EAST GOSHEN TOWNSHIP PLANNING COMMISSION

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

REVISED
Meeting Agenda

Tuesday, October 27, 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. **September 22, 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. **Old Business**
    a. **1409 Manley Road- Prelim/Final 3-Lot Subdivision**
    b. **Zoning Ordinance Amendment- Data Center CCPC Recommendations 10/23/2026**
    c. 917 Cornwallis Drive- Prelim/Final 3-Lot Subdivision *(tentatively scheduled for 11/24/2026)*
8. **New Business**
    a. **1352 Morstein Road- Prelim/Final 2-Lot Subdivision**
9. Liaison Reports
10. Correspondence
11. Announcements
12. Next Meeting – **Tuesday, November 24, 2026, at 7:00 PM**
13. Adjournment

This agenda does not necessarily reflect the order in which the items will be heard.
Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission
Application Tracking Log
October 27, 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											
1409 Manley Road- Prelim/Final 3-Lot Subdivision	9/8/2026	9/22/2026	10/23/2026	10/9/2026	10/14/2026	n/a	11/24/2026	12/15/2026	n/a	12/21/2026	Revised plans submitted
1352 Morstein Road Prelim/Final 2- Lot Subdivision	8/14/2026	8/25/2026	10/23/2026	9/10/2026	11/18/2026	n/a	10/27/2026	11/17/2026	n/a	11/23/2026	Requires pipeline study/recommendation Applicant met with MA regarding sewer on 9/14/2026
971 Cornwallis Drive- Prelim/Final 3-Lot Subdivision	5/14/2026	5/26/2026	6/23/2026	7/2/2026	10/14/2026	12/17/2026	11/24/2026	12/16/2026	n/a	12/17/2026	Pending plan revisions for PC & Conservancy
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	RFP issued
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
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
949 & 951 Cornwallis Drive- 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	Approved by BoS on 7/21/2026
Yardley Village HOA Open Space- Variance	7/9/2026	7/9/2026	n/a	n/a	n/a	n/a	7/28/2026	8/18/2026	8/20/2026	9/7/2026	ZHB approved variance 9/10/2026
AquaThorncroft Drive- Conditional Use	8/24/2026	8/24/2026	pending	n/a	n/a	n/a	10/27/2026	11/17/2026	10/20/2026	11/23/2026	BoS Hearing 10/20/2026
Zoning Amendment- Data Centers	n/a	11/25/2025	n/a	9/3/2026	n/a	n/a	n/a	n/a	n/a	n/a	Requires CCPC review & BoS Hearing

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
September 22, 2026

The East Goshen Township Planning Commission held a regularly scheduled meeting on Tuesday, September 22, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:
John Stipe – Chairman
Dan Truitt, Vice Chairman
Dan Daley
Ernest Harkness
Willian Kaufman
Michael Koza
Karen Martynick

Also present was:
Kelly A. Krause, Zoning Officer
Larry Massaro , BOS Liaison, Township Supervisor
Ann Duffield, Township Supervisor

COMMON ACRONYMS:

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

FORMAL MEETING – 7 p.m.

1. John called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders and military.
2. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The minutes of the July 28, 2026 meeting were approved.

CHAIRMAN'S REPORT –

None

OLD BUSINESS

1. Zoning Ordinance Amendment – Data Center Regulations Draft

   Ernest mentioned that they received comments from several of the ABCs and Chester County and that the current draft contains those comments. He reviewed the comments from other groups. He spoke about the noise issue and DBC standards. He reviewed the Chester County letter comments on generators, cooling, wastewater, batteries, etc. He reviewed Governor Shapiro's GRID standards which are being considered. Karen feels the pipeline comments were good. Dan D. mentioned the noise issue. Dan T. thanked Ernest for all he did on this project. He feels these regulations should apply to everyone in the I1 district.

   Dan T. moved to approve the latest edits of the proposed Data Center Ordinance, all changes that were discussed and send it to the BOS and the County. Bill seconded the motion. The motion passed unanimously.

NEW BUSINESS

1. 1409 Manley Road - Prelim/Final 3-lot Subdivison – Those present for this were George Maalouf, Andrew Campbell, and Christy Flynn. George thinks they did well on drainage and meeting requirements. Easement size was discussed. Andrew spoke about the property. Driveways were discussed. Right of way was discussed with Christy Flynn. Waivers were discussed.
2. Aqua PA, between 620 & 622 Thorncroft Drive – Water Treatment Facility Expansion – Those present from Aqua were Adin Ballas, Elizabeth Fox, and Jocelyn Juliano. Resident Kevin Boylan, 708 Peach Tree Dr. was present. Adin reviewed the project to make water from the well better. He explained that national standards were expanded. The existing wells have above ground tanks that measure 3' x 12' high. Elizabeth explained that the existing ABC & D wells are to be replaced and upgraded. She spoke about the existing building and how water goes through it. An additional 240 sq. ft. is proposed. Proposing screening trees in the front. No change to the driveway. John mentioned that Pennoni is requesting evergreen plantings. Dan D. mentioned the noise level. Ernest suggested a pipeline study be considered. Dan T. asked if the pumps are changing. They are replacing the pumps which are in the ground. John commented that they need enough space for the project and future maintenance.
   Kevin Boylan received a letter about this project since he is within 1,000 feet. He is pleased that the plantings are included but he feels more needs to be included around the area.
   Karen spoke about the need for additional landscaping/screening. Kelly explained future hearings with BOS.
   Dan T. moved that we recommend the BOS approve the Conditional Use application of Aqua PA to expand and improve the groundwater well station located between 620 and 622 Thorncroft Drive West Chester and incorporate additional screening in consultation with the Township engineer. Mike seconded the motion. The motion passed unanimously.

LIASION REPORT

Board of Supervisors – Larry reported that the RFP for the Comp Plan went to 12 firms and is being advertised. They began the budget process for 2027. He spoke about the Enewsletter that will be available monthly.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Mike seconded the motion. The meeting was adjourned at 8:20 pm.
The next regular meeting will be held on Tuesday October 27, 2026 at 7 p.m.

Respectfully submitted,

_____

Ruth Kiefer, Recording Secretary

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

October 23, 2026

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

Re: Zoning Ordinance Amendment - Data Centers
East Goshen Township – ZA-09-26-19116

Dear Mr. Davis:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance Amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on September 24, 2026. We offer the following comments to assist in your review of the proposed amendment.

DESCRIPTION:

1. The Township proposes the following amendments to its Zoning Ordinance:

   A. Add definitions for the following terms to Section 240-6.B: Closed-loop Cooling System; Data Center; Data Center Accessory Use; Data Center Campus; Energy Generation System; and Sensitive Receptor.
   B. Add "Data Centers in accordance with § 240-31.C(3)(xx)" to the list of uses permitted by conditional use in the I-1 Light Industrial District.
   C. Add Section 240-31.C(3)(xx), pertaining to standards for data centers. The proposed ordinance language requires that all data center and data center accessory uses, whether buildings, structures, or equipment, shall be set back a minimum of 300 feet from any residentially zoned district and from the property boundary of all sensitive receptor uses. It also requires the data center facility and accessory structures to be fully screened in accordance with the criteria in Section 240-27C(3) of the Zoning Ordinance. Other issues addressed in this section include the following: Emergency Liaison requirements; Emergency Response Plan; Decommissioning Plan; Energy Sources, Power Lines, and Co-Location of Energy Generation Systems; Backup Power; Water Usage; Scale/Aesthetics; Noise and Vibration; and Condition of Approval.

BACKGROUND:

2. The County Planning Commission reviewed an earlier version of this zoning amendment on September 3, 2026 (CCPC# ZA-08-26-19049). We acknowledge, and endorse, that several of the comments from our previous letter have been addressed by the Township (e.g., standards for on-site energy (battery) storage systems have been added – refer to Section 240-31.C(3)(xx)[7][g]). Other revisions to the proposed ordinance language include the following:

- The definition of "Qualified Professional" has been deleted.
- The requirements for a water feasibility study in Section 240-31.C(xx)[9][d] have been revised.
- Section 240-31.C(3)(xx)[9][h], Cooling Fluid Containment and Leak Prevention, has been added.
- Section 240-31.C(3)(xx)[10], Scale/Aesthetics, which addresses building façade design, has been added.
- Section 240-31-C(3)(xx)[13], Condition of Approval, has been added.

LANDSCAPES:

3. The Township's I-1 Light Industrial District, which is generally situated on the east side of Airport Road from the north side of Wilson Drive to the south side of East Wrights Lane, is located within the **Suburban Center Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As stated in our previous review, the proposed zoning amendment is consistent with the objectives of the **Suburban Center Landscape**. However, careful consideration of the potential impacts of a data center will need to be addressed if a plan for a data center development is submitted at a future date.

COMMENTS:

4. For clarity purposes, we recommend that the last sentence in Section 240-31.C(3)(xx)[4] be revised to state the following: "In addition to Section 240-27.C(3), the applicant shall include an elevation/rendering of the data center from significant vantage points along roadways, and from residential areas."

5. Section 240-31.C(3)(xx)[7][a] indicates that any energy generation system designed or used to supply power directly to a data center during normal operations shall not be considered part of the data center use but shall be subject to existing municipal or utility regulations. The Township should consider the addition of zoning regulations for power generation systems, if they haven't already done so.

6. While Section 240-31.C(3)(xx)[8] does address emission standards for diesel generators utilized for backup power, the Township does not require that diesel generators meet Tier 4 emission standards of the U.S. Environmental Protection Agency, as set forth on page 15 of the Data Center Ordinance Guide (Item #1, Backup Power Ordinance Language). If the Township is going to allow this lower emission standard, then we recommend, as stated in our previous review, that the Township expressly prohibit generators from being used for required or voluntary curtailment/demand response programs with the utility or with PJM Interconnection (the regional grid operator).

