

**EAST GOSHEN TOWNSHIP  
PLANNING COMMISSION  
Special Meeting Agenda  
Tuesday, December 10, 2024  
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 26, 2024**
- F. Acknowledge Receipt of New Applications (Initial Submission)
- G. Subdivision and Land Development Applications
  - 1. 1365/1373 Enterprise Drive, CTDI- Final Land Development Plan**
- H. Conditional Uses Applications-
- I. Zoning Hearing Board Variances
- J. Ordinance Amendments
- K. Old Business
- L. New Business
- M. Liaison Reports
- N. Correspondence
- O. Announcements
- P. Next Meeting – **Tuesday, January 28, 2025 at 7:00 PM**

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

**East Goshen Township Planning Commission  
Application Tracking Log  
DECEMBER 10, 2024**

Application Name	Application (CU,LD,ZO,SD,SE,CA)	Type (Sk, P, F)	Date Filed	Start Date	Date to Township Engineer	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC MUST Act Date (70-Days)	BOS Must Act Date (90-Days)	Hearing Date	Drop Dead date	Comments
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**PENDING PROJECTS**

**Bold = New Application or PC action required**

<b>Enterprise Drive- CTDI</b>	<b>LD</b>	<b>F</b>	<b>10/23/2024</b>	<b>11/26/2024</b>	<b>10/24/2024</b>			NA	1/28/2024	2/18/2024	NA	2/25/2024	Final plan to be reviewed at the 12/10/2024 Planning Commission meeting
1344 Morstein Road- K.A. Thomas	SD	P/F	9/19/2024	9/24/2024	9/19/2024			NA	11/26/2024	12/17/2024	NA	12/23/2024	Preliminary plan reviewed by the Commission on 11/26/2024 Planning
1338 Morstein Road- WCU Foundation	SD	P/F	2/5/2024	2/27/2024	9/13/2024			11/3/2024	5/3/2024 8/3/2024 11/3/2024	5/3/2024 11/3/2024	NA	5/3/2024 8/3/2024 11/3/2024	Planning Commission recommended approval on 10/22/2024- Revisions and intermunicipal agreements needed prior to seeking BoS approval
1302 Goshen Pkwy - ZEKS	CU	n/a	10/3/2024	10/3/2024	10/3/2024			NA	11/17/2024	12/2/2024	12/17/2022	1/3/2025	PC recommended approval on 10/22/2024 hearing to be held on 12/17/2024 Conditional Use

**PROJECTS COMPLETED IN 2024**

1306 West Chester Pike	CU	NA	3/15/2024	3/15/2024	NA	NA	NA	NA	4/30/2024	5/15/2024	4/16/2024	5/15/2024	Approved at BoS meeting:4/16/2024
1344 Morstein Road Sketch Plan	SD	SK	2/16/2024	2/27/2024	NA	NA	NA	NA	NA	NA	NA	NA	PC Meeting: 2/27/24 (initial submission), 3/26/2024 (discussion)
Timbermill- 301 Reservoir Road	SD	P	1/29/2024	2/27/2024				4/11/2024	7/3/2024	7/3/2024		7/3/2024	Approved at BoS meeting: 6/18/2024
Millstone Meadows- 1010 Hershey Mill Rd	SD	P	5/16/2023	5/16/2023		5/5/2023		6/28/2024	9/25/2024	9/25/2024		9/25/2024	Approved at BoS meeting: 9/3/2024
Timbermill SD- 301 Reservoir Road	SD	F											Approved at BoS meeting: 9/3/2024
14 Reservoir Road	SD	F	9/28/2022	9/28/2022	10/12/2022	10/19/2022		5/13/2024	8/28/2024	8/28/2024		8/28/2024	Approved at BoS meeting: 9/17/2024
Enterprise Drive- CTDI	LD	P	5/7/2024	5/7/2024	7/9/2024			10/31/2024	9/24/2024	10/31/2024		10/31/2024	Approved at BoS meeting: 10/15/24
1671 & 1681 E. Strasburg Road- Connors	CU	n/a	9/27/2024	9/27/2024	9/27/2024			NA	11/11/2024	11/26/2024	11/19/2024	1/3/2025	Conditional Use approved by BoS on 11/19/2024
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	ZHB condition of approval for barn renovations expired 11/2024

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**October 22, 2024**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, November 26, 2024 at 7:00 pm in the Township Building.

Members present are highlighted:

**Chair – Ernest Harkness**

**Vice Chair – John Stipe**

Dan Daley

Michael Koza

**Michael Pagnanelli**

**Fred Pioggia**

**Dan Truitt**

Also present was:

Duane Brady, Fire Marshall

**Kelly A. Krause, Zoning Officer**

**John Hertzog , BOS Liaison**

Nathan Cline, Township Engineer

Mark Thompson, Township Solicitor

**COMMON ACRONYMS:**

*BOS – Board of Supervisors*

*BC – Brandywine Conservancy*

*CB – Conservancy Board*

*CCPC – Chester Co Planning Commission*

*CPTF – Comprehensive Plan Task Force*

*CVS – Community Visioning Session*

*SWM – Storm Water Management*

*ZHB – Zoning Hearing Board*

**FORMAL MEETING – 7 p.m.**

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, police, military, and all who protect us.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the October 22, 2024 meeting were approved.

**CHAIRMAN’S REPORT –**

Since the regular meeting for December would be December 24<sup>th</sup>, the Planning Commission will meet on Tuesday December 10, 2024 at 7:00 pm.

**Acknowledge Receipt of New Applications (initial Submission)**

None

**Subdivision and Land Development Applications**

1. 1344 Morstein Road – Preliminary/Final Plan Review – Adam Brower, Project Manager, asked to review the plan and get comments from the Planning Commission Members. They have not received a review letter from the County yet. In the Pennoni letter dated 11/22/24 on page 2 #15, the driveway will service 3 lots and be 20 feet wide. They are asking for a waiver for the curbing. Instead of a cul-de-sac they are planning to use a turn around. The lots and existing house were discussed. The need for a stormwater management basin easement was discussed. He thanked the Commission for their input.

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**CONDITIONAL USES AND VARIANCES - None**

**ZONING HEARING BOARD VARIANCES - None**

**ORDINANCE AMENDMENTS - None**

**OLD BUSINESS -None**

**NEW BUSINESS – None**

**LIAISON REPORTS**

**1. Board of Supervisors** – John mentioned that they passed the budget for 2025. There is a new member to the Malvern Library Board.

**ANY OTHER MATTER** – Brian Nagle was present. He is representing CTDI. Since this is not on the current agenda he will send someone else to the December 10<sup>th</sup> meeting.

**CORRESPONDENCE - None**

**ADJOURNMENT**

There being no further business, Dan T. made a motion to adjourn the meeting. Fred seconded the motion. The meeting was adjourned at 7:35 pm.

The next meeting will be held on Tuesday December 10, 2024 at 7 p.m.

Respectfully submitted,

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*Ruth Kiefer, Recording Secretary*

# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
610-692-7171 ext. 3103  
[kkrause@eastgoshen.org](mailto:kkrause@eastgoshen.org)

**Date:** December 2, 2024  
**To:** East Goshen Township Planning Commission  
**From:** Kelly A. Krause, Zoning Officer  
**Re:** **1365/1373 Enterprise Drive**  
**Communications Test Design, Inc & Parsons 1365, LLC**  
**Final Land Development Plan-**  
**New building with associated site improvements**

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A recommendation is sought by the applicant for the Final Land Development Plan of 1365/1373 Enterprise Drive, owned by Communications Test Design, Inc & Parsons 1365, LLC to construct a new building to serve as a reception area to visitors of the existing business (CTDI). The project also includes an outdoor amenity space, parking and circulation improvements, stormwater management and associated site improvements. The property is located within the Business Park Zoning District (§240-21 of the East Goshen Township Code) and proposed to be completed as a Declaration of Condominium agreement.

**Background information:**

The applicant received Preliminary Land Development approval by the Board of Supervisors on October 1, 2024, and has subsequently filed and recorded a Condominium Declaration with the Chester County Recorder of Deeds.

The plans last revised on October 23, 2024 have been reviewed by staff, the Township Engineer, and Township Solicitor. They have been found to be in general conformance with all applicable regulations, and address the concerns raised by the Planning Commission during preliminary plan approval regarding the proposed impervious coverage and Zoning Tabulation Chart. Remaining items are administrative in nature, including notes to be added to the plan for clarification purposes, and the submission of standard agreements relating to Land Development projects (e.g. stormwater management, etc.)

