

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

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

Meeting Agenda REVISED

Tuesday, June 23, 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. **May 26, 2026**
6. Acknowledge Receipt of New Applications (Initial Submission)
 - a. Subdivision and Land Development Applications
 - b. Conditional Uses Applications
 - c. Zoning Hearing Board Variances
 - d. Ordinance Amendments
7. **New Business**
 - a. **Review and recommendation of 971 Cornwallis Drive- 3-Lot Subdivision, Prelim/Final Plan**
 - b. **Discuss letter to Senator Committa in opposition of House Bill 2186, to mandate Accessory Dwelling Units (ADUs) as a by-right accessory use**
8. **Old Business**
 - a. **Review and consideration of 949 & 951 Cornwallis Drive- Prelim/Final Lot Line Change Plan**
 - b. **Zoning Ordinance Amendment Draft- AI Data Centers**
9. Liaison Reports
10. Correspondence
11. Announcements
12. Next Meeting – **Tuesday, July 28, 2026, at 7:00 PM**
13. Adjournment

Bold Items indicate new information to review or discuss.

**East Goshen Township Planning Commission
Application Tracking Log
June 23, 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											
949 & 951 Cornwallis Drive- Prelim/Final Lot Line Change	4/28/2026	4/28/2026	6/10/2026	pending	n/a	n/a	6/23/2026	7/21/2026	n/a	7/27/2026	Applicant seeking recommendation to seek final approval by the BoS on 7/21/2026
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	7/8/2026	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
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	Variance granted by ZHB 6/9/2026

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 26, 2026

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, May 26, 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:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

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 April 28, 2026 meeting were approved as amended.

CHAIRMAN’S REPORT –

None

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-

None

NEW BUSINESS –

1. Review 949 & 951 Cornwallis Drive – Prelim/final Lot Line Change Plan

Joel D. Comanda of Inland Design was present as well as the owners of the property Geoffrey and Nancy Fay. Mr. Comanda gave an overview of the lot line change request. Currently the lots are side by side with single family dwellings but non-conforming in width. They want to reconfigure the lot line to keep the dwelling at 951 and demolish 949 so the second lot is to the rear. They received an engineer letter for

1 the sketch plan but not this revised plan. Dan D. feels they need the engineer review letter. John
2 commented that the PC will not vote on it now.

3
4 2. 17 Treemont Dr. – Dimensional Variance Application - Property owners Erin and Bryan Sheffield
5 were present. Erin explained the proposed plan to build a set of wooden steps to get to their back yard.
6 There is a deep grade due to erosion. The septic tank is right up next to the deck so that is why they want
7 steps coming out of the side. The hardship is the grade. Ernest gave advice for presenting to the Zoning
8 Hearing Board. Dan D. is concerned it hasn't been surveyed for encroachment into the side yard setback.
9 Dan D. moved to recommend that the Board of Supervisors support this request for a deck with steps that
10 may encroach on the side yard setback. Dan T. seconded the motion. The motion passed unanimously.

11
12 **OLD BUSINESS**

13 Zoning Ordinance Amendment Draft - AI Data Centers

14 John spoke about setbacks from Comcast to the daycare center. The County ordinance was reviewed.
15 Dan T. feels the standards should apply to anything in the I1 district not just a data center. Karen
16 commented about the noise. She feels it doesn't refer to vibrations. Also, she mentioned reasons to use
17 generators. This was discussed. Setbacks were discussed. Gerald Sexton, Chairman of the Pipeline Task
18 Force asked for clarification of the red and black print in the County ordinance. Kelly explained that the
19 red is new discussion. Gerald pointed out that pipelines were discussed on the second page in red. A
20 Pipeline Awareness Study should be done. He verified that when there is a final draft, all ABCs will be
21 able to review it before it goes to the BOS.
22 Kelly will upgrade the draft for next month's meeting.

23
24
25 **LIAISON REPORTS**

26 1. Board of Supervisors - Larry mentioned that they are still considering a presentation by a company
27 that can assist with including the residents in revising the Comprehensive Plan.

28
29
30 **ANY OTHER MATTER**

31 None

32
33 **CORRESPONDENCE**

34 None

35
36 **ADJOURNMENT**

37 There being no further business, Dan T. made a motion to adjourn the meeting. Bill seconded the
38 motion. The meeting was adjourned at 9:00 pm.
39 The next meeting will be held on Tuesday June 23, 2026 at 7 p.m.

40
41 Respectfully submitted,

42
43
44
45
46 _____
Ruth Kiefer, Recording Secretary



June 10, 2026

EGOST 00145

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

**RE: Fay, 949 & 951 Cornwallis Drive
Preliminary/Final Subdivision Plan Review**

Dear Kelly:

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

- "Preliminary/Final Subdivision Plan for 949 & 951 Cornwallis Drive" (four sheets) dated January 30, 2026, last revised April 22, 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 a 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.

The applicant is requesting the following eight (8) waivers:

1. From §205-28 requiring preliminary submission prior to final plan submission.
2. From §205-36 requiring a landscape plan submission.
3. From §205-37 requiring a stormwater management plan submission.
4. From §205-37.1 requiring a note regarding individual on-lot stormwater management.
5. From §205-38 requiring a supplementary studies submission.
6. From §205-39 requiring a *Traffic Impact Study* submission.
7. From §205-39 requiring a *Water Study* submission.
8. From §205-39 requiring a *Pipeline Awareness Study* submission.

As only one (1) new building lot is proposed, and conceptual level detail provided, we have no objections to the above waiver requests.

We offer the following comments:

ZONING (§240)

1. While the proposed lot configuration of UPI #53-4-60 does not meet the width requirement at the street line for the *R-2 Low Density Residential Zoning District*, flag lots are permitted by per §240-23.B(2)(b)[2].
2. 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.
3. A PADEP Sewage Facilities Planning approval or exemption is required for all subdivisions, even though no new flows are proposed at this time. (§240-24.F) The applicant has indicated that a waiver is pending.
4. 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 indicated at 33 feet wide. The plans have been revised from the sketch plan to indicate an additional 25-feet of right-of-way from the centerline of Cornwallis Drive to address this requirement.
5. All driveways entering onto any public street shall be located at least 60 feet from the intersection of any street center line and shall be designed in a manner conducive to safe ingress and egress. (§240-27.D(2)(a)) The "Conceptual Future Plan" (Sheet 4) indicates a driveway closer than 60 feet from the intersection of Cornwallis Drive & King George Court.
6. There is a chicken coop and shed within side yard of UPI #53-4-61. Chicken coops must be located to the rear of the dwelling and be located 20 feet from the rear property line and 15 feet from any side property line. (§240-32.A(5)(c)) This appears to be an existing nonconformity.

SUBDIVISION AND LAND DEVELOPMENT (§205)

7. All proposed on-site water supply systems shall have a permit certified by the Chester County Health Department. (§205-66.E) General Note No. 12 address the same.

GENERAL

8. We recommend that all plan sheets be recorded.
9. The Township shall be contacted prior to any modifications to existing sewer laterals.

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

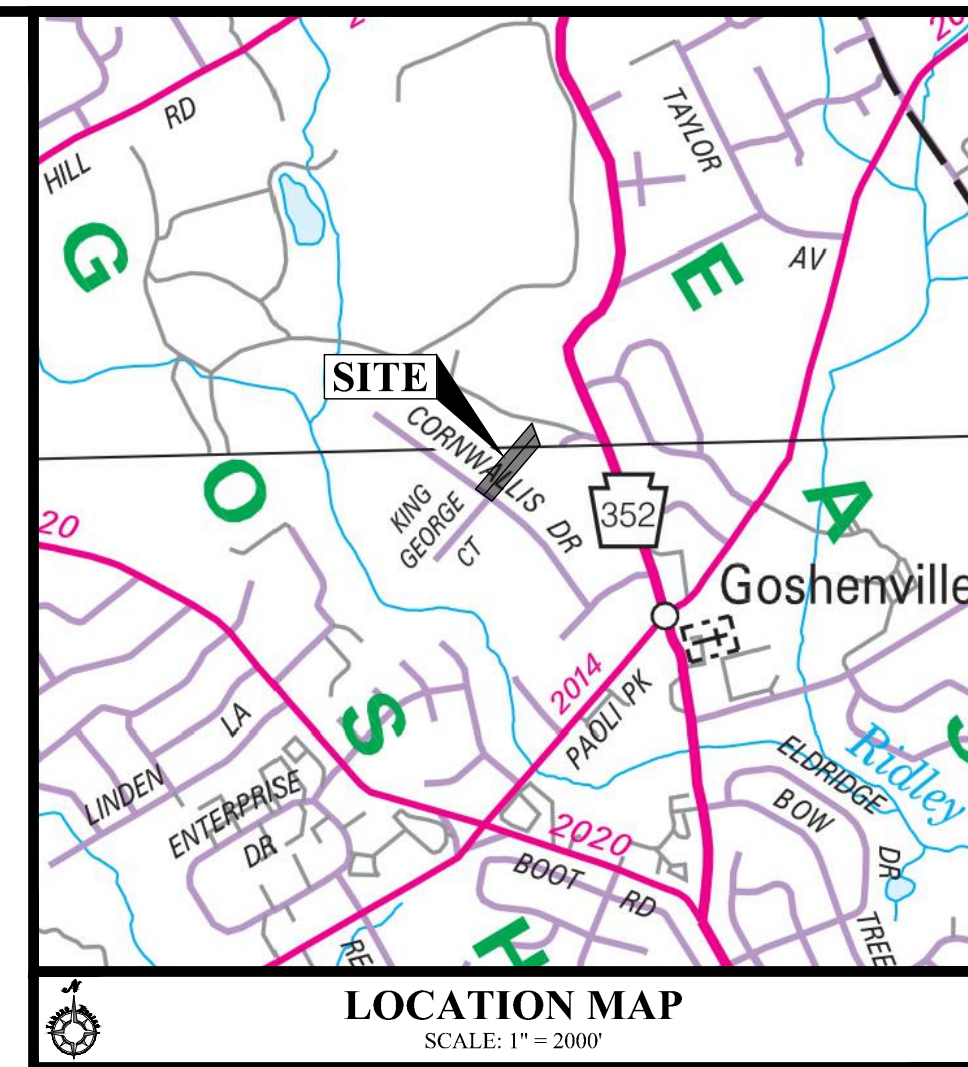
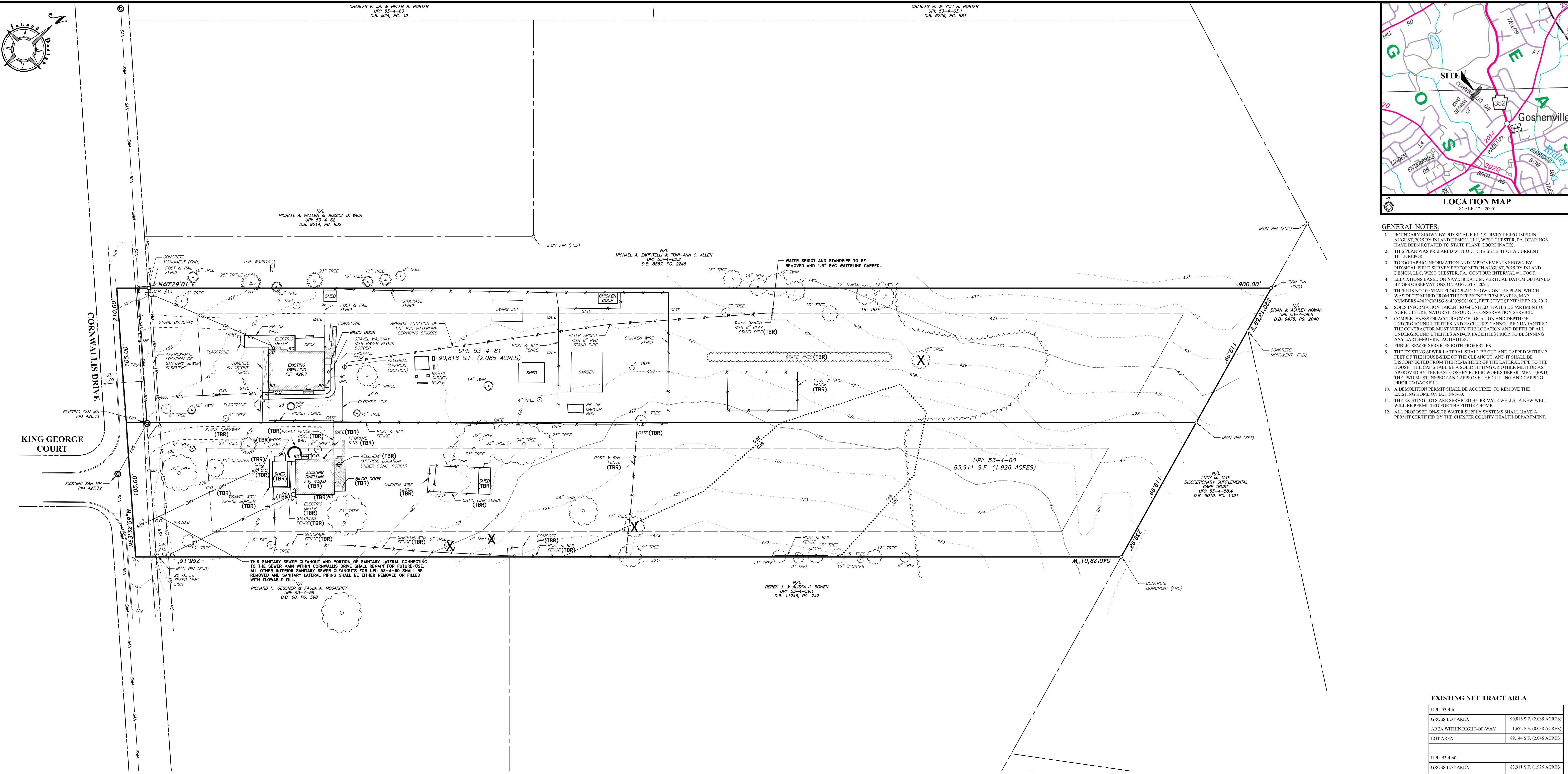
Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in blue ink, appearing to be 'N. Cline', is positioned above the typed name.