<u>RECOMMENDATION</u>: The Chester County Planning Commission endorses the Township's efforts in the development of this zoning ordinance amendment. The Township should consider the comments in this letter before acting on the proposed amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Christopher Bashore, Township Manager, West Goshen Township

GME ENGINEERING

(By Alpha Designs, LLC)

CIVIL ENGINEERS, AND SITE DESIGNERS

1117 Carolina Ave, West Chester, PA 19380
P: (610)732-0707

October 6, 2026

To: Kelly Krause
Director of Code Enforcement, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
kkrause@eastgoshen.org

Re: Campbell, 1409 Manley Road
Preliminary/Final Minor Subdivision & Land Development Plan Review

Dear Ms. Krause,

In response to the review letter issued by the township engineer Mr. Nathan Cline from Pennoni Associates Inc. dated September 22, 2026, we offer the following responses.

ZONING HEARING BOARD CONDITIONS

1. Applicant shall comply with any and all applicable and/or customary building, construction, and/or fire code requirements, including inspections and permitting.

Response: Acknowledged.

2. Applicant shall comply with any and all applicable zoning ordinance requirements, including, but not limited to, area and bulk requirements and design standards of the R-3 (Medium Density Residential) Zoning District, except for the limited, dimensional relief granted by the Board.

Response: Acknowledged.

3. Applicant shall comply with any and all applicable federal, state, and local laws and ordinances, and shall obtain all governmental approvals and permits necessary for the proposed development and/or redevelopment of the property.

Response: Acknowledged.

4. The dimensions of the proposed lots shall not exceed the dimensions set forth in the application, plans, and depictions made part of the hearing record, including all amendments thereto, and shall be in substantial conformity, as set forth within the application materials and as described during the applicant's and applicant's representative's hearing testimony.

Response: Acknowledged.

5. The existing home on the property shall be preserved, as desired and testified to, by the applicant. Should it be determined that the existing home on the property will not be or cannot be preserved as required, the applicant shall reapply and reappear before the East Goshen Township Zoning Hearing Board seeking associated zoning relief.

Response: Acknowledged.

ZONING

1. To obtain more flexibility in placing buildings in all residential subdivisions of two or more lots, an average building setback line of 40 feet and a minimum building setback line of 30 feet shall be required. (§240-10.G) The existing front yard setback of the existing dwelling on Lot 2 is only 6 feet; this is an existing nonconformity and we have no objection to the proposed house locations on Lots 1 & 3.

Response: Acknowledged.

2. Required sight distances as shown on Sheet 2 are less than required. (§240-23.D(11))

Response: labeling is revised to indicate the correct distance.

3. Please confirm if steep or very steep slopes are present; none are indicated on the plan (§240-25.C(2)(a)[1] & §240-25.C(6)).

Response: no steep slopes are available on site because no available slopes extend 50 ft or more (SALDO Section 240-25-C.6). See attached analysis plan.

4. The minimum right-of-way for minor or local streets shall be 50 feet; please clarify how the proposed right-of-line location/width has been determined. (§240-27.A(3)(a)) .

Response: Since the Manley Raod was mostly built on the subject property, it was determined that 16.5 feet width on the property side is suitable.

5. 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)).

Response: The difference between the existing 16.5-ft right-of-way and the 25-ft right-of-way is 8.5 ft. The minimum front yard becomes 30 + 8.5 = 38.5 ft.
The proposed front yards on Lot 1 and Lot 2 are 39.08 ft and 38.84 ft respectively.

SUBDIVISION AND LAND DEVELOPMENT

6. The plans are labeled "Preliminary/Final Minor Subdivision Plan." If the applicant wishes to submit a joint preliminary and final application, relief shall be requested from the requirement of preliminary plan approval prior to final plan application. Additionally, the plan title shall be revised to note "Subdivision and Land Development Plan."

Response: A waiver request from section 205-31 is added to the revised cover sheet.
The plan labeling is revised as requested.

7. Preliminary and final plans shall include a landscape plan. (§205-30.D, §205-33.D & E).

Response: A Landscape plan is included with this submission.

8. A "Will Serve" letter shall be provided from Aqua to confirm availability of capacity for connection to public water. (§205-30.C(4)(b)).

Response: A "Will Serve" letter is included with this submission.

9. Applicant shall submit a copy of the letter from the Department of Environmental Protection approving the Act 537 planning module or exemption. (§205-33.B(22)(a) & (b))

Response: The exemption is being sought. We are waiting for township approval before we resubmit the request to the DEP.

10. All trees to be retained shall be protected from equipment damage by enclosing the tree(s) at the edge of the tree protection zone (TPZ) with sections of snow fence or other fencing (§205-63.A(1))

Response: A note has been added to revised sheet C6 to protect the existing trees as requested.

STORMWATER

11. Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris. Leaf guards or equivalent should be provided for downspout piping. (§195-20.O)

Response: The roof drain detail (CNST-1) on detail sheet C7 shows a leaf strain. The piping system is a closed system between the leaf strain and the infiltration pit and no debris/leaf is expected to enter the system.

12. Conveyance facilities to or exiting from stormwater management facilities shall be designed to convey the design flow to or from the facility. Conveyance capacity calculations shall be provided. (§195-24.D)

Response: A section is included the design section to size the pipes upstream of the infiltration pits including the roof drains.
The culverts draining the infiltration pits are part of the routing calculations provided in Appendix C

13. Storm pipe profiles for all stormwater conveyance piping shall be provided to demonstrate adequate cover and slope. (§195-28.B(13))

Response: pipe profiles are added to new sheet C10.

14. A stormwater operations and maintenance (O&M) plan shall be submitted to the municipality for review and approval for all existing and proposed permanent BMP's manmade conveyances or other stormwater facilities identified on the SWM site plan. The party responsible for long term SWM maintenance should be specified on the drawings. Long-term maintenance requirements should be listed on the plans. (§195-37.B)

Response: A statement is added to revised sheet 1 under "Person Responsible for BMP Operation signature Block"

15. The municipality shall inspect SWM BMPs, facilities and/or structures installed under this chapter to ensue BMPs, facilities and/or structures continue to function as intended. Persons installing stormwater controls or BMPs shall be required to pay a specific amount to the Municipal Stormwater Control and BMP Operation and Maintenance Fund. The deposit shall cover the cost of periodic inspections performed by the Municipality for a period of 10 years. (§195-42.A(1))

Response: Under the construction sequence, notes are included requiring the contractor to call the Township Engineer prior to and during the construction of the BMPs.

16. The minimum outlet orifice size is 3-inch diameter; the proposed outlet structure details indicate 2- and 2.5-inch diameter orifices. (§195-21.D)

Response: The design is revised to use 3" orifices.

17. The proposed driveway improvements on Lot 2 should be indicated on the E&S plan. (§195-19.A(2))

Response: The plan is revised to show the new driveway.

18. It appears that upstream undisturbed drainage area from Manley Road will drain into infiltration bed SWM-3. All upstream areas draining into proposed stormwater systems shall be accounted for in the stormwater calculations. (§195-28.B(18)(b))

Response: The flows follow a drainage path along the edge of the existing pavement of Manley Road. The area south of the drainage path is excluded from the revised drainage analysis.
The driveway entrance is redesigned to prevent offsite flows from entering the site.

19. It appears that drainage area from Manley Road is intended to drain to infiltration bed SWM-1. However, an existing topographic ridge parallel to the roadway appears to prevent runoff from being collected by the proposed drainage systems. The grading or the drainage area boundaries should be revised for consistency. (§195-28.B(18)(b))

Response: The drainage areas are revised to take into consideration the existence of the ridge which prevents the flow from reaching the pit. The subject area is not being affected by the development, and it is being excluded from any analysis.
The driveway entrance is redesigned to prevent offsite flows from entering the site.

20. The swale along the western property line should have a flat bottom width to accommodate the size of the drainage inlets that are proposed in the bottom of swale. Additionally, the grading should be clarified in the vicinity of the inlet with top elevation 347.0. If the intention is to depict a berm on the downgrade side of the inlet, the berm should have a top width of at least 2 feet. (§195-15.L)

Response: Sheet 4 is revised to show a berm at elevation 348 because the top of the yard drain is 347. A note is added indicating the width of the berm to be 2 ft.

21. All drainage inlets should be labeled with a unique identification number so that they may be differentiated. (§195-15.L)

Response: revised as requested.

22. The proposed grading on the drainage area boundary plan in the Stormwater Report does not match the Proposed Grading and Drainage Details Plan. (§195-28.B(16))

Response: An updated drainage map reflecting the latest grading is added to the revised drainage report.

23. Separate Points of Interest should be analyzed at Lot 1 – one on the western property line and one on the eastern property line where runoff concentrates and exits the development property. (§195-22.F and §195-19.H)

Response: The revised analysis takes into consideration the two points of analysis.

24. The Time of Concentration flow path on Lot 1 as shown on the existing conditions drainage plan in the Stormwater Report does not follow the flow channel depicted by the existing contours. (§195-28.B(14))

Response: The Tc path is revised to follow the grading. The revision is reflected in the calculations. Due to the short drainage path, the Tc used is 5minutes for all sub-watershes.

25. On the drainage plans in the Stormwater Report, label all drainage subareas to match the hydrologic model in the Report. (§195-28.E)

Response: Labeling is provided on the revised drainage plans.

