

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

East Goshen Township Administration Building
1580 Paoli Pike, 2nd Floor, West Chester, PA 19380

Meeting Agenda

Tuesday, May 26, 2026, at 7:00 PM

Planning Commission Members:

John Stipe, Chairman
Dan Truitt, Vice Chairman
Daniel H. Daley
Ernest Harkness
William Kaufman
Michael Koza
Karen Martynick

Larry Massaro, BOS Liaison
Kelly Krause, Zoning Officer/Staff Liaison

Agenda Items:

1. Call to Order / Pledge of Allegiance and Moment of Silence
2. Chairman will ask if anyone is going to record the meeting.
3. **Review of Tracking Log / Determine need for Workshop Meeting**
4. Public Comment on Non-Agenda Items
5. **Approval of Minutes**
 - a. **April 28, 2026**
6. Acknowledge Receipt of New Applications (Initial Submission)
 - a. Subdivision and Land Development Applications
 - i. 949 & 951 Cornwallis Drive- Prelim/Final Lot Line Change
 - ii. 971 Cornwallis Drive- 3-Lot Subdivision, Prelim/Final Plan
 - b. Conditional Uses Applications
 - c. Zoning Hearing Board Variances
 - i. 17 Treemont Drive- Dimensional Variance Application
 - d. Ordinance Amendments
7. **New Business**
 - a. **Review and consideration of 949 & 951 Cornwallis Drive- Prelim/Final Lot Line Change Plan**
 - b. **Review and recommendation of 17 Treemont Drive- Dimensional Variance Application**
8. **Old Business**
 - a. **Zoning Ordinance Amendment Draft- AI Data Centers**
9. Liaison Reports
10. Correspondence
11. Announcements
12. Next Meeting – **Tuesday, June 23, 2026, at 7:00 PM**
13. Adjournment

Bold Items indicate new information to review or discuss.

**East Goshen Township Planning Commission
Application Tracking Log
May 26, 2026**

PROJECT DESCRIPTION	Date Filed	Start Date	Twp. Engineer Review	CCPC Review	Conserv. Board Review	Extension Date	PC Deadline Meeting	BOS Deadline Meeting	Hearing Date	Final Action Deadline (90 days)	Comments
PENDING PROJECTS											
Bold = New application or action required											
17 Treemont Drive- Dimensional Variance	5/8/2026	5/8/2026	n/a	n/a	n/a	n/a	5/26/2026	6/2/2026	6/9/2026	6/7/2026	Proposed deck to encroach into each side yard
949 & 951 Cornwallis Drive- Prelim/Final Lot Line Change	4/28/2026	4/28/2026	pending	pending	n/a	n/a	5/26/2026	6/23/2026	n/a	7/27/2026	Plan revised/supplemented in response to Twp Eng review of Sketch Plan
Zoning Ordinance Amendment-Data Centers	n/a	11/25/2025	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Discuss Data Center draft amendments
971 Cornwallis Drive- 3-Lot Subdivision	5/14/2026	5/26/2026	pending	pending	sketch	n/a	7/28/2026	8/18/2026	n/a	8/24/2026	Applicant to present plan at 6/23/2026 Planning Commission Meeting
10-Year Comprehensive Plan Review	n/a	4/22/2025	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending
PROJECTS COMPLETED IN 2026											
Westtown Comprehensive Plan	3/3/2026	3/3/2026	n/a	n/a	n/a	n/a	3/24/2026	4/16/2026	n/a	4/17/2026	BoS recommended support 4/16/2026
949 & 951 Cornwallis Drive- Sketch Plan	2/4/2026	2/24/2026	4/13/2026	pending	n/a	n/a	n/a	n/a	n/a	n/a	Prelim/Final Plan Submitted
1409 Manley Road- Dimensional Variance	2/13/2026	2/13/2026	n/a	n/a	n/a	5/15/2026	3/24/2026	4/16/2026	5/12/2026	5/15/2026	Variance granted on 5/12/2026- Awaiting submission of subdivision plans
West Whiteland Comprehensive Plan	4/9/2026	n/a	n/a	n/a	n/a	n/a	4/28/2026	5/5/2026	n/a	6/3/2026	BoS recommended support 5/5/2026

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
April 28, 2026

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, April 28, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

John Stipe - Chairman

Dan Truitt, Vice Chairman

Dan Daley

Ernest Harkness

Willian Kaufman

Michael Koza

Karen Martynick

Also present was:

Kelly A. Krause, Zoning Officer

Larry Massaro , BOS Liaison, Township Supervisor

Ann Duffield, 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 and military.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting. John noted that the Zoning Board Hearing for 1409 Manley Rd. is scheduled for May 12, 2026.
4. The minutes of the March 24, 2026 meeting were approved.

CHAIRMAN’S REPORT –

None

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-

None

OLD BUSINESS –

1. Zoning Ordinance Amendment Draft - AI Data Centers

Karen commented that she compared the County Ordinance to our Conditional Use Ordinance. She had difficulty finding everything. She feels that the County format should be entirely included in ours.

Bill agreed that everything should be included somewhere in our ordinance.

There was discussion about fiberoptic lines.

1 Ernest mentioned that his concern is managing it, i.e. noise, light. He feels the County is good. There
2 may be some duplicates though. He feels it should be done as soon as possible. He suggested that the
3 source of power has to be approved by the supplier under State and Federal regulations.

4 Noise, vibrations and setbacks were discussed.

5 Public comments: Gerald Sexton, Chairman of the Pipeline Task Force, asked if the information on Data
6 Centers will be a separate item or incorporated into the current ordinance. Kelly commented that it will
7 be incorporated. Mr. Sexton spoke about natural gas pipelines that were in the County ordinance. He
8 pointed out that East Goshen has lots of large natural gas lines. He mentioned that the Township has 3
9 ordinances referring to pipelines for hydrogen, carbon dioxide, and natural gas. He feels there should be a
10 reference to those ordinances. He feels that backup power should be natural gas.

11 Bill Eagan, 1422 Millcreek Rd. – He lives near the Comcast Data Center and has had issues in the past
12 with them. He wants the restrictions to be as hard as possible.

13 John suggested that Kelly put the County items into our ordinance draft for the Planning Commission to
14 review next month. Kelly will make the revisions.

15
16
17
18 **NEW BUSINESS –**

19 1. West Whiteland Township Comprehensive Plan Review – The plan was reviewed and discussed.
20 Ernest feels they did a good job. A letter will be sent to the BOS with no comments on the West
21 Whiteland Township Comprehensive Plan.

22
23
24
25 **LIAISON REPORTS**

26 1. Board of Supervisors - Larry mentioned that he and Ann attended sessions on Data Centers which
27 were very well attended. They were clearly selling this as an opportunity to make money on taxes. There
28 is a city that had a fossil power plant which they tore down and replaced it with a power generating plant
29 for a Data Center.

30 East Goshen Comprehensive Plan – The BOS decided not to use the county as our consultant.

31
32
33 **ANY OTHER MATTER**

34 None

35
36 **CORRESPONDENCE**

37 None

38
39 **ADJOURNMENT**

40 There being no further business, Bill made a motion to adjourn the meeting. Karen seconded the motion.

41 The meeting was adjourned at 8:00 pm.

42 The next meeting will be held on Tuesday May 26, 2026 at 7 p.m.

43
44 Respectfully submitted,

45
46
47
48 _____
49 *Ruth Kiefer, Recording Secretary*

Memorandum



East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
610-692-7171 ext. 3103
kkrause@eastgoshen.org

Date: May 20, 2026
To: East Goshen Township Planning Commission
From: Kelly A. Krause, Zoning Officer
Re: **949 & 951 Cornwallis Drive- Fay**
Chester County UPI Nos. 53-4-60 & 53-4-61
Preliminary/Final Plan- Lot Line Change

Preliminary/Final plans to reconfigure the boundary lines of the properties located at 949 & 951 Cornwallis Drive have been submitted for review. The properties are located within the R-2 Low Density Residential District (§240-9). Both lots are currently nonconforming in respect to the minimum lot width, providing 105 feet where 150 feet is the minimum required.

The existing single-family dwelling and accessory structures located at 949 Cornwallis Drive (53-4-60) are to be demolished, with the single-family dwelling located at 951 Cornwallis Drive (53-4-61) to remain. The applicant does not propose any new structures or redevelopment of 949 Cornwallis Drive at this time.

The proposed plan will correct the nonconforming width of the properties by reconfiguring the parcels to create a “flag” lot from the street frontage of 949 Cornwallis Drive. This would provide the minimum width of 40 feet at the street line, as permitted by §240-23B(2)(b)[2][e] (regulations for flag or pole lots), and a continuous width of 169.9 feet for 951 Cornwallis Drive.

A Sketch Plan for the proposed lot line change had been presented to the Planning Commission for comments on February 24, 2026. The submission for Preliminary/Final Plan approval has been revised to incorporate the comments of the Township Engineer’s review letter of April 13, 2026, including the addition of a “Conceptual Future Plan” for consideration.

Draft Motion:

Mr. Chairman, I move that we recommend to the Board of Supervisors to _____ (approve/deny) the Preliminary/Final Subdivision Plan of 949 & 951 Cornwallis Drive for Geoffery & Nancy Fay.



April 24, 2026

Attn: Kelly Krause, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: Fay, 949 and 951 Cornwallis Drive Preliminary/Final Plan Review
Lot Line Change Plan
UPI 53-4-60 and UPI 53-4-61**

Dear Kelly,

We are in receipt of the Sketch Plan review letter from Pennoni, for the Lot Line Change Plan for 949 and 951 Cornwallis Drive. On behalf of the applicant, we have revised the Plan and offer the following responses based on the comments contained in the letter.

1. For proposed flag lots, the applicant shall prove to the satisfaction of the Township that the proposed driveway will have adequate access for emergency vehicles. (§240-23.B(2)(b)[2][d]) The Fire Marshal may have additional comments.

Response: We defer to the Fire Marshal for any comments they have.

2. For all new lots that abut an existing street which has a right-of-way less than that specified in Subsection A(3), the front and/or side street yard requirements shall be increased by the difference between the existing right-of-way and the right-of-way specified in Subsection A(3). It is the intention of this requirement to provide for a reasonable setback to accommodate the potential widening of the existing street. (§240-27.A(4)) The existing right-of-way on the plans is listed at 33 feet wide. The Code states that the minimum right-of-way width for a minor or local street shall be 50 feet wide.

Response: We have revised the plans to propose additional right-of-way. The proposed net lot areas have been adjusted to account for the additional area. The front yard setbacks are measured from the ultimate right-of-way line.

3. Sketch plans shall include the following:
 - a. Proposed conceptual stormwater management and water supply and sewage facilities. (§205-27.B(8))

Response: The plans have been revised to show the utility connections and conceptual location for stormwater management.

- b. Existing and proposed structures. (§205-27.B(9))

Response: The plans have been revised to show a conceptual layout of a future

single-story home and driveway.

While no land development is being proposed at this time, it may be beneficial to show conceptual level design for future stormwater management facilities and building footprints with a future submission.

Response: The plans have been revised to show a conceptual design for a future dwelling.

4. The East Goshen Public Works Department has confirmed they have no issues with leaving the existing lateral in-place from the sewer main to the existing cleanout at the right-of-way line. The following note should be added to the plans for future submission:

“The existing sewer lateral shall be cut and capped within 2 feet of the house-side of the cleanout, and it shall be disconnected from the remainder of the lateral pipe to the house. The cap shall be a solid fitting or other method as approved by the East Goshen Public Works Department (PWD). The PWD must inspect and approve the cutting and capping prior to backfill.”

Response: The General Notes have been revised to include this note.

5. The project will need PADEP Sewage Facilities Planning approval or exemption since this is a subdivision even though no new flows are proposed. (§240-24.F)

Response: A Sewage Planning waiver is pending.

6. All proposed on-site water supply systems shall have a permit certified by the Chester County Health Department. (§205-66.E)

Response: A General Note has been added to the plans for this requirement.

7. General Note on Sheet 1 states both properties are served by public water connections. However, no such connections are shown on the existing conditions plans. Please clarify.

Response: The General Notes have been revised to provide clarity on the utilities. Public sewer and private wells service the existing and proposed parcels.

Should you need any additional information, please don't hesitate to email me at linda@InLandDesign.net or call me at 484-947-2928.

Very Truly Yours,



Linda R. Layer, PE
Director of Engineering

Cc : File



April 13, 2026

EGOST 00145

Attn: Kelly Krause, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

**RE: Fay, 949 and 951 Cornwallis Drive
Sketch Plan Review**

Dear Kelly

As requested, we have reviewed the following information, prepared by InLand Design, regarding the referenced submission:

- "Sketch Plan for 949 and 951 Cornwallis Drive" (3 sheets) dated January 30, 2026; and
- Application and supporting documents.

The applicants/owners, Geoffery and Nancy Fay, propose to adjust the existing subdivision line between UPI 53-4-61 (± 2.1 acres) and UPI 53-4-60 (± 1.9 acres) and create a new flag lot on the second lot. There is an existing dwelling on UPI 53-4-61 to remain, and an existing dwelling on UPI 53-4-60 that is proposed to be removed. The parcels are located on the northeast side of Cornwallis Drive (T-471) approximately 1,600 feet northwest of its intersection with Colonial Lane (T-472), within the R-2 Low Density Residential District. The existing dwelling to remain is served by a public sanitary sewer connection and private on lot well.

Please note that the existing lots do not meet the Township requirement for lot widths at the building setback line and street line in the R-2 Zoning District. The proposed subdivision would increase the lot width at the building setback line and create greater conformity with the Township Code.