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, 2023 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, 2023 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, 2023.
 - THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBERS 420200151 & 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	83,911 S.F. (1.926 ACRES)
AREA WITHIN RIGHT-OF-WAY	1,672 S.F. (0.038 ACRES)
LOT AREA	85,144 S.F. (2.046 ACRES)
UPI: 53-4-60	UPI: 53-4-61
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)

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% (1,628 S.F.)
MAXIMUM IMPERVIOUS COVERAGE	35%	4.1% (3,383 S.F.)	5.3% (4,271 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	66.1 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-COMFORMITY

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	---	Z	PROPERTY LINE TO BE EXTINGUISHED
---	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
CbB	CALIFORN LOAM	3% - 8%	LOW ABOUT 4.4 INCHES	MODERATELY WELL DRAINIED	ABOUT 4 TO 16 INCHES	20 TO 99 INCHES	2c	D
GdB	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
---	-----------	-------------------------------------------------------------------------

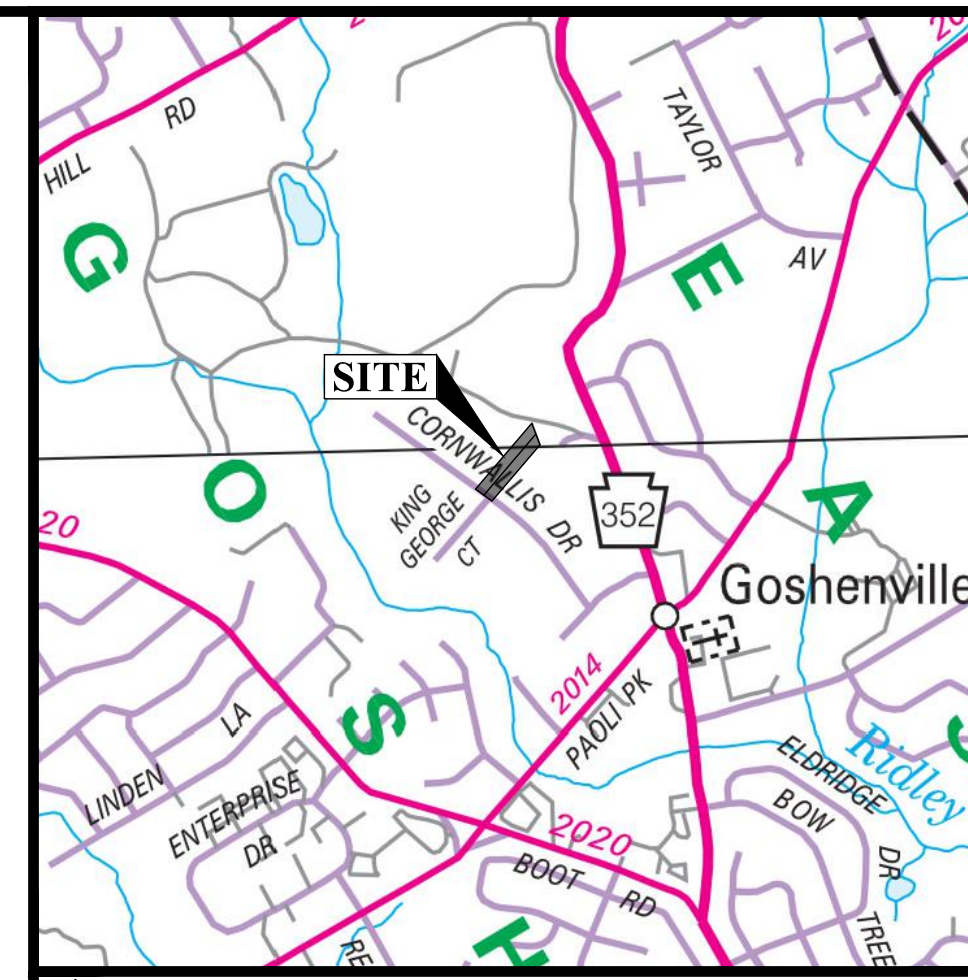
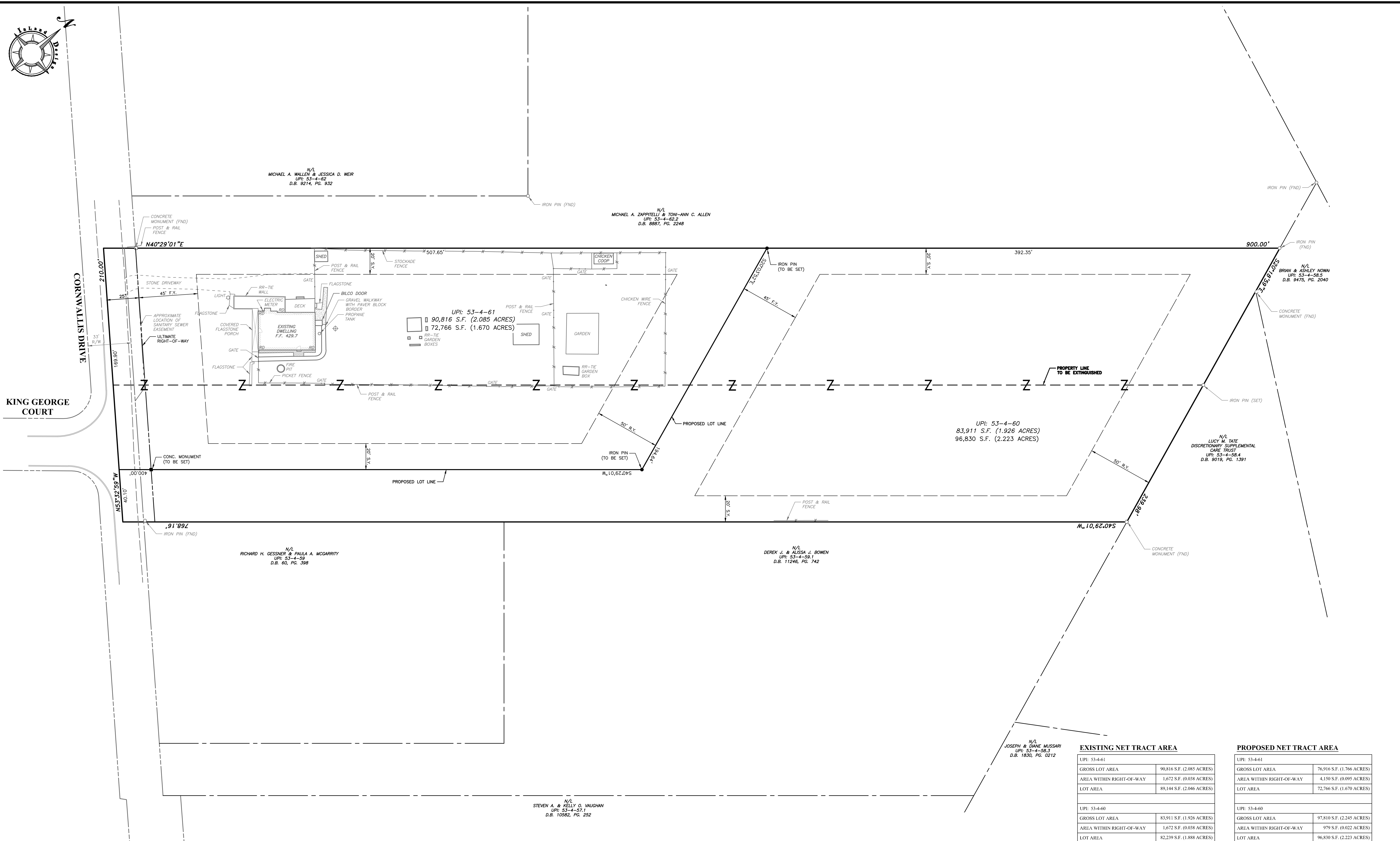
PRELIMINARY / FINAL SUBDIVISION PLAN

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__.

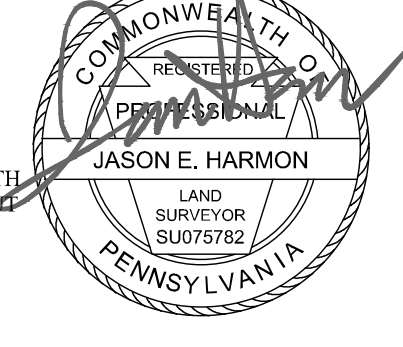
CHAIRMAN _____
VICE CHAIRMAN _____
MEMBER _____
MEMBER _____

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:**
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R-2 LOW DENSITY RESIDENTIAL DISTRICT

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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

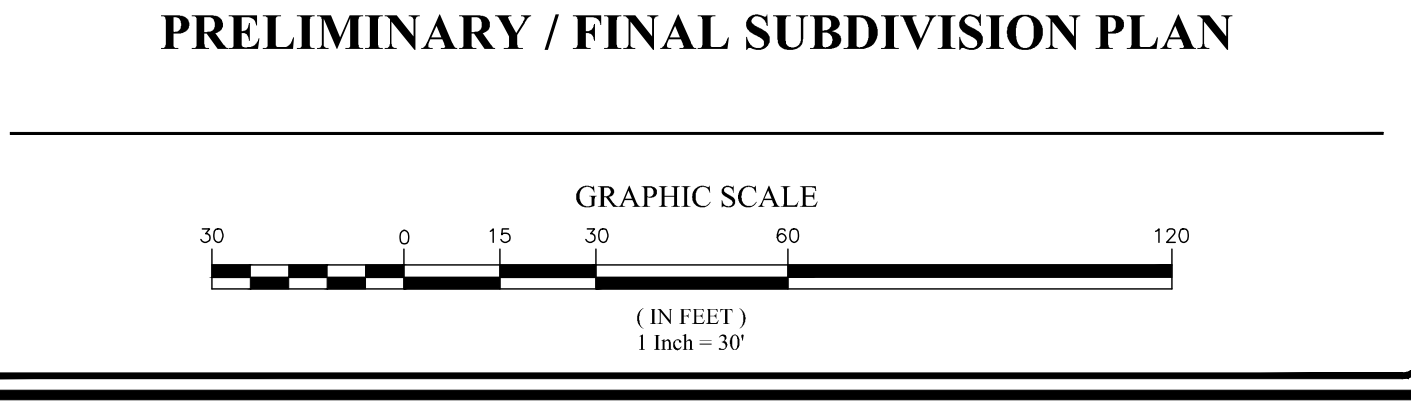
UPI: 53-4-61	UPI: 53-4-60
GROSS LOT AREA	97,810 S.F. (2.245 ACRES)
AREA WITHIN RIGHT-OF-WAY	979 S.F. (0.022 ACRES)
LOT AREA	96,830 S.F. (2.223 ACRES)

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

20252111349

COMMONWEALTH OF PENNSYLVANIA
LAND SURVEYOR
JASON E. HARMON

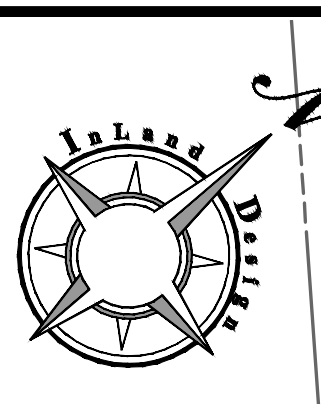
No.	Date:	Description:
1	4/22/2026	REVISED PER TOWNSHIP ENGINEER REVIEW COMMENTS & FOR FINAL PLAN APPROVAL



