

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Meeting Agenda  
Tuesday, December 26, 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. November 28, 2023**
- F. Subdivision and Land Development Applications
  - 1. Millstone Meadows SD – Preliminary Approval Recommendation**
- G. Conditional Uses and Variances
- H. Zoning Hearing Board Variances
  - 1. 227 Baldwin Drive in-ground pool variance.**
- 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 – **January 23, 2024, at 7pm.**

**Bold Items indicate new information to review or discuss.**

East Goshen Township Planning Commission  
Application Tracking Log  
December 26, 2023

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 Da # (70-Days)	BOS Must Act Da # (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
<b>Bold = New Application or PC action required</b>													
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 Hershey Mill Road 1010	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 4 years for building permits for Barn Renovations Building 11.25.2024
Timbermill CU Reservoir Road 301	CU	NA	9/27/2023	10/12/2023	10/12/2023				12/12/2023	12/12/2023	12/5/2023	12/12/2023	CU Drop Dead Date is 60 days. Hearing was started on 12-5-2023 by BOS and was continued into January.
<b>PROJECTS COMPLETED IN 2023</b>													
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.
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	Second hearing on 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. 2023 BOS Approved the LD. Application Closed) 5-2- (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. Signed on May 2, 2023, CU Closed. CU
Malvern Institute	LD	P										11/25/2023	The ZHB Decision was a 3 year deadline for building permits. The deadline was 11-25-2023 to complete and have permits issued for the vertical addition. The vertical addition is closed and will have to go back to the ZHB in order to build.

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**November 28, 2023**

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

Members present are highlighted:

**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. John called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, police, military, and all who protect us.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the October 24, 2023 meeting were approved as amended. The September meeting was cancelled.

**CHAIRMAN'S REPORT - None**

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

**1. Millstone Meadows SD – (No Action)**

**CONDITIONAL USES AND VARIANCES**

**1. Timbermill CU//301 Reservoir Rd - (New Conditional Use Presentation)** – Christopher Schvbert went over the plan for the conditional use Historic Impact Study.

Dan Daley. Chairman, I move that we recommend that the Board of Supervisors approve the 301 Reservoir Road Historic Resource Impact Study Conditional Use Application with the following conditions; that the study be updated by Jane E. Dorchester and Nanci Sarcinello to show all recommendations and comments for the initial review letter dated November 18, 2023. Also, that all recommendations to mitigate the removal and damage to the stone walls listed in the study on page seven be implemented into the plan to the extent feasible.

Mark Levy seconded the motion.

1  
2 Motion carried 6-0.

3  
4 **ZONING HEARING BOARD VARIANCES** – None

5  
6 **ORDINANCE AMENDMENTS** - None

7  
8 **OLD BUSINESS**

9 1. The Malvern Institute – (No action required.)

10  
11 2. 1671 & 1681 East Strasburg Road - (No Action)

12  
13 3. Comprehensive Plan – John asked for everyone’s thoughts on the Comprehensive plan. They were all  
14 in agreement that it could use a refresh.

15  
16 **NEW BUSINESS** - None

17  
18 **LIAISON REPORTS** -

19 1. Board of Supervisors – Michael Lynch reported that the BOS is looking to adopt the budget next  
20 meeting. The millage increase last year was needed. The new recycle bins were delivered to most of the  
21 residents.

22  
23 **ANY OTHER MATTER** – None

24  
25 **CORRESPONDENCE** – None

26  
27 **Next Meeting** – December 26, 2023 at 7:00pm

28 Duane asked the present board members if they are around on December 26 for the meeting or if they  
29 need to reschedule the meeting. He will ask Ernest if meeting on December 26 and contact the Planning  
30 Commission for the December meeting date.

31  
32 **ADJOURNMENT**

33 There being no further business, Dan Daley made a motion to adjourn the meeting. Michael Koza  
34 seconded the motion. The meeting was adjourned at 8:21 pm. The next regular meeting will be held on  
35 Tuesday, December 26, 2023 at 7:00 pm.

36  
37 Respectfully submitted,

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*Jessica Wilhelmy, Recording Secretary*

# Memorandum

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

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Date: 12-21-2023  
To: Planning Commission  
From: Duane J. Brady Sr., East Goshen Township Zoning Officer  
Re: **1010 Hershey Mill Road / Millstone Meadows  
Preliminary/Final Subdivision and Land Development  
Residential Open Space Development/Third Submission Letter**

Dear Board Commissioner,

The Grove Meadow Developers, LLC in their third submission review letter is requesting a preliminary plan approval recommendation to the East Goshen Township Board of Supervisors. The submitted information was reviewed by Township Staff, Township Engineer, and the Township Conservancy Board. The Developer attended the December meeting of the Township Conservancy Board to review the plans and answer questions.

The following information is attached:

- DH Enterprises review letter dated November 21, 2023.
- Pennoni (Township Engineer) review letter dated December 21, 2023.
- Zoning Officer historic review letter dated 7-14-2023. An updated letter will be provided once the review is completed.
- Fire Marshal review letter dated 7-14-2023. An updated letter will be provided once the review is completed.
- Chester County Conservation District letter dated November 21, 2023, concerning NPDES Permit review.
- Phase I Environmental Site Assessment Report Summary dated July 28, 2023. The complete study was large and is available.
- Appendixes A-1, B, C, D, E, general information was provided. The information was large and is available.
- Conservancy Board email, letter, and plans are provided.
- The following plans are provided, Preliminary Flood Plain, Preliminary Fire Truck Turning Plan, Preliminary Wetland/Watercourse Impact Plan, and a full set of Preliminary Development Plan.

## **Draft Motion Recommendation:**

Mr. Chairman, I move that we recommend to the Board of Supervisors in favor of approving the 1010 Hershey Mill Road / Millstone Meadows, for preliminary plan approval. Based on the recommendation of

the Township Staff and Township Engineer. Both parties feel that the preliminary plans are at a sufficient level of information and layout to consider a recommendation.

Respectfully,



Duane J. Brady Sr.

East Goshen Township

Zoning Officer (PA-CZO)



## Duane Brady

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**From:** Nathan M. Cline <NCline@Pennoni.com>  
**Sent:** Thursday, December 21, 2023 1:25 PM  
**To:** Duane Brady; Derek Davis  
**Cc:** Mark Thompson - Lamb McErlane PC (mthompson@lambmcerlane.com); Mark Miller; Michael Ellis; TR Moser; mhartman@dh-enterprises.net; Christine Street  
**Subject:** Millstone Meadows, 1010 Hershey Mill Road -3rd Pre. Subm.  
**Attachments:** Millstone Pennoni Prel Review LTR 3rd Subm 2023-12-21.pdf  
  
**Importance:** High

Please see updated review comments. Please forward to PC/include in their packet.

Regarding the meeting on 12/26, I am currently in NY with family, if that changes (it might), I'll update and plan on attending the meeting.

Generally, I am of the opinion that we are at a sufficient level of information and layout for the PC to consider a preliminary recommendation.

Thanks

## Nathan M. Cline, PE

Office Director

### Pennoni

158 W Gay Street, Suite 300 | West Chester, PA 19380

**Direct:** +1 610-422-2453 | **Mobile:** +1 610-888-8564

[www.pennoni.com](http://www.pennoni.com) | [NCline@Pennoni.com](mailto:NCline@Pennoni.com)



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December 21, 2023

EGOST 00134

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

RE: 1010 Hershey Mill Road – Millstone Meadows  
Preliminary Subdivision and Land Development – 3<sup>rd</sup> Review

Dear Duane:

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

- *"Preliminary Subdivision and Land Development Plans for Milestone Meadows" (19 sheets) dated April 20, 2023, last revised October 30, 2023;*
- *"Post-Construction Stormwater Management Report" dated April 20, 2023, last revised October 30, 2023;*
- *"Bog Turtle Habitat Assessment" dated October 21, 2022;*
- Flood Plain Study Report dated July 25, 2023.

The applicant and equitable owner, Grove Meadow Developers LLC of Berwyn, on behalf of the owners, Mark & Christine Miller of Wayne, propose to subdivide and develop UPI 53-1-19 (±16.1 acres) with fourteen (14) single-family residential lots per the Single-Family Open Space Development Option (§240-36). Two (2) of the lots will be redeveloped utilizing existing buildings and/or historic resources, additional lots will be open space. The parcel is located on the west side of Hershey Mill Road (T-452) approximately 1,950 feet north of its intersection with Greenhill Road, within the R-2 Low Density Residential District. The development is proposed to be served by public water supply and public sanitary sewer.

The applicant was granted Conditional Use approval by the Board of Supervisors on March 7, 2023.

*The applicant is requesting the following three (3) waivers:*

1. *From §205-46 requiring a minimum center line radii of 150 feet;*
2. *From §205-53.A requiring proposed streets that are in alignment with existing streets to bear the same name;*  
*and*
3. *From §205-62 requiring all street trees to be installed on forty (40) foot centers.*

*Please note that previously resolved comments or comments requiring no further action have been removed. We offer the following comments (new comments in bold/italics):*



**CONDITIONAL USE DECISION AND ORDER**

3. *The applicant shall comply with all outstanding comment contained in the Pennoni review letter dated October 27, 2022 (Exhibit B-10), to the satisfaction of the Township Engineer, as amended by this order.*

***Outstanding. See review comments below.***

4. *During the subdivision/land development process, the applicant shall adequately address stormwater management, to the satisfaction of the Township Engineer, including but not limited to stormwater conveyances through the site from adjacent stormwater management facilities and any necessary stormwater easements.*

***Outstanding. See review comments below.***

5. *The applicant shall provide to the Township a sanitary sewer and pedestrian access easement approximately located between lots 6 and 7, to the satisfaction of the Township. The pedestrian access easement shall be demarcated by post-and-rail fencing, stone, mulch, grass pavers, or the like. The pedestrian access easement shall be maintained by the Homeowners' Association and will be adequately addressed in the Association's Declaration of Covenants, Conditions and Restrictions (the "Declaration") to the satisfaction of the Township. Notice of the easement shall also be provided to any prospective buyers of lots 6 and 7 prior to execution of an agreement of sale. The applicant shall complete the demarcation of the pedestrian access prior to the issuance of building permits for lots immediately adjacent to the easement area.*

***Pending/Outstanding.***

- a. *The easement has been noted on the plans and the applicant's attorney is working with the Township Solicitor to coordinate necessary documents.*
- b. *No demarcation, details nor notes for the proposed easement are indicated.*

6. *The "Central Green" located within the cul-de-sac shall be graded and maintained to allow for active recreation.*

***Resolved. The applicant has indicated that the "Central Green" will be for active recreation and will be maintained in a grass/mowed cover, see General Note 3 on Sheet 1.***

7. *The applicant shall preserve as much of the existing perimeter vegetation as possible. Any vegetation replaced pursuant to the Ordinance and/or the Township's subdivision and land development ordinance (the "SALDO") shall be replaced with native and deer-resistant materials, wherever possible. Landscaping plans shall be reviewed by the East Goshen Township Conservancy Board and the Township Engineer to ensure compliance with the ordinance and SALDO. Furthermore, the perimeter of the property shall contain a traditional post-and-rail or equivalent fence that reuses the existing concrete posts, where possible.*

***Outstanding. See comments below.***

8. *The applicant shall design and install a 150' wide riparian forest buffer in accordance with the riparian buffer requirements outlined in 25 PA. Code §102.14 for the portion of stream within the subject property, should the applicant demonstrate to the Township that creation and maintenance of the entire 150' riparian buffer area is not possible for any portion of the property, then the width of the buffer may be reduced by the Board of Supervisors, in their sole discretion, during the subdivision/land development process. Areas of existing woodland may be utilized to meet the riparian buffer requirements; however, these areas shall be reviewed by an arborist or qualified professional to ensure that the composition of plant life meets the requirements outlined. A plan shall be established to remove invasive species within the existing wooded areas and any area of the riparian*

*buffer. An operation and maintenance plan shall be developed for the riparian buffer to ensure that this buffer is maintained free of invasive species in perpetuity, with such plan being recorded with the approved Final Plans.*

***Pending. A formal application was submitted to CCCD and is currently undergoing a technical review. Additional review will commence following feedback from both PADEP and CCCD.***

9. *Maintenance of all landscaping on HOA-owned property, as well as all street trees, shall be the responsibility of the Homeowners Association and will be addressed in the declaration, to the satisfaction of the Township. All street trees shall be located outside of any road right-of-way.*

Outstanding. A landscape plan has been provided and the applicant's attorney is working with the Township Solicitor regarding necessary HOA documents. All street trees are located either directly on or inside the road right-of-way.

10. *Prior to recording the plans, the applicant shall prepare and submit to the Township a shared access easement, as approved by the Township Solicitor, for the shared driveway servicing the two (2) flag lots.*

Pending. The easement has been noted on the plans and the applicant's attorney is working with the Township Solicitor to coordinate necessary agreements.

11. *The applicant shall comply with the Township's ordinances regarding cartway width (Section 205-44) and sidewalks/paths (Section 205-56). Any waiver request from these provisions will be considered by the Board of Supervisors during the subdivision/land development process.*

***Pending:***

***a. The proposed cartway width has been revised to 20 feet, with rolled gutter curb; the proposed right-of-way is 40 feet. Fire Marshall review and Board of Supervisors approval is required.***

b. Trail/sidewalk access is not proposed throughout the site; this should be confirmed with the Township.

12. *The applicant shall provide an offer of dedication of additional property along Hershey Mill Road for a potential future sidewalk or pathway.*

Outstanding. The applicant has indicated that this will be further discussed with the Township.

14. *Prior to Final Plan Approval, a Phase I Environmental Site Assessment for the property shall be provided to the Township.*

***Resolved. A copy of the Phase 1 Environmental Site Assessment has been provided with this submission.***

18. *The applicant shall execute and provide to the Township a recordable, notarized copy of a memorandum containing a metes and bounds description of the property in question and stipulating the terms and conditions of this approval and shall consent to the recording by the Township in the Office of the Recorder of Deeds of Chester County no later than the recording of the approved Final Plan. All recording costs shall be reimbursed by the applicant within 30 days of receipt of an invoice from the Township.*

Pending.