**Draft Motion:**

Mr. Chairman, I move that we recommend approval of the Final Land Development Plan of Communications Test Design, Inc & Parsons 1365, LLC for the property located at 1365/1373 Enterprise Drive to the Board of Supervisors, upon addressing the remaining outstanding items to the satisfaction of Township consultants and staff.

October 23, 2024

Ms. Kelly Krause, Director of Codes & Zoning  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380-6199

**Re: FINAL LAND DEVELOPMENT PLANS  
COMMUNICATIONS TEST DESIGN, INC. (CTDI)  
1373 ENTERPRISE DRIVE, WEST CHESTER, PA 19380  
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA  
CSG (BERNARDON) PROJECT # 2325.01-23  
PENNONI # EGOST 00142**

Dear Ms. Krause:

The following revisions are offered in response to the review letter issued by Pennoni and dated **September 6, 2024** with responses in ***bold italics***:

## **ZONING (§240)**

6. The parking, loading, ingress and egress areas of any zoning district shall be provided with sufficient lighting for security purposes. (§240-27.C(7)(a) & §240-27.E(15)). A lighting plan shall be provided.

***CSG (BERNARDON) Response: Please see provided Lighting Plan.***

## **LANDSCAPING (§240)**

17. Tree species indicated mostly conform to the Township approved tree list. In place of Gleditsia, consider an alternative such as Maple, Oak, or Linden species.

***CSG (BERNARDON) Response: While nine (9) Gleditsia remain due to their aesthetic quality and native attributes, nineteen (19) Linden's have been added to the plan as well as eight (8) maple trees to conform with the Township approved tree list. Please see Planting Plan and Schedule.***

18. Plans should indicate if built-in irrigation will be provided for plaza planting areas.

***CSG (BERNARDON) Response: Plaza planting areas too be irrigated with built in system. Please see provided Irrigation plan indicating which areas are to be irrigated. Detailed irrigation layout and design to be delegated design.***

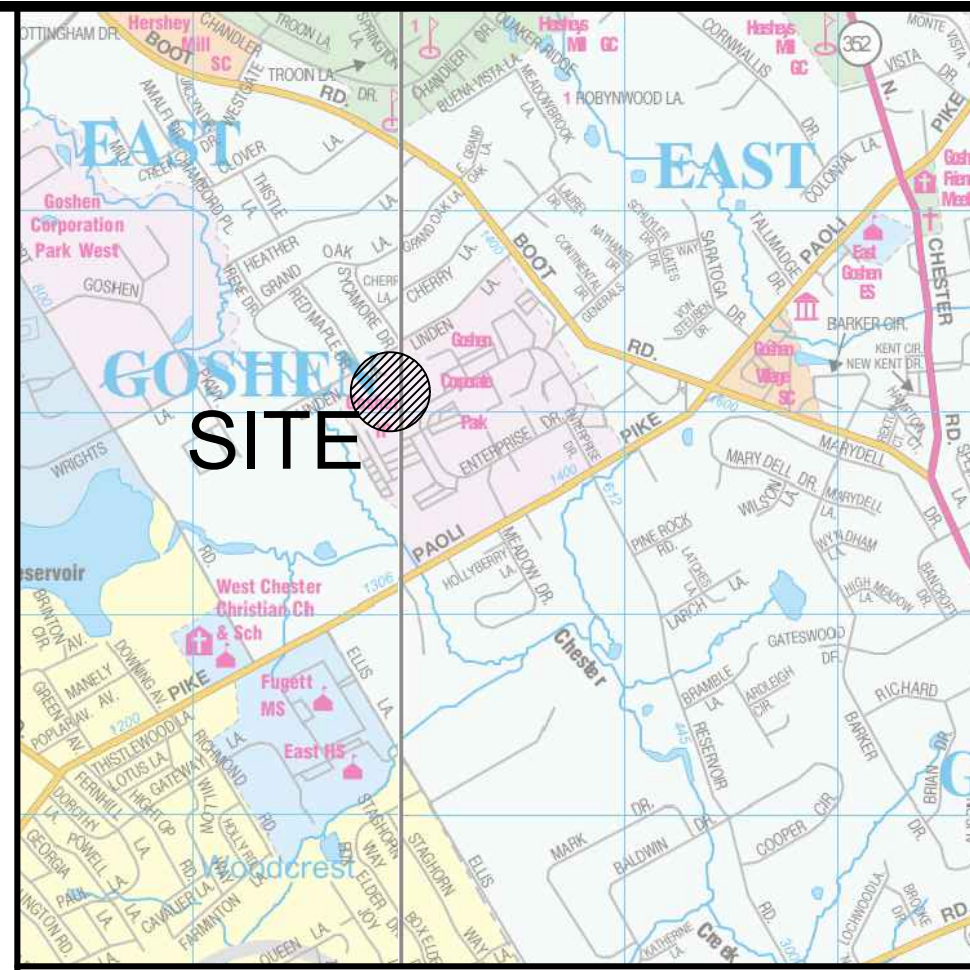
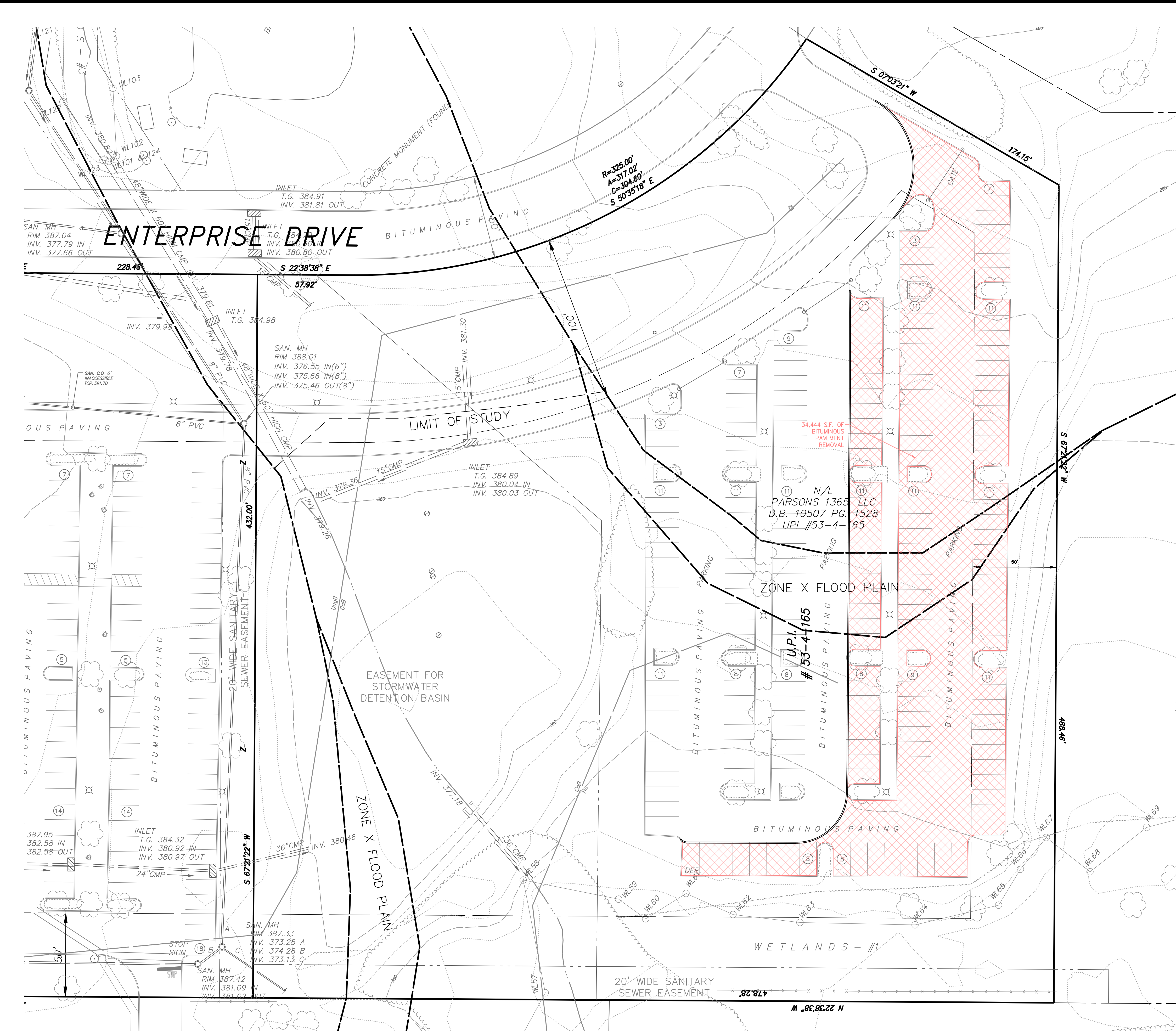
19. There is an existing vegetated buffer to the rear which appears to adequately screen adjacent residential properties. Plans should accurately depict this buffer and specifically indicated for this to remain and be protected. The applicant should consider supplementing it with additional trees such as evergreen; the thuja plicata indicated on the planting plan tends to be narrow in form and may be inadequate.