26. It is our understanding that a pond existed on the property in the rear of the area that is proposed to be Lot 1, but has apparently been removed. Information should be provided about when the pond was removed, how it was made to hold water, and whether there could be soil conditions associated with the pond that would adversely affect infiltration performance at infiltration bed SWM-1. (§195-20.I)

Response: A wetland report is included with this submission indicating that no wetlands are present. The site is dry. The owner stated during Township meetings that the pond was fed by a pump, and once the pump was turned off, the pond dried. Although a pond previously existed, the infiltration testing showed acceptable infiltration rates.

27. Drainage easements on Lots 1 and 2 in favor of Lot 3 shall be provided wherever concentrated flows of stormwater are to occur. It is recommended that defined conveyance channels be added to the grading, and that those channels be located toward the rear of Lots 1 and 2 so as to minimize interference with use of their backyard areas. (§195-15.G).

Response: To minimize grading, a blanket drainage easement in favor of Lots 2 and 3 is granted, allowing Lots 1 and 2 to adjust grades and add improvements as long as an alternative drainage pathway is provided. This ensures that flows from Lot 3 onto Lot 2, and from Lots 2 and 3 onto Lot 1, are not obstructed.
The note is added to revised sheet 1.

28. Plan view details shall be provided for the proposed infiltration beds to depict the internal piping layout, manner of connection of pipes draining to the infiltration bed, manner of connection to the outlet structure, and how the interior of the system can be accessed for maintenance. (§195-28.B(13)).

Response: a plan view is added to revised sheet 4 for each pit indicating the pipes layout and the connection between the pipes.
The outlet structures will be used as means of service. Cleanouts are added for each roof drain connection for maintenance purposes.

29. Several compost filter socks are not located parallel to the topographic contour and will not function properly. (§195-19.A(2)).

Response: compost filter socks are adjusted.
The main filter socks receiving most of the flow are set parallel to the contour lines.
The perimeter filter socks are intentionally not parallel to the contour lines and are intended to divert incidental flows from crossing onto neighboring properties.

30. Where concentrated flows drain to a compost filter sock, a different sediment control will likely be needed as filter socks are not intended manage concentrated flows. (§195-19.A(2)).

Response: The rock filter outlet is displayed on the plans where the concentrated flows are expected. Only one location is expected and that is on lot 3.

31. Additional drainage inlets should be provided to collect areas draining to infiltration bed SWM-3 via overland flow before they reach the outlet structure. (§195-28.B(16)).

Response: A yard drain is set lower than the outlet structure with a 6" pipe slopped toward the drainage pit.

SANITARY SEWER

32. The attached Sanitary Sewer Lateral detail shall be incorporated into the plan set, and all conflicting details should be removed from the plans. Further, proposed materials, slopes, cleanouts, etc. should be revised on plan views for consistency with the attached detail.

Response: revised as requested.

33. The proposed sanitary sewer lateral material shall be revised to be SDR26 PVC. It shall to transition to SCH40 PVC at the cleanout per the attached Sanitary Sewer Lateral detail. (§188-31.B.(1)(a)).

Response: revised as requested.

34. The Lot 1 sanitary sewer lateral should be relocated to provide a minimum separation of 10 feet from the proposed infiltration facility.

Response: Revised as requested. The dimension is added to the revised plan.

35. The Lot 1 stormwater basin outlet pipe is proposed to discharge in very close proximity to an existing sanitary sewer manhole. We recommend the outlet location be adjusted to avoid discharge of stormwater onto the sanitary sewer manhole.

Response: The outlet pipe is extended as far as possible without encroaching into the neighboring property. The 100-yr flow discharging for this pipe is minimal (0.41 cfs- refer to page 127 of Appendic C)

36. The stormwater pipe should be indicated and labeled on the sanitary sewer profile to identify if there is a crossing conflict.

Response: the stormwater pipes are added to the profile.

37. The existing public sewer manholes are identified with approximate invert elevations. The inverts should be field surveyed to provide exact elevations, and the plans updated accordingly.

Response: The inverts are matched with an existing survey recorded under Record Plan 4850. The owner will conduct a physical check to verify the accuracy of the pipes invert elevations shown on the plan before final plan approval. The existing depth of the sewer pipes will allow the installation of laterals with slopes 2% or greater between the proposed houses and the existing sewer pipe.

38. Proposed sanitary sewer lateral invert elevations should be provided at the building connection, each cleanout, and the connection to the existing sanitary sewer main.

Response: Information added to the profiles.

39. We recommend the existing sanitary sewer easement be modified to be widened to be 10 feet from the actual sewer main location across the entire property.

Response: The easement is provided as requested. On the revised plans.

GENERAL

40. Township road numbers for Manley Road (T-483) and Walnut Hill Road (T-451) should be added to the plans.

Response: label added to the road name.

41. The Site Survey Plan (Sheet 9) notes “existing house to be demolished”; this note should be removed.

Response: The plan is revised accordingly.

42. The plans should note the existing well to be abandoned in accordance with Chester County Health Department regulations.

Response: a Note is added to revised sheet 3.

43. We recommend all plan sheets be recorded.

Response: Acknowledged.

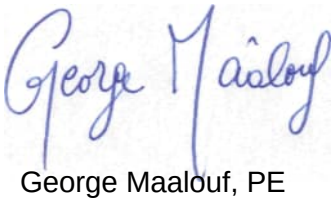
44. Please note additionally:

a. Pipeline Awareness Study – Not required, no pipeline with 660 feet per County mapping
b. Fire Marshal – Pending
c. County Planning – Pending
d. Conservancy Board – Pending
e. PADEP Sewage Facilities Planning Module - Pending
f. Aqua PA Will Serve – Pending
g. Historic Commission – Pending
h. Traffic Study/PENNDOT – Not applicable
i. NPDES/Conservation District – Not applicable (less then one acre of disturbance)
j. East Goshen Conservancy Board – Pending

Response: Acknowledged

Yours truly,

GME Engineering



George Maalouf, PE

610-732-0707

gmaalouf@alphadesigns-pa.com

Memorandum

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

Date: October 22, 2026
To: East Goshen Township Planning Commission
From: Kelly A. Krause, Zoning Officer
Re: Preliminary/Final 3-Lot Subdivision Plan
1409 Manley Road/Campbell
Plans dated 8/1/2026, last revised on 10/4/2026

At the Planning Commission meeting of September 22, 2026, concerns were raised regarding the existing width of the right-of-way of Manley Road, versus the 50-foot width required, pursuant to §240-27 (Design Standards) of the East Goshen Township Zoning Ordinance.

While §240-27.A(1) & (3) establishes the minimum right-of-way width for new/future streets, §240-27.A(4) provides additional yard requirements for new lots created on existing streets where the right-of-way is less than the minimum width. Manley Road currently provides a 33-foot right-of-way where 50-feet is the minimum required.

In accordance with §240-27.A(4), the new lots are required to provide an additional 8.5 feet of front yard, for a total setback of 38.5 feet from the existing right-of-way. The proposed location of each new house meets this requirement. However, the additional front yard setback should be noted and memorialized on the plan.

§ 240-27 Design standards.

A. Establishment of future rights-of-way widths for streets.

(1) Minimum widths. Minimum rights-of-way widths as specified in Subsection A(3) shall be provided for *all new streets*.

(3) Minimum widths.

(a) Minimum *future street rights-of-way* are as follows:

Street Classification	Minimum Future Right-of-Way (feet)
Minor or local street	50**

(4) Yard requirements for *new lots on existing streets*. 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.

Memorandum

The above-referenced plans were presented to the East Goshen Township Conservancy Board on October 17, 2026, and received recommendations from the Chester County Planning Commission on October 9, 2026. Both recommendations have been attached for your review.

Draft Motion:
Mr. Chairman, I move that we recommend to the Board of Supervisors to _____ (approve/deny) the Preliminary/Final Minor Subdivision Plan of 1409 Manley Road, West Chester, subject to addressing the recommendations of the Township Engineer and staff.

East Goshen Township
Incorporated 1817
Chester County, Pennsylvania

SUBDIVISION AND LAND DEVELOPMENT PLAN

1409 MANLEY ROAD

EAST GOSHEN TOWNSHIP–CHESTER COUNTY–PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER:

ON THIS, THE _____ DAY OF _____, 20, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ REPRESENTATIVE OF THE ESTATE OF PATRICK M. CAMPBELL, AND ANDREW CAMPBELL, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED 'NOT FOR DEDICATION') WILL BE OFFERED FOR DEDICATION.

_____
(ESTATE OF PATRICK M. CAMPBELL, AND/OR ANDREW CAMPBELL)

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF_____, 20___.

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____, 20_____

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

_____
(CHAIRMAN)

_____
(VICE CHAIRMAN)

_____
(MEMBER)

APPROVED BY THE PLANNING COMMISSION OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA., THIS_____DAY OF _____, 20___.

_____
(CHAIRMAN)

APPROVED BY THE TOWNSHIP ENGINEER OF EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA., THIS_____DAY OF _____, 20___.

_____
(TOWNSHIP ENGINEER)

THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON _____, 20___.

CCPC FILE NUMBER _____

_____
(PLANNING COMMISSION SECRETARY)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN OF BOOK _____ PAGE _____ ON THIS _____ DAY OF _____, 20.

_____
(DEPUTY RECORDER OF DEEDS)

STEEP SLOPES:

THERE ARE NO STEEP SLOPES LOCATED ON THE SITE. ALL ONSITE SLOPED AREAS EXTEND LESS THAN THE REQUIRED 50 FOOT HORIZONTAL LENGTH SPECIFIED IN TOWNSHIP CODE §240-25.C(6) TO QUALIFY AS STEEP SLOPES.