#### **ZONING (§240)**

1. We will defer a review of the Flood-Prone Area regulations (§240-26) pending clarification regarding PADEP permitting requirements and anticipated submissions and designs.

Pending. A pre-application meeting with PADEP and CCCD was completed on June 13, 2023, and a Joint Permit submission to both agencies was made on August 10, 2023. Reviews are pending.

6. An Open Space Development plan shall be provided, addressing the requirements of §240-36.F.

We have the following comments regarding the Open Space Management Plan:

- a. Historical resources located on the property should be identified. (§240-36.F(1)(c))
- b. Contour lines should be added at a vertical interval of not more than two feet. (§240-36.F(1)(f))
- c. The "Hatch Legend" appears to be incomplete as several of the hatching styles do not appear on the plan.

***Resolved. All comments regarding the Open Space Management plan have been adequately addressed.***

#### **SUBDIVISION AND LAND DEVELOPMENT (§250)**

8. The submission was submitted as preliminary/final submission; a waiver from §205-28 should be requested.

***Resolved. The plans have been revised to request Preliminary Approval only and the waiver request has been removed from the plans.***

10. Full documentation of any proposed homeowners' association, covenants or other such proposed association and/or restrictions governing the subdivision and/or land development shall be provided. (§205-30.C(4)(i))

Pending. The applicant's attorney is coordinating with the Township Solicitor on any necessary documents and agreements.

12. Provide a landscape plan meeting all the requirements of §205-36.

***Outstanding. See outstanding landscape comments below; Conservancy Board review pending.***

13. Documentation concerning the maintenance, repair and use of the private streets shall be submitted to the Township for review and approval with the preliminary plan. (§205-42.H)

***Pending. The applicant has indicated the proposed street is to be dedicated to the Township, see General Note 2 on the Cover Sheet.***

17. Horizontal curve data should be provided to ensure conformance with §205-46.

Outstanding. The applicant is requesting a waiver from this section.

19. As the proposed lots are below one acre, the right of way width of a minor street may be reduced to 40 feet and the cartway width of a minor street may be reduced to 20 feet at the sole discretion of the Township Supervisors (§205-44.E(2)). Otherwise, the right of way width shall be 50 feet and the cartway width shall be 25 feet (§205-44.D). See Decision & Order Condition No. 11, above.

***Pending. The proposed cartway width has been revised to be 20 feet, with rolled gutter curb; the proposed right-of-way is 40 feet. Fire Marshall review and Board of Supervisors approval is required.***



21. Proposed streets that are in alignment with existing streets shall bear the name of the existing street. (§205-53.A) The proposed entrance to the development aligns with Tanglewood Drive.

Outstanding. The applicant is requesting a waiver from this requirement.

Where driveways are used jointly by more than one property owner, they may straddle the property line. The appropriate easement restrictions shall be noted on the final plan. (§205-57.C) An access/utility easement should be provided for Lots 13 & 14.

Pending. A shared access and utility easement has been added to the shared driveway of Lots 13 and 14.

#### **STORMWATER MANAGEMENT**

22. It appears that several permits will be required; please confirm PADEP direction regarding specific permits being required. (§195-16)

***Pending. A pre-application meeting with PADEP and CCCD was completed on June 13, 2023, and a Joint Permit submission to both agencies was made on August 10, 2023; the NPDES permit application was deemed complete by the CCCD. Reviews are pending.***

24. Indicate the elevations of the amended soils in their respective details in order to confirm the infiltration BMPs have the required 2-foot separation to a limiting zone. (§195-20.L(1))

Outstanding. The applicant provided updated information, however, note the following:

- a. Basin 1 does not appear to have the required 2-foot separation; the bottom of basin is 483 but rock is present at 486.86.
- b. Basin 2 does not appear to have the required 2-foot separation; the bottom of basin is 473 but a seasonally high water table is present at 477.78.

***Outstanding. The applicant provided additional soils testing; the following comments are based on this new test information:***

- a. ***Basin 1 infiltration surface is at elevation 483.0. The bottom of Test Pit SW-1A is at 481.3'. The basin does not have the required 2-foot separation to the limiting zone (bottom of test pit). (§195-20.J(1))***
- b. ***Basin 2 infiltration surface is at elevation 473.0. The bottom of Test Pit SW-2C is at 471.25. The basin does not have the required 2-foot separation to the limiting zone (bottom of test pit). (§195-20.J(1))***
- c. ***Test Pit SW-2A indicates rock within 37 inches of the ground surface. The applicant should indicate SW-2A and provide more information as to the extent of the rock.***
- d. ***The infiltration test in SW-1A was performed at 484.3'. The applicant should provide testing at the elevation of the proposed infiltration for Basin 1 elevation 483.0'. (§195-20.I(2))***
- e. ***The infiltration test in SW-2C was performed at 475.09'. The applicant should provide testing at the elevation of the proposed infiltration for Basin 2 elevation 473.0'. (§195-20.I(2))***

30. Provide an easement a minimum twenty-foot around all BMPs and conveyances. Alternatively, a blanket easement is acceptable. (§195-27.B(18)(c))

***Resolved. The applicant is offering a blanket easement, see the revised General Note 4 on Sheet 1.***

31. Provide all calculations and design details for the proposed culvert.

Pending. The applicant has submitted a HEC-RAS study of the stream, note the following:

- a. The applicant should clearly indicate the stream cross section stations in the report.

***Outstanding. The corresponding river stations were not added to the cross sections in the HEC-RAS report. The applicant should indicate Stations 115 and 125 on the Flood Plain Plan.***

- b. There appear to be three culverts in the study area, the proposed study only appears to indicate two; please clarify.

***Resolved. One of the culverts will be removed in the post-construction condition.***

- c. There are a number of "Errors" and "Warnings" in the HEC-RAC output.

***Resolved. The applicant has explained that the warnings are related to the calculations performed in the HEC-RAS program. The program could not resolve the flow depth so it defaulted to Critical Depth. The applicant has stated that flows during the 100-year storm are over 600 CFS; therefore, the critical depth is an acceptable assumption.***

- d. Clearly indicate both sides of the 100-year flood boundary on the plan.

***Resolved. The applicant indicated both sides of the 100-year flood boundary.***

- e. There are references to FEMA Cross Section elevations; please clarify to what they refer.

***Resolved. The applicant removed the FEMA references.***

39. Provide calculations for the proposed sediment trap.

***Resolved. The applicant provided the calculations with the CCCD NPDES submission.***

#### **SANITARY SEWER**

43. Provide sewer construction details. (§205-71.B(1)(e)(12)) Please also include a detail for bedding of the pipe.

***Resolved. The detail has been revised.***

44. Note on the record plan all lots without basement service, if any. (§205-71.B(1)(e)(13))

***Resolved. Utility Note #8 on Sheet 1 has been revised to indicate basements shall not have sewer connections.***

48. Sewers shall be located a minimum of 10 feet horizontally from any obstruction such as a building. Sewers must be a minimum of 10 feet from a water main or 18 inches (measured from top of sewer to bottom of water main) under the same. When a sanitary sewer line crosses above or under any other pipeline with separation of less than 18 inches, the sanitary line will be provided with concrete encasement per the standard detail that extends 10 feet on either side of the pipe being crossed. (§205-71.B(4)(d)(6)) Sewer pipe between MH 6 & MH 12 and between MH 7 & MH 8 appear to have less than 10 feet horizontal or 18 inches vertical clearance between sanitary sewer and water pipes.

***Outstanding. This comment remains outstanding as there are still locations near Manholes 5, 8, 9, 11, and 14 which appear to have less than 10 feet horizontal or less than 18 inches vertical clearance and do not have concrete encasement shown.***

50. Sewer outfalls, headwalls, manholes, gateboxes or other structures shall be so located that they do not interfere with the free discharge of flood flows of the stream. (PA DEP Domestic Water Facilities Manual 27.1) MH 3 appears close to the stream, please relocate or indicate how this manhole will not interfere with the streamflow.

***Outstanding. MH 3 has been relocated to be outside of the 100-year floodplain. As MH 3 is in a vegetated area, we still recommend MH 3 have a raised rim elevation (at least 12-inches above grade) with a bolted down lid and a manhole dish/insert. We recommend MH 4 have a bolted down lid and recognize that MH 4 may be flush with grade as it is next to a driveway.***

52. Upon completion of construction, the stream shall be returned as near as possible to its original condition. The streambanks shall be seeded, planted or other erosion prevention methods employed to prevent erosion. Provide on the plans the specific method(s) to be employed in the construction of the sewers in or near the stream to control siltation. (PA DEP Domestic Water Facilities Manual 27.2)

Pending. The applicant has stated that stream restoration will be addressed as part of the PADEP/CCCD Joint Permit application. ***Any modifications per the PADEP/CCCD Joint Permit shall be indicated plans prior to final approval.***

54. Please provide 20-foot-wide easements for proposed sewer not located within the right-of-way.

***Resolved. The easement has been adjusted.***

55. We recommend further spacing be provided between sanitary sewer manholes 7, 8, and 9 and the respective storm sewer inlets to provide adequate spacing for future maintenance on either.

***Resolved. MH 7 has been relocated.***

#### **GENERAL**

57. Please continue to include the Township in any meetings, submissions and/or correspondence with the Chester County Conservation District and/or PADEP.

Comment acknowledged; note our office/Township were included in a pre-application meeting with DEP and CCCD on June 13, 2023, and copied on the Joint Permit submission to both agencies on August 10, 2023; reviews are pending.

59. It is unclear if lighting is proposed, as this is typically indicated on the Landscaping Plan, which was not included.

***Resolved. The applicant has indicated that no lighting is proposed and that the Planning Commission concurs.***

60. A trail/sidewalk easement should be provided along the frontage of Hershey Mill Road for future connections; see additionally Condition No. 12

***Outstanding. The applicant has indicated this will be discussed further with the Planning Commission to determine the location and extent.***

62. Submission is subject to Conservancy Board, Zoning Officer, Historic Commission and Fire Marshal review.

*Pending.*

63. It may be appropriate to consider a pedestrian crossing, per PENNDOT regulations, across Hershey Mill Road to Tanglewood Drive.

*Outstanding. The applicant has revised the plans to include a pedestrian crossing warning signs (PennDOT Sign W11-2); however, no crosswalk is proposed at the intersection of Millstone Circle, Tanglewood Drive, and Hershey Mill Road.*

64. Directional and traffic control signage should be added to the plans. It is unclear if the circular portion of Millstone Circle is proposed to be one-way.

*Resolved. "Do Not Enter" and "One Way" Traffic signs have been added to the plans.*

65. Truck turning templates should be provided for delivery vehicles, trash trucks and emergency vehicles.

*Resolved. Based on the fire truck plan and increased road width, we have no objections to the proposed layout.*

#### **SANITARY SEWER (NEW)**

67. We strongly recommend consideration to run the sanitary sewer main within or along the Millstone Circle roadway between MH 5 and MH 1 to increase sewer slope, for ease of future access and maintenance, reduced pipe length, and to avoid piping running under Infiltration Basin #2.

*Resolved. The design engineer has explored this option and indicated this option is not feasible due to stream depth and tie-in elevations.*

68. Required minimum slope for 8-inch sewer is 0.5% (§205-71.(4)(d)(1)). The proposed slope from MH 3 to the Ex. Manhole is 0.4%. The sewer slope needs to be increased. Note that the sewer slope may be easily increased if layout is modified per above comment.

*Resolved. The sewer pipe slope has been revised.*

69. A note shall be added to the plans that the pipe trench bottom must be inspected for suitability by the Township Engineer prior to bedding installation. The bottom may be required to be undercut and filled with additional bedding and/or ballast stone as directed by Township Engineer.

*Resolved. Note has been added to plans.*

70. The attached sanitary lateral detail shall be added to the plan.

*Resolved. The detail has been added to the plan.*

71. On Sheet 9, information for MH 5 shall be indicated on the sewer profile and on Sheet 10, information for MH 6 shall be indicated on the sewer profile.

*Resolved. The manhole information has been added to the sewer profile.*

72. The run from MH 12 to MH 6 shall be shown in its entirety on the sewer profiles.

*Resolved. The sewer profile has been revised.*



73. Watertight manhole frame and cover are to be revised per the attached detail. Top of manhole to say, "East Goshen Municipal Authority" and "Sanitary Sewer". Precast concrete adjustment rings that are less than or equal to 11.5-inches are to be used. Bolt down lids are to be used instead of locking bar (bolt down lids are not to be used for manholes located in pavement).

***Outstanding. On Sheet 19, the Standard Manhole Section Detail needs to be revised so that only precast concrete adjustment rings that are less than or equal to 11.5-inches are used. Brick grade rings shall not be used. Additionally, a note shall be added stating that bolt down lids are to be used for all manholes that are not located in pavement.***

74. A detail for the connection to the existing manhole is required. The detail shall note that the connection will be core drilled, sealed with a link seal, and that the channel will be cored/formed into the existing channel.

***Resolved. Notes have been added to the profile.***

75. We recommend extending sewer from MH 11 through the easement, past the driveway, to the rear of Lot 6 so that future connections from the neighboring community will not require the demolition and replacement of curb and driveway of Lot 6. We recommend this extension have a cleanout near or at the end of the pipe extension to help locate the end of the pipe for future connection to the system.

***Outstanding. The design engineer has indicated that this will be further discussed.***

76. We recommend refurbishing the existing manhole that is being core drilled into by relining the manhole with Sprayroq SprayWall polyurethane interior manhole lining.

***Resolved. Notes have been added to the profile.***

#### **LANDSCAPING (NEW)**

77. All buffer yards shall include a completely planted visual barrier or landscape screen. Such visual barrier shall be fully attainable within a three-year period. (§205-60.B)

Further, where the existing tree masses do not fully screen the area or where there are no existing tree masses, plantings shall be added to complete the visual barrier within the prescribed time period. (§205-60.B(2))

Groupings of evergreens trees have been provided; however, they do not provide a completed planted visual barrier. Additional plant material shall be provided to meet this requirement or clarity regarding existing vegetation/visual buffers provided for all property boundaries.

