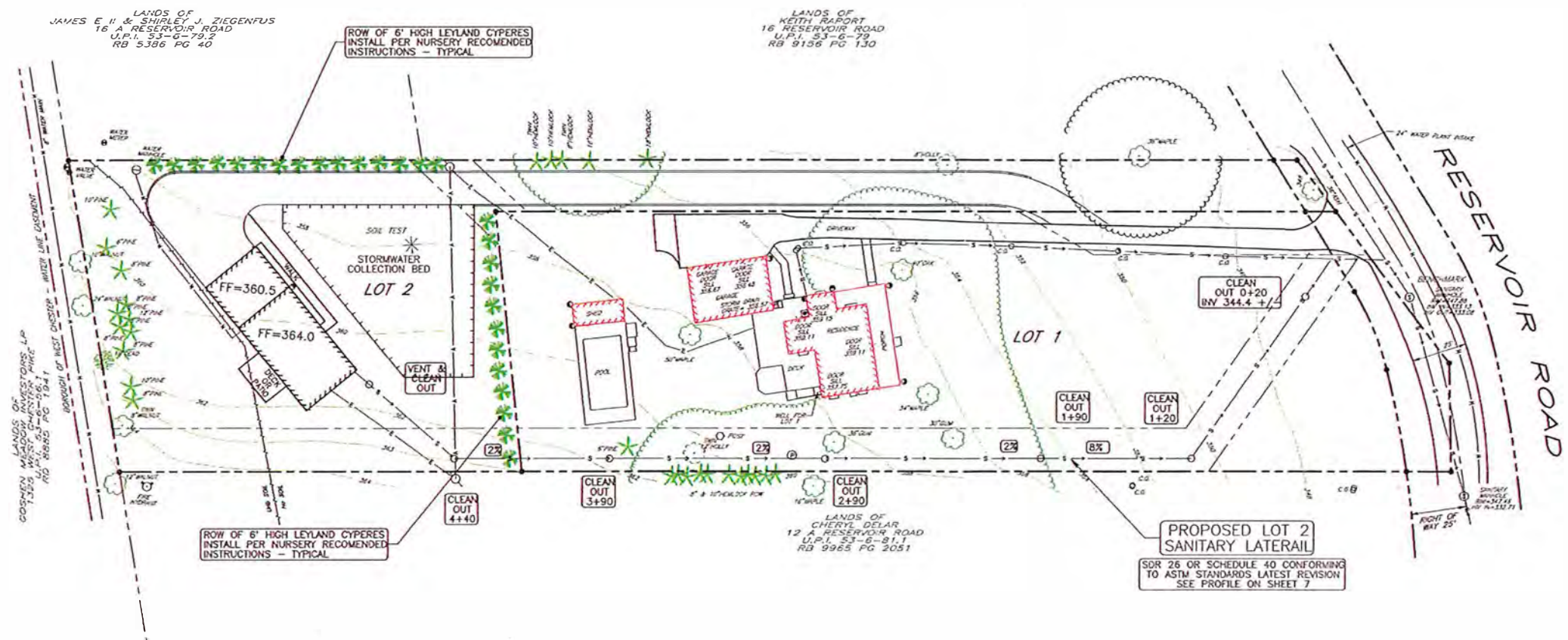
PRELIMINARY/FINAL
14 RESERVOIR ROAD - SUBDIVISION
PREPARED FOR
**JEFFREY S.
&
MICHELLE A. GLOSSON**
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

Yerkes ASSOCIATES, INC.
a 237th company

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING
SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

1444 PHOENIX AVENUE • P.O. BOX 1000 • CHESTER, PA 19380
TEL: (610) 644-4254 • FAX: (610) 644-0771

PROJECT: 14-11-2100
DATE: JUNE 1, 2023
SCALE: 1\"/>



NO TREES ARE PROPOSED TO BE REMOVED AND NONE ARE SHOWN TO BE REMOVED.

3	OCTOBER 5, 2023	PER REVIEW LETTER DATED JUNE 8, 2023
2	MAY 22, 2023	PER REVIEW LETTER DATED OCTOBER 21, 2022
1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT
LANDSCAPE PLAN		
PRELIMINARY/FINAL 14 RESERVOIR ROAD - SUBDIVISION PREPARED FOR JEFFREY S. & MICHELLE A. GLOSSON EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA		
Yerkes ASSOCIATES, INC. a civil company CONSULTING ENGINEERS / STRUCTURAL ENGINEERING SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES 1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380 TEL: (610) 644-4254 • FAX: (610) 640-0771		
PROJECT - W-14-2100 DATE - JUNE 1, 2022 SCALE - 1" = 30' DRAWN - MMS CHECKED - JAC/HIC CAD FILE - 101100 SUBDIVISION TAX PARCEL - 53-6-80 PLAN NO. C-53-6-80 SHEET 8 OF 9		

Stormwater Operation & Maintenance Plan Notes

1. The owner and person responsible for the stormwater management system will be identified once the lot is developed, land is purchased, and system is installed. They will be responsible for all inspections, operations, repair and maintenance of all BMPs. Access shall be granted for all municipality inspections and enforcements per section 195-386 and 195-476.
2. As per Section 195-37C, no BMP or man-made conveyance may be used by the owner or others for any purpose other than its intended stormwater control function, or if approved by the Municipal Engineer, a statement of specific allowable uses of the BMP (i.e., recreational benefits that maybe associated with certain BMPs owned by a homeowners' association, or allowable uses by an individual residential landowner).
3. Owner of stormwater system shall have 60 days to repair any deficiencies to the system unless otherwise noted by the Township Engineer
4. As per sections 195-40 B,C,D
 - a. The person 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 two years. A copy of such records shall be submitted to the municipality.
 - b. Upon final inspection, the municipality shall inform the person responsible for the operation and maintenance whether the submission of periodic (annual or other frequency) inspection and maintenance reports will be required.
 - c. The owner of each BMP and conveyance shall keep on file with the municipality, 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 municipality within 10 days of the change.

BMP Descriptions, Operations and Maintenance

Basin 1 (Atlantis R--Tonk crate system)

Description:

1. This system is collecting runoff from roof leaders as well as overland drainage and controlling runoff as it is released to the cascading basin system 2 - 5. Infiltration does not occur in basin 1.