***CSG (BERNARDON) Response: Grading and Site Plans depict and indicate existing buffer to remain and be protected. Planting Plan buffer has been supplemented with additional trees and large shrubs as well as evergreen species to increase density and opacity of buffer. Please see provided planting plan.***

Sincerely,



Zachary Cross  
Designer III  
610.444.7868 | [zcross@core-states.com](mailto:zcross@core-states.com)



LOCATION MAP SCALE 1"=2000'

LEGEND

- EXISTING FEATURES**
- EXISTING PROPERTY BOUNDARY
  - EXISTING ADJOINING PROP. LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING EASEMENT
  - EXISTING SETBACK BOUNDARY
  - EXISTING BUILDING
  - EXISTING 1' CONTOURS
  - EXISTING 5' CONTOURS
  - EXISTING SPOT ELEVATION
  - EXISTING EASEMENT
  - EXISTING SETBACK BOUNDARY
  - EXISTING SOIL TYPE
  - EXISTING CURB
  - EXISTING EDGE OF PAVEMENT
  - EXISTING FENCE
  - EXISTING STORM INLET AND PIPE
  - EXISTING MANHOLE AND PIPE
  - EXISTING U/G FIRE LINE
  - EXISTING U/G WATER LINE
  - EXISTING U/G ELECTRIC LINE
  - EXISTING U/G TELEPHONE LINE
  - EXISTING U/G GAS LINE
  - EXISTING OVERHEAD WIRES
  - EXISTING LIGHT POLE
  - EXISTING SIGN
  - EXISTING UTILITY POLE
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
  - EXISTING TREE & SHRUB LINE
- PROPOSED FEATURES**
- PROPOSED BUILDING
  - PROPOSED HEAVY DUTY PAVEMENT
  - PROPOSED CONCRETE PAD/SIDEWALK
  - PROPOSED PAVERS
  - PROPOSED RETAINING WALL
  - PROPOSED CONCRETE CURB
  - NUMBER OF PROPOSED PARKING SPACES
  - PROPOSED SIGN
  - PROPOSED 1' CONTOURS
  - PROPOSED 5' CONTOURS
  - PROPOSED SPOT ELEVATION
  - PROPOSED STORMWATER MANAGEMENT FACILITY
  - PROPOSED STORM PIPE AND INLET
  - PROPOSED STORM PIPE AND MANHOLE
  - PROPOSED STORM PIPE AND CLEANOUT
  - PROPOSED PIPE FLOW ARROW

GRADING & UTILITY PLAN

NO.	DATE	REVISION
2	10/04/24	ADDRESS IMPERVIOUS COVERAGE COMMENT
1	6/13/24	ADDRESS NPDES ADMIN INCOMPLETENESS REVIEW LETTER

PRELIMINARY LAND DEVELOPMENT PLAN FOR

**ONE CTDI PLACE**  
EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**ChesterValley ENGINEERS, INC.**  
112 Moores Road, Suite 200, Malvern, PA 19355  
610-644-4623  
www.chestervalley.com

**JEREMY R. MAZIARZ**  
REGISTERED PROFESSIONAL ENGINEER  
50557-E

PROJECT NO. 22024  
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 30'	4/29/2024	RRB	JRM	

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**NOTE TO USER OF THESE PLANS:**  
WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON USING THESE PLANS FOR ANY PURPOSE, INCLUDING CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS, SHOULD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

**PENNSYLVANIA ACT 187 REQUIREMENTS**  
UNDERGROUND UTILITIES SERIAL NO. 20232130344

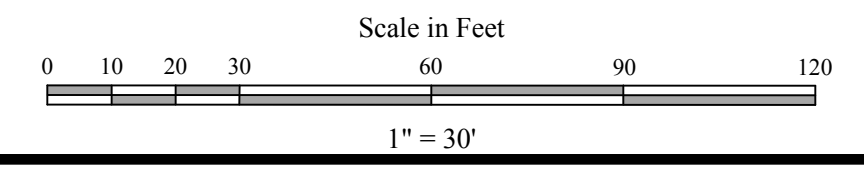
**EXCAVATIONS, TRENCHING, AND SHORING**  
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS THEREOF:  
(1) CONSTRUCTION INDUSTRY CONSENSUS DOCS AND INTERPRETATIONS (CSMA 2017) SUBPART 77, PART 1026/1010 - "EXCAVATIONS, TRENCHING AND SHORING";  
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.  
CALL 3 WORKING DAYS BEFORE YOU DIG  
1-800-242-1776  
POCS SERIAL NUMBER: 20232130344