WAIVER REQUEST:

1– S.A.L.D.O: §205-31 REQUIRES THAT A FINAL PLAN BE SUBMITTED ONLY AFTER APPROVAL OF A PRELIMINARY PLAN. THE APPLICANT REQUESTS PERMISSION TO SUBMIT THE PLAN AS A COMBINED PRELIMINARY/FINAL PLAN.

LEGEND

1– EXISTING

- 124 — MINOR CONTOUR LINE
- 125 — MAJOR CONTOUR LINE
- 308.24 — SPOT ELEVATION
- BUILDING
- LOT LINE
- SETBACK LINE
- CURB
- DRIVEWAY
- STONE WALK
- SIDEWALK
- STONE PATIO
- WOODEN WALL
- 10"T — TREE & TREE SIZE
- TREE TO BE REMOVED
- 10"T — TREE STUMP & TREE SIZE
- TREE LINE
- STEEP SLOPES AREA >25%
- STEEP SLOPES AREA >15%

2– PROPOSED

- FENCE
- N26° 11' 46"E — METES AND BOUNDS PER DEED DESCRIPTION
- IP MN — IRON PIN & MONUMENT
- GdB SOILS — SOIL TYPES AND LIMITS
- W — WATER LINE
- S — SANITARY SEWER
- OE — OVERHEAD ELECTRIC
- STREET SOLID WHITE LINE
- LP — LIGHT POLE
- UP — LIGHT POLE
- SIGN
- FIRE HYDRANT
- WV — WATER VALVE
- IPF — IRON PIN FOUND
- E — ELECTRIC METER
- G — GAS METER
- MH — SEWER MANHOLE
- CO — SEWER CLEANOUT
- MB — SEWER CLEANOUT
- 344 — CONTOUR LINE
- 307.05x — SPOT ELEVATION
- BUILDING
- NEW DRIVEWAY
- SWM/ SEEPAGE PIT
- POOL WATER SURFACE
- POOL COPPING
- POOL CONCRETE DECK
- TREE/SHRUB LINE
- CONTROLLED DRAINAGE AREA
- TP — SOIL TEST PIT

3– EROSION CONTROL

- LOD — LIMITS OF DISTURBANCE
- CFS — COMPOST FILTER SOCK
- ORANGE CONSTRUCTION FENCE
- PS — PERMANENT SEEDING

OFFER OF A BLANKET EASEMENT IN FAVOR OF EAST GOSHEN TOWNSHIP:

A BLANKET STORMWATER MANAGEMENT EASEMENT IS PROVIDED OVER AND ACROSS THE PROPERTY IN FAVOR OF EAST GOSHEN TOWNSHIP TO ALLOW THE TOWNSHIP AND ITS AGENT AND DESIGNEES ACCESS TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THE TOWNSHIP IS GRANTED THE RIGHT, BUT NOT THE DUTY, TO ACCESS AND CONDUCT PERIODIC INSPECTIONS AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE OR OF ANY APPLICABLE O&M PLAN OR O&M AGREEMENT.

OFFER OF A DRAINAGE BLANKET EASEMENT IN FAVOR OF LOT 2 & 3:

A BLANKET DRAINAGE EASEMENT IS GRANTED OVER LOTS 1 AND 2 IN FAVOR OF LOTS 2 & 3, ALLOWING LOTS 1 AND 2 TO ADJUST GRADES AND INSTALL IMPROVEMENTS PROVIDED THAT AN ALTERNATIVE DRAINAGE PATHWAY IS MAINTAINED TO ENSURE UNINTERRUPTED FLOWS FROM LOT 3 TO LOT 2 AND FROM LOTS 2 AND 3 TO LOT 1.

SITE DATA TABLE

SURFACE TYPE	EXISTING (SF)	LOT 1	LOT2	LOT 3	TOTAL
SITE AREA, BASE	60148	20125	20351	19672	60148
ROW AREA	7700	2990	2320	2390	7700
NET LOT AREA	52448	17135	18031	17282	52448
BUILDING COVERAGE					
HOUSE/ATTACHED GARAGE/ FRONT PORCH	1189	2633	1189	2633	
TOTAL BUILDING AREA=	1189	2633	1189	2633	
% BUILDING COVERAGE=	2.27	15.37	6.59	15.24	
IMPERVIOUS COVER					
DRIVEWAY	2953	984	1053	1013	
WALLS	18	00	18	00	
PATIO	463	00	463	00	
WALK/STEPS	19	133	19	133	
BACK DECK	0	216	0	216	
TOTAL IMPERVIOUS=	4642	3966	2742	3995	
% IMPERVIOUS	8.85	23.15	15.21	23.12	

PARID: 5306F00320400
UPI 53–6F–32.4

****
ZONING REGULATIONS
****
EAST GOSHEN TOWNSHIP
****
R–3: MEDIUM DENSITY SUBURBAN RESIDENTIAL
****
CHAPTER 240–ARTICLE II– SECTION 240–10

FOR SINGLE– FAMILY DETACHED DWELLING

	REQUIRED	EXISTING	NEW LOT 1	NEW LOT 2	NEW LOT 3
MINIMUM LOT AREA– SF	18,000	52448	17,135	18,032	17,282
MIN LOT WIDTH @ BLDG. SETBACK LINE– FT	100	>150	105.81	107.12	102.57
MIN LOT WIDTH @ STREET LINE– FT	50	>25	105.74	107.79	102.58
MINIMUM FRONT YARD– FT	30	6.64	39.27	6.64	38.84
AVERAGE FRONT YARD(1)– FT	40	N/A	N/A	N/A	N/A
MINIMUM SIDE YARD(2)– FT	20	126.10	20.90	20.81	20.47
MINIMUM REAR YARD– FT	30	127.96	74.01	120.96	68.76
MAXIMUM LOT COVERAGE:					
BY BUILDINGS– %	25	2.27	15.37	6.59	15.24
BY TOTAL IMPERVIOUS COVER– %	35	8.85	23.15	15.21	23.12
MAXIMUM BUILDING HEIGHT:					
STORIES	3	<3	<3	<3	<3
FEET	30 FT	<30FT	<30FT	<30FT	<30FT

****

(1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.
(2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.

UTILITY LOCATOR SERVICE & DIG PERMIT

1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATOR SERVICE TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FILE LOCAL OR STATE PERMITS IF REQUIRED.
3. DATE OF TICKET: 2026–01–14

SERIAL# 202601191010		
UTILITY PROVIDER	RESPONSE	RESPONSE DATE
1. COMCAST CABLE CHESTER CO.	CLEAR	01–30–2026
2. PECO AN EXELON CO.	CLEAR	01–30–2026
SERIAL# 20260141295		
UTILITY PROVIDER	RESPONSE	RESPONSE DATE
1. AQUA PENNSYLVANIA	CLEAR	01–29–2026
2. VERIZON.	NO RESPONSE	01–29–2026

PROPOSED MONUMENTS AND IRON PINS/ MARKERS:

1– PROPOSED MONUMENTS: 4
2– PROPOSED IRON PINS/ MARKERS: 4

PURPOSE NOTE:

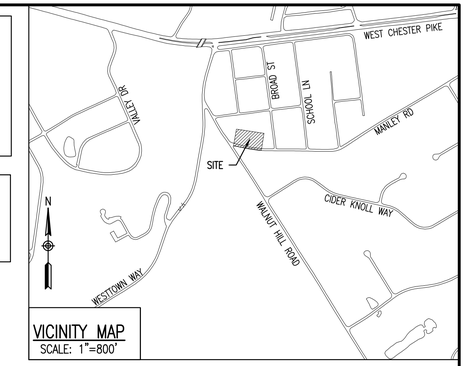
1– SUBDIVIDE THE EXISTING LOT INTO THREE LOTS.
2– GRADING PERMIT FOR THE TWO NEW HOUSES ON LOT 1 & LOT 3 AND THE NEW DRIVEWAY/IMPROVEMENTS OF LOT 2.

ABBREVIATIONS LEGEND:

AC	AIR CONDITION UNIT
CFS	COMPOST FILTER SOCK
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FY	FRONT YARD
G	GAS SERVICE
GFF	GARAGE FINISH FLOOR
IPF	IRON PIN FOUND
IPS	IRON PIN TO BE SET
LOD	LIMITS OF DISTURBANCE
MN	MONUMENT FOUND
MNS	MONUMENT TO BE SET
MH	SEWER MANHOLE
OE	OVERHEAD ELECTRIC
PS	PERMANENT SEED
RY	REAR YARD
SY	SIDE YARD
T	TREE
TBR	TO BE REMOVED
TP	TREE PROTECTION
STP	SOIL TEST PIT
WV	WATER VALVE

ERROR OF CLOSURE:

CALCULATED ERROR OF CLOSURE IS AS FOLLOWS:
– LOT 1: 0.296 FT/10,000 LFT.
– LOT 2: 0.094 FT/10,000 LFT
– LOT 3: 0.157 FT/ 10,000 LFT



VICINITY MAP
SCALE: 1"=800'

GENERAL NOTES:

1. THIS PLAN IS BASED ON A SURVEY PLAN PREPARED BY GME ENGINEERING, LLC, DATED 08/03/2026 SIGNED AND SEALED BY P.L.S. JAMES ROBERT AIKEN II (PA PLS LICENSE# SU075233).
2. RECORD OWNER: CAMPBELL, PATRICK M EQUITABLE OWNER: ESTATE OF PATRICK M CAMPBELL
3. THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY – DEED BOOK 11246 PAGE 965.
4. SITE ADDRESS: 1409 MANLEY ROAD, WEST CHESTER, PA 19382
5. TRACT AREA: 60,148 SF / 1.380 ACRES (GROSS)
   LESS ROAD RIGHT OF WAY –16.5' FROM PHYSICAL ROAD CENTER LINE: 7,700 SF / 0.176 AC.
   NET TRACT AREA: 60,148–7,700= 52,448 SF / 1.204 AC.
6. EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERIN DATED 12/29/2025.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES WHICH SERVICE/OCCUPY THE SITE. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. THE SITE BENCHMARK IS THE TOP OF A MANHOLE IN THE BACK OF THE PROPERTY. TOP ELEVATION 363.55.
   DATUM: NAVD 88.
9. 100–YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE X DEFINED AS "AREA OF MINIMAL HAZARD".
   REFER TO FIRM MAP NUMBER 42029C0215C DATED SEPTEMBER 29, 2017. PANEL 215 OF 380.
10. A WETLAND ANALYSIS PREPARED BY "HERBERT E. MAC COMBIE" INDICATES THAT NO WETLANDS ARE PRESENT ON THIS SITE.
11. THIS LOT IS CURRENTLY SERVED BY PRIVATE WELL AND PUBLIC SEWER SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS.
14. THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. THE PUBLIC SEWER IS LOCATED IN THE BACKYARD OF THE PROPOSED THREE LOTS INSIDE A 10 FT EASMENT.
15. EXISTING IRON PINS ARE SHOWN AS CIRCLES LABELED AS "IPF".
16. PROPOSED IRON PINS ARE SHOWN AS A CIRCLE LABELED "IPS". PROPOSED MONUMENT ARE SHOWN AS SQUARES LABELED "MNS".
17. RIGHT OF WAY SHOWN IS BASED ON A 33 FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
18. THIS LOT IS LOCATED IN THE WATERSHED OF EAST BRANCH CHESTER CREEK WHICH HAS A DESIGNATION OF (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA (25 PA CHAPTER 93).
19. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE EAST GOSHEN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
20. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
21. THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
22. DO NOT MEASURE OF THIS PLAN.

SIGHT DISTANCE NOTE:

1. SIGHT DISTANCE TO BE FIELD VERIFIED POST–CONSTRUCTION TO CONFIRM PROPER SIGHT DISTANCES ARE MET.

VARIANCE REQUEST:

DECISION BY THE ZONING HEARING BOARD DATED MAY 12, 2026:

THE ZONING APPLICATION, AS VERBALLY AMENDED AT THE HEARING, PURSUED BY YOU, AS EXECUTOR OF THE ESTATE OF PATRICK CAMPBELL, SOUGHT DIMENSIONAL VARIANCE RELIEF FROM THE PROVISIONS OF EAST GOSHEN TOWNSHIP ZONING ORDINANCE, NAMELY: SECTION 240–10.G. REGARDING MINIMUM LOT SIZE; AND SECTION 240–27.A(4), REGARDING REQUIRED MINIMUM FRONT–YARD SETBACK. THE REQUEST FOR RELIEFFROM MINIMUM LOT SIZE (PURSUANT TO § 240–10.G.), TO FACILITATE THE PROPOSED SUBDIVISION OF THE PROPERTY INTO THREE (3) LOTS, WAS CONDITIONALLY GRANTED BY THE BOARD. THE REQUEST FOR RELIEF PERTAINING TO FRONT–YARD SETBACK (PURSUANT TO § 240–27.A(4)) WAS DENIED DUE TO THE EXISTING, NON–CONFORMING RIGHT–OF–WAY–WIDTH AND ARTICULATED DESIRE TO PRESERVE THE EXISTING DWELLING ON LOT 2.AT ITS MAY 12, 2026 HEARING, THE BOARD VERBALLY GRANTED IN PART, DENIED IN PART, THE REQUESTED, DIMENSIONAL VARIANCE RELIEF FOR THE PROPERTY BY A UNANIMOUS (3–0) VOTE. THE PARTIAL APPROVAL, AS SUMMARIZED HEREINABOVE, IS SUBJECT TO EACH AND EVERY OF THE FOLLOWING FIVE (5) CONDITIONS:

1. APPLICANT SHALL COMPLY WITH ANY AND ALL APPLICABLE AND/OR CUSTOMARY BUILDING, CONSTRUCTION, AND/OR FIRE CODE REQUIREMENTS, INCLUDING INSPECTIONS AND PERMITTING;
2. APPLICANT SHALL COMPLY WITH ANY AND ALL APPLICABLE ZONING ORDINANCE REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, AREA AND BULK REQUIREMENTS AND DESIGN STANDARDS OF THE R–3 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT, EXCEPT FOR THE LIMITED, DIMENSIONAL ZONING RELIEF GRANTED BY THE BOARD;
3. APPLICANT SHALL COMPLY WITH ANY AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES, AND SHALL OBTAIN ALL GOVERNMENTAL APPROVALS AND PERMITS NECESSARY FOR THE PROPOSED DEVELOPMENT AND/OR REDEVELOPMENT OF THE PROPERTY;
4. THE DIMENSIONS OF THE PROPOSED LOTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE APPLICATION, PLANS, AND DEPICTIONS MADE PART OF THE HEARING RECORD, INCLUDING ALL AMENDMENTS THERETO, AND SHALL BE IN SUBSTANTIAL CONFORMITY, AS SET FORTH WITHIN THE APPLICATION MATERIALS AND AS DESCRIBED DURING THE APPLICANT'S AND APPLICANT'S REPRESENTATIVE'S HEARING TESTIMONY; AND
5. THE EXISTING HOME ON THE PROPERTY SHALL BE PRESERVED, AS DESIRED AND TESTIFIED TO, BY THE APPLICANT. SHOULD IT BE DETERMINED THAT THE EXISTING HOME ON THE PROPERTY WILL NOT BE OR CANNOT BE PRESERVED AS REQUIRED, THE APPLICANT SHALL REAPPLY AND REAPPEAR BEFORE THE EAST GOSHEN TOWNSHIP ZONING HEARING BOARD SEEKING ASSOCIATED ZONING RELIEF.

BMP OPERATION AND MAINTENANCE PLAN:

1– THE BMP TO BE KEPT CLEAR OF ANY DEBRIS.
2– THE OUTLET STRUCTURES AND ORIFICE TO BE KEPT CLEAR FROM SOLIDS AND BRANCHES THAT WILL REDUCE THE EFFICIENCY OF THE STRUCTURE.
3– AFTER EACH MAJOR STORM (10–YEAR OR GREATER), THE OWNER SHALL INSPECT THE INTEGRITY OF THE BMP AND REPORT ANY DEFICIENCY , BLOCKAGE OR FAILURE TO THE TOWNSHIP.

ADDITIONAL NOTES:

1– THE BMP REQUIRES QUARTERLY INSPECTIONS AS WELL AS AFTER ANY STORM WITH RAINFALL DEPTHS IN EXCESS OF 3.0 INCHES IN 24 HOURS.

PERSON RESPONSIBLE FOR BMP OPERATION SIGNATURE BLOCK:

I, _____ ON THIS DATE _____, HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND I WILL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE BMP.
IF THE PROPERTY IS SOLD OR CONVEYED TO ANOTHER PARTY, THE NEW OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE BMP.

SIGNATURE DATE:

SHEET INDEX:

1.	RECORD PLAN AND COVER SHEET	SHEET 1
2.	SITE GEOMETRY AND SIGHT TRIANGLES PLAN	SHEET 2
3.	EXISTING CONDITIONS AND SITE PREPERATION PLAN	SHEET 3
4.	PROPOSED GRADING AND DRAINAGE DETAILS PLAN	SHEET 4
5.	PROPOSED UTILITIES AND SEWER LINES PROFILES PLAN	SHEET 5
6.	EROSION AND SEDIMENT CONTROL PLAN	SHEET 6
7.	CONSTRUCTION DETAILS	SHEET 7
8.	EROSION CONTROL DETAILS	SHEET 8
9.	SURVEY PLAN	SHEET 9
10.	DRAINAGE PIPES PROFILES	SHEET 10

STATEMENT OF COMPLIANCE:

I, GEORGE S. MAALOUF, PE, HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY EAST GOSHEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — GEORGE S. MAALOUF — ENGINEER PE074617

08–30–2026
GEORGE S. MAALOUF, PE

RECORD PLAN AND COVER SHEET

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

REVISIONS	REV. NO.	DATE	APPROVED BY
REV. PER TWP ENGR. REV LET. ON 09/22/26	1	10/04/26	

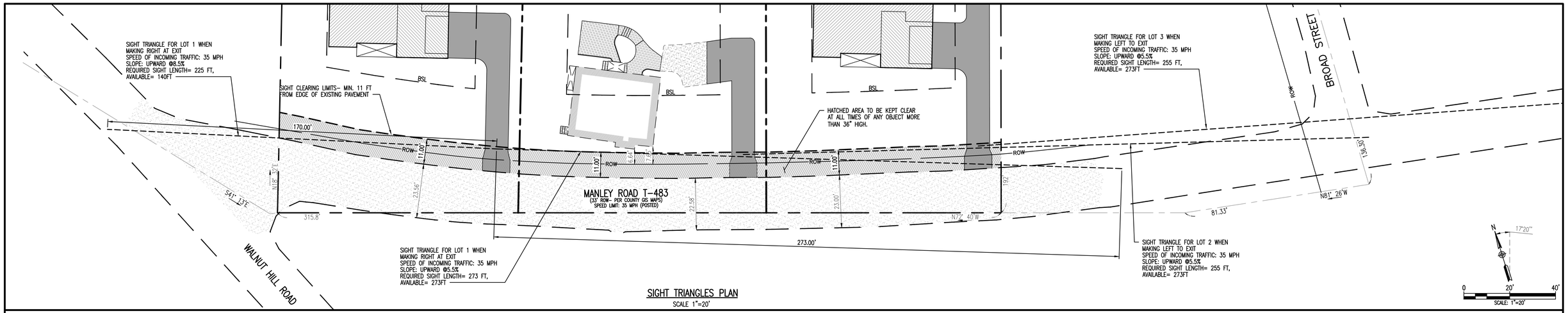
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — GEORGE S. MAALOUF — ENGINEER PE074617
08–30–2026