Maintenance of Basin 1:

1. System should be inspected after heavy rainfall event greater than 2" for any debris or sediment accumulation.
2. Use Drain A and B to view pipes leading to system for inspection. Check outfall structure, inlet, from Basin 1 to basin 2 for sediment and debris accumulation inspection. Lids should be secured back to structure after inspection.
3. The overlying vegetation over Basin 1 should be maintained in good condition and any bare spots revegetated as soon as possible.
4. Vehicular access over the Basin 1 grate system should be limited unless area is paved.

Basins 2 thru -5

Description:

1. Basins 2-5 collect runoff from side of driveway as well as from a cascading effect from the discharge of Basin #1, and as basins fill up.
2. Each concrete curb acts as a weir for runoff to flow into the next basin. The vertical clay liner is in place to prevent runoff from entering the system through infiltration along the side of the driveway. Infiltration will take place in each of these underground basins 2-5.
3. Once runoff reaches basin 5, it will discharge through the final concrete curb acting as a level spreader with a rock energy dissipater.

Maintenance:

1. System should be inspected after each rainfall event in excess of 2".
2. Use drain ports to observe any accumulation of sediment and remove as needed.
3. Lids should be secured back to structure after inspection is complete.
4. The surrounding vegetation should be maintained in good condition and any bare spots revegetated as soon as possible.

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2	MAY 22, 2023	PER REVIEW LETTER DATED OCTOBER 21, 2022
1	SEPTEMBER 14, 2022	PER TWP PLAN REQUEST
NO.	DATE	REVISION COMMENT

STORMWATER OPERATION & MAINTENANCE

14 RESERVOIR ROAD - SUBDIVISION


PREPARED FOR

JEFFREY S.

&

MICHELLE A. GLOSSON

EAST COSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA



Yerkes ASSOCIATES, INC.


a civil company

CONSULTING ENGINEERS / STRUCTURAL ENGINEERING

SITE PLANNERS / LAND SURVEYORS / MUNICIPAL SERVICES

1444 PHOENIXVILLE PKE • P.O. BOX 1568 • WEST CHESTER, PA 19380

TEL: (610) 644-4254 • FAX: (610) 640-0771



PROJECT - W-16-2100

DATE - JUNE 1, 2022

SCALE - 1" = 30'

DRAWN - VMS

CHECKED - JAG/JNC

CAS FILE W2100 SUBDIVISION

TAX PARCEL - 33-6-10

PLAN NO.

C-53-6-80

SHEET 9 OF 9

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
Voice: 610-692-7171
Fax: 610-692-8950
E-mail: dbrady@eastgoshen.org

Date: 10-20-2023
To: Planning Commission
From: Duane J. Brady Sr., Zoning Officer
Re: 301 Reservoir Road/ Condition Use

Dear Commissioners,

The Township staff has received a CU application for 301 Reservoir Road. The proposal is to subdivide the property into five (5) lots. The SD will be a use permitted by right under 240-9 R-2 low Density Residential District B (1). The application has been reviewed for completeness and was accepted by Township Staff on October 12, 2023.

Background Information and timeline:

- ❖ Existing single-family residential lot on 6.8 acres with multiple structures
- ❖ Existing structures on the property are the main single-family dwelling, a second smaller single-family dwelling, and a barn.
- ❖ The property is listed on the Township Historic Resource Inventory for the Barn and House.
- ❖ The proposed plan is to create 5 building lots with three new building lots, and two existing lots, one for the barn and one for the house and second dwelling. The second dwelling will be changed to an approved accessory building.
- ❖ The proposal is to do a straightforward zoning by-right planning process.

Zoning information:

- ❖ The property is in the R-2 Low Density Residential District.
- ❖ Single-family detached dwellings are a use permitted by right.
- ❖ The minimum lot area is one (1) acre.
- ❖ The front yard is minimum 45 feet / average 60 feet, the side yard is 20 feet, and the rear yard is 50 feet.
- ❖ The minimum building height is 30 feet (3 stories).
- ❖ Total impervious cover is 35%.
- ❖ Total building cover is 25%.
- ❖ The zoning also notes that design and landscaping controls in 240-27D shall apply to residential development in this district.
- ❖ Lot four (4) will be a flagpole lot and may require a Zoning Hearing Board variance.

Information attached to the packet for review:

- ❖ Conditional Use application and letter of transmittal
- ❖ A waiver request letter.

- ❖ Act 247 County Referral form. (Applicant is to submit and provide proof of submission to CCPC).
- ❖ A pipeline location map. Showing distance from property to pipeline. A pipeline awareness study is not required.
- ❖ Erosion Control Plan Narrative. Was provided to Township Engineer for review.
- ❖ Post-Construction Stormwater Management Plan Narrative. Was provided to Township Engineer for review.
- ❖ Historic Resource Impact Study. Was provided to Township Zoning Officer for review.
- ❖ A tree study from Rockwell Associates.
- ❖ Sewage Facilities Planning Module Application Mailer for sewer.
- ❖ Subdivision plans 15 pages total.

The drop-dead date for the conditional use review and action by the Board of Supervisors is December 12, 2023.

Sincerely,



Duane J. Brady Sr.
East Goshen Township
Zoning Officer

**COMMONWEALTH ENGINEERS, INC.**

114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004

LETTER OF TRANSMITTAL**To: East Goshen Township****1580 Paoli Pike****West Chester, PA 19380-6199****Telephone: 610 692 7171****Email: dbrady@eastgoshe.org****Date: 09/26/23****Job No.: 202040****Attention: Board of Supervisors**

**Timbermill
(301 Reservoir Road)
Conditional Use Submission**

COPIES	DATE	NO.	DESCRIPTION
11	09/26/23	2	Conditional Use Application & Checklist
1		1	Check for \$550 to East Goshen Township (Conditional Use Application Fee)
1		1	Check for \$2,000 to East Goshen Township (Conditional Use Escrow)
20	07/21/23	11	Historic Resource Impact Study - 302 Reservoir Road Property'
8	09/25/23	15	Preliminary Subdivision & Land Development Plan

☒

FOR REVIEW

☐ AS REQUESTED

Our client will hand deliver the checks to the Township.

If you have any questions or need any additional information, please don't hesitate to contact me.

Thank you,

SIGNED:

Michael Cowen, EIT

If enclosures are not as noted, kindly notify Commonwealth Engineers, Inc. at once

cc: Mr. Michael Zappitelli, Timbermill, LLC

Conditional Use Application and Checklist

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Timbermill, LLC, Attn: Michael Zappitelli

Applicant Address: PO Box 1843, West Chester, PA 19380

Telephone Number: 610.416.6499 Fax: N/A

Email Address: Build@mazconstruction.com

Property Address: 301 Reservoir Road, West Chester, PA 19380

Tax Parcel Number: 5304P 0129 0000 Zoning District: R-2 Acreage: 6.8 +/-

Description of proposed use:

Proposed subdivision into five (5) lots. One lot to contain the existing single-family dwelling, which shall remain. *

One lot to contain the existing barn, which will be converted to a single-family dwelling on its own lot.