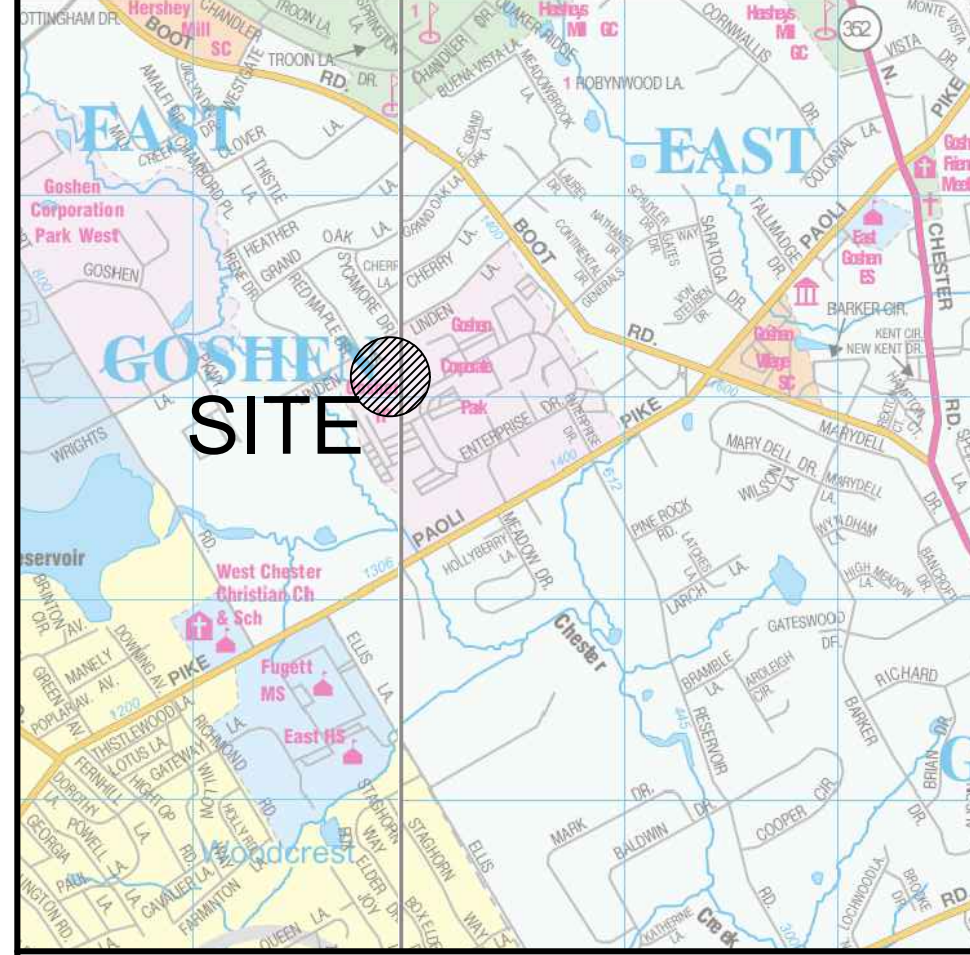
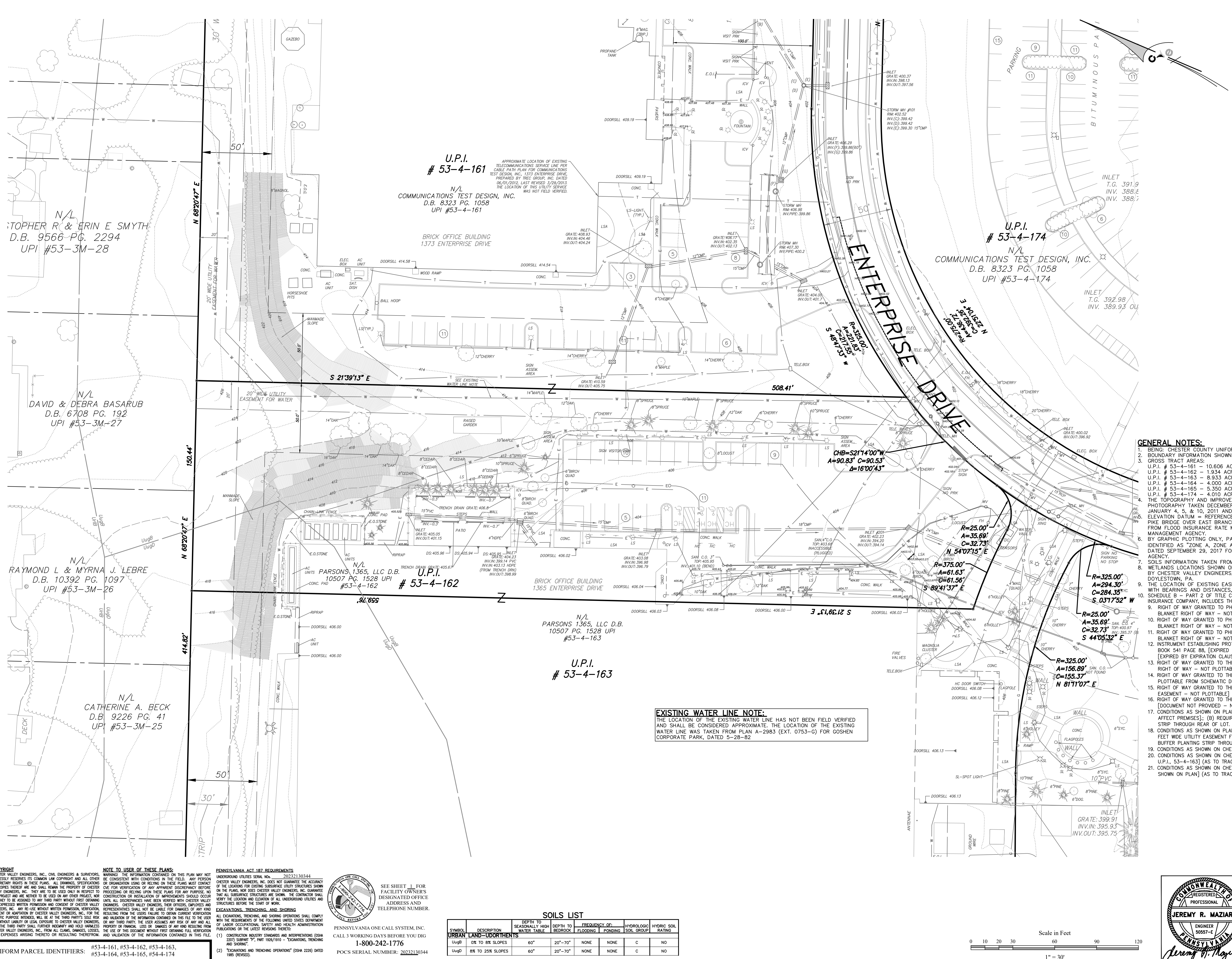
**SOILS LIST**

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	FREQUENCY OF FLOODING	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UgB1	OK TO 8% SLOPES	60"	20"-70"	NONE	C	NO
UgD	8% TO 25% SLOPES	60"	20"-70"	NONE	C	NO



J:\CV\22024\22024\Drawings\Sheets\Sheet 07-08-2301\Parading 10/4/2024 9:05:02 AM





**LEGEND**

EXISTING FEATURES	
--- (Dashed line)	EXISTING PROPERTY BOUNDARY
--- (Dashed line)	EXISTING ADJOINING PROP. LINE
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--- (Dashed line)	EXISTING TREE & SHRUB LINE

- GENERAL NOTES:**
- BEING CHESTER COUNTY UNIFORM PARCEL IDENTIFIERS: 53-4-161, 162, 163, 164, 165, & 174.
  - GROSS TRACT AREAS:  
U.P.I. # 53-4-161 - 10.606 ACRES  
U.P.I. # 53-4-162 - 1.934 ACRES  
U.P.I. # 53-4-163 - 8.933 ACRES  
U.P.I. # 53-4-164 - 4.000 ACRES  
U.P.I. # 53-4-165 - 5.350 ACRES  
U.P.I. # 53-4-174 - 4.010 ACRES.
  - THE TOPOGRAPHY AND IMPROVEMENTS SHOWN WAS PHOTOGRAMMERICALLY COMPILED BY AERO-METRIC FROM PHOTOGRAPHY TAKEN DECEMBER 24, 2010 SUPPLEMENTED AND CONTROLLED BY FIELD SURVEYS PERFORMED JANUARY 4, 5, & 10, 2011 AND JULY 20, 2013 BY CHESTER VALLEY ENGINEERS, INC.
  - ELEVATION DATUM = REFERENCE MARK #235 - PENNODISK AT SOUTHWEST CONCRETE ABUTMENT OF PAOLI PIKE BRIDGE OVER EAST BRANCH OF CHESTER CREEK. ELEVATION = 380.204 NGVD 1929. BENCHMARK TAKEN FROM FLOOD INSURANCE RATE MAP #2029r-0352 D DATED NOVEMBER 20, 1996 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - BY GRAPHIC PLOTTING ONLY, PARCELS #53-4-163, #54-4-164, #54-4-165 & #53-4-174 LIE WITHIN AREAS IDENTIFIED AS "ZONE A, ZONE AE & ZONE X" ON FLOOD INSURANCE RATE MAPS #42029r0210G & #42029r0215G DATED SEPTEMBER 29, 2017 FOR CHESTER COUNTY, PENNSYLVANIA BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
  - SOILS INFORMATION TAKEN FROM USDA NRCS WEB SOIL SURVEY MAP.
  - WETLANDS LOCATIONS SHOWN ON PARCELS #53-4-163, #53-4-165 & #53-4-174 FROM PHYSICAL FIELD SURVEY BY CHESTER VALLEY ENGINEERS, INC. OF POINTS MARKED BY DEL VAL SOIL & ENVIRONMENTAL CONSULTANTS, INC. DOYLESTOWN, PA.
  - THE LOCATION OF EXISTING EASEMENTS WAS TAKEN FROM EXISTING PLANS; THE EASEMENTS WERE NOT DESCRIBED WITH BEARINGS AND DISTANCES. THE EASEMENT LOCATIONS ARE TO BE CONSIDERED APPROXIMATE.
  - SCHEDULE B - PART 2 OF TITLE COMMITMENT NO-PAP23-2478 KW, NOT DATED, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, INCLUDES THE FOLLOWING EXCEPTIONS:  
9. RIGHT OF WAY GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN MISCELLANEOUS DEED BOOK 203 PAGE 715. [LIMITED BLANKET RIGHT OF WAY - NOT PLOTTABLE] (AS TO TRACTS I AND II)  
10. RIGHT OF WAY GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN MISCELLANEOUS DEED BOOK 248 PAGE 296. [LIMITED BLANKET RIGHT OF WAY - NOT PLOTTABLE] (AS TO TRACTS I AND II)  
11. RIGHT OF WAY GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN MISCELLANEOUS DEED BOOK 563 PAGE 230. [LIMITED BLANKET RIGHT OF WAY - NOT PLOTTABLE] (AS TO TRACTS I AND II)  
12. INSTRUMENT ESTABLISHING PROTECTIVE COVENANTS FOR GOSHEN CORPORATE PARK RECORDED IN MISCELLANEOUS DEED BOOK 541 PAGE 88, [EXPIRED JANUARY 1, 2010] FIRST AMENDMENT THERETO AS IN RECORD BOOK 4489 PAGE 1731. [EXPIRED BY EXPIRATION CLAUSE IN 541/88] (AS TO TRACTS I AND II)  
13. RIGHT OF WAY GRANTED TO THE BELL TELEPHONE COMPANY AS IN MISCELLANEOUS DEED BOOK 586 PAGE 401. [BLANKET EASEMENT - NOT PLOTTABLE] (AS TO TRACT I)  
14. RIGHT OF WAY GRANTED TO THE BELL TELEPHONE COMPANY AS IN MISCELLANEOUS DEED BOOK 563 PAGE 259. [BLANKET EASEMENT - NOT PLOTTABLE] (AS TO TRACT I AND II)  
15. RIGHT OF WAY GRANTED TO THE BELL TELEPHONE COMPANY AS IN MISCELLANEOUS DEED BOOK 3272 PAGE 16. [BLANKET EASEMENT - NOT PLOTTABLE] (AS TO TRACT I)  
16. RIGHT OF WAY GRANTED TO THE BELL TELEPHONE COMPANY AS IN MISCELLANEOUS DEED BOOK 3272 PAGE 159. [DOCUMENT NOT PROVIDED - NOT PLOTTABLE] (AS TO TRACT II)  
17. CONDITIONS AS SHOWN ON PLAN #3852 AS FOLLOWS: (A) TEMPORARY CUL-DE-SAC EASEMENT (LOT 7) [DOES NOT AFFECT PREMISES]; (B) REQUIREMENT OF BUILDING SETBACK LINES; (C) 30 FEET WIDE BUFFER PLANTING STRIP THROUGH REAR OF LOT; [PLOTTED] (AS TO TRACTS I AND II)  
18. CONDITIONS AS SHOWN ON PLAN #4193 AS FOLLOWS: (A) REQUIREMENT OF BUILDING SETBACK LINES; [PLOTTED] (B) 20 FEET WIDE UTILITY EASEMENT FOR WATER EXTENDS THROUGH REAR OF LOTS 19 AND 19; [PLOTTED] (C) 30 FEET WIDE BUFFER PLANTING STRIP THROUGH REAR OF LOTS 18 AND 19. [PLOTTED] (AS TO TRACT II)  
19. CONDITIONS AS SHOWN ON CHESTER COUNTY PLAN #3853. [30 FEET WIDE BUFFER STRIP PLOTTED] (AS TO TRACT I)  
20. CONDITIONS AS SHOWN ON CHESTER COUNTY PLAN #11951. [ADDITIONAL 3.236 ACRES CONVEYANCE AREA INCLUDED IN U.P.I. # 53-4-163] (AS TO TRACT I)  
21. CONDITIONS AS SHOWN ON CHESTER COUNTY PLAN #12114. [IMPROVEMENTS FOR PARKING LOT EXPANSION FOR G.V.C. AS SHOWN ON PLAN] (AS TO TRACT I)