We offer the following comments:

1. For proposed flag lots, the applicant shall prove to the satisfaction of the Township that the proposed driveway will have adequate access for emergency vehicles. (§240-23.B(2)(b)[2][d]) The Fire Marhsall may have additional comments.
2. For all new lots that abut an existing street which has a right-of-way less than that specified in Subsection A(3), the front and/or side street yard requirements shall be increased by the difference between the existing right-of-way and the right-of-way specified in Subsection A(3). It is the intention of this requirement to provide for a reasonable setback to accommodate the potential widening of the existing street. (§240-27.A(4)) The existing right-of-way on the plans is listed at 33 feet wide. The Code states that the minimum right-of-way width for a minor or local street shall be 50 feet wide.
3. Sketch plans shall include the following:
 - a. Proposed conceptual stormwater management and water supply and sewage facilities. (§205-27.B(8))
 - b. Existing and proposed structures. (§205-27.B(9))

While no land development is being proposed at this time, it may be beneficial to show conceptual level design for future stormwater management facilities and building footprints with a future submission.

4. The East Goshen Public Works Department has confirmed they have no issues with leaving the existing lateral in-place from the sewer main to the existing cleanout at the right-of-way line. The following note should be added to the plans for future submission:

"The existing sewer lateral shall be cut and capped within 2 feet of the house-side of the cleanout, and it shall be disconnected from the remainder of the lateral pipe to the house. The cap shall be a solid fitting or other method as approved by the East Goshen Public Works Department (PWD). The PWD must inspect and approve the cutting and capping prior to backfill."

5. The project will need PADEP Sewage Facilities Planning approval or exemption since this is a subdivision even though no new flows are proposed. (§240-24.F)
6. All proposed on-site water supply systems shall have a permit certified by the Chester County Health Department. (§205-66.E)
7. General Note on Sheet 1 states both properties are served by public water connections. However, no such connections are shown on the existing conditions plans. Please clarify.

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

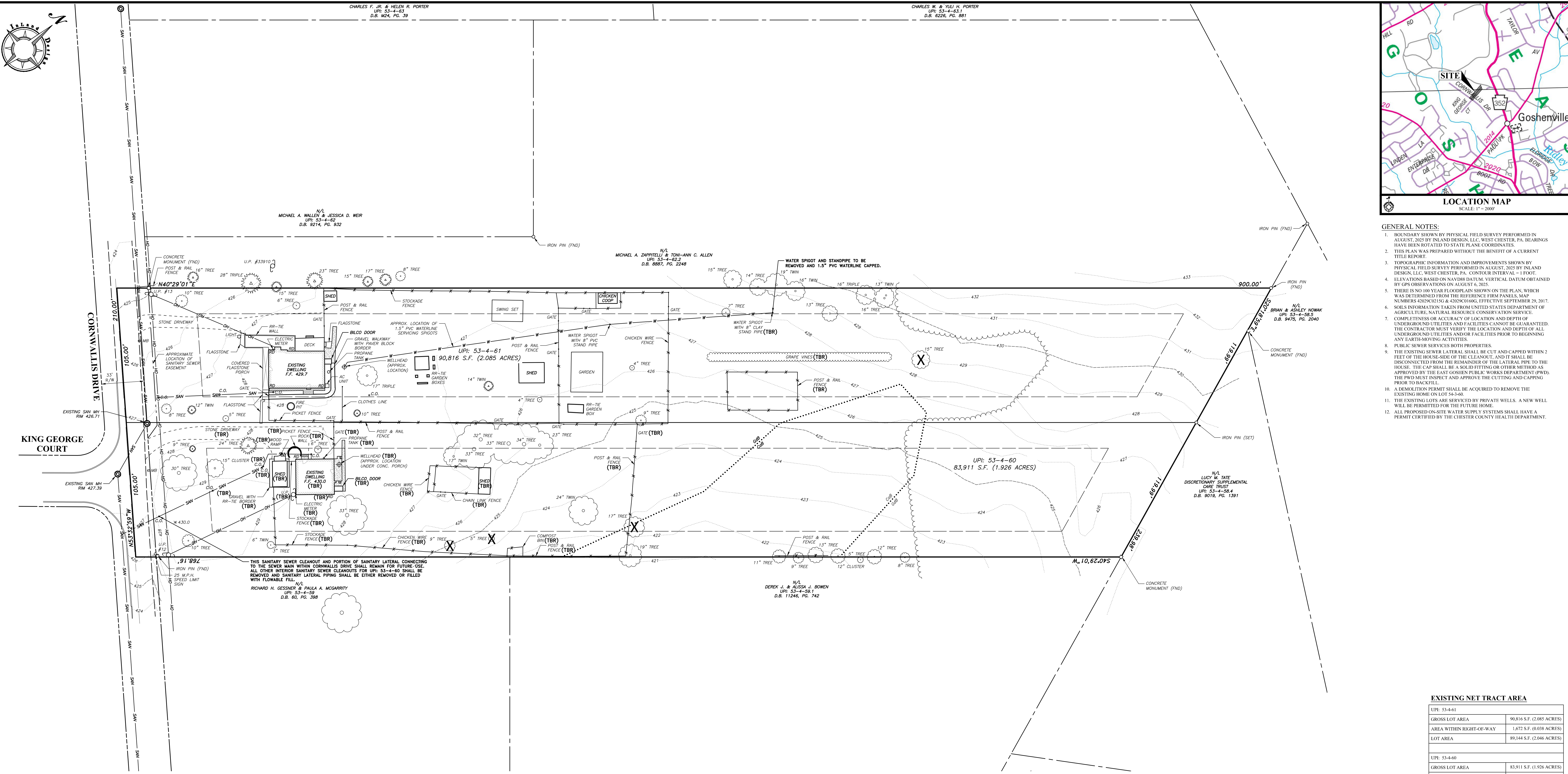
Sincerely,

PENNONI ASSOCIATES INC.



Nathan M. Cline, PE
Township Engineer

cc (via e-mail): Project Team
Township Team



- GENERAL NOTES:**
- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC. WEST CHESTER, PA. BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL - 1 FOOT.
 - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON AUGUST 6, 2025.
 - THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBERS 420200150 & 420200160, EFFECTIVE SEPTEMBER 29, 2017.
 - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - PUBLIC SEWER SERVICES BOTH PROPERTIES.
 - THE EXISTING SEWER LATERAL SHALL BE CUT AND CAPPED WITHIN 2 FEET OF THE HOUSE-SIDE OF THE CLEAN-OUT, AND IT SHALL BE DISCONNECTED FROM THE REMAINDER OF THE LATERAL PIPE TO THE HOUSE. THE CAP SHALL BE A SOLID FITTING OR OTHER METHOD AS APPROVED BY THE EAST GOSHEN PUBLIC WORKS DEPARTMENT (PWD). THE PWD MUST INSPECT AND APPROVE THE CUTTING AND CAPPING PRIOR TO BACKFILL.
 - A DEMOLITION PERMIT SHALL BE ACQUIRED TO REMOVE THE EXISTING HOME ON LOT 54-56.
 - THE EXISTING LOTS ARE SERVICED BY PRIVATE WELLS. A NEW WELL WILL BE PERMITTED FOR THE FUTURE HOME.
 - ALL PROPOSED ON-SITE WATER SUPPLY SYSTEMS SHALL HAVE A PERMIT CERTIFIED BY THE CHESTER COUNTY HEALTH DEPARTMENT.

EXISTING NET TRACT AREA

UPI: 53-4-61	UPI: 53-4-60
GROSS LOT AREA	90,816 S.F. (2.085 ACRES)
AREA WITHIN RIGHT-OF-WAY	1,672 S.F. (0.038 ACRES)
LOT AREA	89,144 S.F. (2.046 ACRES)
UPI: 53-4-60	UPI: 53-4-62
GROSS LOT AREA	83,911 S.F. (1.926 ACRES)
AREA WITHIN RIGHT-OF-WAY	1,672 S.F. (0.038 ACRES)
LOT AREA	82,239 S.F. (1.888 ACRES)

ZONING DATA (EXISTING CONDITIONS)
R-2 LOW DENSITY RESIDENTIAL DISTRICT

ALL OTHER USES	REQUIRED	UPI: 53-4-60	UPI: 53-4-61
MINIMUM LOT AREA	1 ACRE	1.888 ACRES	2.046 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	150 FEET	105.00 FEET *	105.00 FEET *
MINIMUM LOT WIDTH @ STREET LINE	60 FEET	105.00 FEET	105.00 FEET
MAXIMUM BUILDING COVERAGE	25%	1.5% (1,273 S.F.)	2.0% (1,824 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	35%	4.1% (3,383 S.F.)	5.3% (4,731 S.F.)
MAXIMUM BUILDING HEIGHT	3 STOREYS & 30 FEET	EXISTING	EXISTING
MINIMUM FRONT YARD SETBACK	45 FEET	94.3 FEET	96.3 FEET
AVERAGE FRONT YARD SETBACK [1]	60 FEET	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FEET	28.4 FEET	26.8 FEET
MINIMUM REAR YARD SETBACK	50 FEET	56.2 FEET	60.1 FEET

[1] TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

* EXISTING NON-CONFORMITY

LEGEND

□	EXISTING PROPERTY MONUMENTATION	---	EXISTING STONE DRIVE
---	PROPERTY BOUNDARY	---	EXISTING CONCRETE PAD, SIDEWALK OR PATIO
---	ADJOINING PROPERTY LINE	---	EXISTING BRICK SIDEWALK OR PATIO
---	EXISTING RIGHT OF WAY LINE	---	EXISTING WALL
---	EXISTING EASEMENT LINE	---	EXISTING FENCE LINE
---	EXISTING SETBACK LINE	---	EXISTING ROOF DRAIN
---	EXISTING 2' CONTOUR	---	EXISTING SANITARY STRUCTURES & PIPE
---	EXISTING 10' CONTOUR	---	EXISTING SANITARY CLEAN-OUT
---	EXISTING SPOT ELEVATION	---	EXISTING WELL
---	EXISTING SHIRIBLINE	---	EXISTING WATER LINE
---	EXISTING TREE LINE	---	EXISTING LIGHT
○	EXISTING TREE SYMBOLS	---	EXISTING UTILITY POLE
○	EXISTING TREE TO BE REMOVED	---	EXISTING OVERHEAD WIRE TO BE REMOVED
---	SOILS LINE AND DESCRIPTION	---	---
---	EXISTING SIGN	---	---
---	EXISTING CURB LINE	---	---
---	EXISTING ROAD / PAVING	---	---

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.W.I.	DEPTH TO 80 INCHES	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
Cd	CALIFORN LOAM	3% - 8%	LOW ABOUT 4.4 INCHES	MODERATELY WELL DRAINIED	ABOUT 4 TO 16 INCHES	20 TO 99 INCHES	2c	D
Gd	GLADSTONE GRAVELLY LOAM	3% - 8%	MODERATE ABOUT 8.4 INCHES	WELL DRAINIED	MORE THAN 80 INCHES	60 TO 80 INCHES	2c	B

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd., West Chester, PA 19382
www.InLandDesign.net

Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InLandDesign.net

PROFESSIONAL ENGINEER
LINDA R. LAYER
LICENSED PROFESSIONAL ENGINEER
PENNSYLVANIA

NO. DATE DESCRIPTION

1	4/22/2026	REVISED PER TOWNSHIP ENGINEER REVIEW COMMENTS & FOR FINAL PLAN APPROVAL
---	-----------	-------------------------------------------------------------------------