The additional three (3) proposed lots will each contain a single-family dwelling.


The existing single-family dwelling is listed on the Historic Resources Inventory.

While the structures will be renovated, the historic integrity of the structures will be preserved.

*There is an existing guest house that will remain, however, the proposed use (poolhouse, office, etc.), must be in compliance with the current Zoning Ordinance.

Conditional Use is provided in Zoning Ordinance Section: Article VI Historic Preservation

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

9.26.2023
Date

Attest: Stacy J Turner

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



COMMONWEALTH ENGINEERS, INC.

114 East Lancaster Avenue ~ Second Floor ~ Downingtown, PA 19335
Telephone: (610) 518-9003 ~ Fax: (610) 518-9004 ~ comeng@cei-1.com

September 25, 2023

Board of Supervisors
1580 Paoli Pike
West Chester, PA 19380

Re: Timbermill, LLC, 301 Reservoir Road/Consideration of Waiver Requests

Dear Members of the Board:

Our client, Timbermill, LLC, is proposing to subdivide this 6.87 +/- acre property into five (5) residential lots, each lot to contain one single-family dwelling. The parcel contains two existing single-family dwellings, which will remain and be renovated.

As part of this project, the following waivers are being requested from the Township Ordinances:

SECTION	REQUIREMENT	REQUEST
SALDO §205-40.1A(1) & (3)	A pipeline awareness study shall be prepared for any land development application or conditional use within 660 ft of a hazardous liquid or natural gas transmission line.	Relief from preparing a pipeline awareness study due to the limited nature of this development.
SALDO §205-44.D	Minor or local street shall have a cartway width of 22 ft, if abutting properties are one acre or more.	Relief to allow a cartway width of 20 ft.
SALDO §205-47.A	Vertical curves for minor streets shall be a minimum of 200 ft in length regardless of the change in grade.	Relief to allow the use of AASTO Guidelines to provide vertical curve lengths equal to 25 times the change in grade.
SALDO §205-61.D	A maximum 50% of the trees on a wooded lot may be removed.	Relief to allow greater than 50% of the trees on a wooded lot to be removed.
SALDO §205-62	Street trees shall be installed on forty-foot center on the same side of the street.	Relief to allow less than the required amount of street trees due to driveway and utility locations.
SWM Ordinance §195-23E	For projects in the Chester Creek Watershed, all undeveloped land shall be considered to be "meadow" Good Condition, Type B Soils.	Relief to allow undeveloped land to be analyzed as its corresponding cover and soil type.

PROFESSIONAL CIVIL ENGINEERING



COMMONWEALTH ENGINEERS, INC.

TO: East Goshen Township Board of Supervisors
RE: Timbermill, LLC
PAGE: 2
DATE: September 25, 2023

Please feel free to contact me with any questions or comments regarding the above waiver requests, or if further information is required.

Sincerely,

Michael Cowen, EIT
Project Manager

Act 247 County Referral

To: Chester County Planning Commission

Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)

TO BE COMPLETED BY THE MUNICIPALITY

From: (Municipality) East Goshen Township
Date: 10-11-2023
Official's Name: Duane J. Brady Sr.
Position: Zoning Officer
Official's signature: Duane J. Brady Sr.

Applications with ORIGINAL signatures must be submitted to CCPC.

TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): 301 Reservoir Road Location: 301 Reservoir Rd, West Chester
Owner's name: Timbermill, LLC, Attn: Michael Zappitelli Phone #: 610.416.6499
Owner's address: P.O. Box 1843, West Chester, PA 19380
Applicant's name: Timbermill, LLC, Attn: Michael Zappitelli Phone #: 610.416.6499
Applicant's address: P.O. Box 1843, West Chester, PA 19380
Architect/Engineer/Surveyor name: Commonwealth Engineers, Inc. Phone #: 610 518 9003

TYPE OF REVIEW REQUESTED

(Check all appropriate boxes)

- ☐ Unofficial sketch plan (no fee)
☒ Subdivision plan
☒ Land development plan
☐ Planned residential development
☐ Zoning ordinance (no fee)
☐ Curative amendment (no fee)
☐ Subdivision ordinance (no fee)
☐ Comprehensive plan (no fee)
☐ Other _____

REVIEW FEE

(Fee schedule on other side)

- ☒ Attached \$ 320.00
☐ Not applicable

TYPE OF PLAN

- ☐ Unofficial sketch
☒ Preliminary
☐ Final

TYPE OF SUBMISSION

- ☒ New proposal
☐ Revision to a prior proposal
☐ Phase of a prior proposal
☐ Amendment/revision to recorded plan is a new proposal

Tax parcel(s): # 5304P 0129 0000

Total area (gross acres): 6.8 +/- acres

PLAN INFORMATION

Length of new roads: 450
Number of new parking spaces: N/A
Ownership of roads:
☒ Public ☐ Private
Open space:
☐ Public ☐ Private
Acres: _____ Acres: _____
HOA responsible for common facilities/areas:
☒ Yes ☐ No
HOA documents provided:
☐ Yes ☒ No
Traffic study included:
☐ Yes ☐ No ☒ Not conducted

LAND USE

of lots/units

- ☐ Agriculture
☒ Single family 5 Proposed
☐ Townhouses
☐ Twin units
☐ Apartments
☐ Mobile homes
☐ *Commercial
☐ *Industrial
☐ *Institutional
☐ Other _____

ZONING DISTRICT OF PROPOSAL

Existing: R-2
Proposed: R-2
Variances/
Special exception
granted: _____

PROPOSED UTILITIES

(Check appropriate boxes)

Water Sewer
Public ☒ ☒
On-site ☐ ☐
Package ☐ ☐

No new sewage disposal or water supply proposed ☐

ADDITIONAL INFORMATION (This plan has been submitted to):

- ☐ County Health Department Date _____
☐ PennDOT Date _____
☐ DEP Date _____
☐ Other _____ Date _____

***Information to be filled in for Commercial, Industrial or Institutional land use ONLY**

*Total square footage of addition to existing building: _____
*Total square footage of new building(s): _____

THE TERM "LOTS"