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

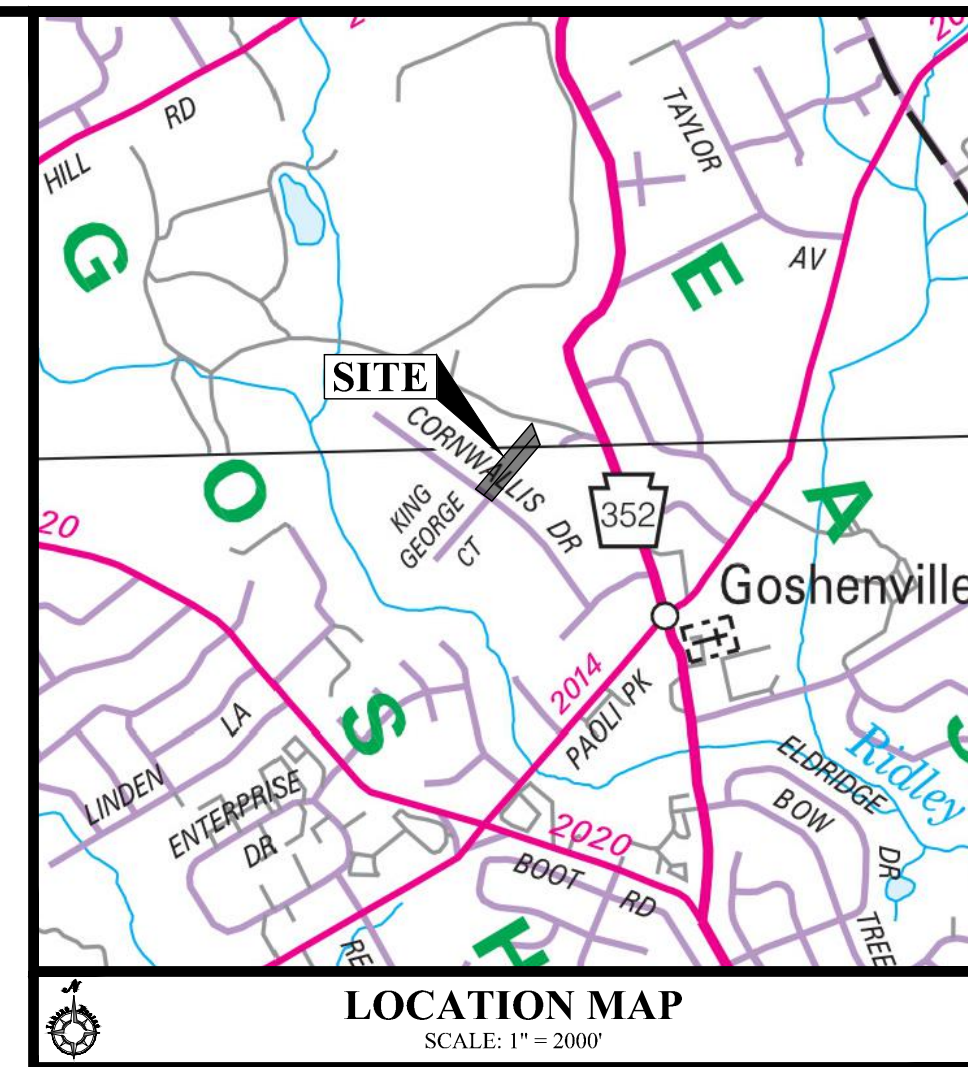
N/A
MICHAEL A. ZAPPARELLI & TONY-ANN C. ALLEN
UPI: 53-4-62.2
D.B. 8887, PG. 2248

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

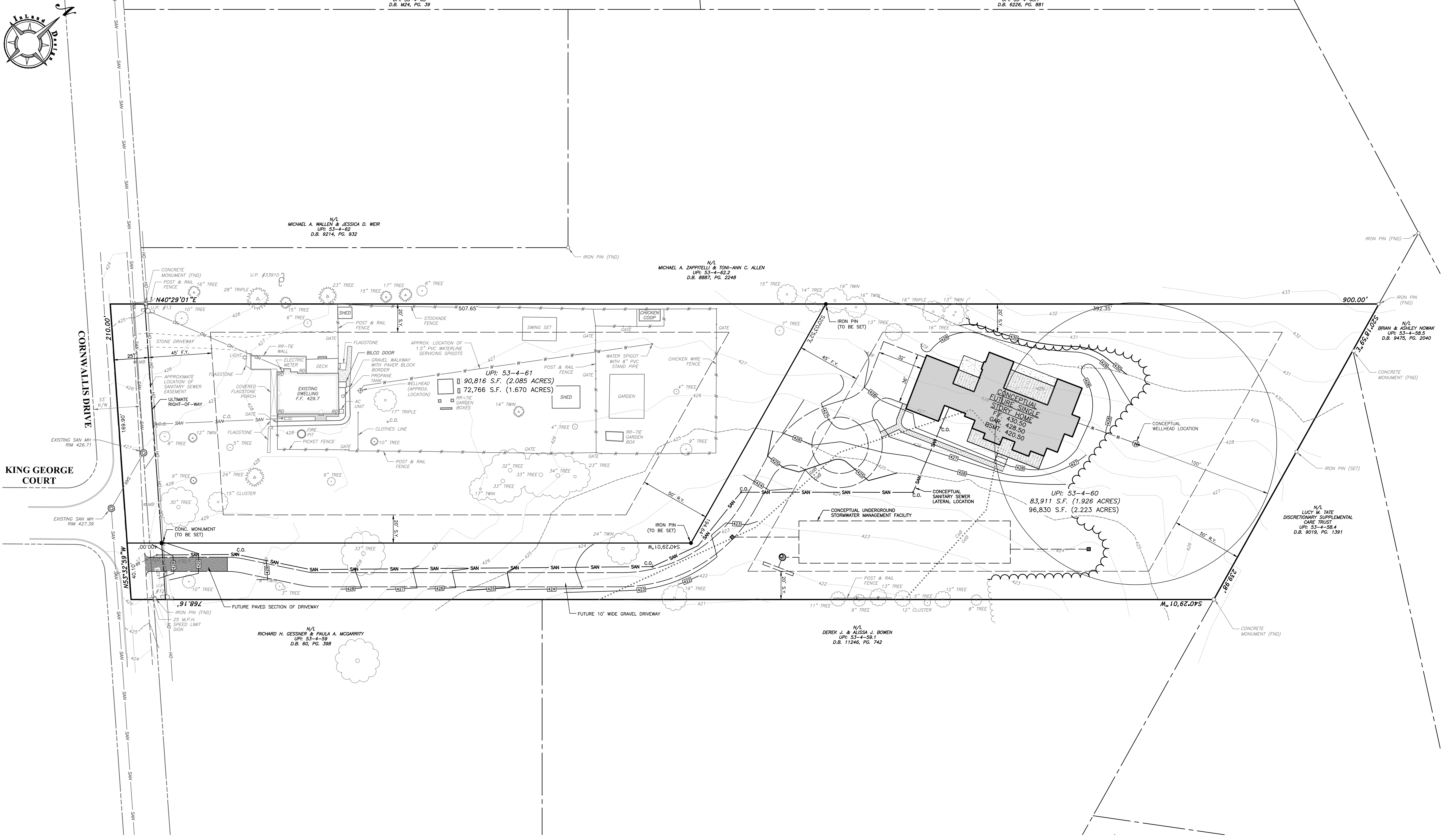
N/A
LUCY M. TATE
DISCRETIONARY SUPPLEMENTAL
CARE TRUST
UPI: 53-4-66.4
D.B. 9019, PG. 1391

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 NAVORS 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 54-66.
 - 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 SYMBOLS		PROPOSED SANITARY CLEAN-OUT
	SOILS LINE AND DESCRIPTION		PROPOSED SANITARY WELL
	EXISTING SIGN		PROPOSED WATER LINE
	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
GdB	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
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MAXIMUM BUILDING HEIGHT	3 STOREYS & 30 FEET	-30FT-	EXISTING
MINIMUM FRONT YARD SETBACK	45 FEET	45 FEET	96.3 FEET
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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
Info@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.

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

LINDA R. LAYER
ENGINEER
PENNSYLVANIA

No. 1 Date: 8/22/2026 Description: 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: 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: June 17, 2026
To: East Goshen Township Board of Supervisors
From: Kelly A. Krause, Zoning Officer
Re: **971 Cornwallis Drive- MP Renovations, LLC**
Chester County UPI No. 53-4-65
3 Lot Preliminary/Final Subdivision Plan

A Preliminary/Final Subdivision Plan application for the property located at 971 Cornwallis Drive has been submitted to allow an existing 7.221-acre lot to be subdivided into three (3) single family residential lots, resulting in the following: Lot 1 to contain 1.439 acres, Lot 2 to contain 4.122 acres, and Lot 3 to contain 1.321 acres. The property is located within the R-2 Low Density Residential District (§240-9), which requires a minimum lot area of one (1) acre. The existing single-family dwelling will be demolished. Each new house is to be served by public water and public sewer.

The applicant proposes to dedicate 9,130 square feet of additional right-of-way to the Township, increasing the existing right-of-way width across Cornwallis Drive to 50 feet along the cartway and 100 feet in diameter at the cul-de-sac.

A 40-foot-wide emergency access easement abutting the property boundary shared with 961 Cornwallis Drive was established by agreement with East Goshen Township in 2018, to allow for secondary means of ingress and egress from Cornwallis Drive in the event of an emergency. The easement is proposed to be used as a driveway for Lot 3, as permitted under Section 3.B of the agreement (“Use of Easement”).

Lot 2 is proposed to be significantly larger than Lots 1 & 3 to compensate for approximately 2.75 acres contained within the lot hindered by 100-year floodplain, 500-year floodplain, regulatory floodway, and associated wetlands located on the westerly side of the parcel.

The subject property appears to be within 660 feet of the Interstate Energy Company pipeline. Confirmation as to whether the center of the Enbridge pipeline is also within the regulatory 660 feet is required. A Pipeline awareness study will be submitted and reviewed by the Pipeline Task Force, per §205-40.1 of the East Goshen Township Subdivision and Land Development Ordinance.

The applicant had a preliminary meeting with the Conservancy Board prior to submission of the subdivision plans, and will return for a formal recommendation prior to final approval by the Board of Supervisors.



PENNSYLVANIA ONE CALL SYSTEM, INC.
 923 Irwin Run Road
 West Mifflin, Pennsylvania
 15122-1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

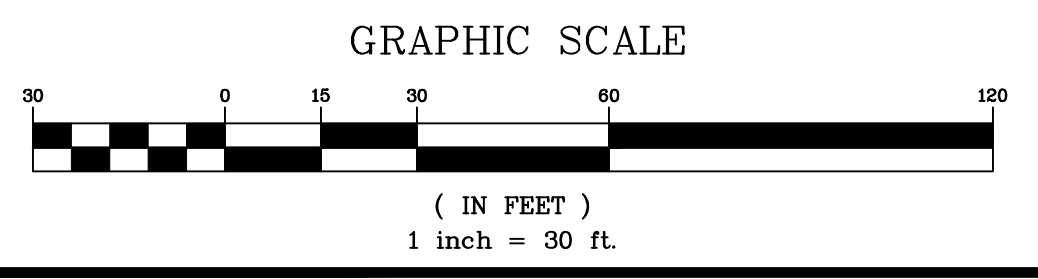
SERIAL NUMBER: 20252602159

- NOTES:**
- PROPERTY KNOWN AS PARCEL UPI #53-4-65, 971 CORNWALLIS DRIVE, WEST CHESTER TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - GROSS TITLE AREA OF PARCEL IS: 324,274 SQUARE FEET OR 7.444 ACRES. NET AREA OF PARCEL IS: 314,566.4 SQUARE FEET OR 7.2212 ACRES. AFTER ROW DEDICATION
 - PROPERTY OWNER: MP RENOVATIONS, LLC
 - REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND DO NOT PURPORT TO BE AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY AND ARE NOT GUARANTEED. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREIN. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE: SEPTEMBER 26, 2025.
 - DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH USING HORIZONTAL VALUES FROM NAD83 AND VERTICAL VALUES FROM NAVD83. BEARINGS AND DISTANCES SHOWN ARE BASED ON THE DESCRIPTION CONTAINED WITHIN THE DEED OF RECORD AS WELL AS STATE PLANE INFORMATION.
 - SITE BENCHMARK IS SANITARY MANHOLE, ELEVATION = 422.26'. TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE BENCHMARK BE CONFIRMED IF USED FOR CONSTRUCTION OR ANOTHER SURVEY DOCUMENT. IT IS ALSO RECOMMENDED THAT ANY CONTRACTOR ESTABLISH THEIR OWN CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND VERIFIED WITH PROVIDED ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY STEWART TITLE GUARANTY COMPANY; COMMITMENT NO. 25100MP FOR 971 CORNWALLIS DRIVE, WEST CHESTER PA 19380; DATED 08/20/2025.
 - SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHETHER SHOWN HEREON OR NOT.
 - THE RESEARCH FOR THIS PLAN IS LIMITED TO THE DEED(S) OF RECORD FOR THE SUBJECT AND ADJOINING PARCELS, AND ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT ARE CONTAINED WITHIN THE RECORDED DEEDS.
 - IT IS RECOMMENDED THAT AREAS INDICATED AS INACCESSIBLE, OR AREAS SHOWN ON THE PLAN HEREON THAT ARE NOT COMPLETE DUE TO BEING INACCESSIBLE, SHOULD BE REVIEWED BY THE CLIENT TO DETERMINE WHETHER OR NOT ADDITIONAL SURVEY WORK IS NECESSARY. REMOVAL OF THIS NOTE FROM THE SURVEY DOCUMENT WILL REQUIRE ADDITIONAL FIELD SURVEY.
 - THE PROPERTY OWNER AND/OR CLIENT SHALL PROVIDE WRITTEN COMMUNICATION TO THE UNDERSIGNED SHOULD THERE BE A DISPUTE REGARDING THE BOUNDARY AND/OR THE CONTENTS OF THIS SURVEY.
 - ANY POTENTIAL ENCROACHMENT SHOWN ON THIS PLAN ARE PROVIDED TO DEPICT THE PHYSICAL LOCATION OF ANY POTENTIALLY ENCROACHING STRUCTURE AND/OR IMPROVEMENT AND IS NOT A STATEMENT OR JUDGEMENT AS TO THE OWNERSHIP OF SAID ENCROACHMENT OR ANY PROPERTY THEREBY AFFECTED.
 - BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP ZONE - OTHER AREAS/ZONE X, ZONE X; 0.2% CHANCE FLOOD, ZONE AE, AND REGULATORY FLOODWAY/FLOODPLAIN. (SEE MAP REFERENCE #2).
 - BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.
 - A WETLAND ANALYSIS WAS PERFORMED BY ARM GROUP, LLC ON 11/10/2025 AND FIELD LOCATED ON 11/11/2025.