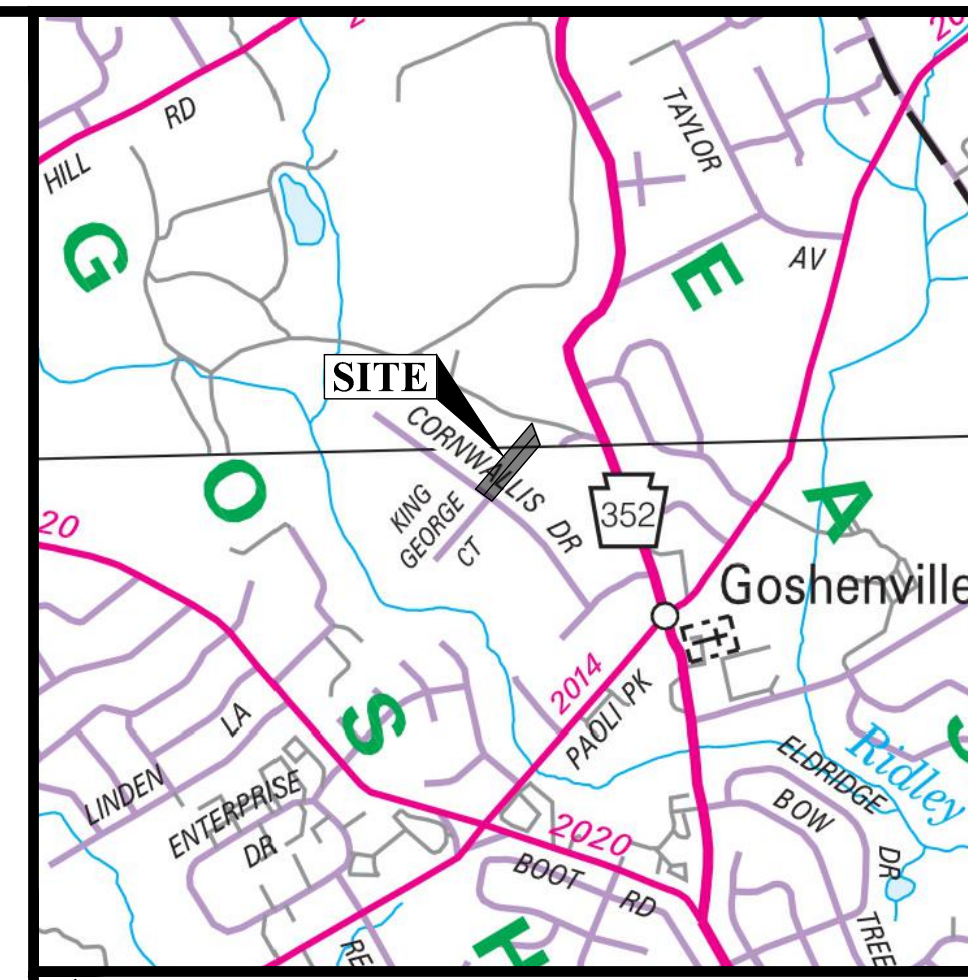
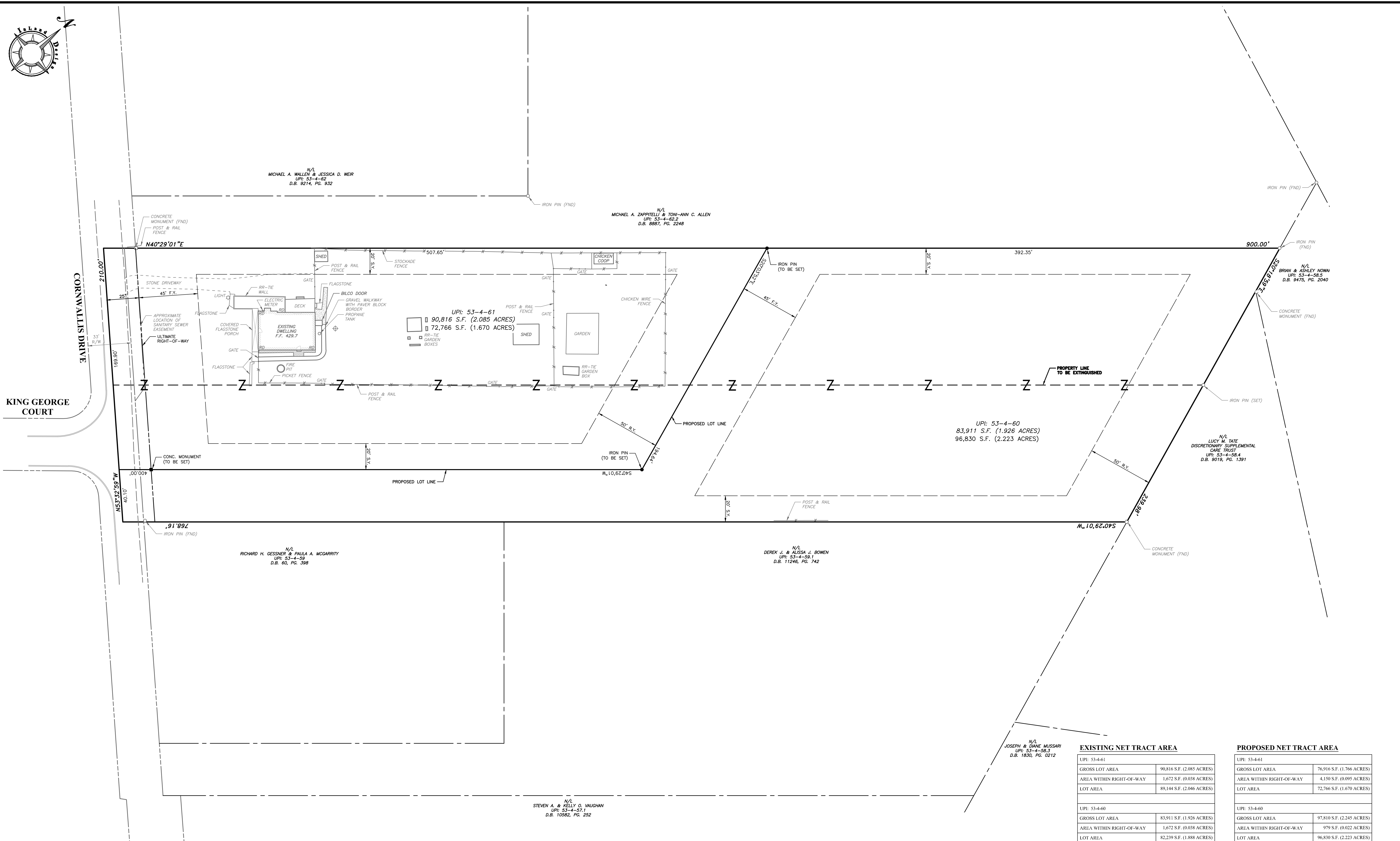
PRELIMINARY / FINAL SUBDIVISION PLAN

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30'

Date: 01/30/2026
Scale: 1" = 30'
Drawn by: LRL
Checked by: DWN
Project No. 12664

EXISTING CONDITIONS, CONSERVATION & DEMOLITION PLAN FOR
GEOFFREY & NANCY FAY
949 & 951 CORNWALLIS DRIVE
WEST CHESTER, PA, 19382
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

SHEET
2
OF 4



LOCATION MAP
SCALE 1" = 200'

TOWNSHIP BOARD OF SUPERVISORS
APPROVED BY THE EAST GOSHEN TOWNSHIP BOARD OF SUPERVISORS THIS ___ DAY OF _____, 20__.

CHAIRMAN _____
VICE CHAIRMAN _____
MEMBER _____
MEMBER _____

TOWNSHIP PLANNING COMMISSION
REVIEWED BY THE EAST GOSHEN TOWNSHIP PLANNING COMMISSION THIS ___ DAY OF _____, 20__.

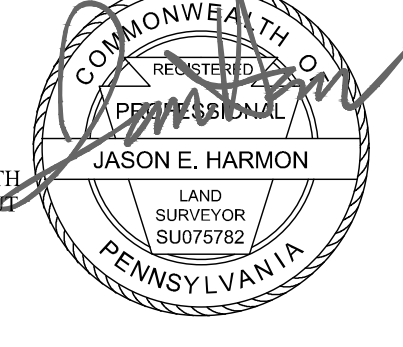
CHAIRMAN _____
VICE CHAIRMAN _____
MEMBER _____
MEMBER _____

TOWNSHIP ENGINEER
APPROVED BY THE EAST GOSHEN TOWNSHIP ENGINEER THIS ___ DAY OF _____, 20__.

TOWNSHIP ENGINEER _____

SURVEYOR
I, JASON E. HARMON, A PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE LOT LINES, STREETS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAN WERE SURVEYED AND PLOTTED BY ME AND ARE ACCURATE. I FURTHER CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THAT THE ERROR OF CLOSURE IS NOT GREATER THAN 1/10,000.

JASON E. HARMON, P.L.S., NO. S0075782



DESIGN PROFESSIONAL
I, LINDA E. LAYER, ON THIS DATE APRIL 24, 2024, HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY DIRECT SUPERVISION AND CONFORMS TO ALL ENGINEERING, ZONING, BUILDING AND OTHER APPLICABLE EAST GOSHEN TOWNSHIP ORDINANCES AND REGULATIONS.

LINDA E. LAYER, P.E.

COUNTY PLANNING COMMISSION
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____, 20__.

CCPC FILE # _____

SECRETARY _____

CERTIFICATE OF OWNERSHIP
ON THIS, THE ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR (EQUITABLE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THAT THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER _____ NOTARY PUBLIC OR OTHER OFFICER _____
OWNER _____

RECORDER OF DEEDS
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA, IN PLAN BOOK _____ ON PAGE NO. _____ DAY OF THE _____, 20__.

RECORDER OF DEEDS _____

OWNER OF RECORD:
GEOFFREY F. & NANCY A FAY
951 CORNWALLIS DRIVE
WEST CHESTER, PA 19382

LEGEND

- ○ EXISTING PROPERTY MONUMENTATION
- PROPERTY BOUNDARY
- - - ADDING PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- - - PROPOSED LOT LINE
- - - PROPOSED SETBACK LINE
- - - PROPERTY BOUNDARY

- GENERAL NOTES:**
- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONTOUR INTERVAL = 1 FOOT.
 - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON AUGUST 6, 2025.
 - THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBERS 4202C0215G & 4202C0160G, EFFECTIVE SEPTEMBER 28, 2017.
 - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - PUBLIC SEWER SERVICES BOTH PROPERTIES.
 - THE EXISTING SEWER LATERAL SHALL BE CUT AND CAPPED WITHIN 2 FEET OF THE HOUSE-SIDE OF THE CLEANOUT, AND IT SHALL BE DISCONNECTED FROM THE REMAINDER OF THE LATERAL PIPE TO THE HOUSE. THE CAP SHALL BE A SOLID FITTING OR OTHER METHOD AS APPROVED BY THE EAST GOSHEN PUBLIC WORKS DEPARTMENT (PWD). THE PWD MUST INSPECT AND APPROVE THE CUTTING AND CAPPING PRIOR TO BACKFILL.
 - A DEMOLITION PERMIT SHALL BE ACQUIRED TO REMOVE THE EXISTING HOME ON LOT 53-4-60.
 - THE EXISTING LOTS ARE SERVICED BY PRIVATE WELLS. A NEW WELL WILL BE PERMITTED FOR THE FUTURE HOME.
 - ALL PROPOSED ON-SITE WATER SUPPLY SYSTEMS SHALL HAVE A PERMIT CERTIFIED BY THE CHESTER COUNTY HEALTH DEPARTMENT.

ZONING DATA (EXISTING CONDITIONS)
R-2 LOW DENSITY RESIDENTIAL DISTRICT

ALL OTHER USES	REQUIRED	UPI: 53-4-60	UPI: 53-4-61
MINIMUM LOT AREA	1 ACRE	1.888 ACRES	2.046 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	150 FEET	105.00 FEET *	105.00 FEET *
MINIMUM LOT WIDTH @ STREET LINE	60 FEET	105.00 FEET	105.00 FEET
MAXIMUM BUILDING COVERAGE	25%	1.5% (1,273 S.F.)	2.0% (1,824 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	35%	4.1% (3,383 S.F.)	5.3% (4,731 S.F.)
MAXIMUM BUILDING HEIGHT	3 STORIES & 30 FEET	EXISTING	EXISTING
MINIMUM FRONT YARD SETBACK	45 FEET	94.3 FEET	96.3 FEET
AVERAGE FRONT YARD SETBACK [1]	60 FEET	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FEET	28.4 FEET	26.8 FEET
MINIMUM REAR YARD SETBACK	50 FEET	56.2 FEET	60.1 FEET

[1] TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

* EXISTING NON-CONFORMITY

ZONING DATA (PROPOSED CONDITIONS)
R-2 LOW DENSITY RESIDENTIAL DISTRICT

ALL OTHER USES	REQUIRED	UPI: 53-4-60	UPI: 53-4-61
MINIMUM LOT AREA	1 ACRE	2.223 ACRES	1.670 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	150 FEET	209.50 FEET	169.90 FEET
MINIMUM LOT WIDTH @ STREET LINE	60 FEET	209.50 FEET	169.90 FEET
MAXIMUM BUILDING COVERAGE	25%	(TBD)	2.5% (1,824 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	35%	(TBD)	6.5% (4,731 S.F.)
MAXIMUM BUILDING HEIGHT	3 STORIES & 30 FEET	EXISTING	EXISTING
MINIMUM FRONT YARD SETBACK	45 FEET	45 FEET	96.3 FEET
AVERAGE FRONT YARD SETBACK [1]	60 FEET	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FEET	20 FEET	45.9 FEET
MINIMUM REAR YARD SETBACK	50 FEET	50 FEET	26.1 FEET

[1] TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

EXISTING NET TRACT AREA

UPI: 53-4-61	UPI: 53-4-60
GROSS LOT AREA	83,911 S.F. (1.926 ACRES)
AREA WITHIN RIGHT-OF-WAY	1,672 S.F. (0.038 ACRES)
LOT AREA	89,144 S.F. (2.046 ACRES)

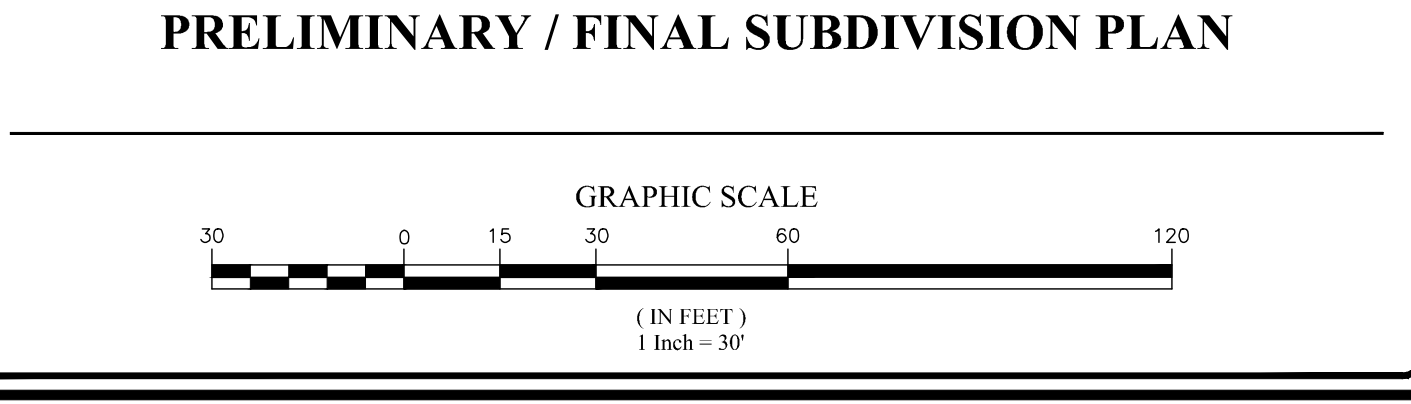
PROPOSED NET TRACT AREA

UPI: 53-4-61	UPI: 53-4-60
GROSS LOT AREA	97,810 S.F. (2.245 ACRES)
AREA WITHIN RIGHT-OF-WAY	979 S.F. (0.022 ACRES)
LOT AREA	96,830 S.F. (2.223 ACRES)

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd., West Chester, PA 19382
Phone: (484) 947-2928
Fax: (484) 947-2946
www.InLandDesign.net
Info@InLandDesign.net

COMMONWEALTH OF PENNSYLVANIA
LAND SURVEYOR
JASON E. HARMON

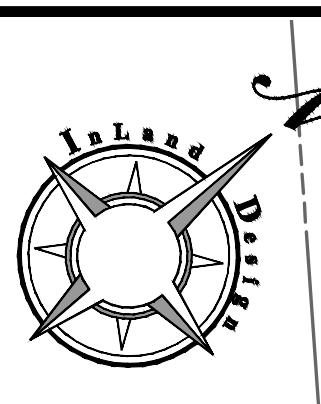
No.	Date:	Description:
1	4/22/2026	REVISED PER TOWNSHIP ENGINEER REVIEW COMMENTS & FOR FINAL PLAN APPROVAL