***Outstanding. After further Code review, we concur with the applicant's response that buffer plantings are not specifically required per Code. However, per §240-36.E(50)(g), "common open space areas that are not already wooded and are not approved as lawn, natural areas or recreation areas shall be attractively and extensively landscaped, according to a plan approved by the Board of Supervisors". We will defer to the Conservancy Board for a recommendation to the Board of Supervisors regarding the proposed landscaping within the open space but recommend that the comments below (Nos. 78-80) be considered prior to submission of a final plan.***

78. The landscape screen shall be composed of both high-level and low-level plantings. (§205-60.B(3)) The low-level screen shall consist of evergreen shrubs (initially not less than three feet in height). Shrubs shall be spaced in staggered rows and centered no more than five feet apart. (§205-60.B(3)(b)) No low level plantings are proposed.



***Resolved. We concur with the applicant that this section of the Code is not applicable.***

79. The high-level screen shall consist of evergreen trees initially not less than eight feet in height. (§205-60.B(3)(a)) Proposed evergreen trees are indicated as 6 - 8 feet in height.

***Resolved. We concur with the applicant that this section of the Code is not applicable.***

80. The high-level screen shall consist of a combination of evergreen and deciduous trees (initially with caliper of not less than 2 1/2 inches). Trees shall be planted in staggered rows and centered no more than 18 feet apart. (§205-60.B(3)(a)) No deciduous trees have been provided.

***Resolved. We concur with the applicant that this section of the Code is not applicable.***

81. The applicant shall guarantee required plantings in the buffer yard for 18 months from the date of dedication or closeout of the escrow account. (§205-60.F) This requirement shall be added to the plans.

***Resolved. See Landscaping Note 2 on Sheet 7.***

82. Street trees shall be installed on forty-foot centers on the same side of the street. (§205-62) We recommend the street trees be spaced at forty-foot intervals.

***Outstanding. The applicant has revised the plans to resolve this requirement where possible and has requested a waiver, as necessary. We defer to the Conservancy Board.***

83. Plant labels have not been provided on the planting plan for the proposed plant material. Additionally, there are three hatches located on the landscape plan legend that do not appear on the landscape plan.

***Resolved. Plant labels and hatching have been added to the Landscape Plan on Sheet 7.***

84. The Open Space Management provide no notes regarding maintenance.

***Outstanding. Open Space notes #4 & #5 on Sheet 4 are unclear and seem to incorrectly reference the wrong parcel numbers. This discrepancy shall be corrected. The maintenance notes provided with the landscape details are specific to the installation of new lawns and plant material. They are not specific to the maintenance of natural areas that may involve re-forestation/landscape restoration. Notes along with a maintenance program similar to those provided on Sheet 17 for the riparian buffer management plan shall be provided to assist the HOA as guidelines for the life maintenance of these areas. See §240-36.E.(b).***

#### **GENERAL (NEW)**

85. We recommend that the Conditional Use approval by the Board of Supervisors on March 7, 2023 be added to the plan set.

***Resolved. Added to the Cover Sheet.***

86. Top and bottom of wall elevations for the proposed retaining walls should be provided.

***Resolved. Retaining wall elevations have been added to the Grading Pla, see Sheet 6.***

87. Please provide elevations and a detail for the proposed retaining wall. Note, any walls over four feet in height will require structural calculations for review by the Township Engineer and may require building permits via the Township.

*Resolved. Elevations and a detail of the Boulder Retaining Wall has been added to Sheets 7 and 18 respectively. The proposed wall is under four (4) feet in height.*

88. Indicate proposed slope of "Central Green" area.

*Resolved. The proposed slopes of the Central Green area have been provided; see Sheet 6.*

89. The E&SC Details Sheet is incorrectly labeled as reserved on Sheet 1.

*Outstanding.*

90. *Provide one sewer lateral each for Lots 13 & 14. These sewer laterals are to extend to the edge of the sewer easement and shall end with a cleanout. These sewer laterals are to facilitate future sewer connections from Lots 13 and 14 without disturbing the sewer main.*

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

Sincerely,

**PENNONI ASSOCIATES INC.**



Nathan M. Cline, PE  
Township Engineer

cc (via e-mail): Derek Davis, Township Manager  
Mark Miller, Public Works  
Mark Thompson, Township Solicitor  
Michael D. Hartman, PE, dH Enterprises  
TR Moser, Grove Meadow Developers LLC



a civil engineering design & management firm

November 21, 2023

Duane Brady  
Zoning Officer  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380-6199

**RE:    *Millstone Meadows Subdivision  
Preliminary Subdivision Plan  
East Goshen Township, Chester County  
DHE Project No. 22-001***

Dear Duane:

On behalf of the applicant, Grove Meadow Developers, LLC, please accept for review the enclosed Preliminary/Final Subdivision application for the above-mentioned project. The following items have been enclosed specifically for your review:

- Revised Subdivision Planset (retitled to Preliminary)
- Wetland/Watercourse Impact Planset
- Revised Floodplain Plan
- Fire Truck Turning Plan
- Phase 1 Environmental Site Assessment
- CCCD NPDES Completeness Letter

The enclosed items have been revised in response to the comments provided by Pennoni in their Review Letter dated August 22, 2023. Provided below is an item-by-item response to the provided comments:

**CONDITIONAL USE DECISION AND ORDER**

1. *The application for a single-family open space development is hereby granted, subject to the conditions hereinafter enumerated.  
No action required.  
As noted, no further action is required.*
2. *Pursuant to Section 240-38.6 of the Historic Preservation Ordinance, a modification from Section 210-23.B(2)(B)(2)(C), permitting only one flag lot, is granted to allow two (2) flag lots for the historic resources on the property.  
No action required.  
As noted, no further action is required.*
3. *The applicant shall comply with all outstanding comment contained in the Pennoni review letter dated October 27, 2022 (Exhibit B-10), to the satisfaction of the Township Engineer, as amended by this order.  
Outstanding. See review comments below.  
A response to the updated comments has been provided below.*

4. During the subdivision/land development process, the applicant shall adequately address stormwater management, to the satisfaction of the Township Engineer, including but not limited to stormwater conveyances through the site from adjacent stormwater management facilities and any necessary stormwater easements.  
Outstanding. See review comments below.  
**A response to the updated comments has been provided below.**
5. The applicant shall provide to the Township a sanitary sewer and pedestrian access easement approximately located between lots 6 and 7, to the satisfaction of the Township. The pedestrian access easement shall be demarcated by post-and-rail fencing, stone, mulch, grass pavers, or the like. The pedestrian access easement shall be maintained by the Homeowners' Association and will be adequately addressed in the Association's Declaration of Covenants, Conditions and Restrictions (the "Declaration") to the satisfaction of the Township. Notice of the easement shall also be provided to any prospective buyers of lots 6 and 7 prior to execution of an agreement of sale. The applicant shall complete the demarcation of the pedestrian access prior to the issuance of building permits for lots immediately adjacent to the easement area.  
Pending/Outstanding.  
a. The easement has been noted on the plans and the applicant's attorney is working with the Township Solicitor to coordinate necessary documents.  
b. No demarcation, details nor notes for the proposed easement are indicated.  
**The applicant's attorney is working with the Township's Solicitor to coordinate all necessary documents and agreements.**
6. The "Central Green" located within the cul-de-sac shall be graded and maintained to allow for active recreation.  
Pending. The applicant has indicated that the "Central Green" will be for active recreation and will be maintained in a grass/mowed cover, see General Note 3 on Sheet 1.  
**As noted, the "Central Green" shall be maintained to permit active recreational use. General Note 3 on Sheet 1 and the Open Space plan have been provided with a notation confirming this intention.**
7. The applicant shall preserve as much of the existing perimeter vegetation as possible. Any vegetation replaced pursuant to the Ordinance and/or the Township's subdivision and land development ordinance (the "SALDO") shall be replaced with native and deer-resistant materials, wherever possible. Landscaping plans shall be reviewed by the East Goshen Township Conservancy Board and the Township Engineer to ensure compliance with the ordinance and perimeter of the property shall contain a traditional post-and-rail or equivalent fence that reuses the existing concrete posts, where possible.  
Outstanding. See comments below.  
**A response to the landscaping comments has been provided below.**
8. The applicant shall design and install a 150' wide riparian forest buffer in accordance with the riparian buffer requirements outlined in 25 P.A. Code §102.14 for the portion of stream within the subject property, should the applicant demonstrate to the Township that creation and maintenance of the entire 150' riparian buffer area is not possible for any portion of the property, then the width of the buffer may be reduced by the Board of Supervisors, in their sole discretion, during the subdivision/land development process. Areas of existing woodland may be utilized to meet the riparian buffer requirements; however, these areas shall be reviewed by an arborist or qualified professional to ensure that the composition of plant life meets the requirements outlined. A plan shall be established to remove invasive species within the existing wooded areas and any area of the riparian buffer. An operation and maintenance plan shall be developed for the riparian buffer to ensure that this buffer is maintained free of invasive species in perpetuity, with such plan being recorded with the approved Final Plans.  
Pending. Additional review will commence following feedback from both PADEP and CCCD as part Joint Permit review process.  
**Comment noted.**
9. Maintenance of all landscaping on HOA-owned property, as well as all street trees, shall be the responsibility of the Homeowners Association and will be addressed in the declaration, to the satisfaction of the Township. All street trees shall be located outside of any road right-of-way.  
Outstanding. A landscape plan has been provided and the applicant's attorney is working with the Township Solicitor regarding necessary HOA documents. All street trees are located either directly on or inside the road right-of-way.  
**As previously noted, a landscaping plan has been included with this submission and the applicant's attorney is working with the Township's Solicitor to coordinate the necessary HOA documents. The proposed street trees have been revised to provide a 40' spacing where possible. Due to various conflicts**





(utility and sight triangle) and the proposed stream crossing, all street trees cannot be placed immediately inside of the road right-of-way. Instead, to provide the required number of trees, they have been placed around the entrance into the main development area. A waiver of Section 205-62 to permit this placement has been noted on the plans.

10. *Prior to recording the plans, the applicant shall prepare and submit to the Township a shared access easement, as approved by the Township Solicitor, for the shared driveway servicing the two (2) flag lots.*  
*Pending. The easement has been noted on the plans and the applicant's attorney is working with the Township Solicitor to coordinate necessary agreements.*  
**As previously noted, an access easement has been denoted on the plans. The applicant's attorney is working with the Township's Solicitor to coordinate all necessary agreements.**
11. *The applicant shall comply with the Township's ordinances regarding cartway width (Section 205-44) and sidewalks/paths (Section 205-56). Any waiver request from these provisions will be considered by the Board of Supervisors during the subdivision/land development process.*  
*Pending:*
  - a. *The proposed cartway width is 18 feet, with rolled gutter curb; the proposed right-of-way is 40 feet. Fire Marshall review and Board of Supervisors approval is required.*  
**The proposed cartway width has been increased to 20' wide.**
  - b. *Trail/sidewalk access is not proposed throughout the site; this should be confirmed with the Township.*  
**As noted, this shall be discussed further with the Township.**
12. *The applicant shall provide an offer of dedication of additional property along Hershey Mill Road for a potential future sidewalk or pathway.*  
*Outstanding. The applicant has indicated that this will be further discussed with the Township.*  
**This request shall be further discussed with the Planning Commission.**
13. *Any future residential reuse of the historic barn shall require further approvals from the Township, pursuant to the historic preservation provisions of the ordinance (Sections 240-38.1 through 240-38.11). During its ownership of the historic barn, the applicant shall ensure that it is well maintained and does not fall into disrepair.*  
*No action required.*  
**As noted, no further action is required.**
14. *Prior to Final Plan Approval, a Phase I Environmental Site Assessment for the property shall be provided to the Township.*  
*Outstanding. The applicant has indicated that this is being prepared and will be provided to the Township once complete.*  
**A Phase I Environmental Site Assessment is being completed. A copy of the assessment has been included with this submission.**
15. *The use of the property shall be substantial conformity with the applicant's application and the testimony and exhibits presented at the hearing on the application as determined by the Township, as amended by this order.*  
*No action required.*  
**As noted, no further action is required.**
16. *The applicant's conditional use shall be subject to compliance with all terms and provisions of the ordinance and all other Township ordinances and regulations.*  
*Outstanding. See review comments herein.*  
**A response to the updated comments has been provided below.**
17. *The attached Findings of Fact, Conclusions of Law, and discussion are incorporated into this order.*  
*No action required.*  
**As noted, no further action is required.**



18. The applicant shall execute and provide to the Township a recordable, notarized copy of a memorandum containing a metes and bounds description of the property in question and stipulating the terms and conditions of this approval and shall consent to the recording by the Township in the Office of the Recorder of Deeds of Chester County no later than the recording of the approved Final Plan. All recording costs shall be reimbursed by the applicant within 30 days of receipt of an invoice from the Township.
- Pending.  
Comment noted.