BY ALPHA DESIGNS, LLC
GME ENGINEERING
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE o WEST CHESTER o PENNSYLVANIA
PHONE– (610) 732–0707 o EMAIL– GEORGESMAALOUF111@GMAIL.COM
GMAALOUF@ALPHADESIGNS–PA.COM
WWW.ALPHADESIGNS–PA.COM

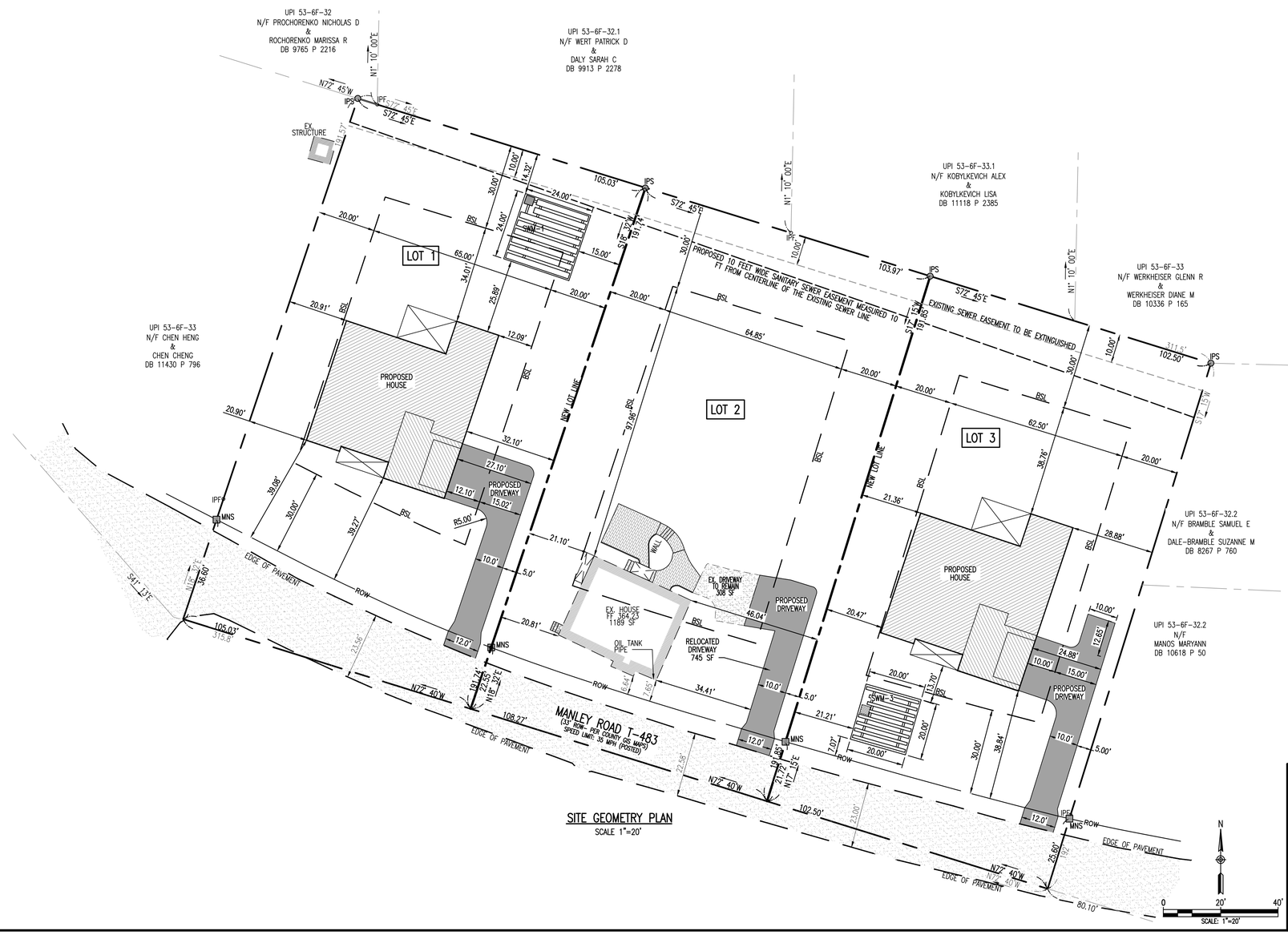
THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.

SCALE: AS NOTED		DRAWING NAME: 407_1409 MANLEY RD–GD–.DWG	
DRAWN BY: G.S.M.	DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF	
DATE: 8–1–2026	COMM. NO.: 2025–407	LAYOUT TITLE: C1	SHEET NO.: C1 OF 10

Filename: C:\Users\Alpha\Dropbox\AD-GME\2025 Projects\2025-407 1409 Manley Rd-GD- dwg last saved By: GEORGE Date: 10/6/2026 1:09:23 AM Plotted: 10/6/2026 1:19:26 AM



SIGHT TRIANGLES PLAN
SCALE 1"=20'



SITE GEOMETRY PLAN
SCALE 1"=20'

SITE GEOMETRY AND SIGHT TRIANGLES PLAN

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

REVISIONS	REV. NO.	DATE
REV. PER TWP ENGR. REV LET. ON 09/22/26	1	10/04/26

APPROVED BY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
GEORGE S. MAALOUF
PE074617

8-30-2026

BY ALPHA DESIGNS, LLC
GME ENGINEERING
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE o WEST CHESTER o PENNSYLVANIA
PHONE- (610) 732-0707 EMAIL- GEORGESMAALOUF1110@GMAIL.COM
GMAALOUF@ALPHADESIGNS-PA.COM
WWW.ALPHADESIGNS-PA.COM

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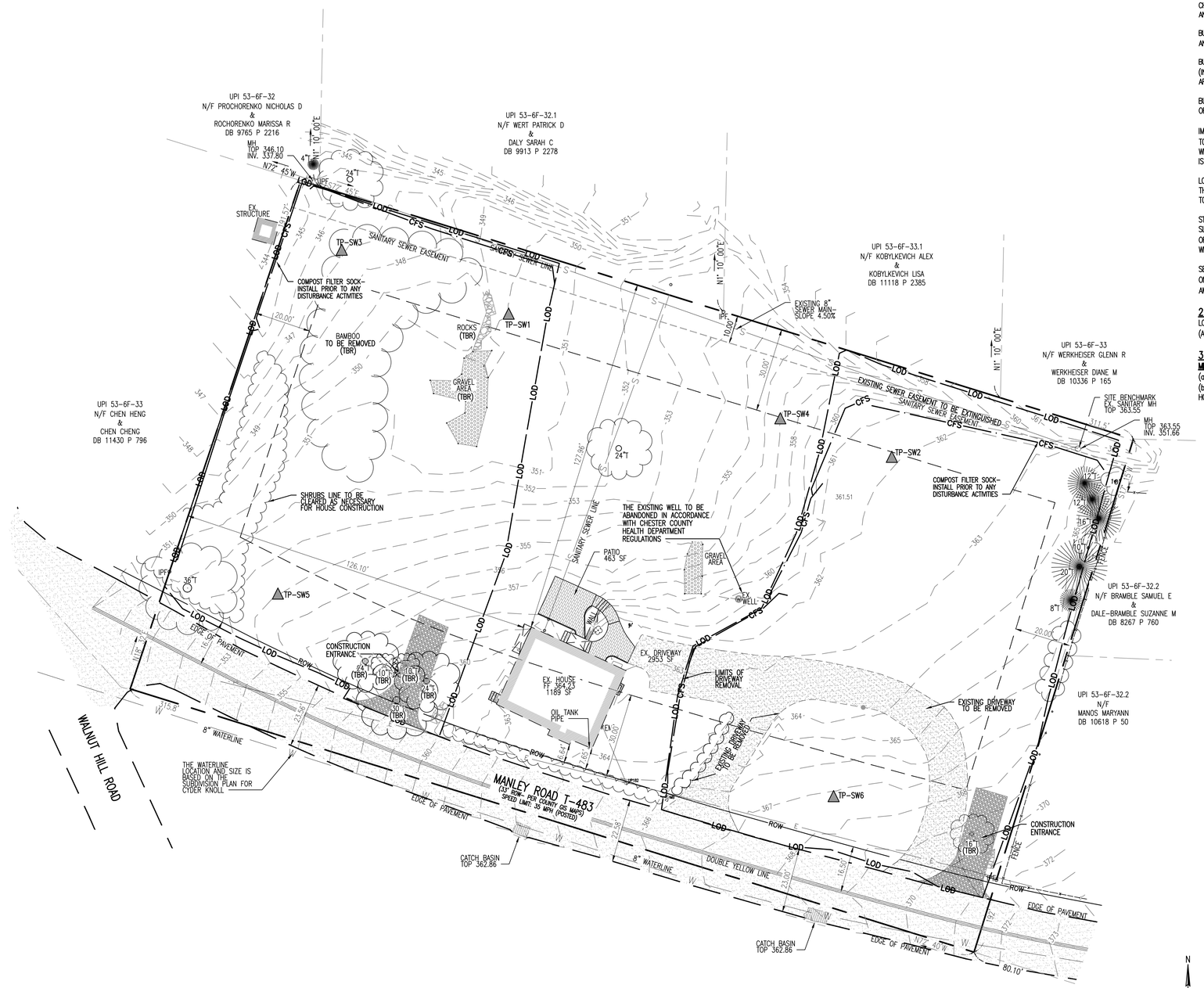
SCALE: AS NOTED		DRAWING NAME: 407_1409 MANLEY RD-GD-.DWG	
DRAWN BY: C.S.M.	DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF	
DATE: 8-1-2026	COMM. NO.: 2025-407	LAYOUT TITLE: C2	SHEET NO.: C2 OF 10



DEFINITIONS; WORD USAGE: EAST GOSHEN TOWNSHIP

1– ZONING ORDINANCE: ARTICLE I– § 240–6

ACCESSORY BUILDING —A BUILDING, SUCH AS A PRIVATE GARAGE, PRIVATE SWIMMING POOL AND APPURTENANT BATHHOUSE, PRIVATE TOOLHOUSE, CHILDREN'S PLAYHOUSE OR A NONCOMMERCIAL GREENHOUSE, WHICH IS SUBORDINATE AND ACCESSORY TO A PRINCIPAL BUILDING ON THE SAME LOT AND WHICH IS USED FOR PURPOSES CUSTOMARILY INCIDENTAL TO THOSE OF THE PRINCIPAL BUILDING.