The term "LOTS" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

301 Reservoir Road – Pipeline location plans



Applicability. A pipeline awareness study (pipeline study), prepared by and sealed by a

Erosion Control Plan Narrative

Prepared for:
Timbermill, LLC
301 Reservoir Road

East Goshen Township
Chester County, PA

CEI No. 202040

September 25, 2023



Post-Construction Stormwater Management Plan Narrative

Prepared for:
Timbermill, LLC
301 Reservoir Road
East Goshen Township
Chester County, PA

CEI No. 202040

September 25, 2023





Historic Resource Impact Study 301 Reservoir Road Property

East Goshen Township
Chester County, PA

Prepared for:
Commonwealth Engineers, Inc.
114 Lancaster Ave, 2nd Floor
Downingtown PA 19335
610-518-9003

Prepared by:
Jane E. Dorchester
Architectural Historian
Historic Preservation Consultant
1412 Valley Drive
West Chester, Pa. 19382
610-431-3737

in association with:
Nanci Sarcinello, AICP
Sarcinello Planning & GIS Services
P. O. Box 351
Swarthmore, Pa. 19081
610-505-9583

July 21, 2023

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Appendices

- I. Subdivision and Land Development Plans
 - Sheet 2: Existing Conditions Plan
 - Sheet 6: PCSM Grading Plan
- II. Ownership Timeline
- III. Photographs
- IV. Bibliography
- V. Resumes



ROCKWELLTM

A S S O C I A T E S

www.Rockwellurbanforestry.com

301 Reservoir Road

Date: March 29, 2023

To: Mr. Victor Kelly Jr., PE

Commonwealth Engineers, Inc.

114 East Lancaster Ave. 2nd Floor

Downingtown, PA 19335

From: John Rockwell Hosbach

Reference: Tree Review

File# 72693RR

Dear Mr. Kelly,

As you may recall, I have been commissioned to provide an unbiased review the subject project and its relation to the trees that inhabit the property. The said property is located at 301 Reservoir Rd in West Chester, PA 19380.

Assignment

Our objectives were to perform an inventory within the existing canopy to capture data as it pertains to the subject trees to be removed with the LOD, to review if any specimen tree inhabit the property . After concluding our field study, this report represents our findings.

Canopy dynamics and structure

We conducted numerous visits of the property while capturing data. The subject site consists of an overmature monoculture of black walnut (*Juglans nigra*) . The subject property consists of an uneven and even aged stand. Through succession and mortality , the canopied areas have been fragmented with large gaps of invasive plant intrusion.

The expansive and highly prolific invasive species presence at the understory level. Denotes that no native regeneration is occurring. No native regeneration was observed due to the deer browse and invasive understory. The subject trees are reaching their useful benefit capacity, and when mortality increases, the invasive understory will become the dominate species.

The understory consists of destructive invasive palate, specifically the vines, that are entangling the main stem and canopy of a high percentage of the trees. Found on the site were the following invasive understory.

1. Morrow honeysuckle - '*Lonicera morrowi*'.
2. Poison Ivy - '*Toxicodendron radicans*'
3. Multiflora rose - '*Rosa multiflora*'.

The species make-up is primarily a bottomland BW palate within the LOD. An antagonism between black walnut and many other plants growing within its root zone has been recognized and is attributed to juglone, a toxic substance found in the leaves, bark, nut husks, and roots of walnut trees.

The site exhibited a mixed mesophytic structure with 10% to 60% canopy coverage with 0% native regeneration and a highly prolific invasive understory.

Methodologies

We performed an inventory of all trees 6" or greater in DBH to determine the stand dynamics, condition and defects. A total of 307 trees were reviewed. As seen with the below summary charts, that the site has a very excessive monoculture of 67.8 Black walnut and a poor condition factor of 74.5%.

Tools utilized.

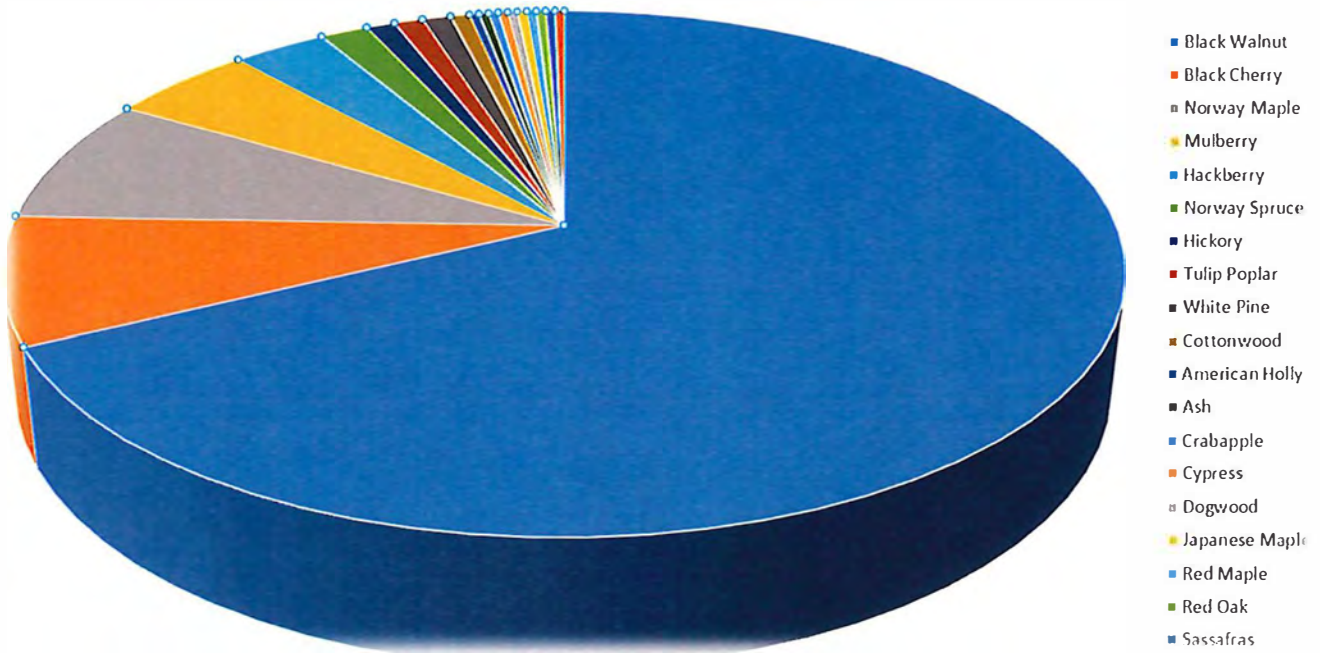
- o Biltmore stick
- o Prism
- o Chain
- o Clinometer

In review, we looked at current health, defects, structural issues and longevity.