Date: 01/30/2026
Scale: 1" = 30'
Drawn by: DWN
Checked by: LRL
Project No: 12664

TITLE PLAN FOR
GEOFFREY & NANCY FAY
949 & 951 CORNWALLIS DRIVE
WEST CHESTER, PA, 19382
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

SHEET
3
OF 4



CHARLES F. JR. & HELEN R. PORTER
UPI: 53-4-61
D.B. 824, PG. 39

CHARLES W. & YULI H. PORTER
UPI: 53-4-63
D.B. 826, PG. 81

N/A
MICHAEL A. WALLEN & JESSICA D. WEIR
UPI: 53-4-62
D.B. 9274, PG. 932

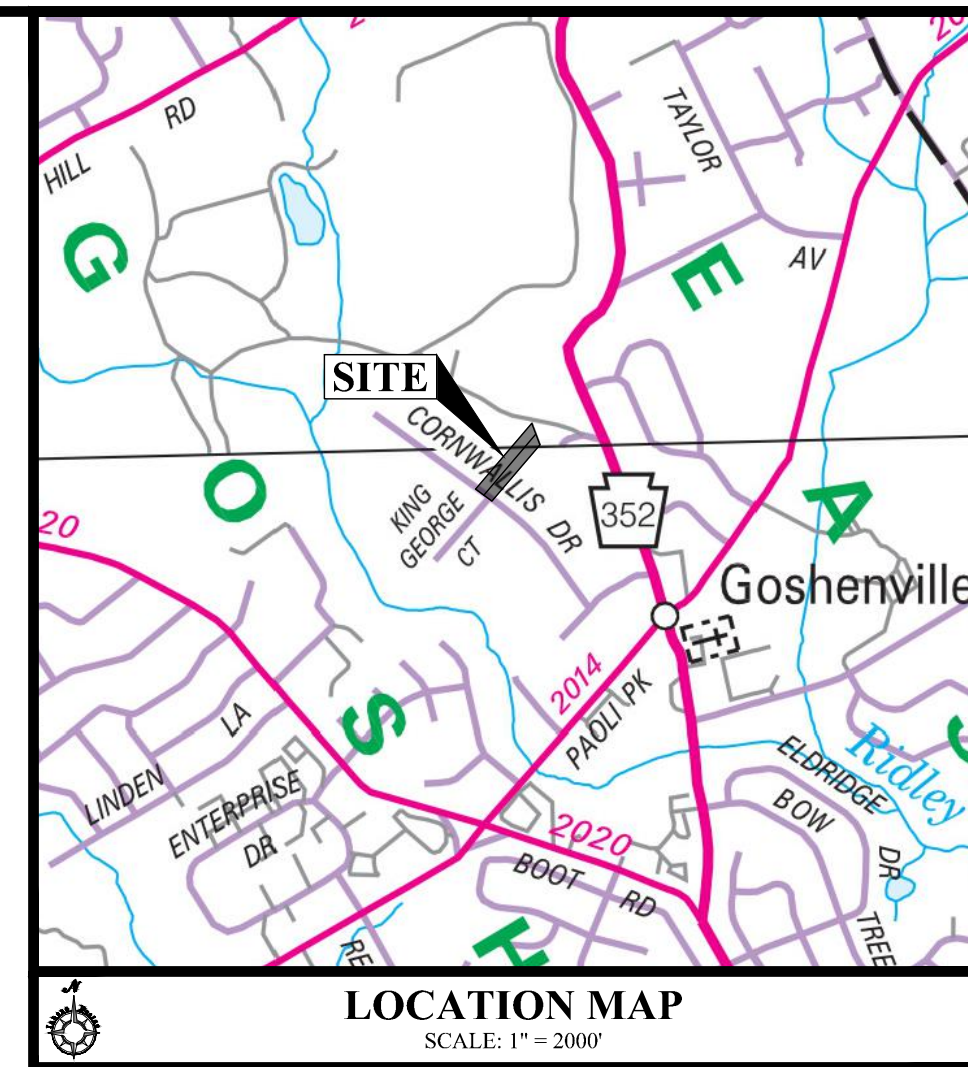
N/A
MICHAEL A. ZAPPARELLI & TONY-ANN C. ALLEN
UPI: 53-4-62.2
D.B. 8887, PG. 2248

N/A
BRIAN & ASHLEY NOWAK
UPI: 53-4-65.5
D.B. 9475, PG. 2040

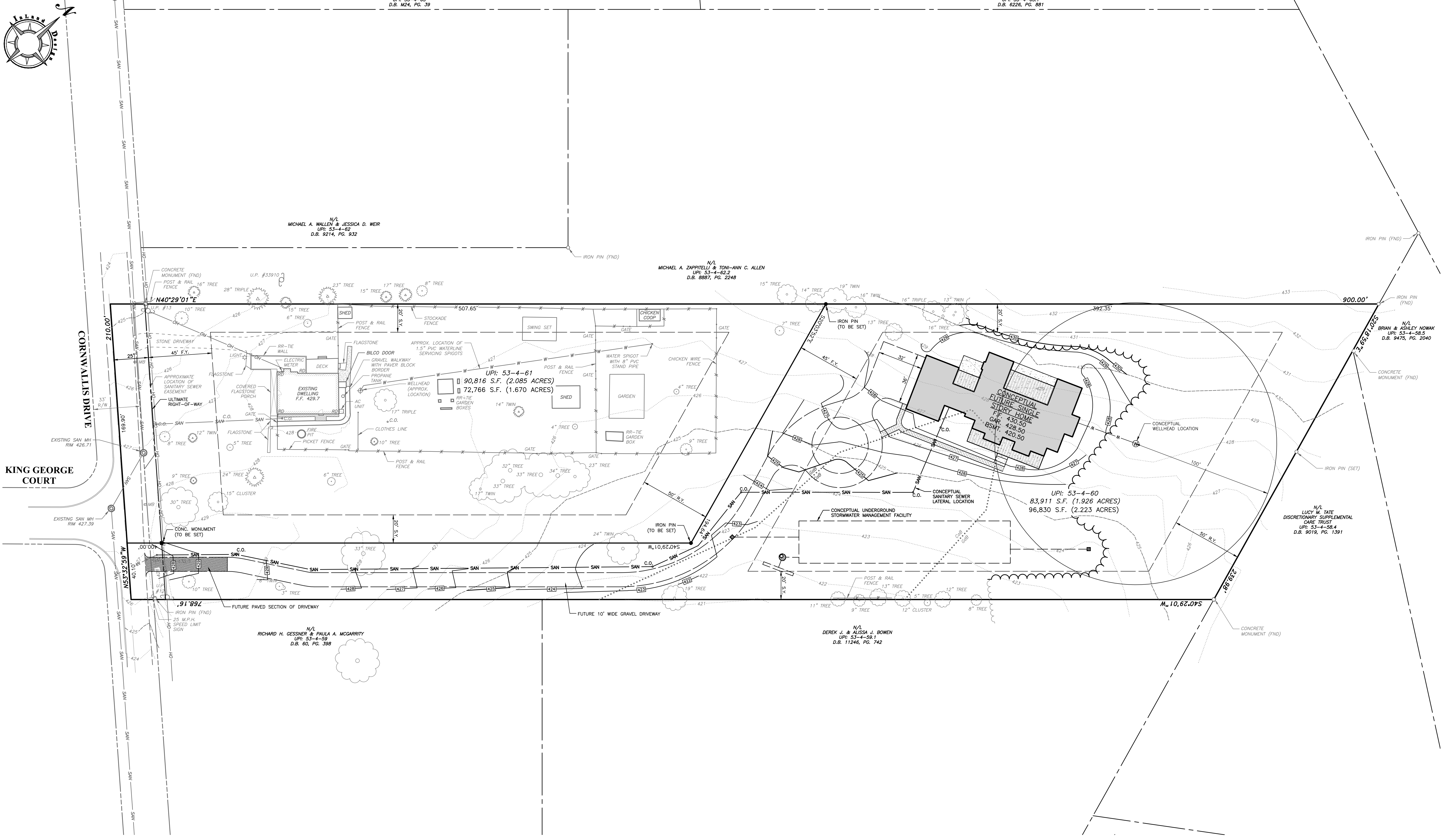
N/A
LUCY M. TATE
DISCRETIONARY SUPPLEMENTAL
CARE TRUST
UPI: 53-4-66.4
D.B. 9019, PG. 1391

N/A
RICHARD H. GESSNER & PAULA A. MCCARRITY
UPI: 53-4-59
D.B. 60, PG. 398

N/A
DEREK J. & ALESHA J. BOWEN
UPI: 53-4-59.1
D.B. 11246, PG. 742



- GENERAL NOTES:**
- BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC. WEST CHESTER, PA. BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC. WEST CHESTER, PA. CONTOUR INTERVAL - 1 FOOT.
 - ELEVATIONS BASED ON NAVD83 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON AUGUST 6, 2025.
 - THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBERS 4202C0151 & 4202C0160, EFFECTIVE SEPTEMBER 29, 2017.
 - SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND/OR FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - PUBLIC SEWER SERVICES BOTH PROPERTIES.
 - THE EXISTING SEWER LATERAL SHALL BE CUT AND CAPPED WITHIN 2 FEET OF THE HOUSE-SIDE OF THE CLEARANCE, AND IT SHALL BE DISCONNECTED FROM THE REMAINDER OF THE LATERAL PIPE TO THE HOUSE. THE CAP SHALL BE A SOLID FITTING OR OTHER METHOD AS APPROVED BY THE EAST GOSHEN PUBLIC WORKS DEPARTMENT (PWD). THE PWD MUST INSPECT AND APPROVE THE CUTTING AND CAPPING PRIOR TO BACKFILL.
 - A DEMOLITION PERMIT SHALL BE ACQUIRED TO REMOVE THE EXISTING HOME ON LOT 54-56.
 - THE EXISTING LOTS ARE SERVICED BY PRIVATE WELLS. A NEW WELL WILL BE PERMITTED FOR THE FUTURE HOME.
 - ALL PROPOSED ON-SITE WATER SUPPLY SYSTEMS SHALL HAVE A PERMIT CERTIFIED BY THE CHESTER COUNTY HEALTH DEPARTMENT.



LEGEND

	EXISTING PROPERTY MONUMENTATION		PROPOSED 2' CONTOUR
	PROPERTY BOUNDARY		PROPOSED 10' CONTOUR
	ADJOINING PROPERTY LINE		PROPOSED TREELINE
	EXISTING RIGHT OF WAY LINE		PROPOSED DRIVEWAY
	EXISTING EASEMENT LINE		PROPOSED STONE DRIVE/ TRAIL
	EXISTING 2' CONTOUR		PROPOSED CONCRETE SIDEWALK
	EXISTING 10' CONTOUR		PROPOSED BRICK SIDEWALK OR PATIO
	EXISTING SPOT ELEVATION		PROPOSED STORMWATER FACILITY
	EXISTING SHRUBLINE		PROPOSED SANITARY LATERAL
	EXISTING TREE LINE		PROPOSED SANITARY CLEAN-OUT
	EXISTING TREE SYMBOLS		PROPOSED WELL
	SOILS LINE AND DESCRIPTION		PROPOSED WATER LINE
	EXISTING SIGN		
	EXISTING CURB LINE		
	EXISTING ROAD / PAVING		
	EXISTING STONE DRIVE		
	EXISTING CONCRETE PAD, SIDEWALK OR PATIO		
	EXISTING BRICK SIDEWALK OR PATIO		
	EXISTING WALL		
	EXISTING FENCE LINE		
	EXISTING ROOF DRAIN		
	EXISTING SANITARY STRUCTURES & PIPE		
	EXISTING SANITARY CLEAN-OUT		
	EXISTING WELL		
	EXISTING WATER LINE		
	EXISTING LIGHT		
	EXISTING UTILITY POLE		
	EXISTING OVERHEAD WIRE		
	PROPOSED IRON PIN		
	PROPOSED MONUMENT		
	PROPOSED RIGHT OF WAY LINE		
	PROPOSED LOT LINE		
	PROPOSED SETBACK LINE		

SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
CaB	CALIFORN LOAM	3% - 8%	LOW ABOUT 4.4 INCHES	MODERATELY WELL DRAINED	ABOUT 6 TO 16 INCHES	20 TO 99 INCHES	2e	D
GbB	GLADSTONE GRAVELLY LOAM	3% - 8%	MODERATE ABOUT 8.4 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 80 INCHES	2e	B

PROPOSED NET TRACT AREA

UPI: 53-4-61	UPI: 53-4-60
GROSS LOT AREA	76,916 S.F. (1.766 ACRES)
AREA WITHIN RIGHT-OF-WAY	4,150 S.F. (0.095 ACRES)
LOT AREA	72,766 S.F. (1.670 ACRES)
<hr/>	
UPI: 53-4-60	UPI: 53-4-61
GROSS LOT AREA	97,810 S.F. (2.245 ACRES)
AREA WITHIN RIGHT-OF-WAY	979 S.F. (0.022 ACRES)
LOT AREA	96,830 S.F. (2.223 ACRES)

**ZONING DATA (PROPOSED CONDITIONS)
R-2 LOW DENSITY RESIDENTIAL DISTRICT**

ALL OTHER USES	REQUIRED	UPI: 53-4-60	UPI: 53-4-61
MINIMUM LOT AREA	1 ACRE	2.223 ACRES	1.670 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	150 FEET	209.50 FEET	169.90 FEET
MINIMUM LOT WIDTH @ STREET LINE	60 FEET	209.50 FEET	169.90 FEET
MAXIMUM BUILDING COVERAGE	25%	(TBD)	2.5% (1,824 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	35%	(TBD)	6.5% (4,731 S.F.)
MAXIMUM BUILDING HEIGHT	3 STOREYS & 30 FEET	-30FT-	EXISTING
MINIMUM FRONT YARD SETBACK	45 FEET	45 FEET	96.3 FEET
AVERAGE FRONT YARD SETBACK [1]	60 FEET	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FEET	20 FEET	45.9 FEET
MINIMUM REAR YARD SETBACK	50 FEET	50 FEET	26.1 FEET