### EXISTING CONDITIONS PLAN

NO.	DATE	REVISION
3	10/23/24	ADDRESS TOWNSHIP COMMENTS; FINAL PLANS
2	10/04/24	ADDRESS IMPERVIOUS COVERAGE COMMENT
1	6/13/24	ADDRESS NPDES ADMIN INCOMPLETENESS REVIEW LETTER

**FINAL LAND DEVELOPMENT PLANS**

FOR

# ONE CTDI PLACE

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**ChesterValley ENGINEERS, INC.**

112 Moores Road, Suite 200, Malvern, PA 19355

610-644-4623

www.cheester-valley.com

**22024**

F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 30'	4/29/2024	RRB	JRM	

**UNIFORM PARCEL IDENTIFIERS:** #53-4-161, #53-4-162, #53-4-163, #53-4-164, #53-4-165, #54-4-174

**NOTE TO USER OF THESE PLANS:** THE INFORMATION CONTAINED ON THIS PLAN WAS NOT EXPRESSLY VERIFIED BY CHESTER VALLEY ENGINEERS, INC. NOR IS IT TO BE CONSIDERED APPROXIMATE. THE LOCATION OF THE EXISTING WATER LINE HAS NOT BEEN FIELD VERIFIED AND SHALL BE CONSIDERED APPROXIMATE. THE LOCATION OF THE EXISTING WATER LINE WAS TAKEN FROM PLAN A-2983 (EXT. 0753-G) FOR GOSHEN CORPORATE PARK, DATED 5-28-82.

**EXISTING WATER LINE NOTE:**  
THE LOCATION OF THE EXISTING WATER LINE HAS NOT BEEN FIELD VERIFIED AND SHALL BE CONSIDERED APPROXIMATE. THE LOCATION OF THE EXISTING WATER LINE WAS TAKEN FROM PLAN A-2983 (EXT. 0753-G) FOR GOSHEN CORPORATE PARK, DATED 5-28-82.

**SOILS LIST**

SYMBOL	DESCRIPTION	DEPTH TO		FREQUENCY OF		HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
		SEASONALLY HIGH WATER TABLE	BEDROCK	FLOODING	PONDING		
UspB	0% to 8% SLOPES	60"	20"-70"	NONE	NONE	C	NO
UspD	8% to 25% SLOPES	60"	20"-70"	NONE	NONE	C	NO

**CONTRACTORS AND TRENCHING OPERATIONS** (094 2226) DATED 1885 (REVISED).

**EXCAVATIONS, TRENCHING, AND SHORING**  
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS THEREOF:  
(1) CONSTRUCTION INDUSTRY ENGINEERS AND INSPECTORS (OSHA 2001) SUBPART T, PART 1926/1910 - EXCAVATIONS, TRENCHING AND SHORING.  
(2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 2226) DATED 1885 (REVISED).

**CONSTRUCTION INDUSTRY ENGINEERS AND INSPECTORS**  
PENNSYLVANIA ACT 187 REQUIREMENTS  
UNDERGROUND UTILITIES SERIAL NO. 20232130344  
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION FOR EXISTING SURFACE UTILITY STRUCTURES SHOWN ON THIS PLAN. NEAR ROADS CHESTER VALLEY ENGINEERS, INC. GUARANTEES THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

**CONSULTANTS:**  
N/L TOPHER R. & ERIN E. SMYTH, D.B. 9566-PG. 2294, UPI #53-3M-28  
N/L DAVID & DEBRA BASARUB, D.B. 6708 PG. 192, UPI #53-3M-27  
N/L RAYMOND L. & MYRNA J. LEBRE, D.B. 10392 PG. 1097, UPI #53-3M-26  
N/L CATHERINE A. BECK, D.B. 9226 PG. 41, UPI #53-3M-25  
N/L PARSONS 1365, LLC D.B. 10507 PG. 1528 UPI #53-4-162  
N/L PARSONS 1365, LLC D.B. 10507 PG. 1528 UPI #53-4-163  
N/L U.P.I. #53-4-163

**CHESTER COUNTY ONE CALL SYSTEM, INC.**  
CALL 3 WORKING DAYS BEFORE YOU DIG  
1-800-242-1776  
POCS SERIAL NUMBER: 20232130344



AREA CODE 318  
602-7171

**BOARD OF SUPERVISORS**  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
1560 PAOLI PIKE, WEST CHESTER, PA. 19380

September 24, 1986

William H. Lamb, Esquire  
Lamb, Winkler & McErlane, P.C.  
P.O. Box 565  
West Chester, PA 19381

RE: Application of QVC Network, Inc.

Dear Mr. Lamb:

This letter is to advise you that on September 16, 1986 the East Goshen Township Board of Supervisors approved the application of QVC Network, Inc. for conditional use approval under Section 403.3.a. of the East Goshen Township Zoning Ordinance for the use of lots 15, 16 and 21 in the Goshen Corporate Park for the following multiple principal uses:

1. Business Office (Section 403.2.d.);
2. Testing for research or product development (Section 403.2.g.);
3. Televison transmitter (Section 403.3.g.);
4. Warehousing and distribution (Section 403.3.b.).

The above ordinance references are, of course, to the East Goshen Township Zoning Ordinance. The Board of Supervisors have concluded that QVC's application is in compliance with the general and specific standards relating to conditional use contained in Section 510.3 of the Zoning Ordinance.