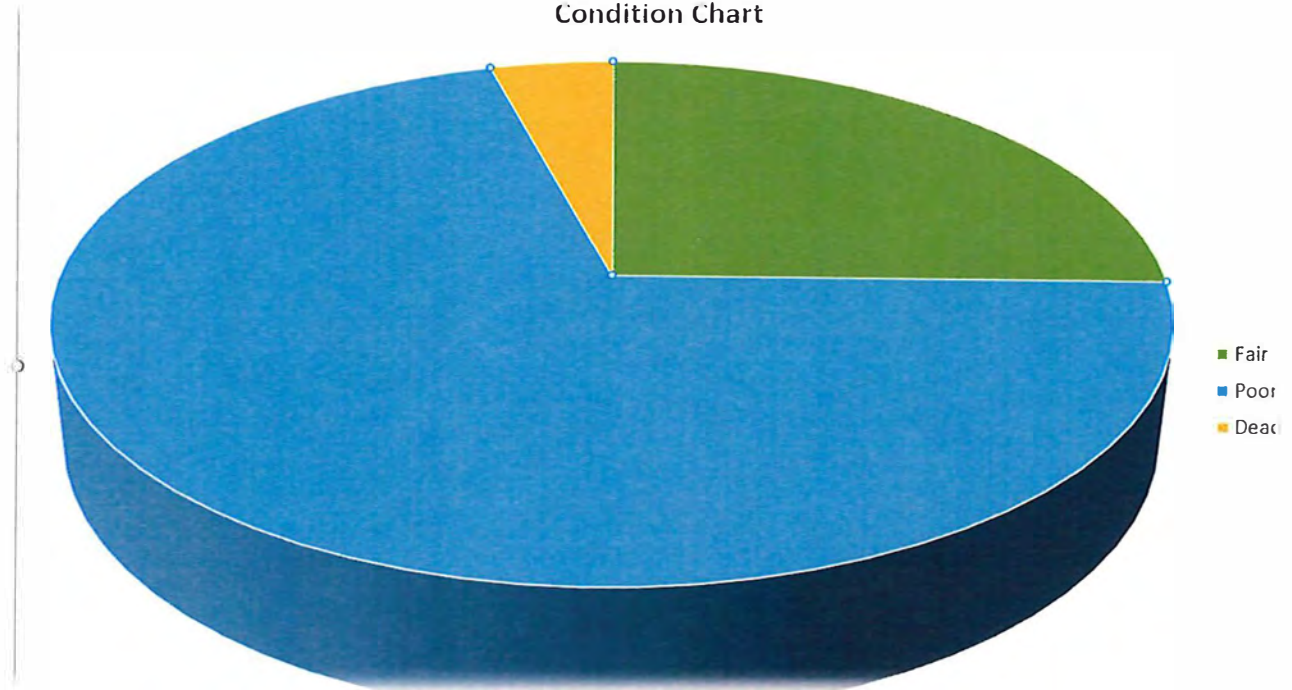
Summary Chart

Species Detail:	Species %:		Total Trees:		
Black Walnut	208	67.8%	All Species	307	
Black Cherry	24	7.8%			
Norway Maple	24	7.8%	Condition of Trees:		
Mulberry	15	4.9%	Fair	78	25.4%
Hackberry	10	3.3%	Poor	216	70.4%
Norway Spruce	5	1.6%	Dead	13	4.2%
Hickory	3	1.0%			
Tulip Poplar	3	1.0%	Defects Observed:		
White Pine	3	1.0%	Dead	13	4.2%
Cottonwood	2	0.7%	Emerald Ash Borer	1	0.3%
American Holly	1	0.3%	Invasive	23	7.5%
Ash	1	0.3%	Structural	192	62.5%
Crabapple	1	0.3%	None	78	25.4%
Cypress	1	0.3%			
Dogwood	1	0.3%	Total Inches:		
Japanese Maple	1	0.3%	Fair	1,310	
Red Maple	1	0.3%	Poor	2,973	
Red Oak	1	0.3%	Dead	141	
Sassafras	1	0.3%			
Sycamore	1	0.3%	Compensation:		
			Yes	78	25.4%
Specimen Trees	10		No	229	74.6%

Species Chart



Condition Chart



Summary Chart

Rare plants observed	None
Healthy woodland layering affect	None – high deer browse and invasive understory
Wildlife value	Low due to mature overstory and invasive understory structure
Interior woodland value	Low – invasive understory
Tree Condition average	74.5% Poor
General health rating based on Longevity, defects, structure	Poor - (as it relates to woodland class trees)
Dominate species	Black Walnut
Diversity	Extremely Low and vulnerable

The subject tree canopy and its relation to the “Tree Mass” was sporadic throughout the site. It was estimated that only 14.5% of the site has a closed canopy. the remainder was fragmented, or trees have died and regeneration has not occurred.

Specimen trees

We reviewed the site for specimen trees and found that ten trees were notable and shall be classified as specimen trees. These are noted in the matrix. These trees will require protection or full replacement if they cannot be preserved.

As noted from the sampling and the summary, the site is heavily populated with black walnut There is a very invasive understory with no native regeneration. Only 14.5% of the canopy precisely defines the tree mass subject.

The site has not been managed or cared for in over 20+ years. The proposed improvements that will require a landscape and buffer mitigation plan, will provide diversity, sustainability and a healthy structure.

John Rockwell Hosbach Jr.
CONSULTANT

John Rockwell Hosbach Jr., RCA, Urban Forester | Principal

asca | RCA #483
Registered Consulting Arborist®

CERTIFICATION OF PERFORMANCE

I, John Rockwell Hosbach, Jr., certify that:

- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 25 years.