- REFERENCES:**
- TAX MAPS AND AERIAL IMAGERY OF CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 160 OF 380, MAP NUMBER 4202902160G, EFFECTIVE, SEPTEMBER 29, 2017.
 - PLAN ENTITLED IN PART "EMERGENCY ACCESS EASEMENT PLAN", PREPARED BY PENNONI ASSOCIATES INC., DATED 06-02-2017, BEING "971 CORNWALLIS DRIVE" ON SAID MAP, DEED BK 9779 PG 702.
 - PLAN ENTITLED IN PART "PLAN OF SUBDIVISION" BEING "972 & 970 CORNWALLIS DRIVE", PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., LAST DATED 04-18-1996, DEED BK F61 PG 494.

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING OVERHEAD WIRE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- CONDUIT - TRANSFORMER
- L - M - BX LIGHT - METER - BOX
- GUY WIRE
- LANDSCAPE AREA
- LAMP POST
- STORM MANHOLE
- SANITARY MANHOLE
- COMMUNICATION MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- UNKNOWN MANHOLE
- TANK LID
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- DEED
- TO BE REMOVED
- EXISTING TREES
- EXISTING TREES - TO BE REMOVED
- EXISTING ACCESS EASEMENT
- AREA OF DEDICATION
- FEMA ZONE X
- FEMA ZONE AE
- FLOODWAY



CLIENT DATA

McKENNA BUILDING GROUP

Cornerstone Consulting Engineers & Design Services, Inc.

213 West Main Street - Lansdale - PA 19446
 Phone: 215-362-2600 - Fax: 215-362-8400
 WWW.CORNERSTONE.COM

Pocomo Region 570-839-1770
 Lehigh Valley Region 610-820-8200
 Philadelphia Region 215-362-2600

NO.	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
 923 Irwin Run Road
 West Mifflin, Pennsylvania
 15122-1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J. B. WALSH & ASSOCIATES, INC.

PROFESSIONAL ENGINEER
 PENNSYLVANIA

PROJECT LOCATION

MP RENOVATIONS, LLC PRESENTS PRELIM / FINAL SUBDIVISION PLANS FOR 971 CORNWALLIS DRIVE UPI #53-4-65 EAST GOSHEN TOWNSHIP CHESTER COUNTY COMMONWEALTH OF PENNSYLVANIA, 19380

TITLE

CONSERVATION AND DEMOLITION PLAN

PROJ. #	25-0626	DATE	4-24-26
CAD ID.	25-0626	DRN BY	GRW
SCALE	AS NOTED	CHK BY	SJR

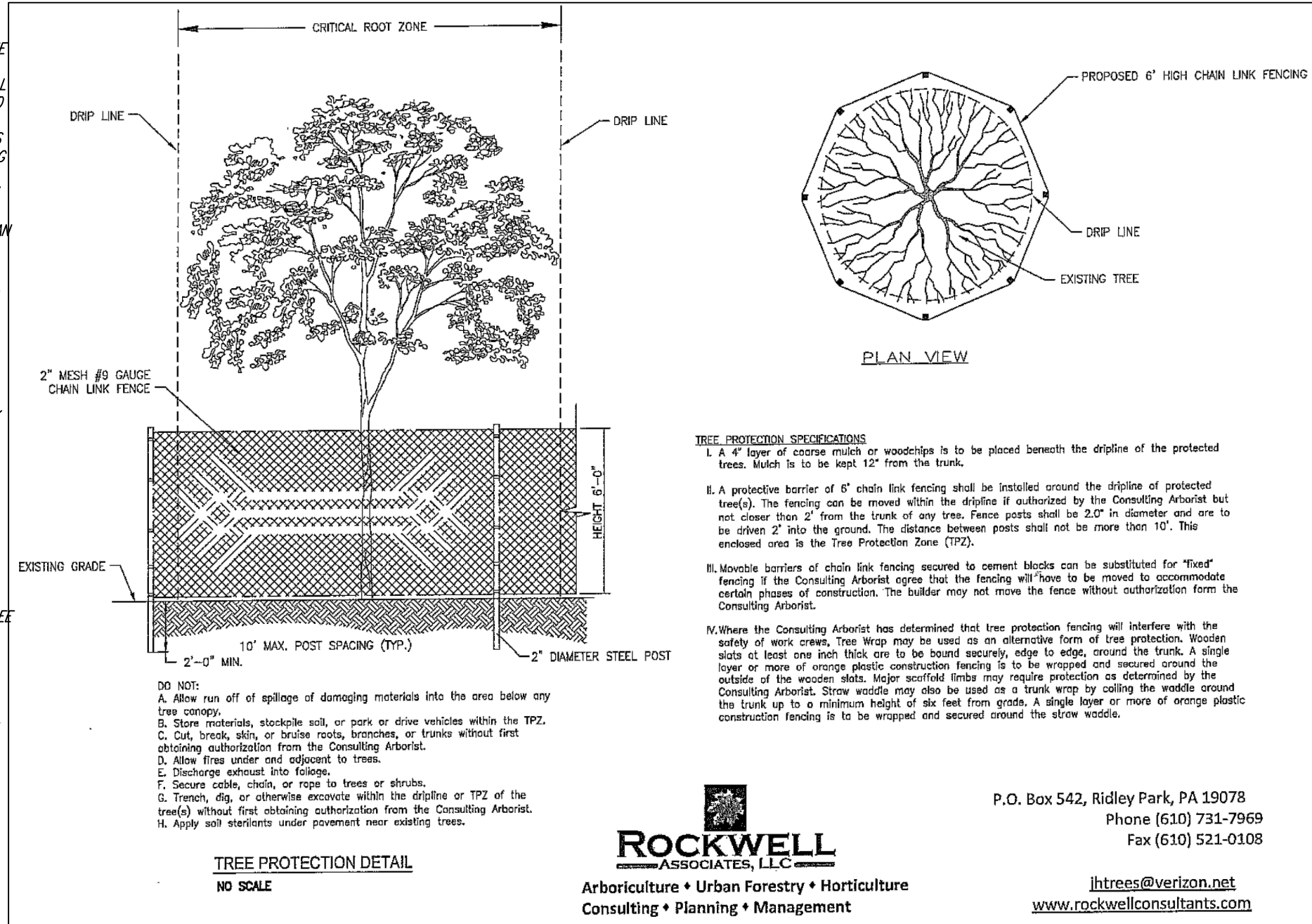
SHEET 2 OF 8
 REVISION 0

PLANT SCHEDULE LOT PLANTING

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AF	Acer rubrum 'Franksred' Red Sunset® Maple	2" Cal.	B&B	3
	BN	Betula nigra 'Heritage' Heritage® River Birch	2" Cal.	B&B	3
EVERGREEN TREES					
	IA	Ilex opaca American Holly	5' Ht.	B&B	11
	JE	Juniperus virginiana Eastern Redcedar	2" Cal.		19

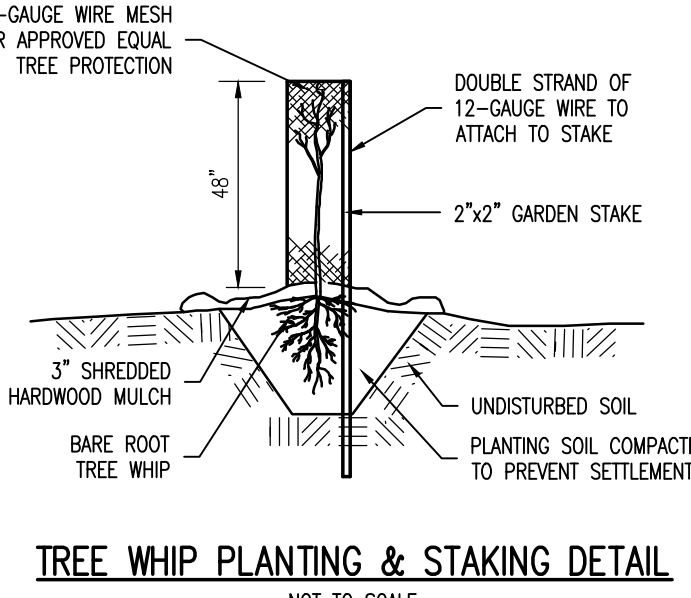
LANDSCAPE NOTES:

- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, AND CLEAN-UP WHICH ARE INCIDENTAL TO LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES AND ALIGNMENTS. ALL PLANTS SHALL BE SET PLUMB AND STRAIGHT. LANDSCAPING SHALL BE INSTALLED IN THE CENTER OF THE PIT.
- ANY NYLON ROPE USED IN BALLING THE TREE MUST BE CUT AND REMOVED FROM THE ROOT BALL.
- ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF EIGHTEEN MONTHS. ANY TREES, SHRUBS, HEDGES, OR GROUND COVER THAT DIE OR ARE DESTROYED SHALL BE REPLACED WITHIN SIX MONTHS.
- CONTRACTOR SHALL REPAIR ANY SOIL OR SUBSURFACE DRAINAGE WHICH MAY BE DETRIMENTAL TO GROWTH OF THE PLANT MATERIAL.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
- ALL SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
- INsofar AS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT THE LANDSCAPING NOT PLANTED AND ENSURE IT RECEIVES ADEQUATE WATERING UNDER NO CIRCUMSTANCES SHALL LANDSCAPING REMAIN UNPLANTED FOR MORE THAN THREE (3) DAYS.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES.
- INSTALLATION OF PLANTS SHALL OCCUR WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE.
- ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
- ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED, MULCHED AND SEEDED.
- STRAW MULCH SHALL BE USED FOR GRASS SEED MIX, EXCEPT THAT SLOPES STEEPER THAN 3 TO 1 SHALL USE EROSION CONTROL BLANKETS/MATS.
- EXISTING TREES NEAR PROPOSED IMPROVEMENTS SHALL BE PROTECTED WITH TREE PROTECTION FENCE. REFER TO THE PLAN VIEW FOR THE GENERAL LOCATION.
- ALL TREES NEAR SIGNS, WALKWAYS AND ROADWAYS SHOULD BE LIMBED UP TO AVOID CONFLICT WITH PEDESTRIANS AND VEHICLES OR BLOCK SIGHTAGE.
- ALL INVASIVE VINES TO BE REMOVED FROM TREES AND SITE.



WHIP PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREE WHIPS				
	COW	Celtis occidentalis Common Hackberry	0.5"	B.R.
	MSW	Magnolia virginiana Sweetbay Magnolia	0.5"	B.R.
	NSW	Nyssa sylvatica Tupelo	0.5"	B.R.
	QBW	Quercus bicolor Swamp White Oak	0.5"	B.R.
	QPW	Quercus phellos Willow Oak	0.5"	B.R.



TREE MITIGATION:

INFORMATION IS FROM AN URBAN FOREST REVIEW ON DECEMBER 18, 2025 BY REGISTERED ARBORIST JOHN HOSBACH

11.1 PLANTING STRATEGY
USE FORESTRY-GRADE TREE WHIPS TO MAXIMIZE SURVIVAL, ROOT ESTABLISHMENT, AND COST-EFFECTIVE DENSITY.

11.2 RECOMMENDED SPECIES

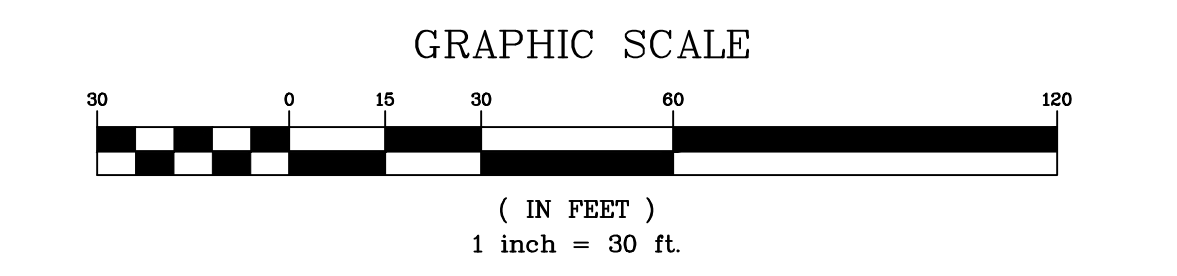
- WILLOW OAK (QUERCUS PHELLOS)
- SWAMP WHITE OAK (QUERCUS BICOLOR)
- HACKBERRY (CELTIS OCCIDENTALIS)
- BLACK OAK (NYSSA SYLVATICA)
- SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA)

12.2 PRESERVED WOODLAND MITIGATION SCHEDULE (SUMMARY)
MITIGATION ACTIVITIES SHALL BE IMPLEMENTED IN PHASES TO MAXIMIZE EFFECTIVENESS AND ECOLOGICAL RESPONSE. THE SCHEDULE ALLOWS FLEXIBILITY FOR WEATHER, SITE CONDITIONS, AND ADAPTIVE MANAGEMENT WHILE MAINTAINING CLEAR PERFORMANCE GOALS.