[1] TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

OWNER OF RECORD:
GEOFFREY F. & NANCY A. FAY
951 CORNWALLIS DRIVE
WEST CHESTER, PA 19382

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd., West Chester, PA 19382
Phone: (484) 947-2928
Fax: (484) 947-2946
www.InLandDesign.net

PENNSYLVANIA ONE CALL SYSTEM
PA, act 172 of 1986 requires three working days notice
20252111349

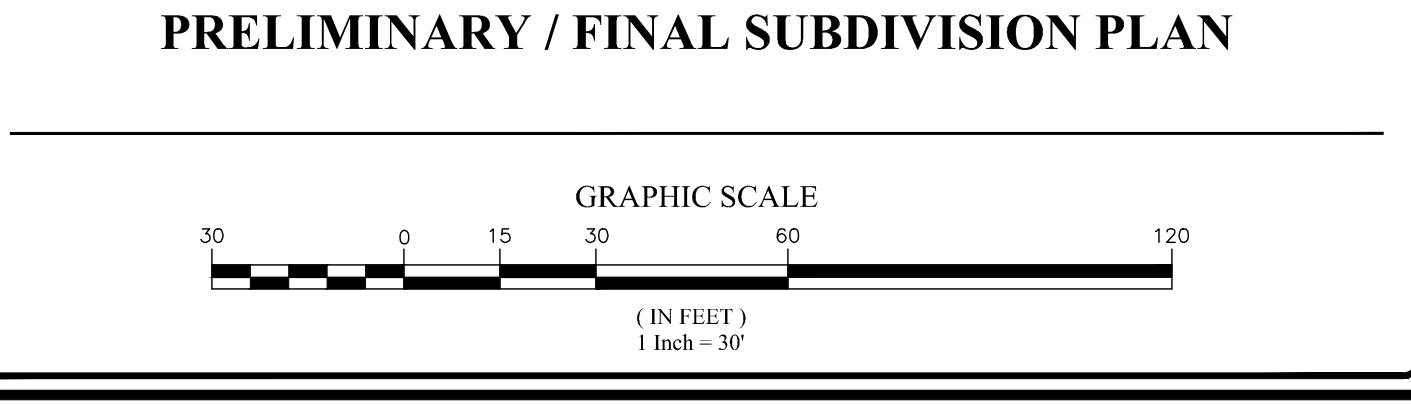
PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans. nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
Engineering, Surveying & Land Planning
16 Hagerty Blvd., West Chester, PA 19382
Phone: (484) 947-2928
Fax: (484) 947-2946
www.InLandDesign.net

LINDA R. LAYER
ENGINEER
PENN. REG. NO. 1001001001

PRELIMINARY / FINAL SUBDIVISION PLAN

No.	Date:	Description:
1	4/22/2026	REVISED PER TOWNSHIP ENGINEER REVIEW COMMENTS & FOR FINAL PLAN APPROVAL



Date: 01/30/2026
Scale: 1" = 30'
Drawn by: DWN
Checked by: LRL
Project No: 12664

CONCEPTUAL FUTURE PLAN FOR
GEOFFREY & NANCY FAY
949 & 951 CORNWALLIS DRIVE
WEST CHESTER, PA, 19382
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

SHEET
4
OF 4

Memorandum



East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
610-692-7171 ext. 3103
kkrause@eastgoshen.org

Date: May 19, 2026
To: East Goshen Township Planning Commission
From: Kelly A. Krause, Zoning Officer
Re: **Zoning Hearing Board Application No. Z26-02 (Dimensional Variance)**
17 Treemont Drive, Malvern/Sheffield
Chester Co. UPI #53-2F-18

A Zoning Hearing Board application has been submitted by Erin & Bryan Sheffield, owners of 17 Treemont Drive, Malvern, who seek relief from the provisions of §240-9.G to allow the construction of a 769 square foot deck which will encroach into the required 20' side yard setback by 4' (providing a 16' setback), and by 4' 7" (providing a 15' 5" setback) into each respective side yard. The property is located within the R-2 Low Density Residential Zoning District.

Background and General Information

- The subject property was created as Lot 3 of a thirty-three-lot subdivision, titled Section A Plan of Lots for Meagher Construction Co., dated February 2, 1963, last revised on November 6, 1963.
- At the time of plan approval, the following area and bulk regulations were imposed:
 - Lot Area- 1 acre
 - Lot Width- 100 feet
 - Front and Rear Yard Setback- 50 feet
 - Side Yard Setback- 20 feet each side with a 40-foot aggregate total
- The current lot area and setback regulations for a single-family dwelling within the R-2 Zoning District are as follows:
 - Lot Area- 1 acre
 - Lot Width at Street Line- 60 feet
 - Lot Width at Building Line- 150 feet
 - Front Yard Setback- 45 feet
 - Rear Yard Setback- 50 feet
 - Side Yard Setback- 20 feet each side
- The property is legally nonconforming in respect to minimum lot width at the building line, providing approximately 108 feet where 150 feet is the minimum required.
- The rear portion of the subject property is within the 100-year floodplain, designated as Flood Hazard Zone A pursuant to FEMA Flood Insurance Rate Map No. 42029C0160G, dated September 29, 2017.

Memorandum

The following information is attached:

1. Zoning Hearing Board Application, dated May 8, 2026 with revision (2 pages)
2. Site plan drawn by Fisher Brothers Exteriors, dated May 4, 2026
3. Drawing of proposed deck
4. Renderings of proposed deck
5. Photos of the property
6. Measurement of Grade narrative with supporting photos
7. ChescoViews Tax Map with floodplain layer overlay

Draft Motion:

Mr. Chairman, I move that we recommend to the Board of Supervisors to _____
(support/take no action) on the dimensional variance to construct a deck which will encroach into
each required 20' side yard by 4', and 4' 7", respectively.



Incorporated 1817
Chester County, Pennsylvania

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**
1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

REVISED
11:49 am, May 14, 2026

MAY - 6 2026

Name of Applicant: Erin Sheffield
 Applicant Address: 17 Treemont Dr Malvern PA 19355
 Telephone Number: 646-573-2640 Email: _____
 Email Address: erisheffield@gmail.com
 Property Address: 17 Treemont Dr Malvern PA 19355
 Tax Parcel Number: 53-2F-18 Zoning District: R-2 Acreage: 1 Acre

Purpose of Application (check one)

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

Sections of Zoning Ordinance in which relief is sought:

240-9-G side yard setback

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

Extend deck 3' 8" into setback on left side, to come straight off house line
Extend deck 3' 11" on right side for driveway deck entrance walkway

Description of the Hardship:

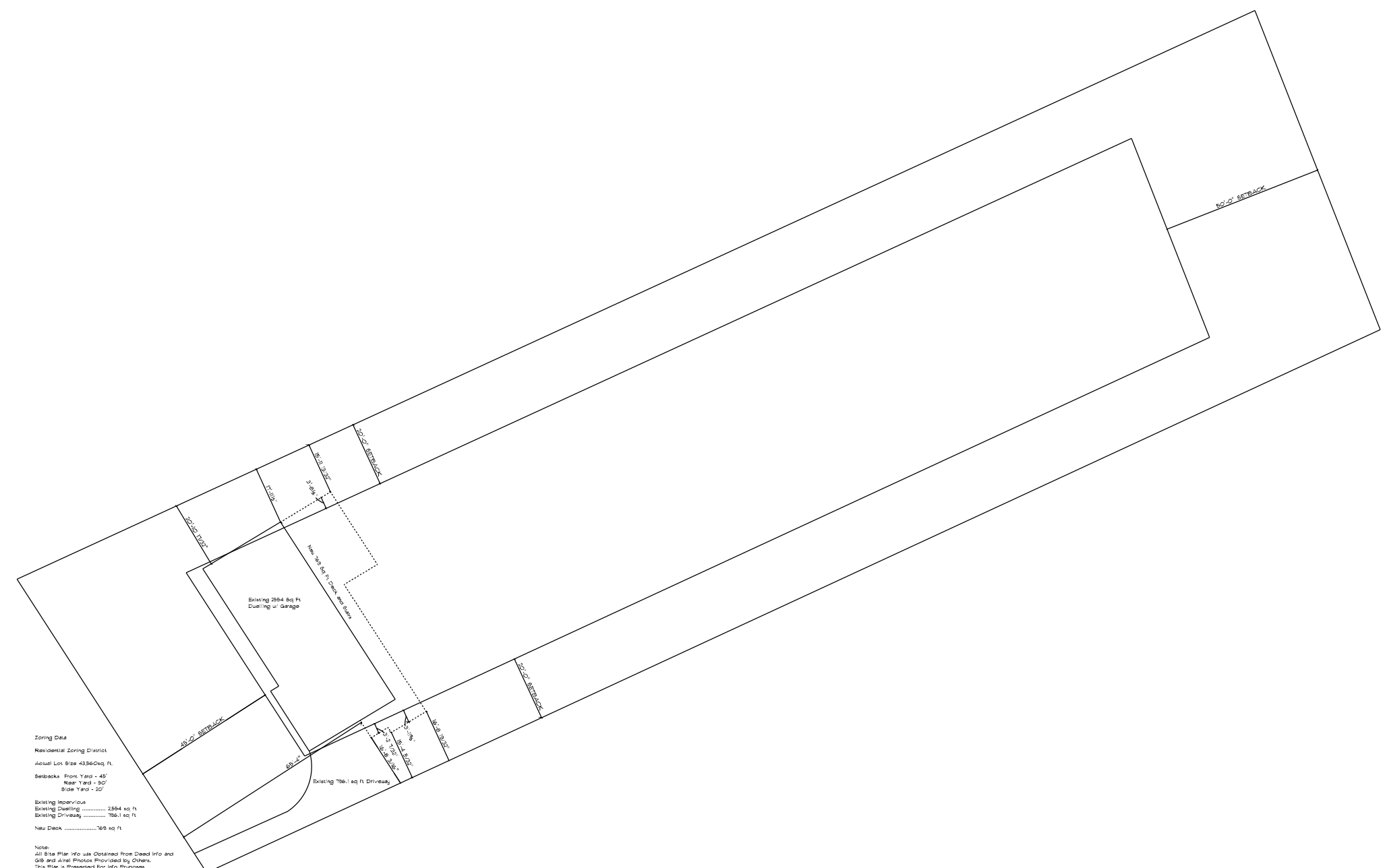
The requested relief is needed to address a safety and accessibility hardship. Aging parents require stable access to the backyard, but the existing slate steps erode annually due to the grade, creating a hazardous condition. Replacing them with a platform to allow turn around at the door and permanent steps and a handrail is necessary for safe, reliable use. This is the minimum improvement and will not adversely impact neighbors.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property. or in tent of the Zoning ordinance

Erin Sheffield
Signature of Applicant

5/8/26
Date

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



Zoning Data
 Residential Zoning District
 Actual Lot Size 4336 Sq. Ft.
 Setbacks: Front Yard - 48'
 Rear Yard - 30'
 Side Yard - 20'

Existing Impervious
 Existing Dwelling 2554 sq. ft.
 Existing Driveway 706 sq. ft.
 New Deck 769 sq. ft.

Note:
 All Site Plan info was Obtained from Deed Info and
 GIS and Aerial Photos Provided by Others.
 This Plan is Presented For Info Purposes
 and Does Not Reflect a Licensed Engineering Survey

SITE PLAN

SCALE: 1" = 40'-0"

Erin Sheffield

17 Treemont Drive
 Malvern
 Pennsylvania
 19355

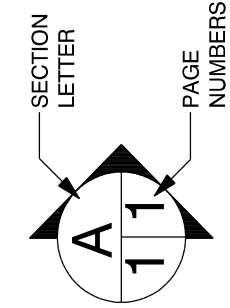
PHONE:
 FAX:
 MOBILE:

DRAWN BY: D.L.F.