**TIMBERMILL
(301 RESERVOIR ROAD)**

**SEWAGE FACILITIES PLANNING MODULE
APPLICATION MAILER FOR SEWER**

SEPTEMBER 25, 2023

**EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA**

JOB No. 202040



COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE, 2nd FLOOR, DOWNINGTOWN, PA 19335
PHONE: (610) 518-9003 ~ FAX: (610) 518-9004 ~ COMENG@CEI-1.COM

SEWAGE FACILITY PLANNING MODULE

APPLICATION MAILER

1. Development Information

Name of Development Timbermill
 Developer Name Timbermill, LLC
 Address Attn: Michael Zappitelli
PO Box 1843, West Chester, PA 19380
 Telephone # 610 416 6499
 Email B uil@ma z onstruction.com

2. Location of Development

a. County Chester County
 b. Municipality East Goshen Township
 c. Address or Coordinates 301 Reservoir Road
West Chester, PA 19380
 d. Tax Parcel # 5304P 0129 0000
 e. USGS Quad Name West Chester
 inches up 12 over 7
 from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

☒ Residential ☐ Multi-Residential
 Describe Subdivide tract into 5 lots. One to contain the existing single-family dwelling to be renovated. The existing house utilizes public water & sewer (1 EDU). One lot to contain the existing barn, which may be relocated or converted to a single-family dwelling, and three additional lots, each to contain a
☐ Commercial ☐ Institutional single-family dwelling.
 Describe _____

☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

a. # of lots 5 # of EDUs 4 New, 1 Existing
 b. # of lots since 5/15/72 1
 c. Development Acreage 4.0 +/- acres
 d. Remaining Acreage 2.8 +/- acres

5. Sewage Flows 1,055 gpd (5 edu's x 211 gpd) 211 Existing gpd
844 Proposed gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☐ Sewerage System
☒ Existing (connection only) ☐ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☐ Gravity
 Name of existing system being extended
East Goshen Municipal Authority
 Interceptor Name West Goshen Municipal Authority
 Treatment Facility Name West Goshen Sewage Treatment Plant

NPDES Permit # PA 0028584

b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed
 (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems
 (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
 d. ☐ Retaining tanks

Number of Holding Tanks _____
 Number of Privies _____

7. ☐ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

a. Protection of rare, endangered or threatened species

Check one:

- ☒ The "PNDI Project Environmental Review Receipt" is attached.
 or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

b. ☒ Plot Plan Attached ☐ Site Reports Attached

c. Onlot Disposal Systems

(1) I certify that the Official Plan shows this area as an onlot service area.

(Signature of Municipal Official) _____ Date _____

Name (Print) _____ Title _____

Municipality (must be same as in 2.b.) _____

Telephone # _____

(2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

(Signature of SEO) _____ Date _____

Name (Print) _____ Certification # _____

Telephone # _____

(3) I certify that each lot in this subdivision is at least 1 acre in size

(Signature of Project Applicant/Agent) _____ Date _____

d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

(Signature of Municipal Official) _____ Date _____

Name (Print) _____ Title _____

Municipality (must be same as in 2.b.) _____

Telephone # _____

PROJECT NARRATIVE

Project Narrative for Timbermill, LLC
Sewage Facilities Planning Module Application Mailer
September 21, 2023

BACKGROUND

Client Name:	Timbermill, LLC
Project Name:	Timbermill
Parcel No.	5304P 0129 0000
Nature of Development:	Residential
Address/Location:	301 Reservoir Road, West Chester, PA 19380
Township/County:	East Goshen Township, Chester County
Acreage:	6.8 +/- acres
Current Sewer/Water Service:	Public Sewer and Water Service
Proposed Sewer/Water Service:	Public Sewer and Water Service
Site Drains to:	East Branch of Chester Creek, a watershed designated as a route 1 Stocked Fishery & Migratory (TSF; MF)

Timbermill, LLC plans to subdivide the tract into five (5) lots. Proposed Lot 3 would contain the existing single-family dwelling and several outbuildings, to be renovated. Lot 2 would contain the existing barn, which may be renovated into a single-family dwelling. Proposed Lots 1, 4 and 5 and would each contain one (1) single-family dwelling. An access drive with associated access driveways as well as stormwater management infrastructure are also proposed.

EXISTING CONDITIONS

Other than the existing barn, single-family home, yards and outbuildings, the remainder of the tract is open fields with some trees.

SEWAGE FACILITY PLANNING

The existing single-family dwelling currently utilizes public sewer and public water (one (1) existing edu). Connection to public water and sewer is proposed for Lot 2 (the converted barn), as well as the additional three lots, for a total of 1,055 gallons per day (five (5) edu's at 211 gpd/edu) one of which is existing.

The proposed lots would utilize gravity to tie-in to existing Chester Creek Manhole No. C037 on Reservoir Road, to East Goshen Municipal Authority, which connects to the West Goshen Municipal Authority and eventually discharging to the West Goshen Sewage Treatment Plan.

We respectfully request an exemption from submission of a Sewage Facilities Planning Module for this project.

SEWER AVAILABILITY LETTER

From: Mark Miller <mmiller@eastgoshen.org>
Sent: Saturday, January 21, 2023 9:33 AM
To: Stacy Turner <STurner@cei-1.com>
Cc: Duane Brady <dbrady@eastgoshen.org>
Subject: Re: 301 Reservoir Road (202040)

Stacey

I spoke with Mike Moffa who is the Superintendent of the West Goshen Municipal Authority yesterday, regarding your request for sewage capacity for 301 Reservoir Rd. He did not see a problem with granting capacity.

Mark

Mark S. Miller
Director of Public Works
East Goshen Township
(610) 692-7171 x3402
mmiller@eastgoshen.org



COMMONWEALTH ENGINEERS, INC.

114 East Lancaster Avenue ~ Second Floor ~ Downingtown, PA 19335
Telephone: (610) 518-9003 ~ Fax: (610) 518-9004 ~ comeng@cei-1.com

December 8, 2022

Mr. Mark S. Miller
Director of Public Works
East Goshen Township Municipal Authority
1580 Paoli Pike
West Chester, PA 19380

Email: mmiller@eastgoshen.org
Telephone: 610 692 7171

Re: Sewer Availability Letter

Dear Mr. Miller,

Commonwealth Engineers, Inc., hereby requests a standard *Sewer Availability Letter* for the below detailed project:

Applicant:	Planebrook Partners, LLC
Project Name:	301 Reservoir Road
Project Location:	301 Reservoir Road, West Chester
Tax Parcel No. :	5304P 0129 0000)
Township:	East Goshen Township
Project Description:	Proposed subdivision of this 6.8 +/- acre parcel into 5 lots. One lot would contain the existing single-family dwelling and outbuildings (currently utilizing public water and on-site septic), which shall remain. Connection to public sewer for the existing house is proposed. The existing barn will be converted to a single-family dwelling and the remaining 3 proposed lots will each contain 1 single-family dwelling. We are requesting an additional 1,055 gpd (5 EDU's at 211 gpd/EDU)

I've also attached a site plan for ease of reference. Please call if you have any questions or require additional information.