The Board's approval is, however, conditioned upon the following:

1. The use and development, hours of operation and employment characteristics of the business and premises shall conform in all respects with the testimony of the applicant and the evidence submitted to the Board at the hearing.
2. Lots 15 and 16 shall be deemed merged into one lot for all purposes and shall not be capable of being separately conveyed hereafter unless subdivision approval is obtained from East Goshen Township.
3. The site development plan and architectural drawings for the premises shall be submitted to the Township for review prior to the issuance of a building permit.

BOARD OF SUPERVISORS  
EAST GOSHEN TOWNSHIP

William H. Lamb, Esquire

September 24, 1986  
Page 2

4. The grant of this conditional use shall not be construed to be a waiver of any provision of the Zoning Ordinance of East Goshen Township or any other Township ordinance or requirement, it being the intention of the Board that the proposed use shall comply with all applicable Township ordinances and requirements.

EAST GOSHEN TOWNSHIP

By: *Thomas F. Smith, Jr.*  
Thomas F. Smith, Jr.  
Township Manager

TJS:jpm

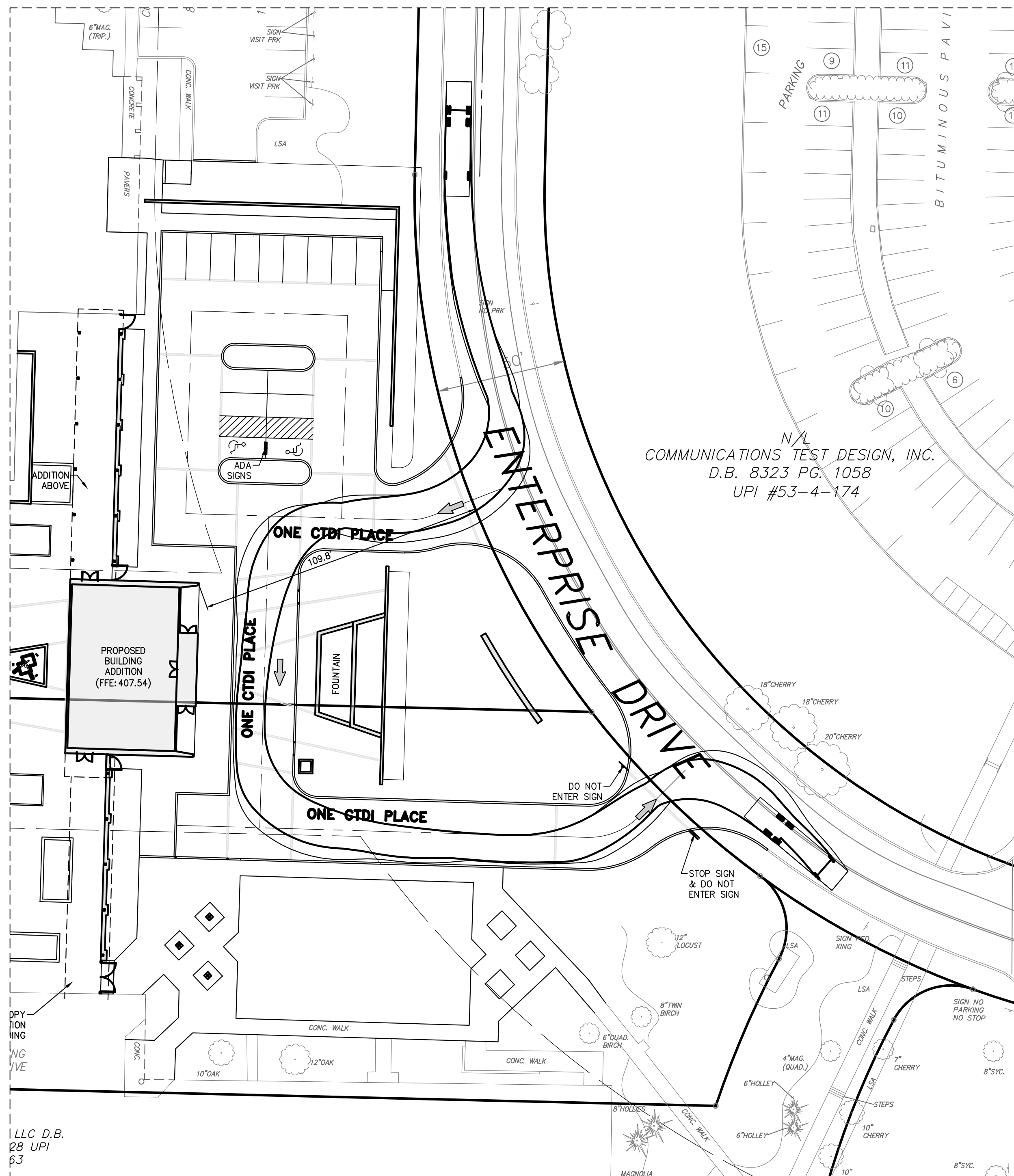
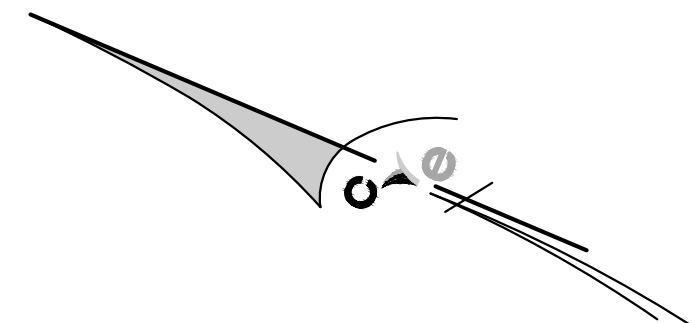
cc: Robert F. Adams, Esquire

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**NOTE TO USER OF THESE PLANS:**  
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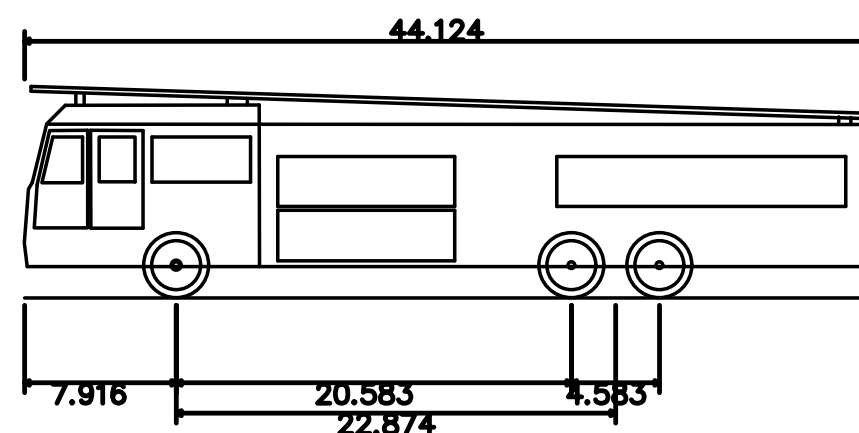
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(1) CONSTRUCTION INDUSTRY CONSENSUS AND INTERPRETATIONS (OSHA 2001) SUBPART PP, PART 1926/1910 - EXCAVATIONS, TRENCHING AND SHORING;  
(2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.  
PENNSYLVANIA ONE CALL SYSTEM, INC. CALL 3 WORKING DAYS BEFORE YOU DIG 1-800-242-1776  
POCS SERIAL NUMBER: 20232130344