BUILDING —ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS, USED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY. "BUILDING" IS INTERPRETED AS INCLUDING "OR PART THEREOF."

BUILDING COVERAGE —THE RATIO OBTAINED BY DIVIDING THE GROUND FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT (INCLUDING COVERED PORCHES, CARPORTS AND BREEZEWAYS, BUT EXCLUDING OPEN BY THE TOTAL AREA OF THE LOT UPON WHICH THE BUILDINGS ARE LOCATED.

BUFFER YARD —A STRIP OF LAND WHICH MAY BE A PART OF THE MINIMUM SETBACK DISTANCE AND WHICH IS FREE OF ANY PRINCIPAL OR ACCESSORY BUILDING, PARKING, OUTDOOR STORAGE OR ANY OTHER USE OTHER THAN OPEN SPACE, INCLUDING PLANT SCREENING.

IMPERVIOUS COVERAGE —THE TOTAL AREA OF ALL IMPERVIOUS SURFACES ON A LOT (INCLUDING BUILDING COVERAGE) DIVIDED BY THE TOTAL LOT AREA. "IMPERVIOUS SURFACES" SHALL INCLUDE AREAS COVERED BY ROOFS, CONCRETE, ASPHALT OR OTHER MAN-MADE COVER WHICH HAS A COEFFICIENT OF RUNOFF OF 0.7 OR HIGHER. THE TOWNSHIP ENGINEER SHALL DECIDE ANY DISPUTE OVER WHETHER AN AREA IS IMPERVIOUS.

LOT AREA —THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT-OF-WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY STREET RIGHT-OF-WAY.

STEEP SLOPES —UNLESS OTHERWISE STATED, SHALL MEAN AREAS WITH A CHANGE IN ELEVATION EQUAL OR GREATER THAN 15%. SUCH SLOPES SHALL BE BASED UPON AND MAPPED USING TWO-FOOT CONTOURS, UNLESS ANOTHER INTERVAL IS PREAPPROVED BY THE ZONING OFFICER (SEE §§ 240-25 THROUGH 240-28 CONCERNING STEEP SLOPE DEVELOPMENT). UNLESS OTHERWISE STATED, STEEP SLOPES THAT WERE CLEARLY MAN-MADE AND NOT NATURALLY STEEP SHALL NOT BE REGULATED BY THE STEEP SLOPE REGULATIONS OF THIS CHAPTER.

SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADDED 11-1-1999 BY ORD. NO. 129-G-99; AMENDED 2-22-2005 BY ORD. NO. 129-A-05]

2– SALDO §205–7:

LOT AREA —THE TOTAL AREA WITHIN THE BOUNDARY LINES OF A SINGLE LOT AS COMPUTED AND STIPULATED IN CHAPTER 240, ZONING (AS AMENDED).

3– SALDO §240–25–C.6:

MEASUREMENT OF STEEP SLOPES.

(a) SLOPE CONTOURS SHALL BE SUBMITTED AT TWO-FOOT ELEVATION INTERVALS TO DETERMINE COMPLIANCE WITH THIS SECTION.

(b) UNLESS OTHERWISE STATED, STEEP SLOPES SHALL BE IDENTIFIED WHENEVER THEY ARE PRESENT ACROSS ANY FIFTY-FOOT HORIZONTAL LENGTH

SITE DATA TABLE	
SURFACE TYPE	EXISTING (SF)
SITE AREA, BASE	60148
ROW AREA	7700
NET LOT AREA	52448
BUILDING COVERAGE	
HOUSE	1189
TOTAL BUILDING AREA=	1189
% BUILDING COVERAGE=	2.27
IMPERVIOUS COVER(1)	
DRIVEWAY	2953
WALLS	18
PATIO	463
STEPS	19
TOTAL IMPERVIOUS=	4642
% IMPERVIOUS	8.85

EXISTING CONDITIONS AND SITE PREPERATION PLAN

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
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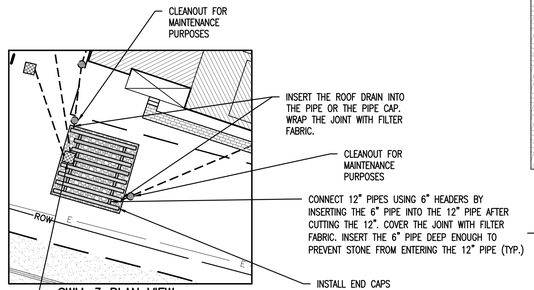
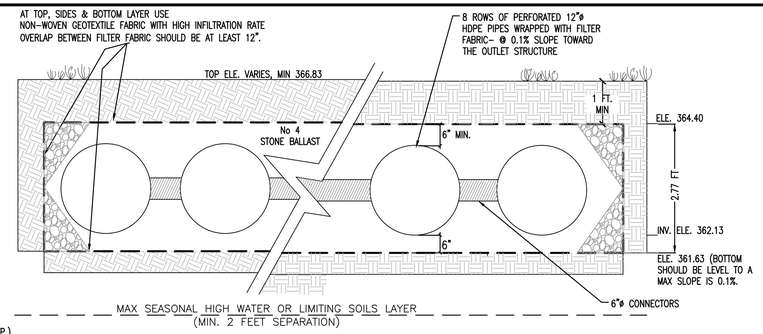
Filename: C:\Users\gsmaa\Dropbox\1-GME\2025\Projects\2025-407 1409 Manley RD\GD-dwg Last Saved By: GSMAA Date: 10/4/2026 1:10:33 AM Plotted: 10/4/2026 1:19:33 AM

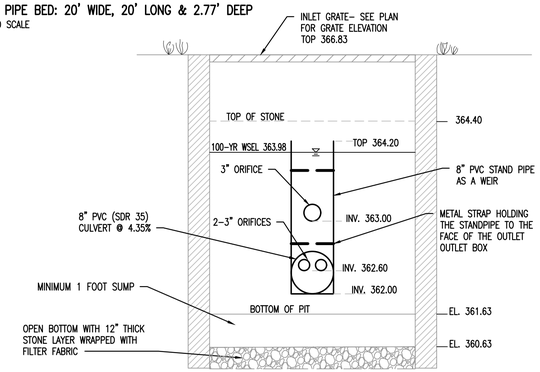


SWM-3 PLAN VIEW
SCALE: 1"=20'