Sincerely,


Stacy Turner

Attachment: Sketch Plan dated November 9, 2022

cc: Michael Ellis, P.E., Municipal Division Manager, Pennoni Associates, Inc.,
121 Continental Drive, Suite 207, Newark, DE 19713 (via email: MEllis@Pnnoni.com)

G:\ACTIVE JOBS\2020\202040 Planebrook (301 Reservoir Rd-Papa)\01 Administrative Files\03 Sewer & Water\202040 Sewer Will Serve Request 2022-12-08.doc

PROFESSIONAL CIVIL ENGINEERING

WATER AVAILABILITY LETTER



February 6, 2023

Stacy Turner
Office Manager
Commonwealth Engineers, Inc.
114 East Lancaster Avenue, 2nd Floor
Downingtown, PA 19335

Re: Water Availability
301 Reservoir Road
East Goshen, Chester County

Dear Ms. Turner:

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

This proposed development will require a main extension for service to be available. The required main extension will originate from Aqua's existing 8-inch main in Reservoir Road. A main extension plan, utilizing Aqua plan standards, must be prepared, and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information may be obtained from our Production Department. You may email a request to SEPAflowrequest@aquaamerica.com. Your request must include the address, street, cross street and municipality and all pertinent contact information.

This letter is valid for one year from the date first written above. If I can be of further assistance, you may contact me at (610) 645-1025 or Mike Linkiewicz at 610-645-4230.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Marrone".

Maureen E Marrone
New Business Admin



September 13, 2023

Mike Zappitelli
MAZ Construction

VIA EMAIL

Re: Water Availability
301 Reservoir Road
East Goshen, Chester County

Dear Mike:

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

This proposed development will require a main extension for service to be available. The required main extension will originate from Aqua's existing 8-inch main in Reservoir Road. A main extension plan, utilizing Aqua plan standards, must be prepared, and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information may be obtained from our Production Department. You may email a request to SEPAflowrequest@aquaamerica.com. Your request must include the address, street, cross street and municipality and all pertinent contact information.

This letter is valid for one year from the date first written above. If I can be of further assistance, you may contact me at (610) 645-1025 or Mike Linkiewicz at 610-645-4230.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Marrone".

Maureen E Marrone
New Business Admin



COMMONWEALTH ENGINEERS, INC.

114 East Lancaster Avenue ~ Second Floor ~ Downingtown, PA 19335
Telephone: (610) 518-9003 ~ Fax: (610) 518-9004 ~ comeng@cei-1.com

December 8, 2022

Ms. Deanna L. Ciotti
New Business Coordinator
Aqua Pennsylvania, Inc.
700 West Sproul Road
Springfield, PA 19064

Email: DLCiotti@aquaamerica.com
Phone: 610 541 4160 x54160

Re: Water Availability Request

Dear Ms. Ciotti

Commonwealth Engineers, Inc., hereby requests a standard *Water Availability Letter* for the below detailed project.

Project Name: 301 Reservoir Road

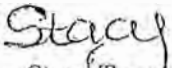
Project Location: 301 Reservoir Road, West Chester

Parcel No. 5304P 0129 0000, East Goshen Township,

Project Description: Proposed subdivision of this 6.8 +/- acre parcel into 5 lots. One lot would contain the existing single-family dwelling and outbuildings (currently utilizing public water), which shall remain. The existing barn will be converted to a single-family dwelling and the remaining 3 proposed lots will each contain 1 single-family dwelling. We are requesting an additional 844 gpd (4 EDU's at 211 gpd/EDU)

A site plan is attached for ease of reference. Please don't hesitate to contact me if you have any questions or require additional information

Sincerely,


Stacy Turner

Attachment: Sketch Plan dated 11/9/22

G:\ACTIVE\JOBS\2020\2020-04-Planebrook (301 Reservoir Rd-Papa)\01 Administrative Files\03 Sewer & Water\2020-04 Water Avail Letter 2022-12-08.doc

PROFESSIONAL CIVIL ENGINEERING

PA DEPARTMENT OF CONSERVATION & NATURAL RESOURCES

PNDI SEARCH ID: PNDI-774474

BOG TURTLE PHASE II REPORT DATED JULY 10, 2023

CLEARANCE PENDING

1. PROJECT INFORMATION

Project Name: 202040-301 Reservoir Road

Date of Review: 6/21/2023 06:23:33 AM

Project Category: Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units

Project Area: 7.22 acres

County(s): Chester

Township/Municipality(s): EAST GOSHEN TOWNSHIP

ZIP Code:

Quadrangle Name(s): WEST CHESTER

Watersheds HUC 8: Lower Delaware

Watersheds HUC 12: East Branch Chester Creek

Decimal Degrees: 39.974883, -75.548696

Degrees Minutes Seconds: 39° 58' 29.5776" N, 75° 32' 55.3052" W



2. SEARCH RESULTS

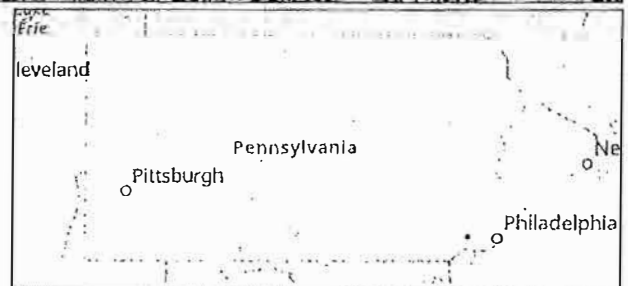
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	Potential Impact	MORE INFORMATION REQUIRED, See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