- KEY COMPONENTS INCLUDE:**
- SELECTIVE INVASIVE VINE CUTTING TO REDUCE CROWN LOADING AND COMPETITION
 - TARGETED INVASIVE GROUND COVER CONTROL TO RESTORE SOIL ACCESS AND LIGHT PENETRATION
 - FORESTRY-GRADE WHIP PLANTING USING DIVERSE NATIVE SPECIES
 - DEER BROWSE PROTECTION TO ENSURE REGENERATION SURVIVAL
 - ANNUAL MONITORING TO GUIDE FOLLOW-UP ACTIONS
- 13. CONCLUSIONS**
- THE EXISTING FOREST SYSTEM IS SEVERELY DEGRADED AND NON-REGENERATING.
 - TREE REMOVALS WITHIN THE DISTURBANCE AREA ARE NECESSARY AND JUSTIFIED.
 - PRESERVATION OF WOODLAND ACREAGE PROVIDES CLEAR ECOLOGICAL BENEFIT.
 - INVASIVE-DOMINATED OPEN AREAS REPRESENT OPPORTUNITIES FOR ENHANCEMENT.
 - ACTIVE MANAGEMENT IS REQUIRED TO ACHIEVE LONG-TERM FOREST RECOVERY.
 - ADD 150 FORESTRY WHIPS TO ASSIST WITH RE-STOCKING THE STAND.

LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY		ADJACENT BOUNDARY		RIGHT OF WAY LINE		EXISTING TREELINE		EXISTING OVERHEAD WIRE		EXISTING CURB		EXISTING DEPRESSED CURB (DC)		EXISTING SIGN		CONDUIT - TRANSFORMER		LIGHT - METER - BOX		LANDSCAPE AREA		LAMP POST		STORM MANHOLE		SANITARY MANHOLE		COMMUNICATION MANHOLE		ELECTRIC MANHOLE		WATER MANHOLE		UNKNOWN MANHOLE		TANK LID		STORM INLET		GAS METER		WATER METER		TRAFFIC SIGNAL BOX		ELECTRIC VAULT		GAS VALVE		WATER VALVE		CLEAN OUT		DEED		TO BE REMOVED		RESTORATION AREA		TREE PROTECTION FENCE		EXISTING DECIDUOUS TREE		EXISTING EVERGREEN TREE
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EAST GOSHEN TOWNSHIP - LANDSCAPE COMPLIANCE CHART

ZONING DISTRICT: R-2, LOW DENSITY RESIDENTIAL DISTRICT

ZONING:

8. TREE REPLACEMENT
TREES ON SITE ARE MOSTLY DEAD OR DECLINING. SELECTIVE CLEARING WILL BE DONE TO REMOVE THE DEAD TREES, DISEASED TREES AND INVASIVE SPECIES. ONLY 7% OF THE TREES ON SITE ARE VIABLE. 150 TREE WHIPS WILL BE PLACED ON SITE TO RESTORE THE FOREST. ACCORDING TO THE ARBORIST'S REPORT ON DECEMBER 18, 2025, THERE IS LESS THAN 20% TREE REMOVAL.

CLIENT DATA
McKENNA BUILDING GROUP
Pocoma Region
570-839-1770

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM
Lehigh Valley Region
610-820-5200
Philadelphia Region
215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE CALL SYSTEM, INC.
923 Irwin Road
West Mifflin, Pennsylvania
15122-1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

JUSON J. PETER
PROFESSIONAL LANDSCAPE ARCHITECT
PROJECT LOCATION
MP RENOVATIONS, LLC PRESENTS
PRELIM / FINAL SUBDIVISION PLANS
FOR
971 CORNWALLIS DRIVE
UPI #53-4-65
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA, 19380

TITLE
LANDSCAPE PLAN

PROJ. #	25-0626	DATE	4-24-26
CAD ID	25-0626	DRN BY	GRW
SCALE	AS NOTED	CHK BY	SJR

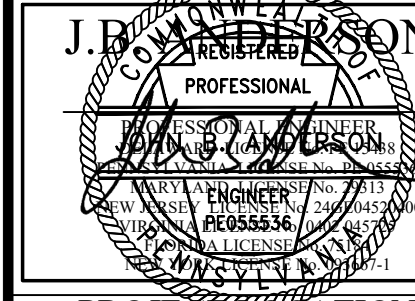
SHEET 6 OF 8
REVISION 0

Table with columns: NO, BY, DESCRIPTION, DATE, REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC. 925 Brinn Run Road West Mifflin, Pennsylvania 15122-1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776



PROJECT LOCATION

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

971 CORNWALLIS DRIVE UPI #53-4-65 EAST GOSHEN TOWNSHIP CHESTER COUNTY COMMONWEALTH OF PENNSYLVANIA

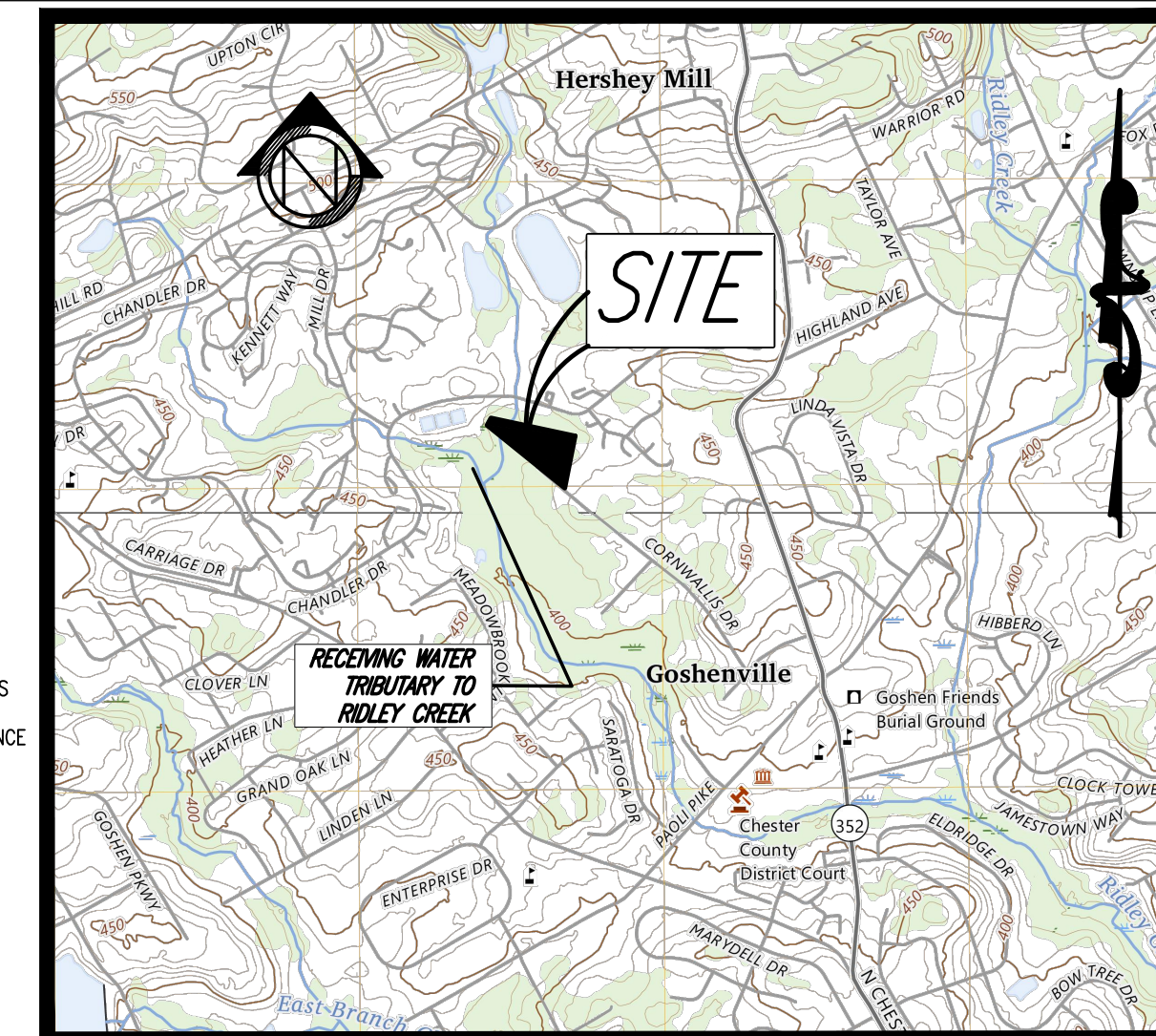
TITLE

PCSM SITE PLAN

Table with columns: PROJ #, DATE, DRN BY, SCALE, CHK BY

SHEET 1 of 7

REVISION 0



USGS MAP PORTION OF MALVERN & WEST CHESTER QUADRANGLE SCALE: 1" = 2000'

SOILS:

- GbB - GLAUSTONE GRAVELY LOAM - 3 TO 8 PERCENT SLOPES - WELL DRAINED
CgA - COKEBURY SILT LOAM - 0 TO 3 PERCENT SLOPES - RUNOFF VERY HIGH
Hc - HATBORO SILT LOAM - 0 TO 3 PERCENT SLOPES - POORLY DRAINED

PCSM NOTES:

- 1. OWNER/APPLICANT: MP RENOVATIONS, LLC, 357 WEST CHESTER PIKE, HAVERTOWN, PA 19083, ATTN: PETER MCKENNA
2. THIS PROPERTY DRAINS TO TRIBUTARY OF RIDLEY CREEK
3. THE SITE HAS A LIMIT OF DISTURBANCE OF 2,693 AC (117,318 SF)
4. THIS PLAN MINIMIZES IMPERVIOUS AREAS
5. THIS PLAN MINIMIZES LAND CLEARING AND GRADING
6. THIS PLAN MINIMIZES SOIL COMPACTION WITH THE SEQUENCE OF CONSTRUCTION AND THE INSTALLATION OF SOIL AMENDMENT
7. THIS PLAN UTILIZES OTHER STRUCTURAL AND NON STRUCTURAL BMP'S THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFFS
8. NEPES BOUNDARY IS THE ENTIRE PROPERTY AND LIMIT OF DISTURBANCE OUTSIDE OF PROPERTY BOUNDARIES.

PCSM OWNER AND OPERATOR NOTES:

- 1. THE BMP'S SHALL BE CONSTRUCTED BY THE LANDOWNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS IDENTIFIED IN THE PLAN.
2. THE LANDOWNER SHALL OPERATE AND MAINTAIN THE BMP(S) AS SHOWN ON THE PLAN IN GOOD WORKING ORDER ACCEPTABLE TO THE MUNICIPALITY AND IN ACCORDANCE WITH THE SPECIFIC MAINTENANCE REQUIREMENTS NOTED ON THE PLAN.
3. THE LANDOWNER HEREBY GRANTS PERMISSION TO THE MUNICIPALITY, ITS AUTHORIZED AGENTS AND EMPLOYEES, TO ENTER UPON THE PROPERTY, AT REASONABLE TIMES AND UPON PRESENTATION OF PROPER IDENTIFICATION, TO INSPECT THE BMP(S) WHENEVER IT DEEMS NECESSARY.
4. A STORMWATER BLANKET EASEMENT IS OFFERED TO LIMERICK TOWNSHIP TO ALLOW PERPETUAL ACCESS BY THE TOWNSHIP OR OTHER APPLICABLE REGULATORY AGENCIES TO PERFORM ROUTINE INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES AND TO ALLOW ENTRY AND EXECUTION OF ALL NECESSARY REPAIRS TO THE FACILITIES SHOULD THE RESPONSIBLE PARTY FAIL TO MAINTAIN THOSE FACILITIES PER THE APPROVED PLAN.
5. IN THE EVENT THE LANDOWNER FAILS TO OPERATE AND MAINTAIN THE BMP(S) AS SHOWN ON THE PLAN IN GOOD WORKING ORDER ACCEPTABLE TO THE MUNICIPALITY, THE MUNICIPALITY OR ITS REPRESENTATIVES MAY ENTER UPON THE PROPERTY AND TAKE WHATEVER ACTION IS DEEMED NECESSARY TO MAINTAIN SAID BMP(S). THIS PROVISION SHALL NOT BE CONSTRUED TO ALLOW THE MUNICIPALITY TO ERECT ANY PERMANENT STRUCTURE ON THE LAND OF THE LANDOWNER. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE MUNICIPALITY IS UNDER NO OBLIGATION TO MAINTAIN OR REPAIR SAID FACILITIES, AND IN NO EVENT SHALL THIS AGREEMENT BE CONSTRUED TO IMPOSE ANY SUCH OBLIGATION ON THE MUNICIPALITY.
6. IN THE EVENT THE MUNICIPALITY, PURSUANT TO THIS AGREEMENT, PERFORMS WORK OF ANY NATURE, OR EXPENDS ANY FUNDS IN PERFORMANCE OF SAID WORK FOR LABOR, USE OF EQUIPMENT, SUPPLIES, MATERIALS, AND THE LIKE, THE LANDOWNER SHALL REIMBURSE THE MUNICIPALITY FOR ALL EXPENSES (DIRECT AND INDIRECT) INCURRED WITHIN 10 DAYS OF RECEIPT OF INVOICE FROM THE MUNICIPALITY AND IF NOT TIMELY PAID, A MUNICIPAL LIEN SHALL BE PLACED UPON THE PREMISES FOR 110% OF THE INVOICE AMOUNT, PLUS STATUTORILY ALLOWED FEES, EXPENSES AND COSTS.
7. THE APPROVAL OF THE PCSM PLANS OR ANY AGREEMENT BETWEEN THE LANDOWNER AND E. GOSHEN TOWNSHIP SHALL NOT BE DEEMED TO CREATE OR EFFECT ANY ADDITIONAL LIABILITY OF ANY PARTY FOR DAMAGE ALLEGED TO RESULT FROM OR BE CAUSED BY STORMWATER RUNOFF.
8. THE LANDOWNER, ITS EXECUTORS, ADMINISTRATORS, ASSIGNS, AND OTHER SUCCESSORS IN INTERESTS, HEREBY RELEASE AND HOLD HARMLESS THE MUNICIPALITY'S EMPLOYEES AND DESIGNATED REPRESENTATIVES FROM ALL DAMAGES, ACCIDENTS, CASUALTIES, OCCURRENCES OR CLAIMS WHICH MIGHT ARISE OR BE ASSERTED AGAINST SAID EMPLOYEES AND REPRESENTATIVES FROM THE CONSTRUCTION, PRESENCE, EXISTENCE, OR MAINTENANCE OF THE BMP(S) BY THE LANDOWNER OR MUNICIPALITY. IN THE EVENT THAT A CLAIM IS ASSERTED AGAINST THE MUNICIPALITY, ITS DESIGNATED REPRESENTATIVES OR EMPLOYEES, THE MUNICIPALITY SHALL PROMPTLY NOTIFY THE LANDOWNER AND THE LANDOWNER SHALL DEFEND, AT HIS OWN EXPENSE, ANY SUIT BASED ON THE CLAIM. IF ANY JUDGMENT OR CLAIMS AGAINST THE MUNICIPALITY'S EMPLOYEES OR DESIGNATED REPRESENTATIVES SHALL BE ALLOWED, THE LANDOWNER SHALL PAY ALL COSTS AND EXPENSES REGARDING SAID JUDGMENT OR CLAIM.
9. THE OWNER AND/OR THE MUNICIPALITY SHALL INSPECT THE BMP(S) AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
10. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM.
11. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION INTO A STORMWATER BMP OR WITHIN A DRAINAGE EASEMENT, WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