#### ZONING (§240)

1. We will defer a review of the Flood-Prone Area regulations (§240-26) pending clarification regarding PADEP permitting requirements and anticipated submissions and designs.  
Pending. A pre-application meeting with PADEP and CCCD was completed on June 13, 2023, and a Joint Permit submission to both agencies was made on August 10, 2023; reviews are pending. See additional comments below.  
An application for an Individual NPDES permit has been submitted to and is currently under review by CCCD. A copy of the Completeness Letter has been included with this submission. An application to DEP for a Joint Permit is being prepared and will be submitted shortly.
2. Provide a Zoning Table addressing conformance with the requirements of the Single-Family Open Space Development regulations. (§240-36.B, §240-36.C)  
Resolved. The applicant has added the Single-Family Open Space Development regulations to the plans, see "Open Space Development Option Requirements" on Sheet 1.  
As noted, this comment has been resolved.
3. The proposed density of the development appears to be incorrectly calculated. Resolved. The proposed density has been revised.  
As noted, this comment has been resolved.
4. All buildings shall be located at least 25 feet from the edge of the cartway. (§240-36.C(5)) The building on Lot 12 does not appear to meet these requirements.  
Resolved. The proposed building on Lot 12 has been moved to meet the required setback.  
As noted, this comment has been resolved.
5. The plan shall note all prohibited accessory uses per §240-36.D(2).  
Resolved. The note has been added, see Zoning Note 6 on Sheet 1.  
As noted, this comment has been resolved.
6. An Open Space Development plan shall be provided, addressing the requirements of §240-36.F.  
Outstanding. We have the following comments regarding the Open Space Management Plan:  
a. Historical resources located on the property should be identified. (§240-36.F(1)(i))  
b. Contour lines should be added at a vertical interval of not more than two feet. (§240-36.F(1)(j))  
c. The "Hatch Legend" appears to be incomplete as several of the hatching styles do not appear on the plan.  
The historic dwelling and barn have been denoted as such. The existing and proposed contours have been added to the plans. The Hatch Legend has been enlarged for clarity and all hatches shown on the plans have been included in the legend.
7. The developer shall be responsible to install and pay for any traffic control devices, widening of abutting streets or construction of acceleration/deceleration lanes or other improvements required by the Board of Supervisors to be necessary for the reasonable ingress and egress to the development. (§240-27.D(2)(b))  
Comment acknowledged.  
Comment noted.

#### SUBDIVISION AND LAND DEVELOPMENT (§205)

8. The submission was submitted as preliminary/final submission; a waiver from §205-28 should be requested.  
Pending. A waiver from the submission of a preliminary plan has been requested.  
The plans have been revised to request a Preliminary Plan Approval only. The requested waiver is no longer required.



9. *Building setback lines for each lot shall be indicated. (§205-30.C(2)(c))*  
*Resolved. Building setback lines have been added to the plans, see Sheet 2.*  
**As noted, this comment has been resolved.**
10. *Full documentation of any proposed homeowners' association, covenants or other such proposed association and/or restrictions governing the subdivision and/or land development shall be provided. (§205-30.C(4)(i))*  
*Pending. The applicant's attorney is coordinating with the Township Solicitor on any necessary documents and agreements.*  
**The applicant's attorney is working with the Township's Solicitor to coordinate all necessary documents and agreements.**
11. *A water 'will serve' letter shall be provided. (§205-30.C(4)(b))*  
*Resolved. The applicant has included a 'will serve' letter from Aqua with this submission.*  
**As noted, this comment has been resolved.**
12. *Provide a landscape plan meeting all the requirements of §205-36.*  
*Outstanding. A landscape plan was included with this submission; see comments below.*  
**A response to the comments has been provided below.**
13. *Documentation concerning the maintenance, repair and use of the private streets shall be submitted to the Township for review and approval with the preliminary plan. (§205-42.H)*  
*Pending. The applicant is intending to dedicate the proposed road to the Township.*  
**Per Cover Sheet, General Note #2, the proposed road (Millstone Circle) is intended to be dedicated to East Goshen Township.**
14. *Note 4, Sheet 1 references clearing for sight distance. A minimum clear sight triangle (as measured from the center-line intersections of two streets) shall be provided at all intersections. No physical obstruction, planting, berm or grade shall obscure vision above a height of two feet in such triangle. (§205-49.A) Provide clear sight distance per PENNDOT regulations and add a site triangle to the intersection of the proposed entrance and Hershey Mill Road in order to determine any impacts on existing vegetation or the adjacent parcel to the south.*  
*Resolved. Sight triangles for the internal intersection and the intersection with Hershey Mill Road have been provided.*  
**As noted, this comment has been resolved.**
15. *There shall be a maximum center-line grade of 7%; a portion of Millstone Circle is at 8.25%. (§205-45)*  
*Resolved. The road profiles have been revised to have a maximum grade of 7%.*  
**As noted, this comment has been resolved.**
16. *The minimum sight distance for a vertical curve on a minor street is 200 feet. The vertical curve near station 3+00 on Millstone Circle should be lengthened to increase the sight distance, notably since the vertical curve is also on a horizontal curve. (§205-47)*  
*Resolved. The curve has been revised to allow for a 201-foot sight distance.*  
**As noted, this comment has been resolved.**
17. *Horizontal curve data should be provided to ensure conformance with §205-46.*  
*Outstanding. The applicant is requesting a waiver from this section.*  
**The requested waiver has been noted on the Cover Sheet.**
18. *Street curb intersections shall be rounded by a tangent arc with a minimum radius of 35 feet. (§205-48)*  
*Resolved. The intersection of the proposed road and Hershey Mill Road has been revised with a minimum radius of 35 feet.*  
**As noted, this comment has been resolved.**



19. As the proposed lots are below one acre, the right of way width of a minor street may be reduced to 40 feet and the cartway width of a minor street may be reduced to 20 feet at the sole discretion of the Township Supervisors (§205-44.E(2)). Otherwise, the right of way width shall be 50 feet and the cartway width shall be 25 feet (§205-44.D). See Decision & Order Condition No. 11, above. Pending. The proposed cartway width is 18 feet, with rolled gutter curb; the proposed right-of-way is 40 feet. Fire Marshall review and Board of Supervisors approval is required.

The proposed cartway width has been increased to 20' wide.

20. The stone subbase course for the proposed roadway paving section should be increased to eight inches. (§205-51.D(2))  
Resolved. See the 'Typical Street Cross Section' detail on Sheet 19.

As noted, this comment has been resolved.

21. Proposed streets that are in alignment with existing streets shall bear the name of the existing street. (§205-53.A) The proposed entrance to the development aligns with Tanglewood Drive.

Outstanding. The applicant is requesting a waiver from this requirement.

To ensure there is no confusion for emergency responders and since the proposed development is separate from the Hershey's Mill Subdivision, the internal road is proposed to be named differently. A waiver request of this requirement has been noted on the Cover Sheet.

22. Where driveways are used jointly by more than one property owner, they may straddle the property line. The appropriate easement restrictions shall be noted on the final plan. (§205-57.C) An access/utility easement should be provided for Lots 13 & 14. Pending. A shared access and utility easement has been added to the shared driveway of Lots 13 and 14.

A shared access and utility easement has been noted on the plans.

#### **STORMWATER MANAGEMENT**

23. It appears that several permits will be required; please confirm PADEP direction regarding specific permits being required. (§195-16)  
Pending. A pre-application meeting with PADEP and CCCD was completed on June 13, 2023, and a Joint Permit submission to both agencies was made on August 10, 2023; reviews are pending.

An application for an Individual NPDES permit has been submitted to and is currently under review by CCCD. A copy of the Completeness Letter has been included with this submission. An application to DEP for a Joint Permit is being prepared and will be submitted shortly.

24. There appear to be discrepancies between the plans, the stormwater report, and the PADEP spreadsheet regarding the basins. Please review and correct these discrepancies so that a determination of the adequacy of the plan can be determined (§195-19, §195-20, §195-21, §195-22):

- The berm elevation for Basin 1 on the plan is 478.00 feet; the elevation in the stormwater Report is 488.00.
- The berm elevation for Basin 2 on the plan is 488 feet; the elevation in the stormwater report is 480 feet.
- The routing for the basins in the stormwater report appears to be Basin 1 to Basin 2. The plans appear to indicate the routing is Basin 2 to Basin 1; please clarify.
- The smaller basin is labeled Basin 1 on the ESC plan and Basin 2 on the PCSM plan.

Resolved. The applicant has corrected the discrepancies.

As noted, this comment has been resolved.

25. Indicate the elevations of the amended soils in their respective details in order to confirm the infiltration BMPs have the required 2-foot separation to a limiting zone. (§195-20.L(1))

Outstanding. The applicant provided updated information, however, note the following:

- Basin 1 does not appear to have the required 2-foot separation; the bottom of basin is 483 but rock is present at 486.86.
- Basin 2 does not appear to have the required 2-foot separation; the bottom of basin is 473 but a seasonally high-water table is present at 477.78.

Additional soil testing has been completed within the basin area and at the proposed bottom elevation. No limiting zones were encountered. Within test pit 2-A, a fractured rock was encountered that while it would not allow for installation of the testing equipment will still permit infiltration of captured runoff.





26. All required regulatory approvals shall be indicated on the PCSM Plan. (§195-27.A(2))  
Resolved. The applicant has added the required approvals.  
As noted, this comment has been resolved.
27. Add a statement on the PCSM Plan, to be signed by the applicant prior to recording, 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 Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features. (§195-27.A(3))  
Resolved. The applicant has added the statement.  
As noted, this comment has been resolved.
28. Add the engineer's signature block to the PCSM Plan. (§195-27.A(4))  
Resolved. The applicant has added the signature block.  
As noted, this comment has been resolved.
29. The existing basin appears to drain through the site; clarify the total extent of the upstream area draining through the site. (§195-27.B(12))  
Resolved. The applicant has revised the plans per initial PADEP and CCCD feedback.  
As noted, this comment has been resolved.
30. Indicate a complete delineation of the flow paths used for calculating the time of concentration for the predevelopment and postconstruction conditions. (§195-27.B(14))  
Resolved. The applicant has added the flow paths on the drainage area plans.  
As noted, this comment has been resolved.
31. Provide an easement a minimum twenty-foot around all BMPs and conveyances. Alternatively, a blanket easement is acceptable. (§195-27.B(18)(c))  
Outstanding. The applicant stated that they will offer a blanket easement. The applicant should add a note to the plans and coordinate with the project attorney and Township Solicitor.  
General Note 4 on Sheet 1 has been expanded to note the provided Blanket Easement.
32. Provide all calculations and design details for the proposed culvert.  
Pending. The applicant has submitted a HEC-RAS study of the stream, note the following:
- a. The applicant should clearly indicate the stream cross section stations in the report.  
The Stream Cross Sections Names are based on their respective station along the stream centerline.
  - b. There appear to be three culverts in the study area, the proposed study only appears to indicate two; please clarify.  
In the post-development condition, the existing driveway crossing will be removed and the stream channel restored.
  - c. There are a number of "Errors" and "Warnings" in the HEC-RAS output.  
There are no "Errors" listed in the flood study. The "Warnings" listed are primarily related to the number of iterations used for HEC-RAS to balance the energy equation. The number of iterations used for the analysis is 20, based on the default value within HEC-RAS. If increased to 40, which is the maximum permitted by HEC-RAS, the error remains. In these cases, HEC-RAS defaults to assuming the flow regime is at critical depth. Given the volume of flow passing through the stream channel for this analysis, this is a valid assumption.
  - d. Clearly indicate both sides of the 100-year flood boundary on the plan.  
The 100-year Flood Boundary has been labeled on the plans.
  - e. There are references to FEMA Cross Section elevations; please clarify to what they refer.  
The references have been removed from the plans.



33. *It appears that the emergency spillway of proposed Basin 1 is active during the 100-year storm event. We recommend that the design be revised to retain the 100-year storm event within the basin.*  
*Resolved. The applicant has resolved the design so that the spillway is no longer active during the 100-year storm event.*  
**As noted, this comment has been resolved.**
34. *Runoff volume credit is being claimed via trees planted within the disturbed area; this shall be documented on the PCSM plan.*  
*Resolved. The applicant has indicated the trees on the PCSM plan.*  
**As noted, this comment has been resolved.**
35. *The design appears to manage the discharge from the existing basin through proposed infiltration Basin 1 as opposed to bypassing the flow to DP 001; please clarify.*  
*Resolved. The applicant has revised the plan to pass the existing basin flow through the site.*  
**As noted, this comment has been resolved.**
36. *It is unclear to where the emergency spillway(s) of the existing basin discharges. Additional detail should be provided to confirm, in an event where the basin overflows the emergency spillway, Lots 6 & 7 are not directly impacted. Additionally bypass swales or other mechanisms may be warranted.*  
*Resolved. The applicant has revised the grading of Lots 6 and 7 to address the spillway flow to inlet 6.*  
**As noted, this comment has been resolved.**
37. *Clarify the drainage areas shown on the post developed plan to distinguish between managed areas and unmanaged areas (indicate acreage, CN, and Tc.)*  
*Resolved. The applicant has revised the drainage area plans.*  
**As noted, this comment has been resolved.**
38. *Label the existing and proposed contours on the PCSM plan.*  
*Resolved. The applicant has added additional topography to the plans.*  
**As noted, this comment has been resolved.**
39. *Label the storm structures on the PCSM plan.*  
*Resolved. The applicant has labeled the storm structures.*  
**As noted, this comment has been resolved.**
40. *Provide calculations for the proposed sediment trap.*  
*Outstanding. The applicant did not respond to this comment.*

Copies of the submissions of the NPDES permit and E&SC plan to the Conservation District has been provided to the Township. The requested calculations have been included with that submission.