202040-301 Reservoir Road

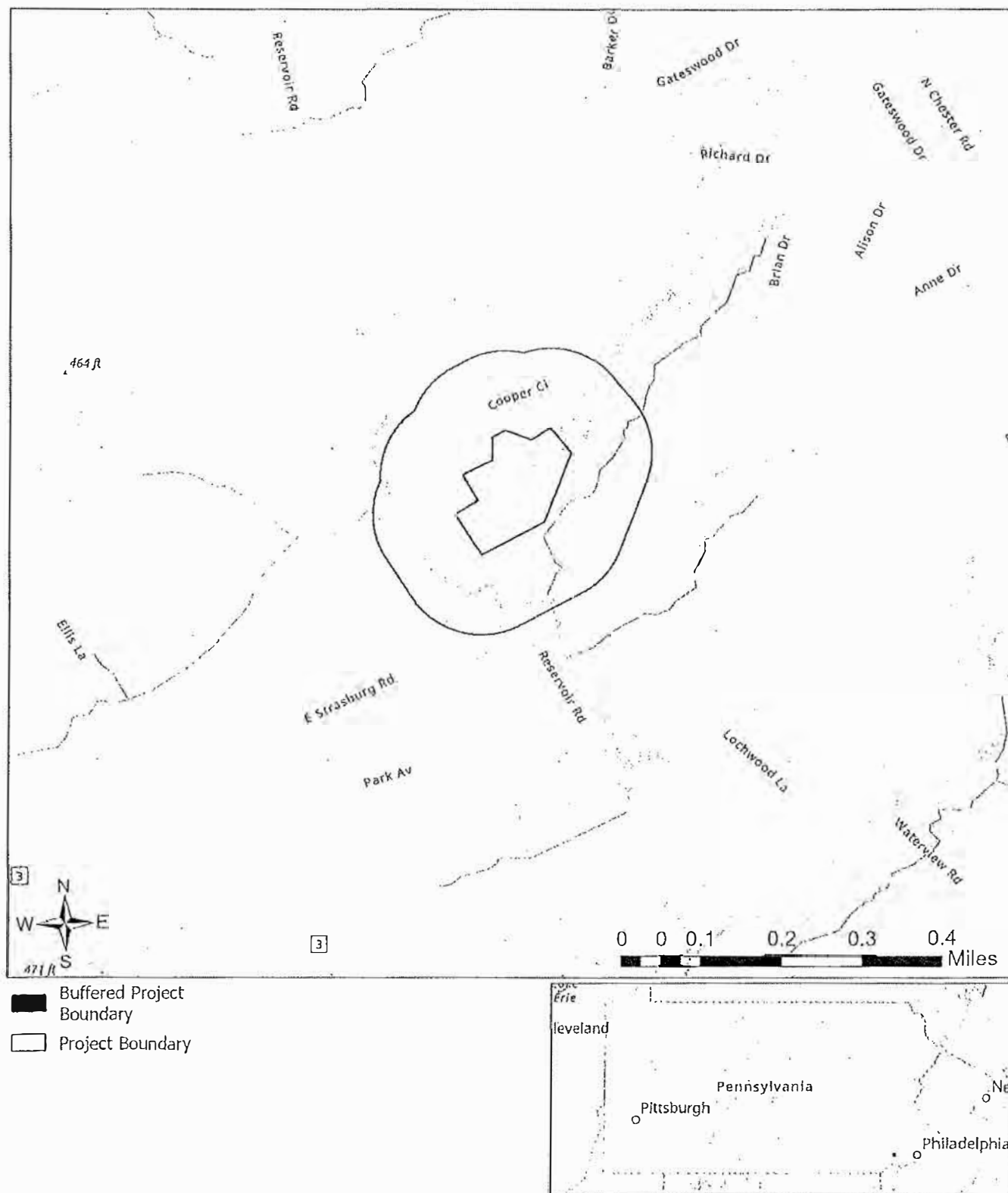


-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodataslyrsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

202040-301 Reservoir Road



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: Which of the following closest describes the proposed project?

Your answer is: The proposed project will be connected to, and entirely serviced by, an existing, off-site water delivery and supply line (e.g., operated by a municipality or water company).

Q2: Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

Your answer is: All wastewater/effluent from this project/activity will be routed to an existing municipal wastewater treatment plant.

Q3: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: Someone qualified to identify and delineate wetlands (holding a natural resource degree or equivalent work experience) has investigated the site, and determined that wetlands ARE located in or within 300 feet of the project area. (A written report from the wetland specialist, and detailed project maps should document this.)

Q4: Accurately describe what is known about wetland presence in the project area or on the land parcel by selecting ONE of the following. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: Someone qualified to identify and delineate wetlands (holding a natural resource degree or equivalent work experience) has investigated the site, and determined that wetlands ARE located in or within 300 feet of the project area. (A written report from the wetland specialist, and detailed project maps should document this.)

Q5: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: No forests, woodlots or trees will be affected by the project.

Q6: Aquatic habitat (stream, river, lake, pond, etc.) is located on or adjacent to the subject property and project activities (including discharge) may occur within 300 feet of these habitats?

Your answer is: Yes

Q7: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Sensitive Species**		Threatened

U.S. Fish and Wildlife Service

RESPONSE:

Information Request: Conduct a Bog Turtle Habitat (Phase 1) Survey in accordance with USFWS Guidelines for Bog Turtle Surveys (April 2020). Evaluate all wetlands within 300 feet of the project area, which includes all areas that will be impacted by earth disturbance or project features (e.g., roads, structures, utility lines, lawns, detention basins, staging areas, etc.). IF THE PHASE 1 SURVEY IS DONE BY A QUALIFIED BOG TURTLE SURVEYOR (see [Pennsylvania Qualified Surveyors | FWS.gov](#)): 1) Send positive results to USFWS for concurrence, along with a project description documenting how impacts will be avoided. OR, conduct a Phase 2 survey and send Phase 1 and 2 results to USFWS for concurrence. 2) Send a courtesy copy of negative results to USFWS (label as "Negative Phase 1 Survey Results by Qualified Bog Turtle Surveyor: USFWS Courtesy Copy"). USFWS approval of negative results is not necessary when a qualified surveyor does the survey in full accordance with USFWS guidelines. IF THE PHASE 1 SURVEY IS NOT DONE BY A QUALIFIED SURVEYOR: Send ALL Phase 1 results to USFWS for concurrence, and if potential habitat is found, also send a project description documenting how impacts will be avoided.

As a qualified bog turtle surveyor, I _____ (name) certify that I conducted a Phase 1 survey of all wetlands in and within 300 feet of the project area on _____ (date) and determined that bog turtle habitat is absent.

_____ (Signature)

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must email, or mail, project information to IR1_ESPenn@fws.gov to initiate a review. USFWS will not accept uploaded project materials.

Check-list of Minimum Materials to be submitted:

____ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

____ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

____ SIGNED copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

____ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

____ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Stacy Turner
Company/Business Name: Commonwealth Engineers, Inc.
Address: 114 East Lancaster Avenue, 2nd Floor
City, State, Zip: Downingtown, PA 19335
Phone: (610) 518 9003 Fax: (n/a)
Email: sturner@cei-1.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Stacy Turner

applicant/project proponent signature

June 21, 2023

date