PCSM CERTIFICATION

THE PROPERTY OWNER HEREBY ACKNOWLEDGES THE FOLLOWING:
1. THE STORMWATER FACILITIES AND BMP'S SHOWN ON THIS PLAN CANNOT BE ALTERED WITHOUT APPROVAL FROM E. GOSHEN TOWNSHIP AND THE CHESTER COUNTY CONSERVATION DISTRICT.
2. THE PROPERTY OWNER SHALL FOLLOW ALL TERMS AND CONDITIONS OF THE E. GOSHEN TOWNSHIP APPROVALS.
3. THE PROPERTY OWNER SHALL FOLLOW ALL TERMS AND CONDITIONS OF THE NPDES PERMIT.
4. THE PROPERTY OWNER ACKNOWLEDGES THAT THEY ARE FULLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE SCHEDULE(S) SET FORTH ON THESE PLANS.
5. THE PROPERTY OWNER SHALL ENTER INTO A STORMWATER MANAGEMENT PRACTICES OPERATION AND MAINTENANCE AGREEMENT. THE PROPERTY OWNER UNDERSTANDS THAT THERE MAY BE ADDITIONAL REQUIREMENTS AND OBLIGATIONS SET FORTH IN THE AGREEMENT BETWEEN THE DEVELOPER AND LIMERICK TOWNSHIP.

PCSM RECORDING NOTES:

- 1. THE PERMITTEE WILL PROVIDE A COPY OF THE APPROVED PCSM PLAN, CONTAINING AN OPERATION AND MAINTENANCE PLAN, TO THE FACILITY OPERATOR.
2. AN INSTRUMENT, ALONG WITH ATTACHMENTS SHALL (TO SATISFY 25 PA. CODE §102.8(M)(2)), AS IDENTIFIED BELOW SHALL BE PREPARED:
a. IDENTIFY THE PCSM BMP(S).
b. PROVIDE FOR THE NECESSARY ACCESS RELATED TO LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP(S), AND
c. PROVIDE NOTICE THAT THE RESPONSIBILITY FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP(S) IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEEES.
3. THE ABOVE INSTRUMENT AND ATTACHMENTS LISTED BELOW SHALL BE RECORDED WITHIN 45 DAYS OF PERMIT ISSUANCE OR AUTHORIZATION. THE PROOF OF FILING THE INSTRUMENT AND ATTACHMENTS SHALL BE PROVIDED TO THE CONSERVATION DISTRICT WITHIN 90 DAYS OF PERMIT ISSUANCE OR AUTHORIZATION:
a. APPROVED PCSM PLAN
b. OPERATION AND MAINTENANCE PLAN (SYNONYMOUS WITH THE LONG-TERM OPERATION AND MAINTENANCE SCHEDULE INCLUDED WITHIN THE PCSM PLAN) OR AS INCLUDED IN THE APPROVED PCSM SET.
c. OPERATION AND MAINTENANCE AGREEMENT
4. UPON COMPLETION OF THE PROJECT AN AMENDED INSTRUMENT WILL BE RECORDED WITH THE FOLLOWING ATTACHMENTS:
a. RECORD DRAWINGS WHICH ACCURATELY REFLECT AS-BUILT CONDITIONS (FOR THE ENTIRE SITE)
b. OPERATION AND MAINTENANCE PLAN (SYNONYMOUS WITH THE LONG-TERM OPERATION AND MAINTENANCE SCHEDULE INCLUDED WITHIN THE RECORD DRAWINGS)
c. OPERATION AND MAINTENANCE AGREEMENT (FOR ENTIRE SITE)

FUTURE TRANSFERS OF OWNERSHIP

- 1. AS THE PART OF ANY SALE OR TRANSFER, THE OWNER SHALL ENSURE THE POTENTIAL PURCHASER IS AWARE OF THE RECORDED INSTRUMENT AND ATTACHMENTS. A LANDOWNER NOTICE SHALL BE SIGNED TO BY THE PURCHASER INDICATING THEY UNDERSTAND THEY ARE RESPONSIBLE FOR THE LONG-TERM OPERATION, MAINTENANCE AND REPAIR OF THE STORMWATER BMP'S.
2. ANY CHANGES IN OWNERSHIP NAME, OWNERSHIP STRUCTURE, OR ACTUAL OWNERSHIP WILL REQUIRE A NEW INSTRUMENT TO BE SIGNED BY THE PERMITTEE AS THE GRANTOR AND THE NEW ENTITY GRANTEE AND NOTARIZED.

CERTIFICATION OF OWNERSHIP:

I, (NAME) OF (CORPORATION) BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS (TITLE) DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF THE PROPERTY KNOWN AS 971 CORNWALLIS DRIVE, THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

By: (CORPORATION OFFICIAL)
ATTEST: SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF 20, MY COMMISSION EXPIRES ON 20, SEAL:

RECORDED PLAN:

RECORDED THIS DAY OF 20, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF CHESTER, PENNSYLVANIA, IN PLAN BOOK NO. PAGE

LEGEND

- LIMIT OF DISTURBANCE
--- TP --- TP --- TP TREE PROTECTION FENCE

PCSM SHEET INDEX

- 1. PCSM SITE PLAN
2. EXISTING CONDITIONS PLAN
3. BMP DRAINAGE AREA PLAN
4. DETENTION/MRC BASIN #1 (LOT 1) DETAILS
5. DETENTION/MRC BASIN #2 (LOT 2) DETAILS
6. DETENTION/MRC BASIN #3 (LOT 3) DETAILS
7. PCSM NOTES & DETAILS

POST CONSTRUCTION STORMWATER CONTROL MEASURES (SCM'S) PROPOSED FOR THIS PROJECT

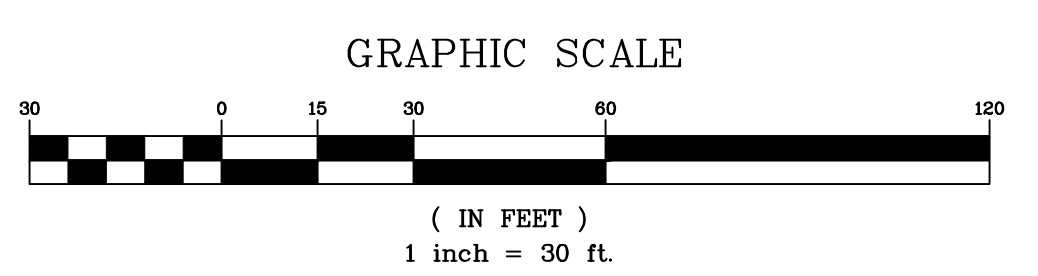
- STRUCTURAL SCM'S: DETENTION / MRC BASIN
NON-STRUCTURAL SCM'S: PROTECT SENSITIVE & SPECIAL VALUE FEATURES

LIMIT OF DISTURBANCE: 117,318 S.F. (2.693 Ac)

967 CORNWALLIS DRIVE UPI #53-4-65.2 LANDS N/F DORIS MINNITI DB 4835 PG 446

CORNWALLIS DRIVE 33' WIDE ROW

970 CORNWALLIS DRIVE UPI #53-4-65.1 LANDS N/F DONNA & LOUIS CAMILLI



9 CHANDLER DRIVE UPI #53-2-25.3 LANDS N/F HERSHEY'S MILL DB 7643 PG 1979

DRIVE 5 LLC 770

LOT 2 179,569 SF 4.122 AC.

LOT 3 57,548 SF 1.321 AC.

LOT 1 62,705 SF 1.439 AC.

AREA 9130

972 CORNWALLIS DRIVE UPI #53-4-65.1A LANDS N/F MATTHEW G & LORI A HARDCOURT DB 10731 PG 686

988 CORNWALLIS DRIVE UPI #53-4-65.1B LANDS N/F THOMAS G & NET-S HULGONS 4392 PG 1046

Prepared by/Return to:

Kristin S. Camp, Esquire
BUCKLEY, BRION, MCGUIRE & MORRIS LLP
118 W. Market Street, Suite 300
West Chester, PA 19382



UPI No. 53-4-65

4/10v

EMERGENCY ACCESS EASEMENT AGREEMENT

THIS EMERGENCY ACCESS EASEMENT AGREEMENT (the "Agreement") is made this 3RD day of July 2018 by and between **RICHARD H. SHUMAKER** and **HELEN L. SHUMAKER**, husband and wife, with an address of 971 Cornwallis Drive, West Chester, Pennsylvania 19380 ("Grantors") and **EAST GOSHEN TOWNSHIP**, with an address of 1580 Paoli Pike, West Chester Pennsylvania 19380 ("Grantee").

BACKGROUND/RECITALS:

WHEREAS, Grantors own a parcel of property containing approximately 7.3 acres, more or less, which is located on the northeast side of Cornwallis Drive in East Goshen Township, Chester County, Pennsylvania, which property is more particularly identified as Chester County Tax Parcel No. 53-4-65 (the "Property"); and

WHEREAS, the Property is located on the north side of Cornwallis Drive, which is a cul-de-sac street with over 65 dwellings located thereon; and

WHEREAS, the dwellings on Cornwallis Drive have only one means of ingress and egress to Route 352; and

WHEREAS, Grantee intends to construct a paved emergency access road (the "Road") on a portion of the Property to benefit the residents of Cornwallis Drive which may be used in the event of an emergency as a secondary means of ingress and egress; and

WHEREAS, the parties desire to establish and memorialize a perpetual, non-exclusive emergency access easement over a forty foot (40') wide portion of the Property along the eastern boundary of the Property in the location which is described by metes and bounds in the legal description which is attached hereto as Exhibit "A" and is depicted on the Plan titled, "Emergency Access Easement Plan" prepared by Pennoni Associates, Inc., dated June 2, 2017, which plan is attached hereto as Exhibit "B" (the "Plan").

NOW THEREFORE, the parties, each intending to be legally bound, hereby agree as follows:

RX

12/3

ESA

96.71



1. **Incorporation of Recitals.** The background paragraphs set forth in the Recital above are incorporated herein by reference as though set forth at length herein.

2. **Grant of Easement.** Grantors, for and in consideration of the sum of Ten Thousand Dollars (\$10,000.00), the receipt whereof is hereby acknowledged, as well as the advantage to them accruing as for diverse and other considerations affecting the public welfare which they seek to advance, have granted, bargained, and sold and by these presents do grant, bargain, sell and convey unto Grantee and its successors and assigns a perpetual, non-exclusive forty foot wide (40') emergency access easement over and across the Property in the location described by metes and bounds in the legal description which is attached hereto as Exhibit "A" and as depicted on the Plan which is attached hereto as Exhibit "B" (the "Easement").

3. **Use of Easement.**

A. Grantee and the public shall be entitled to use the Easement and the Road constructed therein and all necessary accessories and appurtenances used in connection therewith as an emergency access road which shall provide a secondary means of ingress and egress for vehicles and pedestrians in the Cornwallis Drive residential community in the event of an emergency.

B. Grantors shall not erect, maintain or allow any improvements on, over and under the Easement, or take or allow any action which would affect free and unimpeded access to or use of the Road and other rights and privileges granted herein. Grantors shall prohibit barriers, structures, fences, curbs or other obstructions from impeding the free and unhampered use of the Easement and Road constructed therein as an emergency access road. Notwithstanding the above restriction, Grantors and their heirs, successors and assigns in title to the Property shall be permitted to use the Road as a means of access to the Property and any lots created from subdividing the Property and dwellings erected on such lots.