#### SANITARY SEWER

41. *Provide elevations of any basements shown in plan view at the associated home location. (§205-71.B(1)(e)(1))*  
*Resolved. Floor elevations for all houses have been added to the plans, see Sheet 6.*  
**As noted, this comment has been resolved.**
42. *Indicate the type and class of pipe noted on the profiles. (§205-71.B(1)(e)(8)) Please note, pipes should be SDR-26 or better.*  
*Resolved. The sanitary sewer profiles have been revised to be SDR-26.*  
**As noted, this comment has been resolved.**
43. *Indicate locations of proposed sanitary laterals in profile views. (§205-71.B(1)(e)(9))*  
*Resolved. The tie-in points for each of the lots have been added to the profile plan. Note that Lot 13 and Lot 14 are not located on the profile plan as they will utilize existing septic.*  
**As noted, this comment has been resolved.**



44. Provide sewer construction details. (§205-71.B(1)(e)(12)) Please also include a detail for bedding of the pipe.  
*Outstanding.* Details have been provided; however, the amount of stone bedding above the pipes is hard to interpret. The amount of stone bedding below and to the sides of the pipe shall be specified and the stone material be revised; the detail refers to a water detail that does not appear to be within the plan set. Per §188-31.E(2) and §188-31.F(1), at least 6-inches of #57 stone is required below the pipe and #57 stone is to be used when backfilling for at least up to 6-inches above the pipe.  
**The Sanitary Sewer Bedding and Backfill detail has been revised as requested.**
45. Note on the record plan all lots without basement service, if any. (§205-71.B(1)(e)(13))  
*Outstanding.* Utility Note #8 on Sheet 1 has been added that it is not intended to provide sanitary sewer service to basements. The note should be revised to definitively state if the basements "Shall" or "Shall not" have sewer connections.  
**The note has been revised as requested to state "Shall Not".**
46. All manholes will have a drop of 0.2 feet between inlet and outlet built in. (§205-71.B(4)(c)) Manholes appear to currently have a 0.1 foot drop; please revise.  
*Resolved.* All manholes have been adjusted to provide 0.2 feet of drop between the inlet and outlet.  
**As noted, this comment has been resolved.**
47. Watertight lids shall be utilized and noted on the plans when the manhole is within a 100-year floodplain or may become submerged. (§205-71.B(4)(c)) Manholes 1, 2, and 3 appear to be within the 100-year floodplain. Please relocate or indicate that they require watertight lids.  
*Resolved.* The off-site sanitary sewer profile has been revised to include a note specifying watertight lids.  
**As noted, this comment has been resolved.**
48. Minimum cover over the top of the sewer shall be 4.5 feet unless special construction precautions such as cast-iron pipe or concrete encasement are specified and approved. (§205-71.B(4)(d)(2)) It appears there is a section between MH 2 & MH 3 where the cover is approximately 2.5 feet and between MH 3 & MH 4 where the cover is approximately 3.5 feet.  
*Resolved.* The sanitary sewer design has been revised to provide additional cover over the piping between MH 2-MH 3 and MH3-MH4. As part of the proposed stream restoration and removal of the existing macadam driveway the stream channel will be reggraded. With the proposed reggrading, the provided cover over the pipe has been increased to 42-inches. Additionally, the pipe has been proposed to be constructed with ductile iron pipe and encased in concrete.  
**As noted, this comment has been resolved.**
49. Sewers shall be located a minimum of 10 feet horizontally from any obstruction such as a building. Sewers must be a minimum of 10 feet from a water main or 18 inches (measured from top of sewer to bottom of water main) under the same. When a sanitary sewer line crosses above or under any other pipeline with separation of less than 18 inches, the sanitary line will be provided with concrete encasement per the standard detail that extends 10 feet on either side of the pipe being crossed. (§205-71.B(4)(d)(6)) Sewer pipe between MH 6 & MH 12 and between MH 7 & MH 8 appear to have less than 10 feet horizontal or 18 inches vertical clearance between sanitary sewer and water pipes.  
*Outstanding.*  
**The utility layout has been revised to provide 10' of horizontal separation between the water line and the sanitary sewer between MH 6 and MH 12, and 18" of vertical separation between the water line and the sanitary sewer between MH 7 and MH 8.**
50. Top of all sewers entering or crossing streams shall be at a sufficient depth below the natural bottom of the stream bed to protect the sewer line. In general, one foot of cover should be provided where the sewer is located in rock and three feet of cover (including concrete encasement) in other material. (PA DEP Domestic Water Facilities Manual 27.1) Sewer crossing the stream currently appears to have 2.5-feet of cover.  
*Resolved.* The sanitary sewer has been revised to provide additional cover over the piping between MH 2-MH 3. The stream channel will be reggraded to provide cover over the pipe of 42-inches and the pipe has been proposed to be constructed with Ductile Iron Pipe and be encased in concrete.  
**As noted, this comment has been resolved.**





51. Sewer outfalls, headwalls, manholes, gateboxes or other structures shall be so located that they do not interfere with the free discharge of flood flows of the stream. (PA DEP Domestic Water Facilities Manual 27.1) MH 3 appears close to the stream, please relocate or indicate how this manhole will not interfere with the streamflow.  
*Outstanding.* MH 3 does not appear to have been relocated away from the stream. We also recommend that MH 3 and MH 4 have rim elevations elevated 12-inches above ground with bolted lids.  
**Manhole MH3 has been repositioned to be outside of the 100-year flood plan.**
52. Sewers entering or crossing streams shall be constructed of cast or ductile iron pipe with mechanical joints or concrete encasement around other types of pipes so that they will remain watertight and free from changes in alignment or grade. (PA DEP Domestic Water Facilities Manual 27.2) Proposed sewer appears to be PVC.  
*Resolved.* The piping from MH2 to MH3 has been revised to be ductile iron pipe with a concrete encasement.  
**As noted, this comment has been resolved.**
53. Upon completion of construction, the stream shall be returned as near as possible to its original condition. The streambanks shall be seeded, planted or other erosion prevention methods employed to prevent erosion. Provide on the plans the specific method(s) to be employed in the construction of the sewers in or near the stream to control siltation. (PA DEP Domestic Water Facilities Manual 27.2)  
*Pending.* The applicant has stated that stream restoration will be addressed as part of the PADEP/CCCD Joint Permit application.  
**As previously stated, the stream restoration will be handled as part of the Project's Joint Permit application and shall be in accordance with DEP's requirements. The restoration of the stream channel has been noted on the Wetland Impact Plan and Detail planset. For reference purposes, a copy the planset has been included with this submission.**
54. During construction of sewer projects, the contractor shall be prohibited from unnecessarily disturbing or uprooting trees and vegetation along the streambank and in the vicinity of the stream, dumping of soil and debris into streams and/or on banks of streams, changing the course of the stream without an encroachment permit, leaving cofferdams in streams, leaving temporary stream crossings for equipment, operating equipment in the stream, or pumping silt-laden water into the stream. (PA DEP Domestic Water Facilities Manual 27.3)  
*Please add the above as a note on the plans.*  
*Resolved.* The note has been added to the plans, see Utility Note No. 11 on the Sheet 1.  
**As noted, this comment has been resolved.**
55. Please provide 20-foot-wide easements for proposed sewer not located within the right-of-way.  
*Outstanding.* The sanitary sewer easement has been added. However, the easement from MH 2 to MH 3 should be revised to be centered over the pipe. Additionally, a 30-foot Temporary Sewer Construction Easement needs to be provided per §205-71.B(4)(d)(4). Note this comment may not be applicable if the sanitary sewer is relocated as per other comments contained herein.  
**The sanitary sewer easement has been revised to match the alignment of the sewer line. A 30' temporary construction easement has been noted on the Subdivision Plan (Sheet 2).**
56. We recommend further spacing be provided between sanitary sewer manholes 7, 8, and 9 and the respective storm sewer inlets to provide adequate spacing for future maintenance on either.  
*Outstanding.* MH 8 and MH 9 have been relocated. We still recommend relocating MH 7 as it appears to be approximately 2.5 feet from I-14.  
**The utility layout has been revised to provide as much separation as possible.**
57. Please include the effluent invert and size of pipe for the existing manhole that is being tied into.  
*Resolved.*  
**As noted, this comment has been resolved.**

#### GENERAL

58. Please continue to include the Township in any meetings, submissions and/or correspondence with the Chester County Conservation District and/or PADEP.  
*Comment acknowledged; note our office/Township were included in a pre-application meeting with DEP and CCCD on June 13, 2023, and copied on the Joint Permit submission to both agencies on August 10, 2023; reviews are pending.*  
**Comment noted.**



59. Multiple plan sheets are indicated as "(RESERVED)" and not included with the submission, including the Landscaping Plan, E&S Details, Riparian Buffer Management Plan and Construction Details – Sanitary. Resolved. All plans previously indicated as reserved have been included with this submission. As noted, this comment has been resolved.
60. It is unclear if lighting is proposed, as this is typically indicated on the Landscaping Plan, which was not included. Pending. Lighting is not currently being proposed as a part of this project. We recommend further discussion with the Township to confirm no lighting is preferred; at a minimum, it may be appropriate to provide lighting at the intersection with Hershey Mill Road. There is no site lighting proposed for the development. It is our understanding that the Planning Commission agrees with this proposal.
61. A trail/sidewalk easement should be provided along the frontage of Hershey Mill Road for future connections; see additionally Condition No. 12. Outstanding. The applicant has indicated this will be discussed further with the Township. This item shall be further discussed with the Planning Commission to determine the location and extent.
62. Proposed fencing should consider the context of the area; it may be appropriate to restrict any fencing to post and rail or similar and address any existing fencing in need of repair. Please address fencing on the Landscaping Plan, when submitted. Resolved. See note on Sheet 7. As noted, this comment has been resolved.
63. Submission is subject to Conservancy Board, Zoning Officer, Historic Commission and Fire Marshal review. Pending. The plans have been revised per comments received.
64. It may be appropriate to consider a pedestrian crossing, per PENNDOT regulations, across Hershey Mill Road to Tanglewood Drive. Outstanding. The applicant has indicated this will be discussed further with the Township. The pedestrian crossing warning signs (PennDOT Sign W11-2) have been noted on the Subdivision Plan at the proposed intersection of Millstone Circle, Tangle Wood Drive and Hershey Mill Road.
65. Directional and traffic control signage should be added to the plans. It is unclear if the circular portion of Millstone Circle is proposed to be one-way. Outstanding. The applicant has indicated that one-way signage has been added to the plan, however, we are not able to locate; please clarify. Directional signs have been provided on the Subdivision Plan. For reference and plan clarity purposes, the PennDOT sign designations have been used. R6-1L are one-way arrows to the left and R5-1 are do not enter signs. The orientation of the signs has been designated by the placement of the sign symbol.
66. Truck turning templates should be provided for delivery vehicles, trash trucks and emergency vehicles. Outstanding. The applicant has indicated that truck turning templates will be provided. A Fire Truck Turning Plan has been included with this submission. Since this is the largest anticipated vehicle that will need to navigate through the site, it is anticipated that the other noted vehicles shall work.
67. Note a Historic Resource Impact Study, Will Serve Letter (Sewer) and Pipeline Awareness Study were submitted previously with the Conditional Use application. No action required. As noted, no further action is required.

#### SANITARY SEWER (NEW)

68. We strongly recommend consideration to run the sanitary sewer main within or along the Millstone Circle roadway between MH 5 and MH 1 to increase sewer slope, for ease of future access and maintenance, reduced pipe length, and to avoid piping running under Infiltration Basin #2. Due to the depth of the stream, there is not adequate clearance to allow for a connection to the existing manhole.



69. Required minimum slope for 8-inch sewer is 0.5% (§205-71.(4)(d)(1)). The proposed slope from MH 3 to the Ex. Manhole is 0.4%. The sewer slope needs to be increased. Note that the sewer slope may be easily increased if layout is modified per above comment.  
The sanitary sewer slope has been revised to provide the minimum slope of 0.5%
70. A note shall be added to the plans that the pipe trench bottom must be inspected for suitability by the Township Engineer prior to bedding installation. The bottom may be required to be undercut and filled with additional bedding and/or ballast stone as directed by Township Engineer.  
Utility Note #12 has been added to the notes provided on the Utility Plan (Sheet 5).
71. The attached sanitary lateral detail shall be added to the plan.  
The provided detail has been added to the Construction Details (Sheet 19).
72. On Sheet 9, information for MH 5 shall be indicated on the sewer profile and on Sheet 10, information for MH 6 shall be indicated on the sewer profile.  
Manhole 5 has been provided on the Offsite Profile (Sheet 9) and Millstone Circle (Main Drive) profile (Sheet 10).
73. The run from MH 12 to MH 6 shall be shown in its entirety on the sewer profiles.  
The Millstone Circle (Loop) profile has been expanded to include Manhole 6 (Sheet 9).
74. Watertight manhole frame and cover are to be revised per the attached detail. Top of manhole to say, "East Goshen Municipal Authority" and "Sanitary Sewer". Precast concrete adjustment rings that are less than or equal to 11.5-inches are to be used. Bolt down lids are to be used instead of locking bar (bolt down lids are not to be used for manholes located in pavement).  
The provided detail has been added to the Construction Details (Sheet 19).
75. A detail for the connection to the existing manhole is required. The detail shall note that the connection will be core drilled, sealed with a link seal, and that the channel will be cored/formed into the existing channel.  
Notation has been added to the profile for the requested connection.
76. We recommend extending sewer from MH 11 through the easement, past the driveway, to the rear of Lot 6 so that future connections from the neighboring community will not require the demolition and replacement of curb and driveway of Lot 6. We recommend this extension have a cleanout near or at the end of the pipe extension to help locate the end of the pipe for future connection to the system.  
The extent and end treatment of the requested extension shall be further discussed.
77. We recommend refurbishing the existing manhole that is being core drilled into by relining the manhole with Sprayroc SprayWall polyurethane interior manhole lining.  
Notation has been added to the profile for the requested refurbishment.

#### LANDSCAPING (NEW)

78. All buffer yards shall include a completely planted visual barrier or landscape screen. Such visual barrier shall be fully attainable within a three-year period. (§205-60.B)  
Further, where the existing tree masses do not fully screen the area or where there are no existing tree masses, plantings shall be added to complete the visual barrier within the prescribed time period. (§205-60.B(2))  
Groupings of evergreens trees have been provided; however, they do not provide a completed planted visual barrier. Additional plant material shall be provided to meet this requirement or clarity regarding existing vegetation/ visual buffers provided for all property boundaries.  
Per the East Goshen Zoning Ordinance Section 240-27.C(2), buffer yards are not required for this type of development.
79. The landscape screen shall be composed of both high-level and low-level plantings. (§205-60.B(3)) The low-level screen shall consist of evergreen shrubs (initially not less than three feet in height). Shrubs shall be spaced in staggered rows and centered no more than five feet apart. (§205-60.B(3)(b)) No low level plantings are proposed.  
As noted above, buffer plantings are not required.





80. The high-level screen shall consist of evergreen trees initially not less than eight feet in height. (§205-60.B(3)(a)) Proposed evergreen trees are indicated as 6 - 8 feet in height.