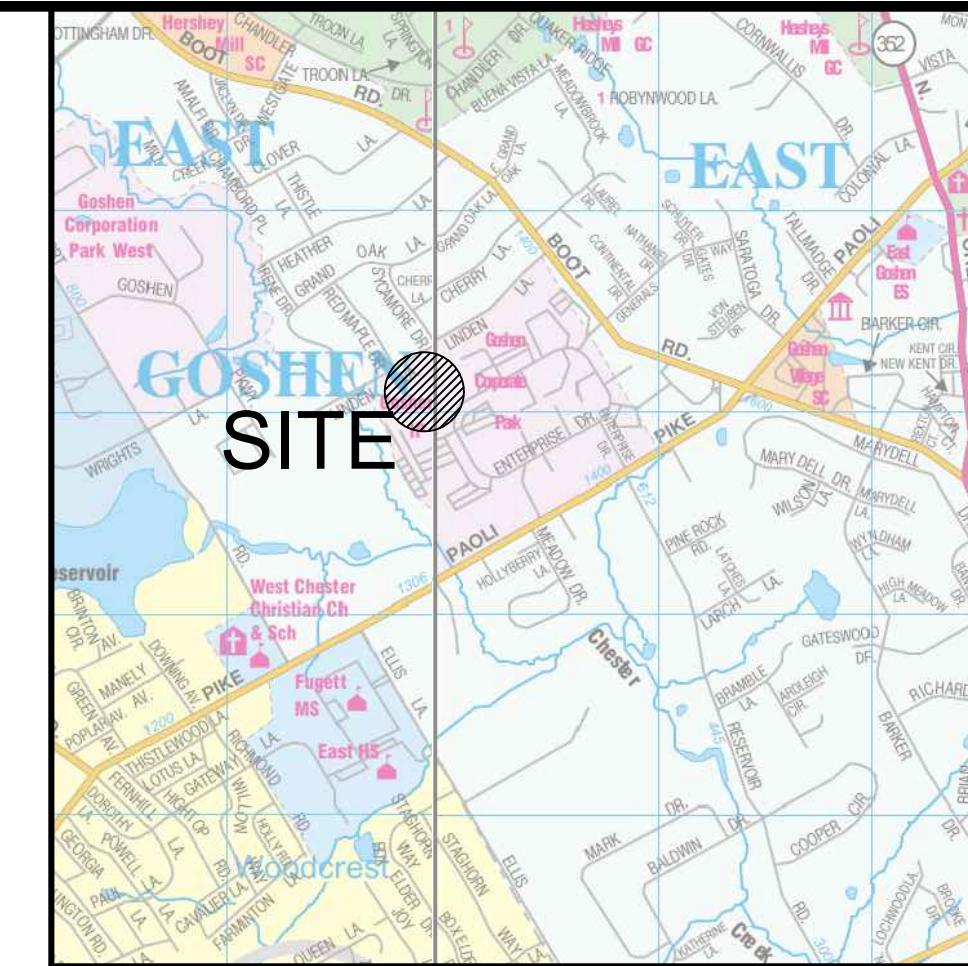
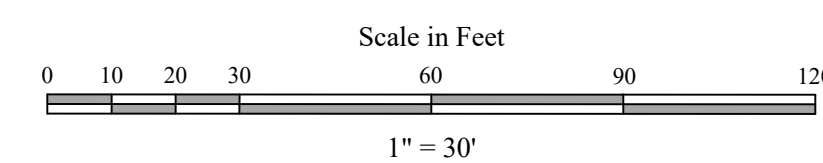
1 LLC D.B.  
28 UPI  
63

**VEHICLE TRACKING EXHIBIT #2  
(FIRE TRUCK)**  
SCALE: 1" = 30'



Goshen Fire Truck  
Overall Length 44.124ft  
Overall Width 9.670ft  
Overall Body Height 11.000ft  
Min Body Ground Clearance 1.627ft  
Track Width 9.670ft  
Lock-to-lock time 6.00s  
Max Wheel Angle 40.00°

44.124ft  
9.670ft  
11.000ft  
1.627ft  
9.670ft  
6.00s  
40.00°



LOCATION MAP SCALE 1"=2000'

**LEGEND**

**EXISTING FEATURES**

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING BUILDING
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE

**PROPOSED FEATURES**

- PROPOSED BUILDING
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD PAVEMENT
- PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED PAVERS
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE CURB
- NUMBER OF PROPOSED PARKING SPACES
- PROPOSED SIGN
- PROPOSED STORMWATER MANAGEMENT FACILITY

**VEHICLE TRACKING PLAN &  
CONDITIONAL USE APPROVAL**

NO.	DATE	REVISION
3	10/23/24	ADDRESS TOWNSHIP COMMENTS; FINAL PLANS
2	10/04/24	ADDRESS IMPERVIOUS COVERAGE COMMENT
1	6/13/24	ADDRESS NPDES ADMIN INCOMPLETENESS REVIEW LETTER

**FINAL LAND DEVELOPMENT PLANS**

FOR

**ONE CTDI PLACE**

EAST GOSHEN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

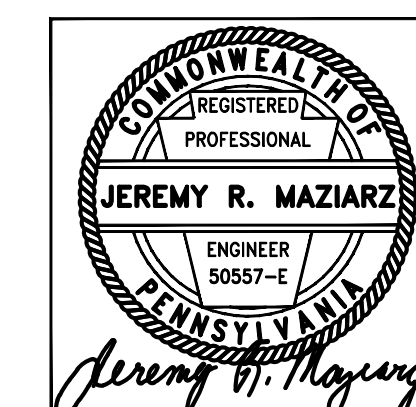
PROJECT NO. 22024

F.B. 112 Moores Road, Suite 200, Malvern, PA 19355

610-644-4623  
www.chestervalley.com

SCALE 1" = 30' DATE 4/29/2024 DRAWN BY RRB CHECKED BY JRM DRAWING

CHESTER VALLEY ENGINEERS, INC.



J:\CVI-23000\23002\23002.dwg\Sheet 23 - Vehicle Tracking.dwg 10/23/2024 12:59:59 PM

**Mark P. Thompson**  
**West Chester Office**  
**Direct 610-701-4407**  
**Voice 610-430-8000**

November 25, 2024

Kelly Krause  
Director of Codes & Zoning  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

Re: East Goshen Township – Application of Communications Test Design, Inc. -  
Final Land Development Plans for One CTDI Place, dated April 29, 2024, last  
revised October 23, 2024

Dear Ms. Krause:

There were four instances in the Township Engineer, Nathan M. Cline, P.E.'s November 22, 2023 letter concerning the above referenced plan where he defers to the Township Solicitor. I offer the following responses related to those items identified in that letter while identifying the number of each item referenced:

Concerning No. 3 in the letter, to address the issue raised by the Township Engineer related to compliance with side yard setbacks in the location where the new building is proposed on Tax Parcels 53-4-161 and 53-4-162, the Plan should be amended to clearly show the elimination of the lot lines between Tax Parcels 53-4-161, 53-4-162, 53-4-163, 53-4-164, and 53-4-165 and should include a clearly visible note on the cover page and the condominium plan sheets indicating as follows:

The intent of this Plan is to eliminate the lot lines between Tax Parcels 53-4-161, 53-4-162, 53-4-163, 53-4-164, and 53-4-165 and agglomerate the land comprising those four parcels with Tax Parcel 53-4-174 into a single condominium parcel governed by a Declaration of Condominium of One CTDI Place Condominium recorded with the Chester County Recorder of Deeds.

This should be clearly noted on the Condominium Declaration and the Township should also confirm with the Chester County Assessment Office what else may be necessary in order for the parcels to be combined into a single condominium parcel.

Concerning No. 4 in the letter, the elimination of the lot lines between the tax parcels based on the creation of a single condominium property and the connection between the buildings

Kelly Krause  
November 25, 2024  
Page 2

identified as Unit 1 and Unit 2 of the Condominium would negate the application of Section 240-23.D(5)(a) to the Zoning Ordinance.

Concerning No. 9 in the letter, the parking that is provided for the buildings identified as Unit 1 and Unit 2 of the Condominium, some of which is located adjacent to the buildings on the same lot and some of which is located on former Tax Parcel 53-4-174 across Enterprise Drive is pre-existing and will not change except for the elimination of some parking spaces to comply with impervious coverage limitations applicable to the Condominium property.

Concerning No. 22 in the letter, the exemptions to the Title Commitment will be confirmed.

Please let me know if you have any questions concerning the comment to the application set forth in this letter.

Very truly yours,

LAMB MCERLANE PC

By: 

Mark P. Thompson

cc: Derek Davis  
Nathan M. Cline, P.E.



**November 22, 2024**

EGOST 00142

**Attn:** Kelly Krause, Dir. Of Codes & Zoning  
East Goshen Township  
1580 Paoli Pike  
West Chester, PA 19380

**RE: CTDI, Enterprise Drive  
Final Land Development Plan Review**

**Dear Kelly:**

As requested, we have reviewed the following information, prepared by Chester Valley Engineers, Inc. unless otherwise specified, regarding the referenced submission:

- "Final Land Development Plans for One CTDI Place" (23 sheets) dated April 29, 2024, **last revised October 23, 2024**;
- "Hardscape/Landscape Plan" (2 sheets), prepared by Bernardon, dated January 1, 2024;
- "Post Construction Stormwater Management Report" dated April 29, 2024, last revised **October 23, 2024**; and
- Application and supporting documents.