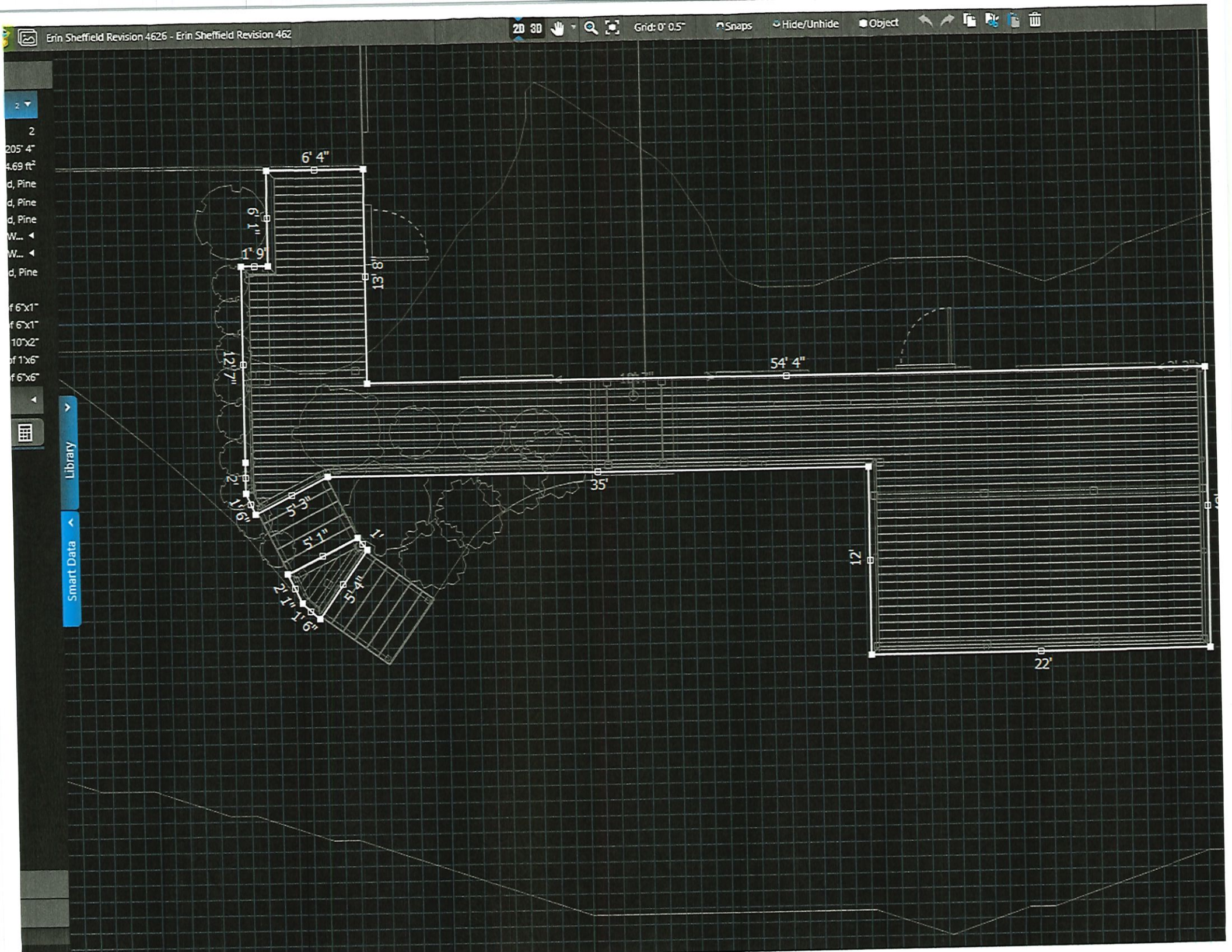
SCALE: 1" = 40'-0"

DATE: Monday, May 4, 2026

PAGE: **6/6**
 Site Plan



FISHER BROTHERS EXTERIORS
 1016 BRACKBILL ROAD
 GAP PA 17527



- 2
- 2
- 205' 4"
- 4.69 ft²
- d, Pine
- d, Pine
- d, Pine
- W...
- W...
- d, Pine
- f 6x1"
- f 6x1"
- 10'x2"
- f 1x6"
- f 6x6"

Library Smart Data

6' 4"

13' 8"

12' 7"

54' 4"

35'

1' 6"

5' 3"

5' 7"

9' 1"

5' 4"

12'

22'





Like
A French
PRIVATE







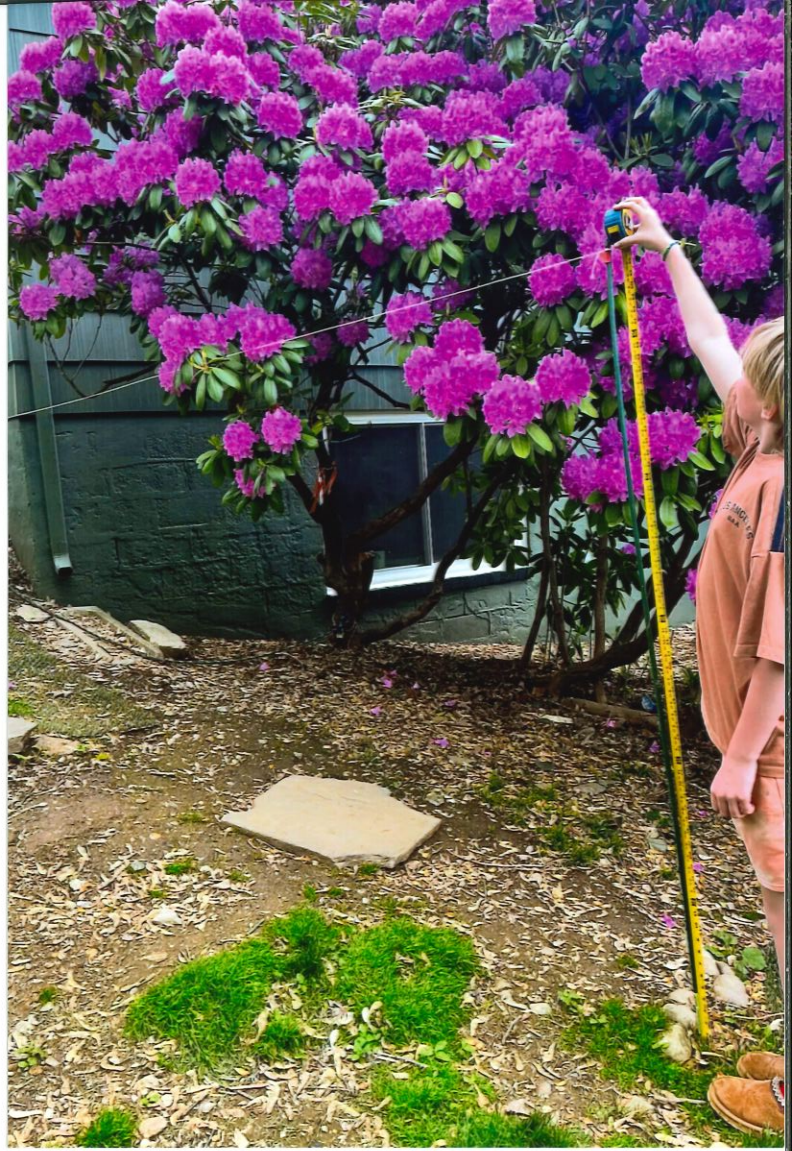
Measurement of Grade, supported by pictures

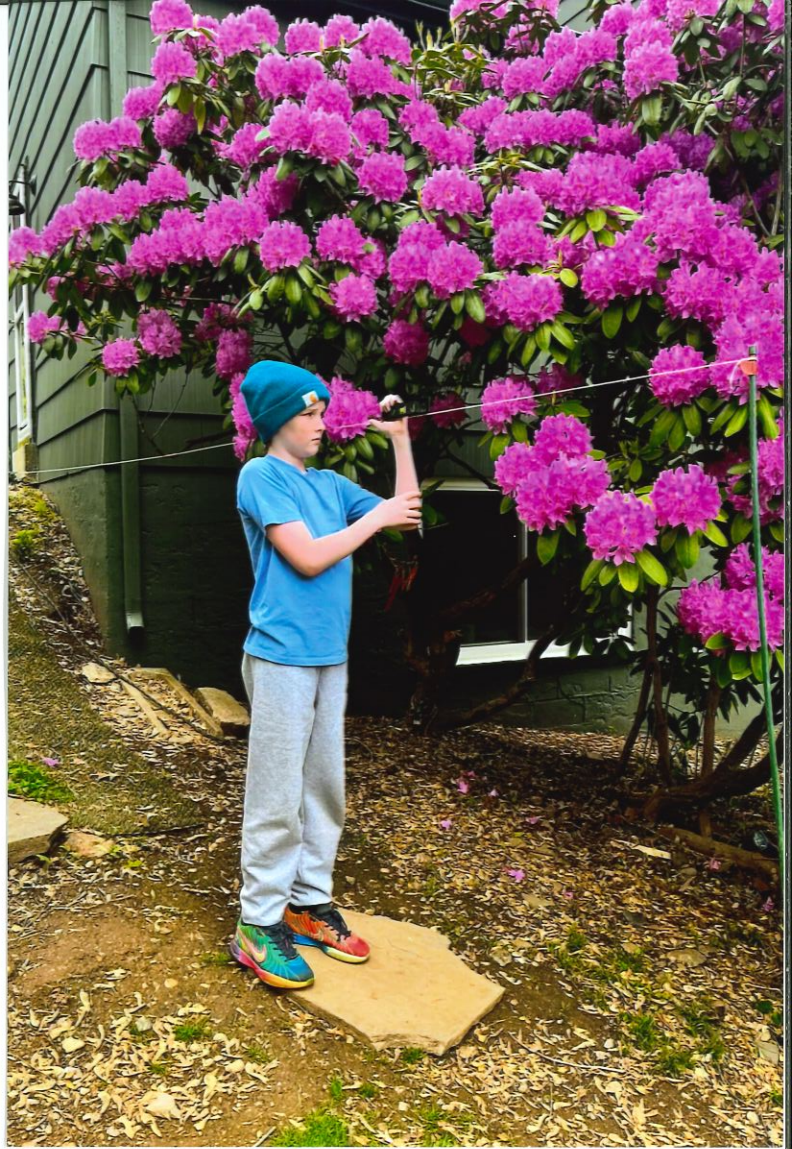
Sheffield property

17 Treemont Drive, Malvern PA

The property has a measured grade change of approximately 67 inches over a horizontal distance of 248 inches, resulting in a slope of approximately 27%.

This steep grade makes safe and reasonable access between the house and yard impractical without the use of stairs and a small platform. The proposed encroachment represents the minimum necessary to address this unique physical condition.



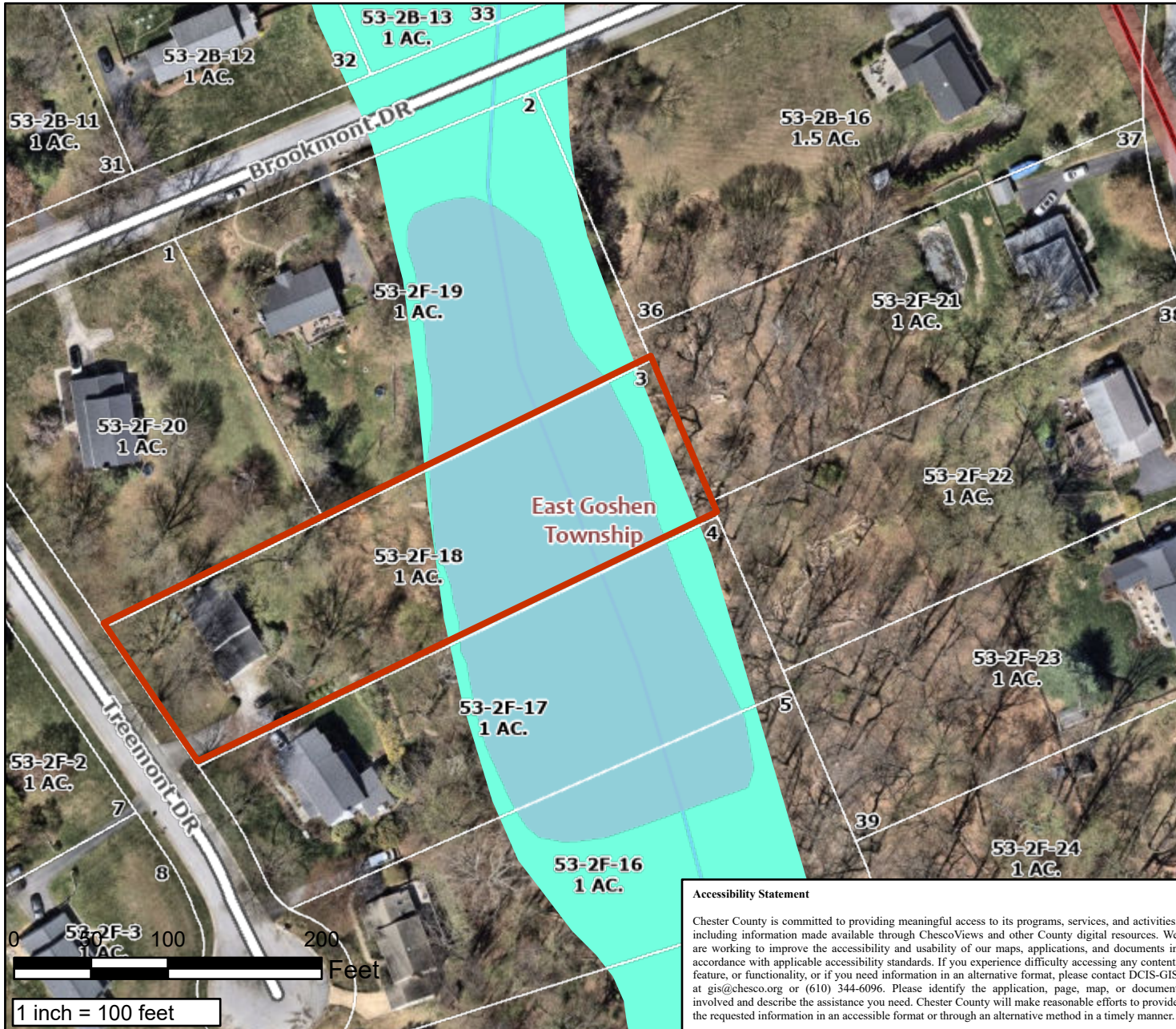


COUNTY OF CHESTER
PENNSYLVANIA



Legend

- Zone X - Area of 0.2% Annual Chance of Flood
- Zone AO - Area of 1% Annual Chance of Shallow Flooding
- Zone A, AE - Area of 1% Annual Chance of Flood
- Zone AE - Area within Floodway



Accessibility Statement

Chester County is committed to providing meaningful access to its programs, services, and activities, including information made available through ChescoViews and other County digital resources. We are working to improve the accessibility and usability of our maps, applications, and documents in accordance with applicable accessibility standards. If you experience difficulty accessing any content, feature, or functionality, or if you need information in an alternative format, please contact DCIS-GIS at gis@chesco.org or (610) 344-6096. Please identify the application, page, map, or document involved and describe the assistance you need. Chester County will make reasonable efforts to provide the requested information in an accessible format or through an alternative method in a timely manner.

Map Created:
Wednesday, May 20, 2026

County of Chester



Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

[§ 240-6 Definitions; word usage.](#)

B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise.

CLOSED-LOOP COOLING SYSTEM- A cooling system that circulates a single contained coolant or fluid that is not discharged to the environment as a normal part of operation (may include plate-and-frame heat exchangers, rear-door heat exchangers, immersion, or other sealed liquid cooling approaches).

DATA CENTER – A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations.

The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

DATA CENTER ACCESSORY USE – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center.