As noted above, buffer plantings are not required.

81. The high-level screen shall consist of a combination of evergreen and deciduous trees (initially with caliper of not less than 2 1/2 inches). Trees shall be planted in staggered rows and centered no more than 18 feet apart. (§205-60.B(3)(a)) No deciduous trees have been provided.

As noted above, buffer plantings are not required.

82. The applicant shall guarantee required plantings in the buffer yard for 18 months from the date of dedication or closeout of the escrow account. (§205-60.F) This requirement shall be added to the plans.

The requested note has been added to the Landscaping Plan Notes.

83. Street trees shall be installed on forty-foot centers on the same side of the street. (§205-62) We recommend the street trees be spaced at forty-foot intervals.

As noted above, the proposed street trees have been revised to provide a 40' spacing where possible. Due to various conflicts (utility and sight triangle) and the proposed stream crossing, all street trees cannot be placed immediately inside of the road right-of-way. Instead, to provide the required number of trees, they have been placed around the entrance into the main development area. A waiver of Section 205-62 to permit this placement has been noted on the plans.

84. Plant labels have not been provided on the planting plan for the proposed plant material. Additionally, there are three hatches located on the landscape plan legend that do not appear on the landscape plan.

Plant labels have been provided on the planting plan. The Hatch Legend has been revised to include all hatches shown on the plans have been included in the legend.

85. The Open Space Management provide no notes regarding maintenance.

The notes provided on the Open Space Plan have been revised to reference the maintenance notes provide with the landscape details.

#### GENERAL (NEW)

86. We recommend that the Conditional Use approval by the Board of Supervisors on March 7, 2023 be added to the plan set.  
The Conditional Use Approval is provided on the Cover Sheet, 3<sup>rd</sup> column of notes.

87. Top and bottom of wall elevations for the proposed retaining walls should be provided.  
Wall elevations have been provided on the Grading Plan.

88. Please provide elevations and a detail for the proposed retaining wall. Note, any walls over four feet in height will require structural calculations for review by the Township Engineer and may require building permits via the Township.  
A detail for the wall is provided on Sheet 19. 'The maximum exposed wall height 2.8'

89. Indicate proposed slope of "Central Green" area.  
Slope labels for the Central Green Space have been provided on the Grading Plan.

90. The E&SC Details Sheet is incorrectly labeled as reserved on Sheet 1  
The sheet label has been corrected.

Should you have any questions, please feel free to contact me.

Sincerely,

Michael Hartman, P.E.  
mhartman@dh-enterprises.net



# Memorandum

---

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

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Date: 7-14-2023  
To: Planning Commission  
From: Duane J. Brady Sr., East Goshen Township Zoning Officer  
Re: **1010 Hershey Mill Road / Millstone Meadows  
Preliminary/Final Subdivision and Land Development  
Residential Open Space Development/Initial Review Letter**

Dear Board Commissioner,

The Township Zoning Officer has reviewed the required Historic Resource Impact Study (HRIS) prepared by Mary Sue Boyle and Company West Chester PA dated October 2022 for the creation of a new 14 Lot Residential Open Space Subdivision/Land Development which will contain three (3) Historic Resources which include a Single-Family Dwelling, Barn (To be sold as a Primary Single-Family Dwelling), and Spring House. The following recommendations and comments are provided:

1. The historic resource impact study (HRIS), prepared by a registered architect specializing in historic preservation and adaptive reuse of historic buildings and structures, shall be submitted to the Township, unless waived or modified by the Board of Supervisors. When part of a preliminary plan submission for any subdivision or land development application which proposes new construction of buildings, structures, roads, driveways, parking areas, or other land disturbance within 250 feet of the exterior walls of any Class I or II historic resource.

Pending: Please provide documentation that Mary Sue Boyle is a registered architect or that a waiver was approved by East Goshen Township Board of Supervisors.

2. A request should be made to include as part of the historic resource impact study (HRIS), that a physical description of the interior of the historic resource(s), including an interior floor plan.

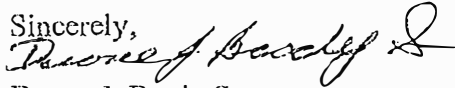
Pending: Please provide interior floor plans and a physical description of the interior of the single-family dwelling.

3. The existing historic barn will be sold as a primary/principal structure for use as a single-family dwelling.



Pending: A note should be added to the plan to hold the barn as a single-family dwelling and no other use unless approved by East Goshen Township Planning Commission and Board of Supervisors.

Sincerely,

A handwritten signature in cursive script, appearing to read "Duane J. Brady Sr.", written in dark ink.

Duane J. Brady Sr.  
East Goshen Township  
Zoning Officer



CHESTER COUNTY  
CONSERVATION DISTRICT

*Conserving Natural Resources for Our Future*

November 21, 2023

**\*\*VIA ELECTRONIC TRANSMISSION\*\***

Grove Meadow Developers LLC  
Attn: TR Moser  
1171 Lancaster Ave, Suite 201  
Berwyn, PA 19312

**Re:** *Completeness Notification Letter*  
*NPDES Permit Application No.: PAD150321*  
*Project Name: Millstone Meadows*  
*Municipality: East Goshen Township, Chester County*

Dear Mr. Moser:

The Chester County Conservation District has reviewed the above-referenced application for completeness and has determined that the application is complete. The District will now proceed with the technical review of the application. During the technical review, the adequacy of the application and its components will be evaluated to determine if sufficient information exists to render a decision on the technical merits of your application.

If you have questions about your application, please contact Shannon Healey, Urban Team Leader, by e-mail at [shealey@chesco.org](mailto:shealey@chesco.org) or by telephone at 610-455-1377.

Sincerely,

Christian E. Strohmaier, Director

cc: SERO DEP  
dH Enterprises, Inc.  
East Goshen Township



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

EME # 3660-00

## MILLSTONE MEADOWS

1010 Hershey Mill Road  
Tax Parcel # 53-1-19  
East Goshen Township; Chester County

*Prepared for:*

GROVE MEADOWS DEVELOPERS, LLC  
1171 Lancaster Avenue  
Berwyn, PA 19312

July 28, 2023

*Prepared by:*



PO Box 735 • 101 Fellowship Road  
Churchland, PA 19480-0735  
(610) 458-8300 • fax (610) 458-7168 • [evansmill@eme-llc.com](mailto:evansmill@eme-llc.com)

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APPENDIX A2	EDR Sanborn Map Report
APPENDIX A3	EDR Aerial Photograph Package
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APPENDIX D	Background Data
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## 1.0 EXECUTIVE SUMMARY

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Evans Mill Environmental, LLC (EME) conducted a Phase I Environmental Site Assessment for a property located on the west side of Hershey Mill Road, across from Tanglewood Drive in East Goshen Township, Chester County, PA. The property is identified as Tax Parcel Number 53-1-19 and is addressed as 1010 Hershey Mill Road. The study was undertaken to determine the presence or likely presence of hazardous substances or petroleum products on the site that may present environmental concern. The Phase I assessment was performed in general accordance with the scope and limitation of the ASTM Standard Practice E1527-13 and incorporates procedures as prescribed in the new ASTM E1527-21 Standard. This assessment did not reveal evidence of Recognized Environmental Condition relating to the subject property.

The subject property consists of approximately 16.1 acres. A review of historical information indicates the property was once part of a larger tract where one lot was subdivided off 1972. Residential and agricultural lands surround the subject property.

No response was received from Chester County Health Department or East Goshen Township to our request on knowledge of environmental concerns associated with the subject property. Information provided by the current property owner and potential buyer did not reveal indications of environmental concerns.

Observations of adjacent land use in the immediate vicinity of the subject property were not indicative of a recognized environmental condition impacting the subject property. The search of available environmental records undertaken by EDR did not identify the subject property on any of their databases. The databases only identified two sites on their federal and state database. Both sites were noted as completed sites.

There were no other facilities or reports of incidents indicative of a recognized environmental concern within the respective radii of the subject property.

## 2.0 INTRODUCTION

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### 2.1 Purpose

Evans Mill Environmental LLC (EME) was retained by the equitable owner to perform a Phase 1 Environmental Site Assessment of the approximate 16.1-acre property located on the west side of Hershey Mill Road, across from Tanglewood Drive in East Goshen Township, Chester County, PA. The property is identified as Tax Parcel No. 53-1-19.

This Phase I Environmental Site Assessment was performed in general conformance with the ASTM Standard Practice E1527-13 and also incorporates procedures as prescribed in the new ASTM E1527-21, which addresses the EPA Standards and Practices for conducting All Appropriate Inquiries. The purpose of this practice is to define good commercial and customary practice for conducting an environmental site assessment of a parcel with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products. It is a process of evaluating a property's environmental conditions and assessing the likelihood of contamination. An evaluation of business environmental risk associated with the parcel may necessitate investigation beyond that identified in the ASTM Standard Practice E1527-13 and also incorporates procedures as prescribed in the new ASTM E1527-21.

The goal of the Phase I Environmental Site Assessment is to identify recognized environmental conditions (REC) that are associated with a property. The term recognized environmental condition means a release, a likely release, or a material threat of a release of hazardous substances to the environment. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions. The assessment also seeks to identify historical recognized environmental conditions (HREC) where the historical release has been remediated to the satisfaction of the regulatory entity for unrestricted use in accordance with current regulatory cleanup standards. The revised 2013 standard also includes a new category of releases termed controlled recognized environmental condition (CREC). This category of releases has been addressed to the satisfaction of regulatory entities where residual contamination has been permitted to remain in place subject to the implementation of Activity and Use Limitations (AULs,) and/or other engineering and institutional controls.

## **2.2 Scope of Services**

A Phase I Environmental Site Assessment generally consists of the collection and review of background data, historical records, regulatory records review, a site reconnaissance, and interviews. The information is compiled, evaluated and documented in a report.

The following work program is included in the scope of this Phase 1 Environmental Site Assessment:

- Site History/Records Review: The purpose of this service is to obtain and review records that will help identify recognized environmental conditions in connection with the property. A computer-generated profile search of State and Federal environmental databases is undertaken to identify regulatory exposure of the property and surrounding area. Historical sources are obtained and reviewed in order to develop a history of the previous uses of the property and surrounding area in order to help identify the likelihood of past uses that may be indicative of recognized environmental conditions for the subject property. Historical sources include aerial photographs, tax maps, historical atlas maps, soils and geologic maps, topographic maps and property deeds.
- Site Reconnaissance: The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. A site visit is undertaken to visually observe and evaluate the property and adjacent areas for conditions with respect to hazardous materials and petroleum products, which could be indicative of a recognized environmental condition.
- Interviews: The objective of these interviews is to obtain information from the owners, key site managers, and others knowledgeable of the site in attempt to obtain information about uses and conditions of the property that could be indicative of recognized environmental conditions. The user is also interviewed as to any specific knowledge of uses and conditions of the site. Local government officials are also contacted for knowledge of site conditions and/or property uses that could be indicative of recognized environmental conditions for the site.
- Evaluation and Report Preparation: The information gathered during the assessment is evaluated to determine if environmental conditions identified are in fact recognized environmental conditions as defined by the ASTM practice. Environmental conditions determined not to be recognized environmental conditions, including HRECs and CRECs, are documented in the Findings and Opinions section of the report, while recognized environmental conditions (RECs) are documented in the Conclusion section of this report.



### 3.0 SITE RECONNAISSANCE

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#### 3.1 Site Identification and Physical Setting

The subject property is a residential property consisting of approximately 16.1 acres along west side of Hershey Mill Road, across from Tanglewood Drive in East Goshen Township, Chester County, PA. **Figure 1** shows the location of the parcel on the Chester County Road Aerial Map, while **Figure 2** notes the general site location on the USGS topographic map. **Figure 3** shows the location of the subject property and boundaries on the Chester County Tax Parcel aerial map. The property is a small farmette that contains an existing dwelling, barn, springhouse, and pasture.

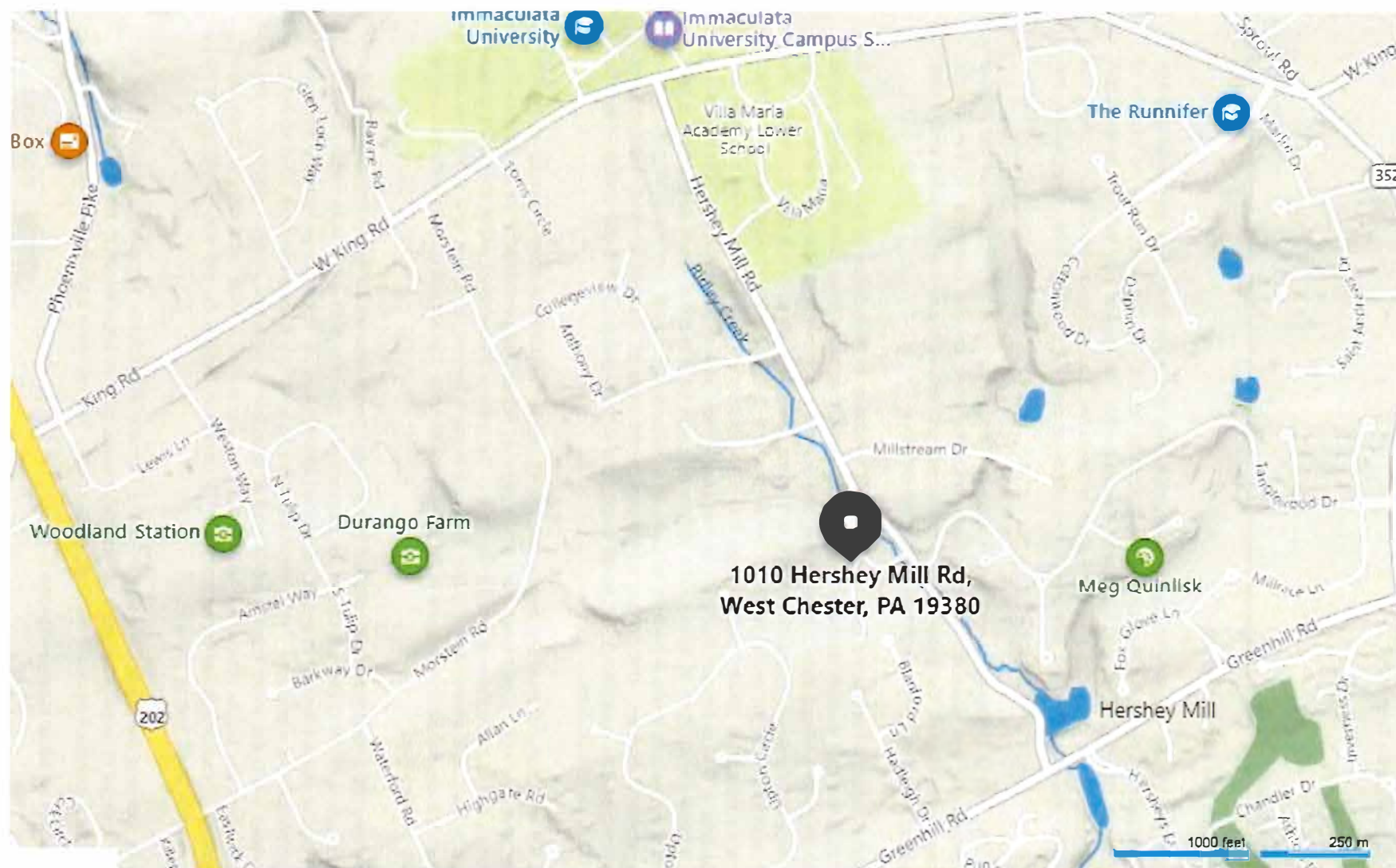
The identification of the overall topography, soils, and underlying geology can give an indication of the ease of subsurface water movement and potential contamination migration that can be conveyed in the general topographical drainage area. Overall, the topography of the subject property is in a ravine that flows to the east. The EDR database report indicates a general northeast groundwater flow.