The applicant/equitable owner, Communications Test Design, Inc. ("CTDI"), proposes to remove an existing parking lot and develop a new entrance building, landscaping/hardscaping and courtyard/outdoor area on UPI's 53-4-161 ( $\pm 10.6$  acres) and 53-4-162 ( $\pm 1.9$  acres) with associated stormwater management and access/parking modifications. The site is located on Enterprise Drive within the Goshen Business Park and the BP *Business Park Zoning District*. Access is proposed via Enterprise Drive. The site is served by public water and sanitary sewer.

All easements and rights for the proposed non-residential condominium are outlined in the "*Declaration of Condominium of One CTDI Place Condominium*".

**The applicant received preliminary plan approval October 18, 2024.**

**CONDITIONS OF PRELIMINARY APPROVAL**

1. *Compliance with all outstanding comments set forth in the Township engineer, Pennoni's, review letter dated September 6, 2024 and Township solicitor, Lamb McErlane PC's letter dated August 29, 2024.*

**Pending. We feel that the applicant has adequately address our remaining comments below.**

2. *The payment of any outstanding review fees, pursuant to Section 503 of the Municipalities Planning Code, including, but not limited to, professional consultations, engineering review and reporting, legal documentation preparation and submittal, legal research and other legals services, incurred by the Township, within thirty (30) days after invoicing.*

**Pending. To be addressed at plan recording.**

3. *The applicant shall comply with the requirements of section 205-16 of the East Goshen Township Subdivision and Land Development Ordinance, pertaining to the provision and executing of a subdivision and land development agreement, the submission of appropriate performance, maintenance and/or escrow financial guarantees (in accordance with construction cost estimates agreed to by the Township Engineer), and agreements, all in a form acceptable to the Township Solicitor.*

***Pending. To be addressed at plan recording.***

4. *The Applicant shall obtain all necessary and applicable approvals from the Chester County Conservation District and Pennsylvania Department of Environmental Protection for an NPDES Permit, Erosion and Sedimentation Control Plans, and all other necessary government approvals related to stormwater.*

***Resolved. The applicant has received an NPDES permit.***

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

**ZONING (§240)**

1. This appear to be an accessory use within the Business Park Zoning District for the use of “*Cafeteria or recreational facilities for employees only*”. (§240-21.E(2))

***No action required.***

2. The plans note that UPI’s 53-4-162, 53-4-163, 53-4-164 & 53-4-165 are “*deemed merged into one lot for all purposes*” according to a 1986 Conditional Use approval. We recommend this approval be added to the plans and that the Township Solicitor review this issue further.

***Resolved. The 1986 Conditional Use approval was added to the plans; see Sheet 23.***

3. Minimum side yard setbacks shall be 50 feet. (§240-21.G) While the proposed building is located on the common property line, it appears the proposed condominium between the parcels negates the side yard setback requirement. Defer to Township Solicitor.

***Pending. Defer to Township Solicitor.***

4. Minimum front yard setbacks shall be 100 feet. (§240-21.G) The proposed fountain is within the 100 yard front yard setback. Further discussion may be required regarding this feature.

***Pending. The applicant has clarified that the new fountain is essentially a relocation of the current fountain on UPI 53-4-161. The current fountain is also located within the front yard setback and thus appears to be an existing non-conformity; we will defer to the Zoning Officer/Township Solicitor.***

5. Where two or more nonresidential principal buildings are proposed to be built on a lot in one ownership, each such building shall be separated from another such building by at least twice the minimum side yard requirement for each respective building in the zoning district. (§240-23.D(5)(a)) It appears the proposed condominium between the parcels negates this requirement. Defer to Township Solicitor.

***Pending. Defer to Township Solicitor.***

6. The parking, loading, ingress and egress areas of any zoning district shall be provided with sufficient lighting for security purposes. (§240-27.C(7)(a) & §240-27.E(15)). A lighting plan shall be provided.

***Resolved. A lighting plan has been provided.***

7. The exterior facades of all buildings shall be finished in decorative masonry, brick, stone, glass or equivalent construction. (§240-27.E(5)) Renderings of the proposed building and features shall be provided.

***Resolved. Building renderings have been provided with this submission.***

8. Fences and walls which are erected within the required front yard shall not exceed four feet in height and shall maintain a minimum one to one ratio of open to structural areas (such as a picket-style or split-rail fence). (§240-32.E(2)) There appears to be a proposed wall within the required front yard. Further discussion may be required regarding this feature.

**Resolved. The proposed wall is not to exceed four (4) feet in height.**

9. Except as otherwise permitted by the Board of Supervisors pursuant to § 240-33B(8), required off-street parking spaces shall be on the same lot or premises with the principal use served except where this requirement cannot be met, in which case the parking shall be provided within 200 feet walking distance of the principal use. (§240-33.B(5)(a)) We recommend the Township Solicitor confirm the referenced Declaration adequately addresses parking on multiple parcels.

**Pending. Defer to Township Solicitor.**

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

10. Signature blocks shall be provided on the right-hand side, if possible, following the format established by the Township. (§205-30.A(3)) Required signature blocks for the Township Engineer, Board of Supervisors, Planning Commission, and Chester County Recorder of Deeds.

**Resolved. The signature blocks have been added to the Cover Sheet.**

11. Street curb intersections shall be rounded by a tangent arc with a minimum radius of 35 feet. (§205-48.F)

**Resolved. The curb radius has been revised to be 35 feet; see Sheet 7.**

12. It appears the proposed improvements are over 660 feet from the nearest pipeline (Sunoco/Energy Transfer) to the east, therefore a pipeline awareness study is not required.

**No action required.**

13. A minimum clear sight triangle of 75 feet (as measured from the center-line intersections of two streets) shall be provided at all intersections. (§205-49.A) Clear sight triangles should be added to the plans.

**Resolved. Clear sight triangles have been added to the plans; see Sheet 7.**

#### **STORMWATER MANAGEMENT**

14. NPDES permit No. PAC15093 has been issued by the Chester Conty Conservation District. (§195-17.A(1)(b))

**No action required.**

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

**Resolved. The required 20' wide easement has been added to the plans; see Sheets 7 and 20.**

16. A stormwater management operations and maintenance agreement shall be recorded; a sample agreement is available as Appendix E of Chapter 195.

**Pending. This will be provided prior to plan recording.**



## **LANDSCAPING**

17. Tree species indicated mostly conform to the Township approved tree list. In place of Gleditsia, consider an alternative such as Maple, Oak, or Linden species.

***Resolved. While the applicant has kept nine (9) Gleditsia for aesthetic quality, nineteen (19) Linden and eight (8) maple trees have been added to meet Township requirements.***

18. Plans should indicate if built-in irrigation will be provided for plaza planting areas.

***Resolved. The applicant has indicated that a built-in irrigation system will be utilized.***

19. There is an existing vegetated buffer to the rear which appears to adequately screen adjacent residential properties. Plans should accurately depict this buffer and specifically indicated for this to remain and be protected. The applicant should consider supplementing it with additional trees such as evergreen; the thuja plicata indicated on the planting plan tends to be narrow in form and may be inadequate.

***Resolved. The applicant has indicated the existing buffer it to remain and be protected, with a supplement of additional trees and large shrubs to increase the density of the buffer.***

## **GENERAL**

20. Please clarify if the proposed building will have any sanitary sewer facilities; additional review and/or permitting may be required.

***Resolved. No new employees are proposed with these modifications.***

21. Submission is subject to additional reviews, including but not limited to the Township Conservancy Board, Chester County Planning Commission, Dir. of Codes & Zoning and Emergency Management Coordinator/Fire Marshall.

***Pending. See associated correspondence.***

22. We will defer to the Township Solicitor regarding the *Declaration of Condominium of One CTDI Place Condominium* and the exceptions per the Title Commitment (Sheet 2, Note 10).

***Pending. Defer to Township Solicitor.***

23. It's unclear, due to the proposed condominium, if the application should also be considered a subdivision; the Township Solicitor should review further.

***Resolved. Per the Township Solicitor and the Applicant's Counsel, there is no subdivision due to the creation of the proposed condominium.***

## **NEW**

24. ***A note should be added to the plan, at the direction of the Township Solicitor, clarifying the intent of the plan.***

25. ***Please more clearly indicate the lot lines to be extinguished.***

Please additionally see August 29, 2024 comments from the Township Solicitor.

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  
Duane Brady, Emergency Management Coordinator/Fire Marshall  
Toby Booker, CTDI  
Jeremy Maziarz, PE, Chester Valley Engineers