[§ 240-19 I-1 Light Industrial District.](#)

C. Permitted conditional uses. The following principal uses may be permitted in the I-1 District in accordance with § 240-31:

(34) Data Centers in accordance with § 240-31C(3)(xx).

~~(34)~~ **(35)** Any lawful use not otherwise permitted in the Township.

[§ 240-31 Conditional uses; additional standards for specific principal uses.](#)

C. Standards for conditional uses and special exception uses and certain permitted-by-right uses.

(3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection **C(2)**. The following specific standards shall be met for the applicable use, unless a more restrictive standard is established by another section of this chapter:

(xx) Data Centers

[1] In addition to the Supplementary studies as required pursuant to Chapter 205, Subdivision and Land Development, an applicant shall submit the following:

[a] A sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations does not exceed the noise and nuisance regulations of Chapter 156. The Township may require post-construction noise testing, prepared by a qualified acoustical professional, to verify compliance with Chapter 156. Emergency generator testing shall be limited to periodic testing and emergency operation only and shall comply with all applicable noise and nuisance regulations.

[b] A vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment will be perceptible to the human sense of feeling beyond the property line.

[c] The applicant shall provide documentation from the applicable electric service provider and water service provider certifying that that the necessary capacity is available and that electric service provider and water service provider will serve the Data Center. Known impacts on electric/water rates or availability for other uses directly attributable to the Data Center project shall be noted.

[d] If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity.

[e] A Pipeline awareness study in accordance with § 205-40.1, with review and recommendation made by the East Goshen Township Pipeline Task Force.

[2] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use, and in accordance with applicable state and federal standards.

[3] Closed-loop cooling systems for server racks and IT equipment shall be required. Use of open, evaporative cooling towers for facility heat rejection is prohibited unless demonstrated by clear and convincing evidence that closed-loop technology is infeasible. Data centers shall not be designed to draw primary cooling make-up water from private potable wells.

[4] Any system designed for cooling and operation of the facility (electricity, water, or other means) shall be demonstrated, through qualified professional analysis and in accordance with applicable state and federal standards, to be adequate and to not negatively impact the surrounding region.

[5] The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises, as demonstrated by qualified professional analysis and in accordance with applicable utility, state, and federal standards.

[6] No use shall produce any heat perceptible at or beyond the lot boundaries, as demonstrated by qualified professional analysis conducted in accordance with applicable state and federal standards.

[7] No use shall emit potentially harmful radiation in excess of levels permitted under applicable state and federal standards, as demonstrated by qualified professional analysis.

[8] The owner of the data center shall provide the Township with an emergency liaison that may be reached 24 hours a day, seven days a week, in the event of an emergency.

[9] The owner of the data center shall submit an emergency response plan to the Township for review and approval, which shall be implemented and followed in the event of an emergency at the facility. The emergency response plan shall include coordination with local emergency responders, as applicable.

[10] The data center facility and accessory buildings shall be fully screened in accordance with the criteria set forth in § 240-27C(3).

[11] Emergency generator testing shall be limited to the time limitations set forth in §156-3D(1)(c)

[12] A Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.

[a] The owner shall submit a notification of closure if operations are permanently ceased.

[b] Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Board of Supervisors if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless granted an extended for good cause.

[c] Standards for Decommissioning:

[i] All above-ground structures, equipment, and accessory facilities shall be removed.

[ii] Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.

[iii] Disturbed soils shall be stabilized and re-vegetated.

[iv] Any utility connections shall be safely disconnected and capped.

[v] The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

Ordinance Definitions

DATA CENTER: *(Included in draft ordinance definitions)* A facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware.

DATA CENTER CAMPUS: A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

ENERGY GENERATION SYSTEM: Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

DATA CENTER ACCESSORY USE: *(Included in draft ordinance definitions. Permitted accessory uses within the I1 Zoning District listed under §240-19E)*

Ancillary uses or structures secondary and incidental to a Data Center Use. Accessory uses secondary and incidental to a data center are allowed, including but not limited to:

- a. Back-Up Energy Generation. The use shall not include energy generation systems used or intended to be used to supply power to the data center during normal operations.
- b. Administrative
- c. Security
- d. Fiber optic lines
- e. Utility lines
- f. Electrical substations
- g. Domestic and non-contact cooling water and wastewater treatment facilities
- h. Water towers
- i. Pump stations
- j. Heating, ventilation, air conditioning, and cooling towers

SENSITIVE RECEPTOR: Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses.

ZONING DISTRICTS

1. Data centers are allowed by conditional use in the HI heavy industrial zoning districts. *(EGT does not provide a HI Zoning District)*

2. Data centers shall take access from an arterial or collector road and shall have secondary access suitable for emergency response purposes. *(Conflicts with §240-27B(4)- Reverse frontage encouraged. Direct vehicular access shall be strongly discouraged onto any arterial highway or collector street. Reverse frontage is encouraged along these types of highways and streets.)*

SCALE/AESTHETICS

(Design controls for industrial and business park districts are established under §240-27E.)

1. Principal building facades shall require a horizontal offset of at least ten feet at intervals of no more than 150 linear feet (measured horizontally) of principal building facade.
2. No more than 80 percent of a principal building facade may consist of one building material.
3. No more than 80 percent of a principal building facade may consist of one color, texture, or pattern.
4. Principal building facades shall require fenestration, step-back(s), cantilever(s), projection(s), or architectural elements extending horizontally across at least 60 percent of the facade.
5. Each principal building shall include an articulated main entrance. This entrance shall be differentiated from the rest of the building with a change in building material, pattern, texture, color, or architectural accent. It shall also either project or be recessed from the adjoining building plane.
6. Elevations/renderings of all principal building facades visible from off-site shall be submitted with the conditional use application.

Fencing: shall not include barbed or razor wire and shall be subject to municipal fence standards.

DIMENSIONAL STANDARDS

1. Minimum Lot Size: Data centers over 100,000 square feet in gross floor area shall have a minimum lot area of 5 acres. *(Minimum lot area- 4 acres)*
2. Maximum Height: Data centers and freestanding accessory uses may not exceed 60 feet in height. For data center principal buildings, the maximum height shall be inclusive of rooftop appurtenances and rooftop accessory uses. *(Maximum building height of structures- 3-stories or 35 ft.)*
3. Minimum Setbacks: Data center principal buildings, accessory uses, and truck idling areas shall have a minimum setback from all property lines of 250 feet, with the exceptions of utility lines, fiber optic lines, and security stations. *(Minimum front and side yard setbacks of 50 feet, and minimum rear yard setback of 100 ft.)*
4. Data centers shall be a minimum of 1,000 feet from residential uses, residential districts, and/or other sensitive receptors. This distance may be reduced to a range of 500 – 999 feet if the applicant can successfully demonstrate how it will exceed other environmental performance standards including noise levels that do not exceed ambient noise for that area, visual screening and/or aesthetic improvements that mask the data center use, and do not contribute to any thermal air changes that would affect the closest sensitive receptors. *(Buffer yards. Buffer yards are required to be provided as part of any new or*

expanded development of a principal commercial use, principal industrial use, townhouse development or apartment development along any lot line that would be contiguous to lot(s) within a residential district. Also, any outside industrial storage area visible from a lot in a residential district shall be separated by a buffer yard from such lot. All buffer yards shall comply with the following: See § 240-27C(2) for full list of requirements.)

5. Roof-mounted equipment shall be set back from the parapet at least as far as the equipment's height above the roof surface. *(Rooftop equipment screening provided under § 240-19F(2))*

6. Maximum Building Coverage: 40% *(30% maximum coverage in I-1)*

7. Maximum Impervious Coverage: 50% *(50% maximum coverage in I-1)*

ENERGY SOURCES

(Draft Ordinance requires documentation from electrical service provider for capacity § 240-31C(3)(ww)[1][c] and professional study regarding electrical interference/fluctuations required § 240-31C(3)(ww)[1])

1. Projects shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the municipal engineer.

2. The applicant for a data center shall provide an Energy Usage Plan with the Conditional Use application. The Energy Usage Plan shall provide or identify, at a minimum :

- a. Annual electricity demand
- b. Energy supply sources that will be utilized
- c. Energy storage capacity (if applicable)
- d. Proposed sources of back-up power
- e. Documentation of efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, including those to: Reduce the need for new electric generation by incorporating the best available energy efficiency into the design of data center servers, cooling units, and the building structure.
 - i. Cover 50-80% of all unused roof space with solar arrays to offset a portion of the demand on the electric grid and reduce onsite emissions.
 - ii. Explore battery storage as a backup energy source for 50-100% of total onsite back-up energy needs to reduce or eliminate the pollution associated with diesel backup generators.
 - iii. Support off-site renewable energy generation through a power purchase agreement or other arrangement that will result in new renewable energy generation within the PJM region .
 - iv. Monitor and report energy efficiency and emissions data to the municipality on a regular basis.
- f. If interconnecting to the energy grid, documentation of the energy utility interconnection approval process with answers to the following:
 - i. Documentation that an application for the project has been filed with the electric utility provider, and the required fee has been paid.
 - ii. Documentation that a transmission security agreement has been received by the applicant.

- iii. Documentation that the transmission security agreement has been signed by all necessary parties.
 - iv. The date that the electric utility provider provided for the proposed energization of the data center.
 - g. The Energy Usage Plan will be prepared and certified by a professional engineer. The plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.
3. A proposed Data Center whose Energy Usage Plan shows power demand of over 50 megawatts (MW) and that proposes to connect to the power grid shall be required to procure a minimum of 10% of its power from renewable generation sources generated within the PJM region, which include solar, wind, hydroelectric power, geothermal, and waste heat from data center cooling processes. Electricity supply shall be procured through a power purchase agreement or similar mechanism as opposed to purchasing renewable energy credits (RECs) only.

POWER LINES AND CO-LOCATION OF ENERGY GENERATION SYSTEMS

(§ 240-24I- Electric, diesel, gas or other power. Every use requiring power shall be so operated that any service lines, substation, etc., shall conform to the highest applicable safety requirements, shall be constructed, installed, etc., so that they will be an integral part of the architectural features of the plant, or if visible from abutting residential properties, shall be concealed by evergreen planting.)

1. Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. Data center principal buildings shall be located between energy generation systems and residential districts or any other sensitive receptors.
2. Electric Utility Substations on the same property as the Data Center they serve shall be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
3. Data Center electric utility substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.
4. Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.
5. Proposed substations on a parcel that abuts a zoning district boundary other than industrial, and/or a boundary with a property with a sensitive receptor shall be set back a

minimum of 800 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.

BACKUP POWER

(Proposed Ordinance § 240-31C(3)(xx)[11] & [1][a] & limits emergency generator testing to sound limits of Noise and Nuisance Ordinance)

1. Diesel generators shall meet Tier 4 emission standards of the U.S. Environmental Protection Agency.
2. Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.
3. Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:
 - a. When the primary source of energy is not available due to an emergency outage.
 - b. During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.
 - c. Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.
4. Use for peak shaving or supplying power to the grid is prohibited. The applicant shall design and locate emergency energy generation systems to limit noise and visual impacts as much as possible.

WATER USAGE

(Water Supply requirements, § 205-66C Procedure. "All applicants for subdivision or land development shall state in the preliminary plan whether water supply will be public or private on-site. A water study (see Article VIII) shall be submitted upon request of the Planning Commission and/or Board of Supervisors." Requirements of study outlined under § 205-40 Water study- Article VIII, referenced above. Water distribution requirements are further outlined in the following section, § 205-67 Water distribution.

Proposed Ordinance- Water feasibility study required under § 240-31C(3)(xx)[1][d])

1. No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.
2. Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the municipal engineer.
3. If the proposed source is from a public system, the applicant shall submit certified documentation that the public authority has the capacity to supply the water needed.
4. If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed

data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters.

The water feasibility study shall include, at minimum, the following information:

- a. Calculations of the projected water needs, including seasonal fluctuations.
 - b. A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.
 - c. The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.
 - d. The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.
 - e. A determination of the long-term safe yield of the water source.
 - f. A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table
 - g. Identification of how water will be recycled, treated, or released into surrounding water bodies.
 - h. A statement of the qualifications and the signature(s) of the person(s) preparing the study.
5. No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).
6. The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.
7. Wastewater disposal analysis:
- (§ 205-68 Sanitary sewage disposal. Proposed draft ordinance requires closed-loop cooling system §240-31C(3)(xx)[3])
- a. The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the data center's HVAC system.
 - b. Any untreated wastewater generated is prohibited to be discharged to stormwater systems or surface waters.
 - c. If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed.
 - d. If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The purpose of the study is to determine if there is an adequate capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information at a minimum:
 - i. Calculations of the projected wastewater generation including the sources of wastewater.
 - ii. A geologic map of the area with a radius of at least one mile from the site property boundary.

- iii. The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all high-yield wells.
- iv. The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.
- v. Identification of the process by which water will be recycled or released into surrounding water bodies.
- vi. A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.
- vii. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

THERMAL IMPACTS

(Analysis required in draft ordinance under § 240-31C(3)(xx)[6])

A Thermal Impact Mitigation Plan shall be submitted with the zoning application, including, at a minimum:

1. Identification of primary sources of waste heat (air- and water-based).
2. Evaluation of potential off-site thermal impacts (including plume/heat discharge and localized heat islands) under representative seasonal conditions.
3. Description of design measures to minimize heat impacts (e.g., equipment siting, shielding, landscaping, cool roofs/paving where applicable).
4. Evaluation of feasible opportunities for waste heat reuse. Where reuse is not feasible, the reason(s) why should be given, in which case alternative mitigation shall be identified (e.g., vegetative or green roof and/or site design modifications).
5. Inclusion of a monitoring/verification approach if required by conditions of approval based on proximity to sensitive receptors or site constraints.
6. The Plan shall be prepared and certified by a professional engineer.
7. The Thermal Impact Mitigation Plan shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended plans based upon comments by the municipality prior to any zoning approval.