A Custom Soil Resource Report was obtained from the USDA-NRCS website and is included as an appendix of this report. This report indicated that the soils on the property are mapped primarily as Manor loam with a small pocket of Codorus and Hatboro Series. Manor loam is a very deep, well drained to somewhat excessively drained soils on strongly dissected uplands. The main diagnostic horizon or feature of the Manor series is a cambic horizon. The cambic horizon is an area within the soil profile which has weak structural development. The Manor series is formed in residuum from highly micaceous schist. Slopes range from 0 to 65 percent. Runoff is medium to rapid, and permeability is moderate in the solum and moderate to moderately rapid in the C horizon. The solum, A and B horizons, ranges in thickness from 15 to 35 inches. The texture encountered within the solum ranges from a loam with a weak fine granular structure in the A horizon, to a silty loam texture with a weak medium subangular blocky structure in the Bw (cambic) horizon. The subsoil, weathered parent material, consists of sandy loam to loam texture. Rock fragments of hard quartzite or flat schist range from 0 to 30 percent in the soil profile. Depth to bedrock is six (6) to ten (10) feet or more.

Hatboro silt loam is a deep, poorly- drained soil that occupies flood plains. The Hatboro series is formed in regolith of alluvium from metamorphic rock. Slopes range from 0 to 3 percent. Runoff and permeability are moderate. The solum, A and B horizons, ranges in thickness from 40 to 60 inches. The texture encountered within the solum ranges from silt loam to sandy loam with a weak fine granular structure in the A horizon, to a loam to a sandy clay loam texture with a medium subangular blocky structure in the Bg (gleyed) horizon. The subsoil consists textures ranging from sandy clay loam to clay loam.

Codorus silt loam is a very deep, moderately well-drained to somewhat poorly drained soil found in floodplains. The diagnostic horizon or feature of the Codorus series is the presence of a seasonal high-water table within 24 inches of the surface. The Codorus series is formed in recently deposited alluvial material. Slopes range from 0 to 3 percent. Runoff is low, and permeability is moderate. The solum, A and B horizons, ranges in thickness from 30 to 60 inches. The texture encountered within the solum consists of silt loam to loam with a weak fine granular structure in the A horizon, a weak fine subangular blocky structure in the Bw horizon. The subsoil consists of a loam to sandy loam texture. Rock fragments of rounded gravel range from 0 to 15 percent in the solum, and 0 to 25 percent in the subsoil. Depth to bedrock is six (6) feet or more.

The PA DCNR website indicates the site to be underlain by the Glenarm Wissahickon formation. This formation is generally moderately resistant to weathering and is often highly weathered to a moderate depth resulting in uneven, hackly, small-size rubble at points of exposure at the ground surface. The formation typically exhibits good surface



EVANS MILL ENVIRONMENTAL, LLC  
P.O. Box 735  
101 Fellowship Road  
Uwchland, PA 19480  
(610) 458-8300  
(610) 458-7168 FAX

### MILLSTONE MEADOWS

1010 Hershey Mill Road; East Goshen Township; Chester County, PA

FIGURE 1: SITE LOCATION ROAD MAP

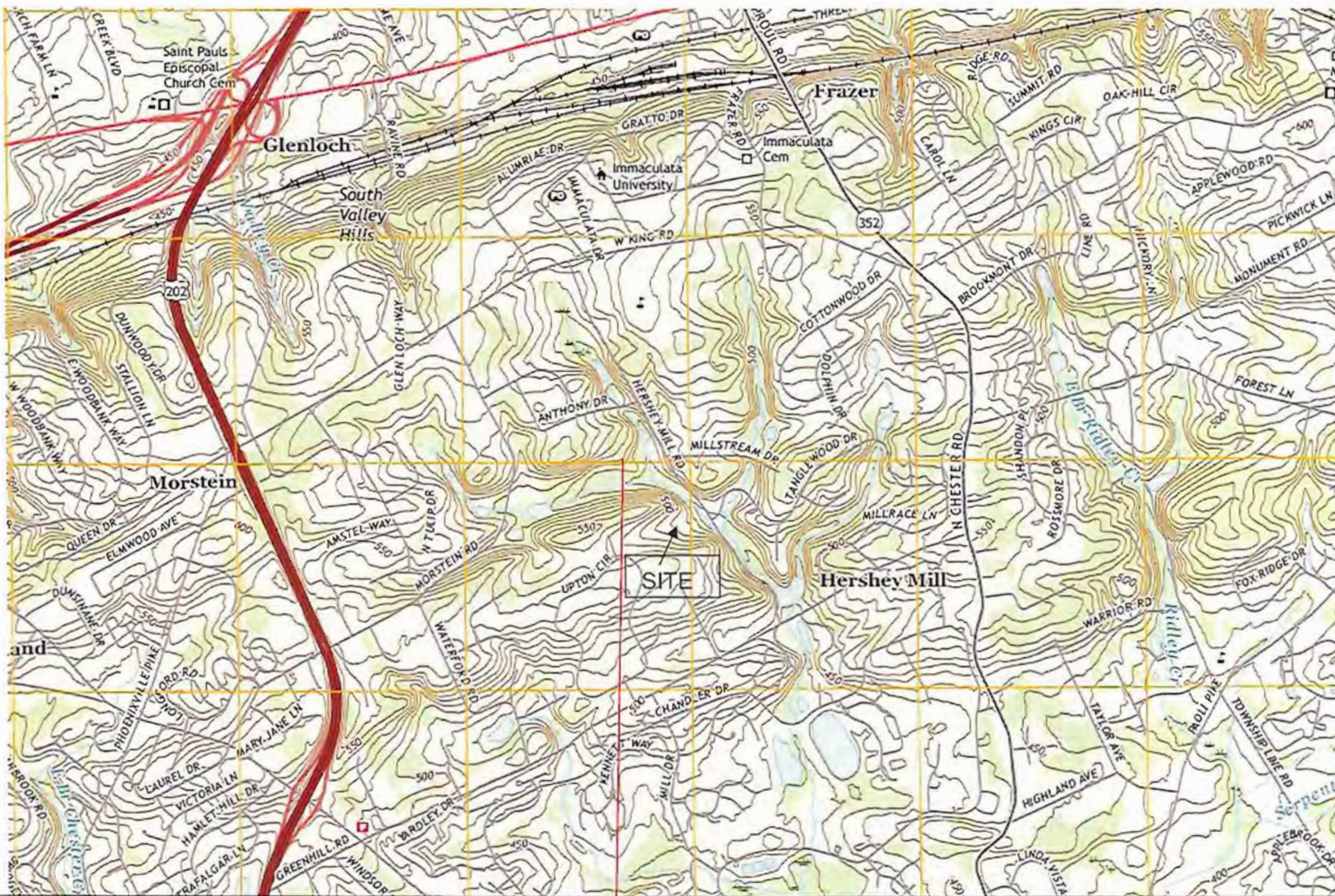
Scale: NTS

Date: 7/21/2028

By: AML

EME No: 3660-00





EVANS MILL ENVIRONMENTAL, LLC  
P.O. Box 735  
101 Fellowship Road  
Uwchland, PA 19480  
(610) 458-8300  
(610) 458-7168 FAX

## HERSHEY MILLS

EAST GOSHEN TOWNSHIP; CHESTER COUNTY, PA

Figure 2: U. S. G. S. QUADRANGLE --MALVERN, PA

Scale: 1:24,000

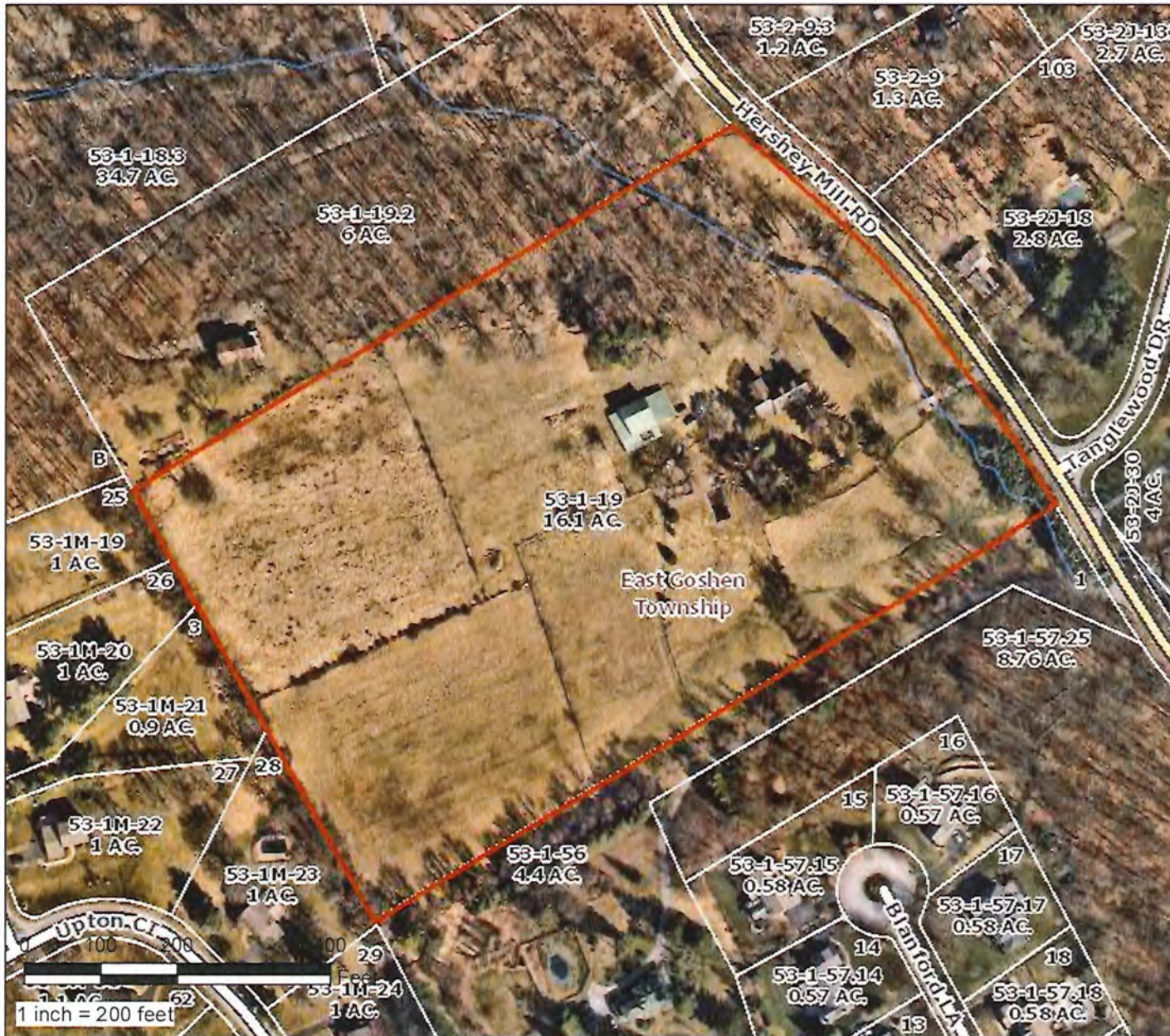
USGS Map Date: 8/30/2019

By: USGS

EME No: 3660-00



FIGURE E3: Parcel Aerial Map



COUNTY OF CHESTER  
PENNSYLVANIA



Find UPI Information

PARID: 5301 00190000  
UPI: 53-1-19  
Owner1: MILLER MARK S &  
Owner2: CHRISTINE S  
Mail Address 1: 210 N ABERDEEN  
AVE  
Mail Address 2: WAYNE PA  
Mail Address 3:  
ZIP Code: 19087  
Deed Book: 3587  
Deed Page: 895  
Deed Recorded Date: 07/01/1993  
Legal Desc 1: WS OF HERSHEY MILL  
RD  
Legal Desc 2: 16.1 AC FARM  
Acres: 16.1  
LUC: F-10  
Lot Assessment: 100410  
Property Assessment: 215400  
Total Assessment: 315810  
Assessment Date: 12/16/2022 7:49:49  
AM  
Property Address: 1010 HERSHEY MILL  
RD  
Municipality: EAST GOSHEN  
School District: West Chester Area

Map Created:  
Wednesday, March 15, 2023

County of Chester



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drainage but joint and cleavage opening generally provide low secondary porosity. Median well yield of 20 gallons per minute can be obtained but water levels can show seasonal fluctuations. Highest yields can be obtained from fracture zones and from weathered zones at the top of bedrock. Ease of excavation is generally moderately easy but can be difficult in unweathered rock. This formation generally provides good foundation stability and but cut-slope stability is only fair due to partial disintegration of materials when exposed for only short time periods.