4. **Construction of Road within the Easement.**

A. Grantee shall construct and pave an emergency access road (the "Road") and any required stormwater management facilities within the Easement leading from Cornwallis Drive to the south and the abutting parcel to the north owned by Hershey's Mill Homeowners Association, identified as Chester County Tax Parcel No. 53-2-25.3 ("Hershey's Mill Parcel") to the north. Grantee, through its employees, agents, contractors and subcontractors shall be solely responsible for constructing the Road within the Easement. Grantee and its employees, agents, contractors and subcontractors shall construct the Road in accordance with sound engineering and construction principles and shall perform any work within the Easement in a good and workmanlike manner so as to create the least interference with the Property. Grantee



shall notify Grantors at least seven (7) days prior to commencing construction of the Road on the Property.

B. Grantee shall also install a gate at the entrance to the Road at or near the boundary line between the Property and the Hershey's Mill Property.

C. Grantee promptly following or exercising its rights and privileges hereunder to construct the Road within the Easement, shall backfill any areas excavated, compact the ground as may be appropriate and fully restore the surface of the ground to substantially its condition prior to such disturbance, (except for the cartway of the Road which shall be improved with an asphalt surface). Any areas outside of the cartway of the Road which were disturbed during the construction shall be filled, compacted and seeded with grass as may be necessary to restore the surface of the Property to substantially its condition prior to such disturbance.

D. Grantee shall not permit any claim, lien or other encumbrance arising from the construction of the Road on the Property to accrue against or attach to the Property. If any such claim or lien is filed against the Property as a result of work performed or materials provided for the construction of the Road, Grantee shall satisfy said claim as promptly as possible.

5. **Maintenance of Road.** Grantee shall be responsible for all costs of installation and maintenance of the Road and stormwater management facilities that shall be constructed within the Easement. "Maintenance" shall include, repairing and filling potholes; repaving with asphalt as needed; removal of snow, improving, maintaining or repairing any stormwater control measures, removing debris and any and all obstructions which may impair clear passage along the Road, tree trimming and removal within the Easement, and maintaining the gate that is installed at the entrance of the Road on the Property.

6. **Impervious Cover.** Grantee agrees that if Grantors or their heirs, successors or assigns ever files an application to subdivide and/or develop the Property, any and all paving or installation of impervious surfaces associated with the construction of the Road will not be included in the computation of total impervious cover for the Property or any lot created from the Property. Grantee agrees that the impervious cover added to the Property for the Road shall not be included in impervious cover calculation.

7. **Indemnity and Insurance.**

A. Grantee agrees to indemnify, defend and hold harmless Grantors from and against any damage, liability, claim, settlement, cost and expense, award, judgment, damage, fine, fee, or other loss suffered by Grantors arising out of (1) any injury and/or loss and/or damage caused by the acts or omissions, or intentional misconduct of the Grantee or its agents, employees, contractors, subcontractors, assigns or successors-in-interest, in the construction and maintenance of the Road and



its performance of its responsibilities hereunder; or (2) any personal injury or death or property damage resulting from the use of the Road after the date of this Agreement, including, without limitation, any use by the general public or by the Grantee or any of its agents, employees, licensees, contractors, subcontractors and invitees; provided however, that such injury or damage was not caused by the gross negligence or willful misconduct of Grantors and provided that this indemnification shall not extend or apply to Grantors' or their heirs, successors or assigns' use of the Road as a driveway or means of access to the Property or lots created from subdividing the Property.

B. Grantee shall obtain and maintain during the entire term of this Agreement adequate public liability and property damage insurance policies covering any injury, death or property damage resulting in any way from the use of the Easement and Road on the Property. Such insurance policies shall provide bodily injury, including death, and property damage coverage in the minimum amount of One Million (\$1,000,000.00) Dollars per occurrence and Two Million (\$2,000,000.00) Dollars in the aggregate. The insurance policies shall be occurrence based and shall name Grantors as additional insureds. The insurance policies shall provide that such policy may not be cancelled without first giving Grantors 30 days' prior written notice of cancellation.

8. **Running with the Land.** This Agreement and the Easement created herein shall run with the land and bind the Property and the Grantors' heirs, successors and assigns in title to the Property.

9. **Enforcement.** If either party determines that this Agreement is being or has been violated by the other party, the non-defaulting party may, in addition to other remedies available at law or in equity, seek injunctive relief to specifically enforce the terms of this Agreement or to restrain present or future violations of this Agreement. If any party has to resort to legal action to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its legal fees and costs from the defaulting party.

10. **Notices.** Any notice or other communication given hereunder or pursuant hereto shall be in writing and shall be personally delivered (in which event such notice shall be deemed effective only upon such delivery), or sent by a nationally-recognized overnight delivery service (which provides a receipt of delivery), or delivered by mail, sent by registered or certified mail, postage prepaid, return receipt requested, to such party at the address set forth below:

If to Grantors: Richard H. and Helen L. Shumaker
971 Cornwallis Drive
West Chester, PA 19380

11618498 B: 9779 P: 694 ESA
07/18/2018 11:08 AM Page 4 of 12
BUCKLEY BRION



If to Grantee: East Goshen Township
Attn: Township Manager
1580 Paoli Pike
West Chester, PA 19380

With a copy to: Buckley, Brion, McGuire & Morris LLP
118 W. Market Street, Suite 300
West Chester, PA 19382
Attn: Kristin S. Camp, Esquire

All notices shall be deemed given when received. A party may change its address by giving notice of such change in the manner herein provided by giving notice. In the event the Property or any portion of the Property is conveyed, all notices shall be to the new owner's address on file with the Chester County Assessment Office. Unless and until such written notice is received, the last address and addressee stated by written notice, or as provided herein if no written notice of change has been sent or received, shall be deemed to continue in effect for all purposes hereunder.

11. **Modifications.** This Agreement may be amended, modified or terminated only by a written addendum signed by the then owners of the Property and the Township.

12. **Governing Law.** This Agreement shall be interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

13. **Binding Agreement.** This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

14. **Recording.** This Agreement shall be recorded in the Office of the Recorder of Deeds of Chester County, Pennsylvania by Grantee.

[Remainder of Page Intentionally Left Blank – Signature Page to Follow]

11618498 B: 9779 P: 695 ESA
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BUCKLEY BRION



EGOS 0008

**Cornwallis Drive Access Easement
Township of East Goshen, County of Chester
Commonwealth of Pennsylvania**

ALL THAT CERTAIN tract or piece of ground situate in the Borough of East Goshen, Chester County, Commonwealth of Pennsylvania, described in accordance with an Emergency Access Easement Plan – Shumaker, Cornwallis Drive for East Goshen Township, Project Number EGOS.0008, Drawing V-0202, prepared by Pennoni Associates Inc., West Chester, Pennsylvania, dated June 2, 2017. Being more particularly described as follows:

BEGINNING at a point at the intersection of the northerly right-of-way line of Cornwallis Drive (50' wide) and the easterly line of lands now or formerly Richard and Helen Shumaker, 971 Cornwallis Drive, thence, from said point of beginning;

Along the said northerly line of Cornwallis Drive North 51 degrees 39 minutes 51 seconds West 44.85 feet to a point, thence;

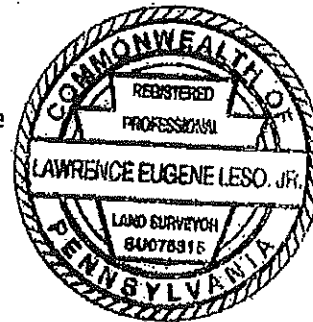
Along a line parallel to and offset 40 feet westerly of the said easterly property line, North 11 degrees 26 minutes 12 seconds East, 531.14 feet to a point on the northerly line of said lands of Shumaker, thence;

Along said northerly line South 78 degrees 16 minutes 01 seconds East, 40.00 feet to an iron pin at the northeasterly corner of said lands of Shumaker, thence;

Along the said easterly line of said Shumaker South 11 degrees 26 minutes 12 seconds West, 551.22 feet to said point of beginning.

Containing 21,647 SR or 0.49695 Acres

Intending to describe an Emergency Access Easement 40' wide



Lawrence E. Leso, Jr., PE, PLS
PA License SU075315

6/6/2017

Z:\PROJECTS\EGOS\EGOS0008-Cornwallis Drive - Boundary Survey\DOCUMENTS\Descriptions\40' Wide Emergency Access Easement - 2017



REVISIONS			
NO.	DESCRIPTION	DATE	BY

LANDS
N/F
HERSHEYS MILL
DEVELOPMENT

EXISTING
PROPERTY
LINE

S 78°16'01" E 40.00'

IRON PIN
FOUND

EXISTING
PROPERTY
LINE

40'
PROPOSED
ACCESS
EASEMENT



PLAN NOTES:

THE PURPOSE OF THIS PLAN IS TO DELINEATE A PROPOSED ACCESS EASEMENT.

THIS PLAN IS TO BE USED FOR TITLE PURPOSES ONLY.

A FIELD SURVEY WAS COMPLETED BY PENNONI ASSOCIATES IN AUGUST 2016.

REFER TO PLAN V0201, PREPARED BY PENNONI ASSOCIATES, PROJECT NUMBER EGOS 0008 FOR BOUNDARY AND REFERENCE DRAWING INFORMATION.

N 11°26'12" E 531.14'

S 11°26'12" W 551.22'

EXISTING
PROPERTY
LINE

LANDS
N/F
RICHARD & HELEN
SHUMAKER
971 CORNWALLIS DRIVE
APN.53-004-0085,0000
DEED BOOK 40
PAGE 781

LANDS
N/F
NICHOLAS & DORIS
MINNITI
DEED BOOK
M-37
PAGE 92

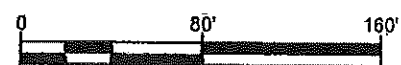


LANDS
N/F
JOHN SHOPE

CORNWALLIS DRIVE
(70' WIDE)

N 51°39'51" W 44.85'

POB ACCESS EASEMENT



PROJECT: EGOS0008 CORNWALLIS EMERGENCY ACCESS ROAD DESIGN; PUBLISHED: 02/20/17; PLOTTED: 04/20/17 3:52:28 PM; BY: MICHAEL CELONI; PLOT STYLE: PENNONI.NCS.S7E; PROJECT STATUS: --



PENNONI ASSOCIATES INC.
One South Church Street, 2nd Floor
West Chester, PA 19382
T 610.429.8907 F 610.428.8918

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

SHUMAKER, CORNWALLIS DRIVE
971 CORNWALLIS DRIVE,
WEST CHESTER, PA 19380
**EMERGENCY
ACCESS EASEMENT PLAN**
EAST GOSHEN TWP
1580 PAOLI PIKE
WEST CHESTER, PA 19380

PROJECT	EGOS0008
DATE	2017-06-02
DRAWING SCALE	1"=80'
DRAWN BY	MTC
APPROVED BY	MK

V0202

SHEET 1 OF 1



[§ 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.

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.

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

[§ 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] All Data Center and Data Center Accessory Use buildings shall be set back a minimum of [redacted] feet from any residentially zoned district and from the property boundary of all Sensitive Receptor uses.

[2] 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] 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.

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

[d] 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.

[e] 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.

[f] 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.

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

[h] 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.

[i] 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.

[3] Data Centers 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.

[4] 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.

[5] 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.

[6] 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.

[7] 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.

[8] Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.

[9] 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.

[10] 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. Data centers shall not be designed to draw primary cooling make-up water from private potable wells.

[11] 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.

[12] 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.

[13] The owner of the data center shall submit an emergency response plan to the Township **Fire Marshal 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.**

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

[15] Diesel generators shall meet the emission standards of the U.S. Environmental Protection Agency for Backup Emergency Deisel Generators.

[16] 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.

[17] 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.

[18] Generator use for peak shaving or supplying power to the grid is prohibited.

[19] Standards for Decommissioning:

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

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

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

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

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

E. Noise and Vibration

1. No Data Center or Data Center Accessory Use, or any combination of Data Center and Data Center Accessory Uses developed as part of a unified development, shall cause or contribute to sound levels in violation of the standards established by this section. Where there is a conflict between this section and any other section of this chapter, the provisions of this section shall apply.
2. **Definitions.** The following definitions shall apply to this section:
 - a. **A-weighted fast response maximum sound level (L_{MAX}).** The maximum sound pressure level in decibels (dB) measured over a given period of time, with A-frequency weighting and fast response time-weighting applied.
 - b. **Compliance metric:** L_{EQ}, L_{MAX}, L_{PK}, or L_{P_{TL}}.
 - c. **Daytime Hours:** the hours between 7:00 am and 6:00 pm on weekdays and between 9:00 am and 6:00 pm on weekends and holidays
 - d. **Equivalent continuous sound level (L_{EQ}).** The steady sound pressure level in decibels (dB) which, over a given period of time, has the same total energy as the fluctuating noise measured over the same period of time.
 - e. **Evening Hours:** the hours between 6:00 pm and 10:00 pm
 - f. **Log Average Level (LAL_{xx}):** The logarithmic average of the interval measurements of a compliance metric, computed as follows:

$$LAL_{xx} = 10 \log_{10} \left[\frac{1}{nP_0^2} \sum_{k=1}^n P_0^2 10^{L_{xxk}/10} \right]$$

$$= 10 \log_{10} \left[\left\{ 10^{\frac{L_{x1}}{10}} + 10^{\frac{L_{x2}}{10}} \dots 10^{\frac{L_{xn}}{10}} \right\} / n \right]$$

Where:

LAL_{xx} = log average level in dBA or dB where L_{xx} represents either L_{EQ}, L_{MAX}, L_{PK}, or L_{P_{TL}}.