NOISE/VIBRATION

(Noise regulated by § 156-3 Establishing limits on noise. With additional required studies for noise and vibration added in draft ordinance § 240-31C(3)(xx)[1][a] & [b])

1. Noise Studies.
 - a. Pre-construction Noise Study. The applicant shall submit a pre-construction noise study prepared by an acoustical engineer establishing baseline ambient noise and vibration levels and shall include different times of day. The noise study shall include a narrative describing anticipated operational impacts to sound levels and it shall include an octave band analysis. The noise study shall account for any proposed electrical substations, on-site power generation facilities, and other data center accessory uses that may generate noise.

- b. Post-construction Noise Study. The applicant shall submit a noise study of existing operations no sooner than one month but no more than 12 months after the issuance of the first Certificate of Occupancy.
- c. Sound shall be measured at all property lines. The studies shall use full spectrum modeling to address low-frequency noise.
- d. If the pre-construction Noise Study establishes a baseline ambient noise level in excess of the maximum sound level permitted under this Chapter, the Post-Construction Study shall demonstrate that operations of the proposed use do not materially increase the baseline ambient noise level as measured at the property line. Any increase above the established baseline shall be deemed a violation unless specifically authorized as a condition of approval.
- e. Noise mitigation measures may be required by the zoning officer when noise studies show that the use is generating noise approaching established limits.

2. Sound level.

- a. Sound levels at the property line shall not exceed 40 dB(A) and 50 dB(C) from 7:00pm to 7:00 am, nor shall they exceed 45 dB(A) and 60 dB(C) from 7:00am to 7:00pm.
- b. Where baseline ambient noise measured for the pre-construction noise study exceeds that of the maximum sound level above, sound levels at the property line shall not exceed the baseline ambient noise level (for dB(A) and dB(C)).

EMERGENCY SERVICES

(Emergency response plan and emergency contact required in draft ordinance § 240-31C(3)(xx)[8] & [9])

1. An emergency response plan shall be required as part of the conditional use application and shall be prepared by a qualified professional. The Emergency Response Plan shall:
 - a. Evaluate the impacts, both positive and negative, of the proposed data center upon emergency services and fire protection.
 - b. Be reviewed by and acceptable to the local fire department and emergency management services as part of the conditional use process.
 - c. Include detailed procedures for fire suppression, containment, ventilation, and evacuation.
 - d. Ensure that all first responders receive adequate training specific to the installed system at the expense of the applicant.
 - e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.
2. Each Data Center shall provide 24-hour emergency contact signage that is visible at the main entrance. Such signage shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.
3. The applicant shall coordinate with the municipal emergency management coordinator to ensure there is adequate radio coverage for emergency responders within all on-site buildings and facilities, based upon existing coverage levels of the municipal public safety

radio communications system exterior to on-site buildings. The applicant shall install enhancement systems, as needed, to achieve compliance.

4. Data Centers and any Data Center Accessory use proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage.

5. No Data Center shall be approved unless the applicant demonstrates that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare.

ELECTRONIC WASTE

1. An Electronic Waste Plan shall be submitted with the zoning application outlining procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the data center is updated or decommissioned. The Report shall be subject to review and comment by the municipality. The municipality shall have the right to require supplemental or amended reports based upon comments by the municipality prior to any zoning approval.

PARKING

(§ 240-33A Off Street Parking- Industrial uses- 1 space per 1,000 sq. ft. of gross floor area or 1 space per employee on the largest shift, whichever is greater, plus 1 space per company vehicle based at the facility, plus a minimum of 4 spaces per principal building for visitors)

1. One parking space shall be required for each employee, based upon the number of employees projected to work during the largest shift, plus 5 spaces for visitors.

2. The municipality may ask for an additional 25 percent of required parking spaces to be held in reserve.

DECOMMISSIONING

1. A Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration.

2. The owner shall submit a notification of closure if operations are permanently ceased.

3. Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the municipality if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless extended by the municipality for good cause.

4. Standards for Decommissioning:

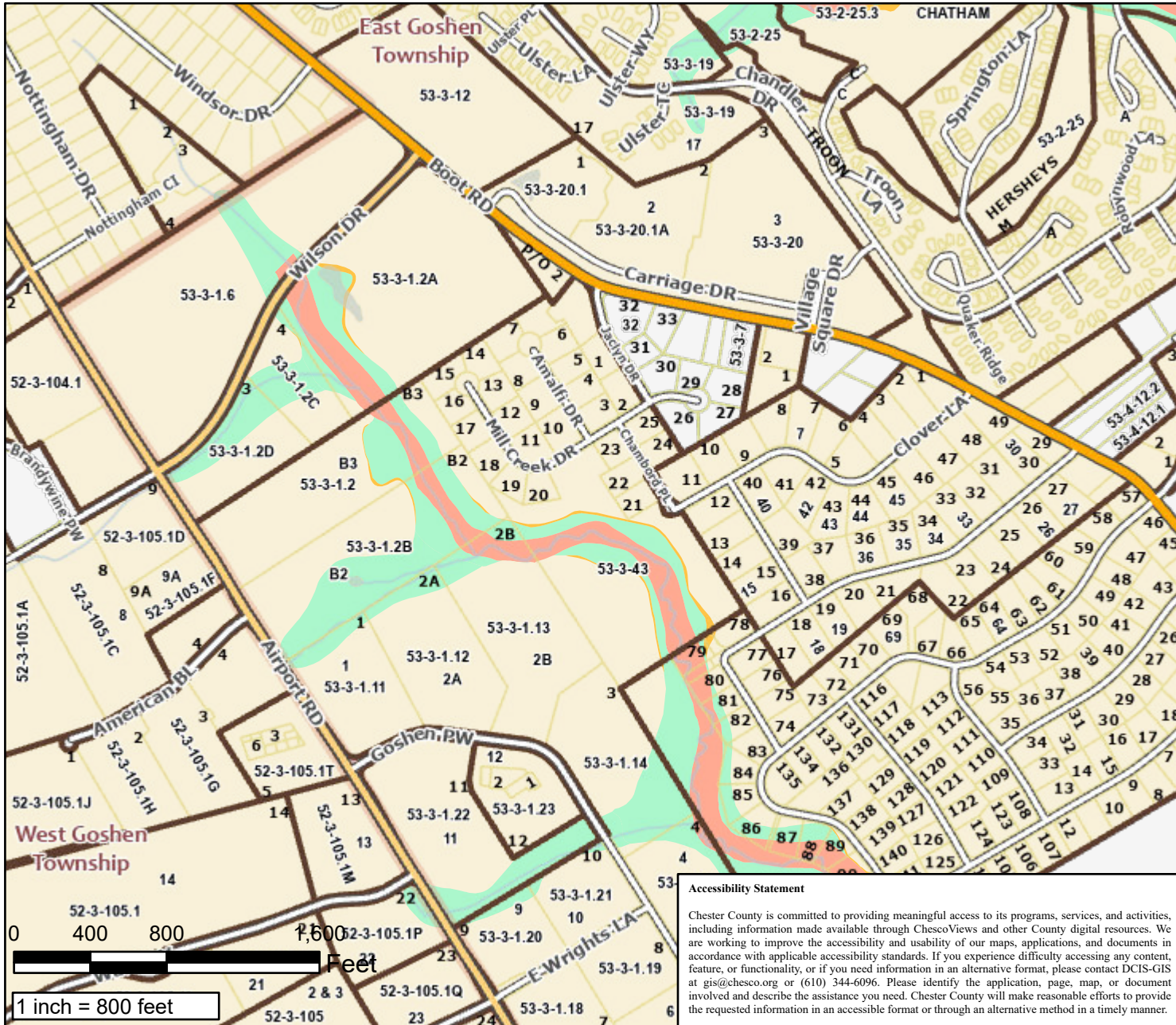
- a. All above-ground structures, equipment, and accessory facilities shall be removed.

- b. Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.
- c. Disturbed soils shall be stabilized and re-vegetated.
- d. Any utility connections shall be safely disconnected and capped.
- e. The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

PUBLIC ENGAGEMENT

1. The applicant shall hold a public meeting prior to the first planning commission meeting when the proposed land development or conditional use proposal is discussed. The purpose of the meeting shall be to inform the public about the nature of the proposed development, including the location, scale, and general characteristics. A representative(s) of the applicant with knowledge of the project and the ability to answer general questions from the public about the project's general location, scale, and parameters shall participate in the meeting. The public meeting shall be advertised consistent with "public notice" as defined by the Pennsylvania Municipalities Planning Code (PA Act 247).
2. The applicant shall create and maintain a project website for viewing by the general public. The site shall explain the project parameters, including maps and elevations/renderings, beginning at least two weeks prior to the meeting discussed above, and until the time of final land development approval. The site shall provide a description of the proposed use, construction timelines and phasing plans, dates of public meetings with municipal bodies, and status of permits.

I-1 Zoning District Floodplain



Accessibility Statement

Chester County is committed to providing meaningful access to its programs, services, and activities, including information made available through ChescoViews and other County digital resources. We are working to improve the accessibility and usability of our maps, applications, and documents in accordance with applicable accessibility standards. If you experience difficulty accessing any content, feature, or functionality, or if you need information in an alternative format, please contact DCIS-GIS at gis@chesco.org or (610) 344-6096. Please identify the application, page, map, or document involved and describe the assistance you need. Chester County will make reasonable efforts to provide the requested information in an accessible format or through an alternative method in a timely manner.

COUNTY OF CHESTER
PENNSYLVANIA



Legend

- Zone X - Area of 0.2% Annual Chance of Flood
- Zone AO - Area of 1% Annual Chance of Shallow Flooding
- Zone A, AE - Area of 1% Annual Chance of Flood
- Zone AE - Area within Floodway

Map Created:
Monday, May 18, 2026

County of Chester



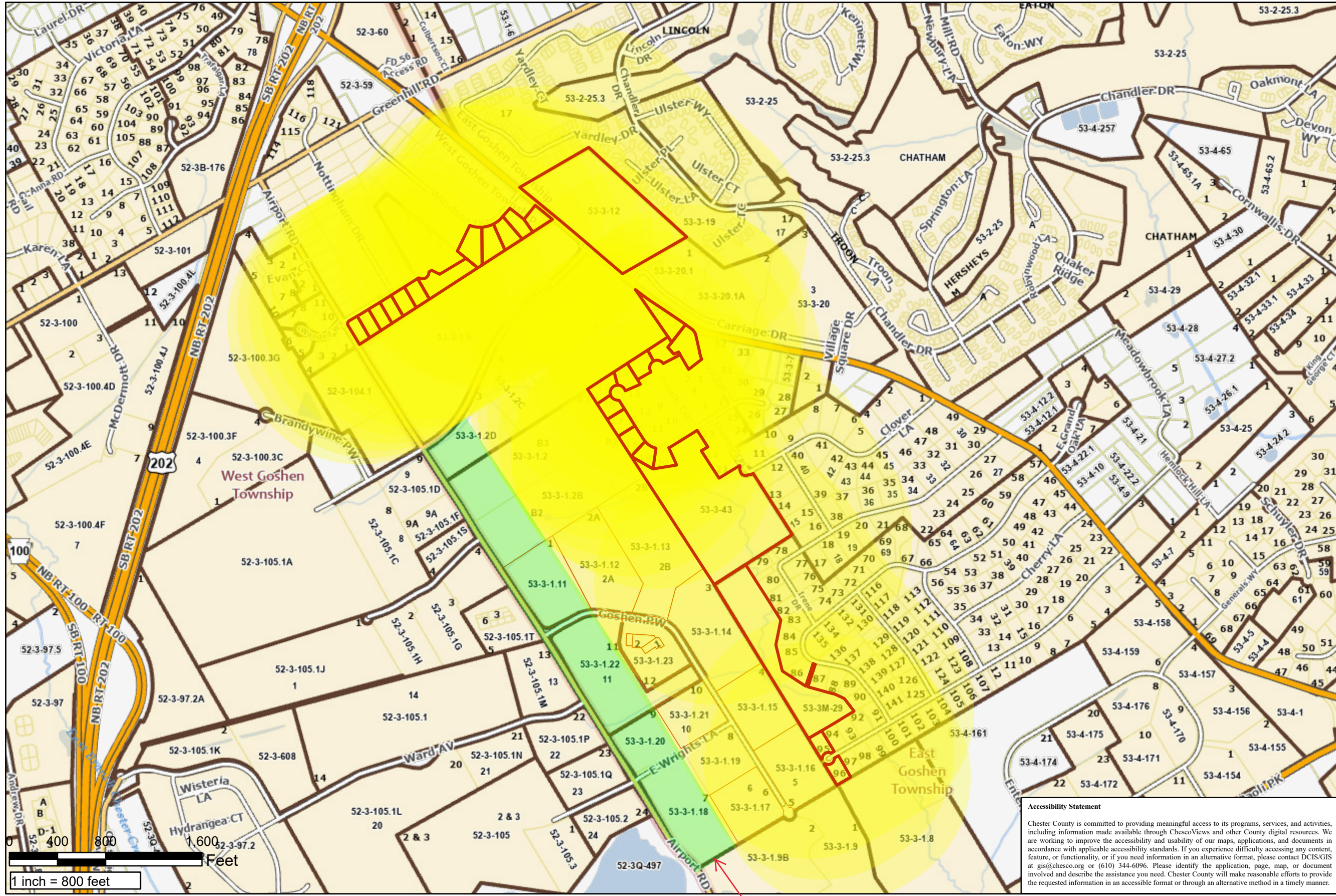
Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

1000' Buffer- Residential Districts

COUNTY OF CHESTER
PENNSYLVANIA



Buffer Distance: 1000 feet



Map Created:
Monday, May 18, 2026

County of Chester



Accessibility Statement

Chester County is committed to providing meaningful access to its programs, services, and activities, including information made available through ChescoViews and other County digital resources. We are working to improve the accessibility and usability of our maps, applications, and documents in accordance with applicable accessibility standards. If you experience difficulty accessing any content, feature, or functionality, or if you need information in an alternative format, please contact DCIS/GIS at gis@chesco.org or (610) 344-6096. Please identify the application, page, map, or document involved and describe the assistance you need. Chester County will make reasonable efforts to provide the requested information in an accessible format or through an alternative method in a timely manner.

Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

Approx. 400 ft wide