### **3.2 Site Observations**

The objective of the site reconnaissance visit was to identify conditions and activities at or in the immediate vicinity of the subject property that would be indicative of a recognized environmental condition. W. Jeffrey Miller of Evans Mill Environmental, LLC (EME) conducted a site walk on July 10, 2023. Note, due to the size of the property, the site walk was not conducted in a 25' by 25' grid. The following is a list of specific areas of potential environmental interest that were investigated. The summary of conditions observed during this site reconnaissance visit of the property were similar to the prior site visits and are described below.

#### **3.2.1 Structures and Improvements**

There is an existing house ca. 1733, a wood timber frame barn, a stone springhouse, and several fences.

#### **3.2.2 Roads and Site Access**

Access onto the property can be made from Hershey Mill Road over a small stream.

#### **3.2.3 Forested and Vegetative Areas**

The subject property is mostly grass (pasture) with some wooded areas on the north side.

#### **3.2.4 Natural Water Bodies, Springs, Swamps, Lakes, etc.**

A small stream is also in the front yard and parallels Hershey Mill Road.

#### **3.2.5 Water Supply, Monitoring Wells, Remedial Activity**

The water supply is from the existing springhouse. There were no monitoring wells observed on the property.

#### **3.2.6 Wastewater, Cooling Water, and Sewage Disposal**

Sewage disposal is via a cesspool on the property. No other wastewater disposal was noted during the site walk.

#### **3.2.7 Aboveground/Underground Storage Tanks**

There is a heating oil tank (>275 gallons) located in the basement of the existing dwelling. There was no evidence of any apparent leaks on the dirt floor.

#### **3.2.8 Pipelines**

There was no observed or reported presence of pipeline on the subject property.

### **3.2.9 Transformers and Hydraulic Equipment**

Other than farm tractors, there was no hydraulic equipment evident. There is a transformer along Hershey Mill Road.

### **3.2.10 Chemical Storage, Spills, and/or Releases**

None observed.

### **3.2.11 Drums/containers**

None observed.

### **3.2.12 Solid Waste Disposal**

Solid waste disposal is via private collection.

### **3.2.13 Pools of Liquid**

With the exception of the swimming pool, none were observed.

### **3.2.14 Ponds, pits, lagoons**

There was no evidence of ponds, pits, or lagoons on the subject property.

### **3.2.15 Mounds, Depressions, Fill Dirt**

Evidence remains of test pits dug for stormwater infiltration testing were found, otherwise no other mounds, depressions, or fill dirt were found.

### **3.2.16 Odors**

No odors were detected during the site visit.

### **3.2.17 Heating and Cooling**

The existing dwelling is serviced by oil heat and air conditioning is accomplished via window units.

### **3.2.18 Drains/sumps**

None noted.

### **3.2.19 Leaks, stains, corrosion**

There was no evidence of leaks, stains, or corrosion observed during BME's site visit.



### 3.2.20 Distressed or Stained Vegetation

There were no observations of distress or stained vegetation observed during the site visit.

### 3.2.21 Evidence of Discharge or Run-on of Potential Contaminants from Adjacent Properties

There was no evidence of discharge or run-on, but the site is situated in a ravine. The properties to the south, west, and north all have potential to have discharges run onto the property. All the surrounding properties are residential. The properties to the west have a stormwater basin that discharges directly onto this property. There is also a petroleum pipeline located off the property to the west and uphill of the site. There was no indication of a leak from that pipeline.

### 3.2.22 Other Observed Environmental Condition

None observed.

## 4.0 ADJOINING LAND USES

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To evaluate potential adverse impacts to the site from adjoining properties, an assessment of land-use of the area was undertaken. A common way property is impacted by another is by surface runoff and groundwater flow. Land use activities on up-gradient properties are considered to have more potential impact to the site. Adjacent land-use surrounding the subject property consists of residential uses.

A Buffer Zone report was obtained online from County records on June 22, 2023, a copy of which is included in the appendix of this report. A review of the ownership information for tax parcels located within 300 feet of the subject property did not reveal ownership or land use that was indicative of potential recognized environmental concern something missing here.

## 5.0 SITE HISTORY/RECORDS REVIEW

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A review of site history was undertaken to identify uses of the property and surrounding area in an attempt to identify past uses that may be indicative of recognized environmental conditions for the subject property. Historical sources include aerial photographs, tax map information, historical reports and atlas maps, topographic maps, and property records. Communications with persons knowledgeable with the subject property history were also undertaken as part of this assessment.

### 5.1 Property Ownership Records

Property records, obtained online from the Chester County Health Department ChescoViews, indicate that Mark & Christine Miller are the current owners of the parcel who purchased the property in July 1993 from Charles R Youngblood & Patricia LeBaron Clark Youngblood. Being the same premises that was granted and conveyed to the Youngblood's in March 1983 by Patricia LeBaron Clark Youngblood, Executrix of the Estate of Charles J. LeBaron Clark (deceased). Marjorie H Buell, Betty H Clark and Dorothy Henderson Pinch, Executrices of the Estate of Bertha B Henderson (deceased) granted and conveyed to Charles J. Lebaron Clark and Betty H Clark in November 1962. Being the same property which W. Hersey Thomas, et al recorded in October 1941 granted and conveyed to Bertha B Henderson.

The 1873 Witmer Map and the 1883 Broeus Map both indicate that property was part of a larger tract owned by Wm. Otley. There was no evidence of environmental concerns.

## **5.2 Aerial Photographs**

An Aerial Photo Decade Package report obtained from EDR is included in the appendix of this report and contains sixteen (16) aerial photographs from 1937 through 2017. All the aerial photographs show the subject property identical throughout the recorded years. Part of the property appears to have been farmed through the years. The existing dwellings appear in all the aerial photographs. There was a petroleum pipeline installed to the west of the property. This line was based on a review of the aerial photographs, constructed between 1937 and 1945. No release from the pipeline that would be an indication of environmental concern is shown in the photographs.

Fifteen (15) historical aeriels were reviewed on the Historical Map Works website from the years 1951 through 2019. Eighteen historical topographic maps were also reviewed on their website for the years 1906 through 2019. No environmental concerns were found in review of the historic aerial and topographic maps.

The 1873 Witmer Map and the 1883 Broeus Map both indicate that property was part of a larger tract owned by Wm. Olley. There was no evidence of environmental concerns.

## **5.3 Fire Insurance Maps**

A search for historical fire insurance maps was requested through Environmental Data Resources, Inc. (EDR). Their search of their proprietary database records confirmed there are no Sanborn Maps or other historical fire insurance maps available for the area of the subject property.

## **5.4 Prior Environmental Reports/Records**

There are no known prior environmental assessments reports performed.

# **6.0 INTERVIEWS**

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## **6.1 User Communications**

A questionnaire was provided to the user for completion as the User(s) of the Phase 1 ESA as to any knowledge of conditions that may indicate an environmental condition associated with the subject site. The questionnaire was completed by Mr. Theodore Moser, Manager of Grove Meadow Developers, LLC and is dated June 22, 2023, a copy of which is included in the Appendix of this report.

## **6.2 Owner Communications**

The environmental owner questionnaire was also completed by Mark & Christine Miller, property owners, dated June 23, 2023. They indicated that he has no knowledge of environmental concerns on the subject property.

## **6.2 Local Government Communications**

EME made an inquiry to Mr. Eric Lynch of the Chester County Health Department on June 28 and again on July 12, 2023 regarding any knowledge of contamination or environmental pollution concern that may be associated with

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the subject property. Mr. Lynch has not responded to our request.

EME made a right to know inquiry to East Goshen Township as to any knowledge of contamination or environmental pollution concern that may be associated with the subject parcel. No response was received.

### 6.3 Other Communications

There were no other communications.

## 7.0 REGULATORY RECORDS

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### 7.1 Standard Database Search Summary

A profile search of State and Federal environmental regulatory databases was undertaken on June 27, 2023. A computer generated, environmental regulatory profile of the vicinity of the subject property was obtained from Environmental Data Resources, Inc. (EDR). This report provides a screening tool that identifies regulated sites within established ASTM-recommended search radii to ascertain potential environmental concern for the subject property. The database records search is essentially divided into Federal and State regulatory programs as listed below.

#### FEDERAL PROGRAMS

- National Priority List (NPL/Superfund)
- Proposed National Priority List (NPL/Superfund)
- NPL Liens
- Delisted NPL sites
- Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS)
- CERCLIS- No Further Remedial Action Planned (NFRAP)
- **RCRA Corrective Action Sites (CORRACTS)**
- RCRA Treatment Disposal or Storage sites (TSD)
- **RCRA Generators including No Longer Reporting Sites**
- Federal Sites with Institutional and Engineering Controls (US INST Control, US ENG Control)
- Emergency Response Notification System (ERNS)

#### STATE PROGRAMS

- Hazardous Sites Cleanup Act (HSCA) sites (state NPL equivalent)
- State Hazardous Waste sites (SHWS)
- Solid Waste Landfill Facilities (SWF/LF)
- Leaking Underground Storage Tanks (LUST)
- Registered Storage Tanks (UST/AST) including Archive AST/UST
- State Sites with Institutional and Engineering Controls (INST Control and ENG Control)
- **Voluntary Cleanup Program (VCP) (Act 2)**
- State Brownfield (Brownfields)

The search of available environmental records undertaken by EDR did not identify the subject property on any of their federal or state databases. The EDR search only listed one site on their federal databases and one site on their state databases. These two sites are listed below:

- Johnson Matthey Inc was listed on the federal CORRACTS and RCRA Generator databases. The site is located 0.923 miles north-northwest and higher elevation of the subject property. The CORRATES database indicates that the site is shown as RFA completed. The site was listed on the RCRA Generator database with only 3 of the 11 listings noting a violation and receiving written informal enforcement.
- Ward Residence, 1468 Morstein Road, located 0.225 miles west-southwest and higher elevation of the subject property, was listed in the state Voluntary Cleanup Program (VCP). The site was noted for a #2 fuel oil release and noted as a completed site. This site is considered an HREC.

## 7.2 Additional Database Records Search

The EDR search report also searches several environmental databases for the subject property beyond those required by the ASTM standard. The subject property was not listed on any of the searched databases.

The EDR search report also includes searches for exclusive high risk historical records such as manufactured gas plants (MGP), historic gas stations, and historic dry-cleaning businesses. There were no high-risk historical records found.

Due to limitations in the reported Federal, State and local site information from which the various environmental databases are compiled, the sites of environmental concern may not be adequately represented in an environmental radius profile. Sites or incidents of environmental concern may be within a searched radius of the subject property but may not have been adequately identified in the regulatory information supplied for the databases. Reported sites or incidents of environmental concern for which there is incomplete background information are referred to as orphan sites. There was one site listed on the orphan summary list at 222 & 224 N Franklin Street that was listed on the PA VCP database list.

## 8.0 SUMMARY CONCLUSIONS

### 8.1 Findings, Opinions, and Conclusions

The goal of the Phase I Environmental Site Assessment is to identify recognized environmental conditions (REC) that are associated with a property. The term recognized environmental condition means a release, a likely release, or a material threat of a release of hazardous substances to the environment. The assessment also seeks to identify historical recognized environmental conditions (HREC) and controlled recognized environmental conditions (CREC). A historical recognized environmental condition is defined as a release having been remediated to the satisfaction of the regulatory entity for unrestricted use in accordance with current regulatory cleanup standards. A controlled recognized environmental condition (CREC) is a release that has been addressed to the satisfaction of regulatory entities where residual contamination has been permitted to remain in place subject to the implementation of use restrictions, AU Ls, and/or other engineering and institutional controls.

- EME has performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 and incorporates procedures as prescribed in the new ASTM E1527-21 Standard. This assessment did not reveal evidence of Recognized Environmental Conditions in connection with the subject property.
- The EDR database search only identified one HREC site (Johnson Matthey) on their federal databases and one HREC site (Ward Residence) on their state databases. Both sites were noted as completed sites.



## 8.2 Limitations and Exceptions

The conclusions presented in this report have been developed from what is considered a Phase I "reasonable" investigation in general accordance with the current ASTM standards. This environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions concerning the subject property. All reasonably foreseeable concerns have been addressed and a verifiable effort of due diligence has been undertaken to evaluate the environmental liabilities associated with the property. An evaluation of Business Environmental Risk associated with the parcel may necessitate investigation beyond the scope identified in this practice.


EME has performed the site assessment in general conformance with the scope and limitations of the standard practice. Non-scope issues not included in this investigation include radon, lead, asbestos, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, air quality, and high voltage power lines.

## 8.3 User Reliance

This report has been prepared for the exclusive use of Grove Meadow Developers, LLC and the assessors have no obligation to any other third party without further express consent from EME. The assessor assumes no obligation for reporting any conditions revealed by the assessment to any entity other than our client, and those authorized by our client to receive such information.

## 8.4 Environmental Professional Statement

"I have the specific qualifications based on education, training, and experience to assess a **property** of the nature, history, and setting of the subject **property**. EME has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. I declare that, to the best of my professional knowledge and belief, I meet the definition of **Environmental Professionals** defined in 312.10 of 40 CFR 312."

  
W. Jeffrey Miller  
EVANS MILL ENVIRONMENTAL, LLC

7/28/2023  
Date

  
Ann M. Lane  
EVANS MILL ENVIRONMENTAL, LLC

7/28/2023  
Date