L_{x1} = level of the first interval measurement in dBA or dB

L_{x2} = level of the second interval measurement in dBA or dB

L_{xn} = level of the nth interval measurement in dBA or dB

n = the number of measurement intervals

P₀ = standard reference pressure of 20 micro pascals

A minimum of 20 intervals of one minute each measured over a single period of 24 hours shall be used, however, intervals need not be contiguous. Intervals with louder, and preferably the loudest noise, should be used.

- g. **Natural Environmental Sounds:** Environmental sounds that are inherent to the area and due to naturally occurring sounds such as insects, rustling leaves, wind, wild birds, wild animals, frogs, rain, lightning, or weather, but not including the noise of domesticated animals.
- h. **Normal Community Sound:** Sound that is inherent to and consistent with the norms of the community and which the average resident would reasonably expect

to occur in their community. Normal Community Sound may include, but is not limited to, children playing, occasional dog barks, domestic power tools, residential HVAC equipment, and reasonable transportation sounds that meet state, federal, and local noise requirements and limits.

- i. **Nighttime Hours:** the hours between 10:00 pm and 7:00 am on weekdays and between 10:00 pm and 9:00 am on weekends and holidays.
 - j. **Pure tone:** A sound occurring at a discrete frequency as determined by a Fast Fourier Transform measurement (narrow band analysis) of a sound using a dynamic analyzer with at least 1 Hz and preferable 1/8 Hz resolution, a Hanning window, and sufficient averaging to determine the magnitude of the pure tone level that is exceeded 5% of the time (i.e. an exceedance rate of L_5).
 - k. **Pure Tone Level (L_{PTL}).** The magnitude in decibels (dB) of a pure tone, with no weighting applied.
 - l. **Receiving Property:** Real property impacted by noise generated by a Data Center and/or Data Center Accessory Uses. A Receiving Property need not be directly adjacent to the parcel or collection of parcels on which the Data Center or Data Center Accessory Use(s) are located but shall not include any real property incorporated as part of a unified design with the Data Center whose compliance is being evaluated.
 - m. **Un-weighted peak sound pressure level (L_{PK}).** The maximum instantaneous sound pressure level in decibels (dB) that occurs during a stated time interval, with no weighting applied.
3. **Sound level limits.**
- a. For purposes of compliance with this subsection, sound shall be measured at the point, at any elevation, on the Receiving Property where the Log Average Level of the relevant Compliance Metric is highest.
 - b. L_{ALEQ} shall not exceed the following values:

Table 1: Equivalent Continuous Sound Level (L_{EQ}) Limits¹¹			
Zoning District	Daytime hours	Evening hours	Nighttime hours
Rural Residential, Low-Density Residential Districts, Properties containing Sensitive Receptors	50 dB	45 dB	45 dB
Medium- and High-Density Residential Districts	55 dB	50 dB	45 dB
Mixed Use, Commercial, Industrial Districts	65 dB	60 dB	55 dB

¹¹ The zoning districts and sound level limits used in this table are for example purposes only. Actual zoning district names and categories should be tailored to the municipality, and sound level limits should reflect the actual background noise levels of the relevant zoning districts. Additional/different categories may be necessary depending on the characteristics of the community. For example, a higher sound level limit may be appropriate along highway corridors.

- c. LAL_{MAX} shall not exceed the decibel value of the Equivalent Continuous Sound Level (L_{EQ}) for the zoning district and time of day, as provided in Table 1, by more than 10 dB.
- d. LAL_{PK} shall not exceed the decibel value of the Equivalent Continuous Sound Level (L_{EQ}) for the zoning district and time of day, as provided in Table 1, by more than 20 dB.
- e. All LAL_{PTLs} shall be at least 10 dB below the nominal PTL_{xx} curve at the corresponding frequency, as set forth in Table 2 below, where the value represented by “xx” is the L_{EQ} limit (in dB) set forth in Table 1 for the appropriate zoning district and time of day. Where the applicable L_{EQ} limit is not a multiple of 5, the PTL curve corresponding to the next highest 5 dB increment shall be used; interpolation between PTL curves is not permitted.

Each identified pure tone shall be evaluated independently, and where more than one pure tone is present, compliance shall be determined separately for each tone. Logarithmic averaging of tonal levels across frequencies shall not be used.

PTL _{xx} curve	Octave Band Frequency (Hz) of Pure Tone									
	16	32	63	125	250	500	1000	2000	4000	8000
PTL70	101	96	91	86	81	76	72	68	64	60
PTL65	96	91	86	81	76	71	67	63	59	55
PTL60	91	86	81	76	71	66	62	58	54	50
PTL55	86	81	76	71	66	61	57	53	49	45
PTL50	81	76	71	66	61	56	53	48	44	40
PTL45	79	74	68	62	56	51	47	43	39	35
PTL40	78	71	64	58	51	46	42	38	34	30
PTL35	76	69	61	54	46	41	37	33	29	25
PTL30	74	66	58	49	41	36	32	28	24	20
PTL25	73	64	54	45	36	31	27	23	19	15
PTL20	71	61	51	41	31	26	22	18	14	10
PTL15	69	59	48	37	26	21	17	13	9	5
PTL10	68	56	44	33	21	16	12	8	4	0

¹² PLT curve rows that are not within 5 dB of any L_{EQ} value in Table 1 can be eliminated.

4. **Exceptions.** The above sound level limits do not apply to sound originating from:
- a. Motor vehicles operated legally and in compliance with the noise regulations of the Pennsylvania Department of Transportation
 - b. Safety and protective devices where noise suppression would defeat the safety intent of the device when being used for its intended purpose
 - c. Any device intended to provide public warning of potentially hazardous, emergency, or illegal activities such as commercial, residential, or vehicle burglar alarms; back-up signals on regulated and licensed motor vehicles; fire alarms; law enforcement and fire vehicles, and similar devices
 - d. Emergency equipment and emergency work necessary in the interest of public health, safety, or welfare or law enforcement
 - e. Emergency standby generators during emergency use. Routine testing of generators shall comply with the sound level limits unless such testing occurs between 7:00 am and 6:00 pm on weekdays and between 9:00 am and 6:00 pm on weekends and holidays, during which time generators may exceed the sound level limits by no more than 20 dBA (20 dB for L_{PK}) for up to one (1) cumulative hour per seven (7) calendar day period.
 - f. Construction noise, including site preparation, assembly, erection, demolition, substantial repair, maintenance, alteration or similar action for structures or other site improvements, provided that such construction occurs during Daytime Hours and that reasonable noise controls such as proper muffling of all engines, motors, or turbine-driven equipment, and pneumatic devices; noise enclosed air compressors and generators; sound barriers; and lagging are employed.
5. **Measurement**
- a. Terminology and measurement practices shall follow applicable ANSI S1 & S12 standards. Compliance measurements shall be made using a calibrated ANSI Type 1 or Type 2 integrating sound level meter with a dynamic range of at least 60 dB. For each measurement, the signal-to-noise ratio shall be at least 10 dB.
 - b. The contribution of wind noise to each compliance measurement shall not exceed 5 dBA (or dB). Measurements shall be made with properly installed windscreens, and any measurement influenced by wind noise exceeding this limit shall be discarded or repeated under acceptable conditions.
 - c. Measurements shall exclude significant effects of Natural Environmental Sounds and Normal Community Sounds. The signal-to-noise ratio of the combined effect of Natural Environmental Sounds and Normal Community Sounds shall be at least 5 dBA (or dB) and preferably at least 10 dBA (or dB).
 - d. Impact or impulse-type sounds shall be measured with the un-weighted Peak Sound Pressure Level (L_{PK}) using a meter specifically designed for peak measurements and conforming to the applicable ANSI S1 standards. RMS (root mean square) measurements using the “fast” response setting or any legacy “impulse” function shall not be used.

6. **Vibration.** No source of mechanical vibration or acoustically induced vibration shall cause or induce vibration on any property or in any structure (ground-borne or structural vibration) that exceeds the ISO 2631-2 Residential Day criteria. Vibration shall be measured as particle velocity in any one-third octave band and shall not exceed 200 $\mu\text{m/s}$ RMS in any band.
 7. **Sound and vibration study.** The applicant shall demonstrate through a sound study conducted by a professional acoustical expert that the sound and vibration generated by a Data Center and/or Data Center Accessory Uses comply with the requirements of this section. The sound study shall be conducted using generally accepted methodology in the following phases:
 - a. A sound modeling study shall be conducted to demonstrate that the proposed use will comply with applicable noise requirements of this section. The sound modeling shall be performed according to ISO 9613-2 series methods or other generally accepted engineering methods for outdoor sound propagation. All significant noise sources associated with the proposed Data Center and Data Center Accessory Uses(s) shall be included. The sound modeling study shall be submitted with the [conditional use/special exception/land development application].
 - b. An as-built sound study shall be conducted six months after issuance of the certificate of occupancy and prior to the final escrow release for any land development phase. An as-built sound study may also be required thereafter by the [municipality]. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this Ordinance.
- F. **Water Supply –Water Feasibility Study.** No Data Center shall be approved unless the applicant demonstrates that there is an adequate supply of water for the proposed use and that proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity.
1. **Public water supply.** If the use will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed.
 2. **River basin commission approval.**¹³ If the use is to rely upon nonpublic sources of water and satisfies either of the below conditions, the applicant shall provide proof of review and approval from the [Delaware/Susquehanna] River Basin Commission and shall not be required to provide an additional water feasibility study.
 - a. Water withdrawals of 100,000 gallons per day (gpd) or more over a 30-day average from any source or combination of sources within the Delaware/Susquehanna River Basin; or
 - b. Any consumptive water use of 20,000 gpd or more over a 30-day average from any water source.

¹³ This provision is applicable only for municipalities located in the Delaware and Susquehanna River Basins and should be deleted otherwise. The other river/lake commissions do not review or approve withdrawals.

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

1580 Paoli Pike, West Chester, PA 19380
CHESTER COUNTY

June 23, 2026



Honorable Carolyn Committa
457 Main Capitol Building
Senate Box 203019
Harrisburg, PA 17120-3019

Dear Senator Committa :

On behalf of the East Goshen Township Planning Commission, I am writing to express our strong opposition to Pennsylvania House Bill 2186, which seeks to establish mandatory, statewide "by-right" zoning regulations for Accessory Dwelling Units (ADUs). While the intent to expand affordable housing options is admirable, this bill represents an overreach that strips local municipalities of their authority to govern land use, plan for future development, and protect the quality of life for its residents.

House Bill 2186 will negatively impact our community in several ways:

- **Preemption of Local Authority:** The retention of municipal control over planning, zoning, and subdivision decisions is vital. Land use decisions should not be dictated by a one-size-fits-all state mandate. By removing local oversight, residents lose their voice in determining the unique future development of their own neighborhoods.
- **Strain on Infrastructure:** Forcing ADUs "by right" onto any residentially zoned lot will result in overtaxed sewage systems, water contamination risks, and increased traffic . Addressing these strains on local infrastructure will result in increased taxes for residents. Municipalities must retain the ability to plan infrastructure improvements in accordance with their financial capacity, available resources, and specific environmental considerations.
- **Disregard for Proactive Local Planning:** The lack of affordable housing is a complex issue involving multiple factors across a wide spectrum of private and public entities. Townships are not the cause of the housing shortage. In fact, it is townships that plan for, zone for, and approve diverse housing types in accordance with local and state regulations and standards. Stripping local land use authority to implement statewide zoning regulations will – in no way – solve the shortage of housing. It is a short-sighted approach that completely disregards the proactive planning efforts local officials perform under the Municipalities Planning Code.
- **Diminished Quality of Life for Residents –** Our residents move into their homes with a reasonable expectation of what their neighborhood will be like in the future. They choose their

community based on that expectation. If HB 2186 becomes law, our residents will have no way of knowing what the quality of life in their community will be in the future. With this legislation, the number of dwellings on their street could increase dramatically. They will be forced to accept greater density than they desired, more traffic than anticipated meaning streets that are less safe for their children, and higher taxes from strains on infrastructure and schools. In addition, this legislation will jeopardize the value of what is, in most cases, their largest asset.

As local planning commission members, we are fully committed to supporting voluntary tools and flexible options for affordable housing. Many townships have already taken steps to simplify local approval processes or expand housing choices tailored explicitly to their community's unique landscape. This legislation, if passed, will permit the addition of an indeterminate number of new housing units to be strewn haphazardly across our communities. It will eliminate the ability for local officials to plan effectively and zone appropriately including planning and zoning for desirable, affordable housing. Eliminating a municipality's ability to properly plan for appropriate land uses will not make housing more affordable. It will, in fact, place additional burdens on our current residents as well as barriers to those seeking to live in our community in the future.

Thank you for your time, consideration, and continued service to our Commonwealth.

Sincerely,

John Stipe, Chairman
East Goshen Planning Commission

Incorporated 1817
Chester County, Pennsylvania