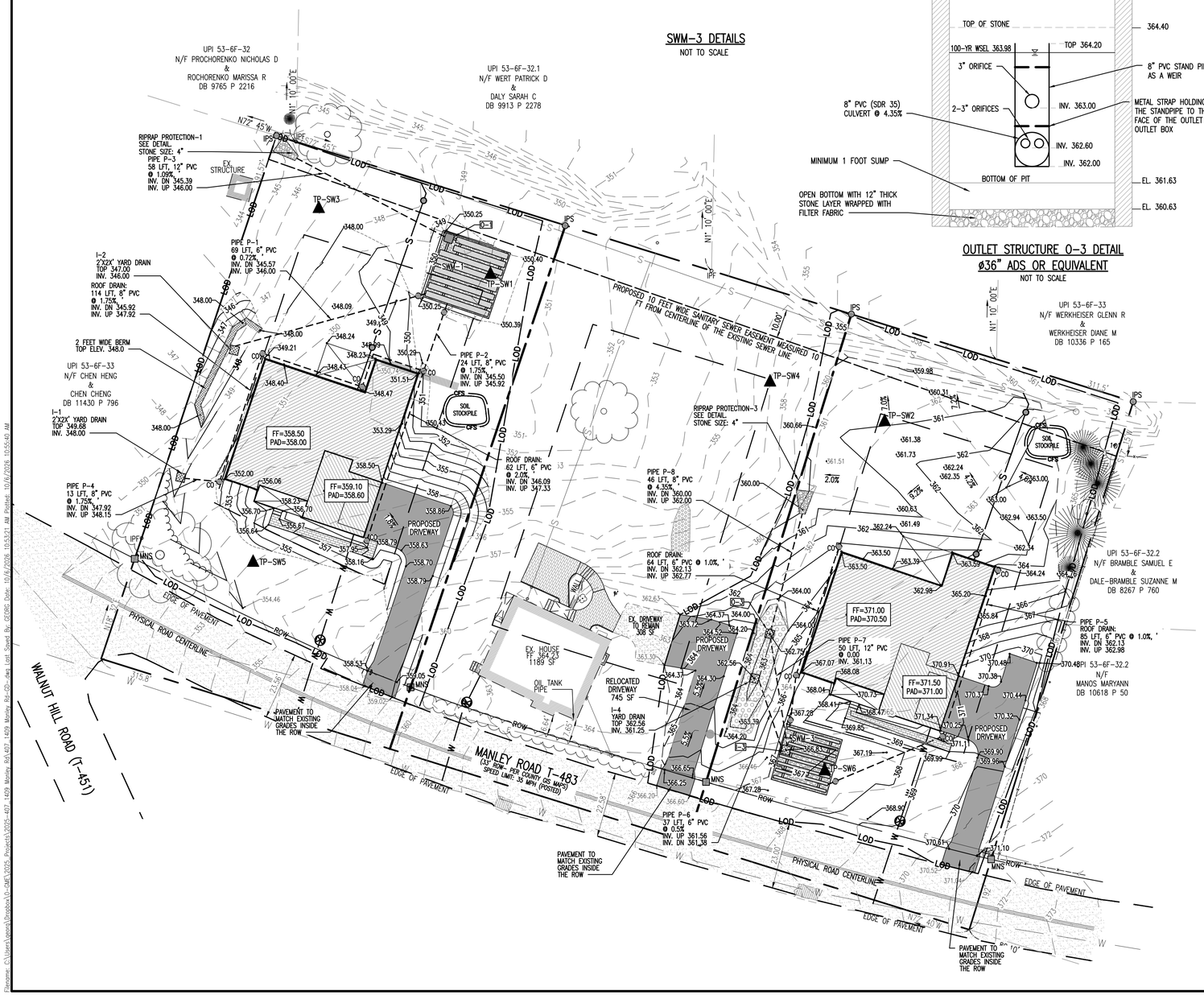


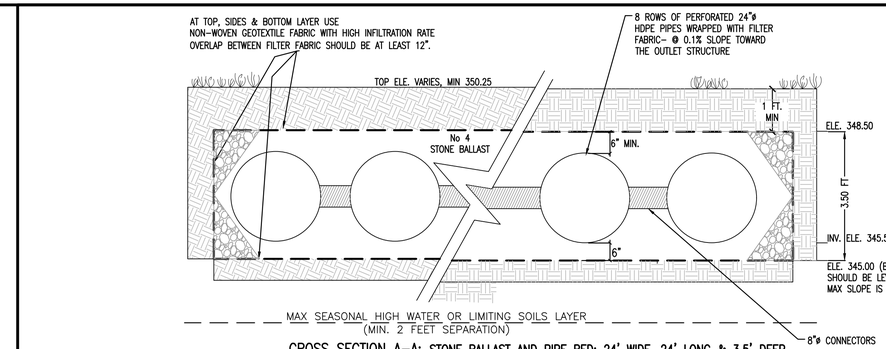
CROSS SECTION A-A: STONE BALLAST AND PIPE BED: 20' WIDE, 20' LONG & 2.77' DEEP
NOT TO SCALE

SWM-3 DETAILS
NOT TO SCALE

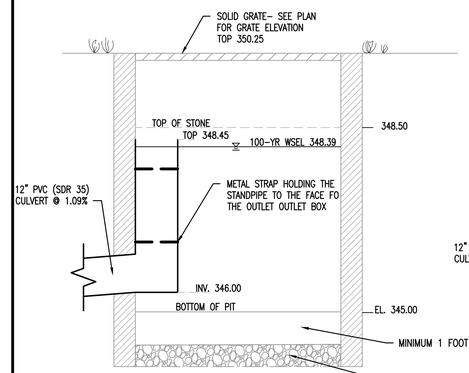


OUTLET STRUCTURE O-3 DETAIL
Ø36" ADS OR EQUIVALENT
NOT TO SCALE

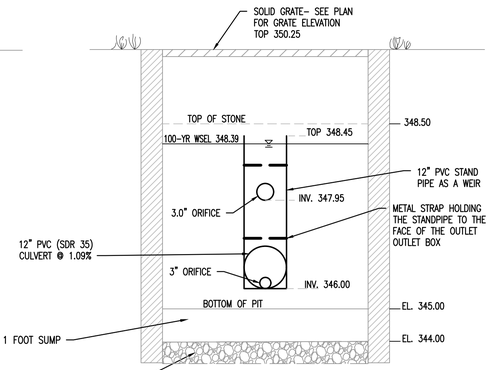




CROSS SECTION A-A: STONE BALLAST AND PIPE BED: 24' WIDE, 24' LONG & 3.5' DEEP
NOT TO SCALE

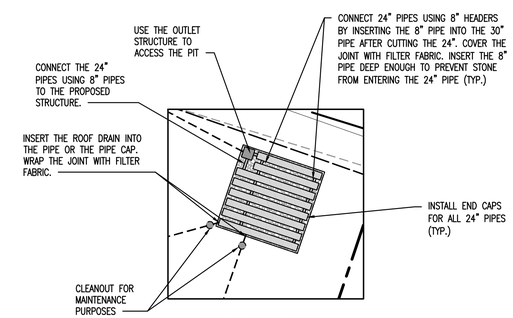


OUTLET STRUCTURE O-1 - PROFILE
Ø36" ADS OR EQUIVALENT
NOT TO SCALE



OUTLET STRUCTURE O-1 DETAIL
Ø36" ADS OR EQUIVALENT
NOT TO SCALE

SWM-1 DETAILS
NOT TO SCALE



SWM-1 PLAN VIEW
SCALE: 1"=20'

PROPOSED GRADING AND DRAINAGE DETAILS PLAN

FOR

1409 MANLEY ROAD

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EAST GOSHEN TOWNSHIP, CHESTER COUNTY
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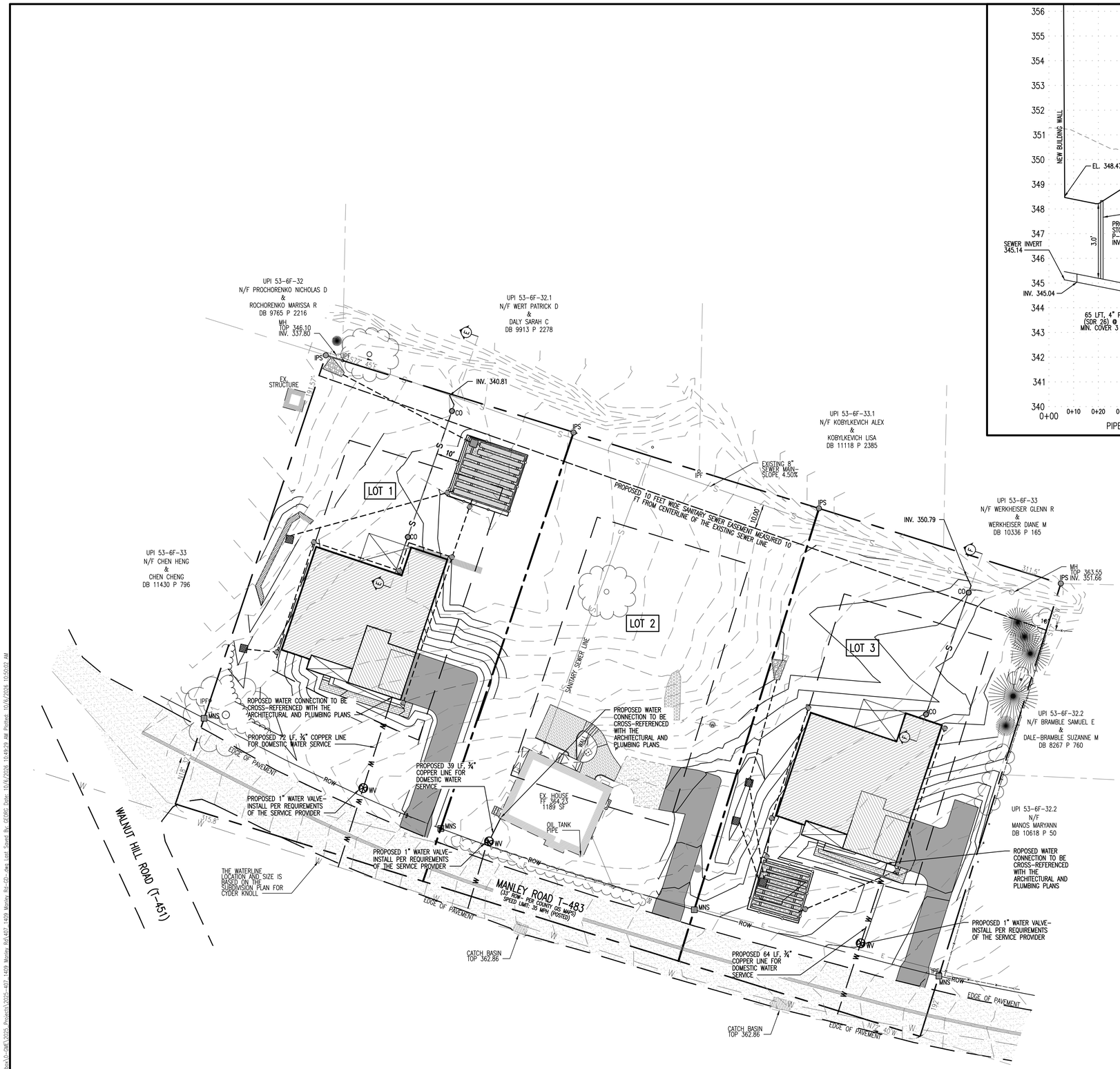
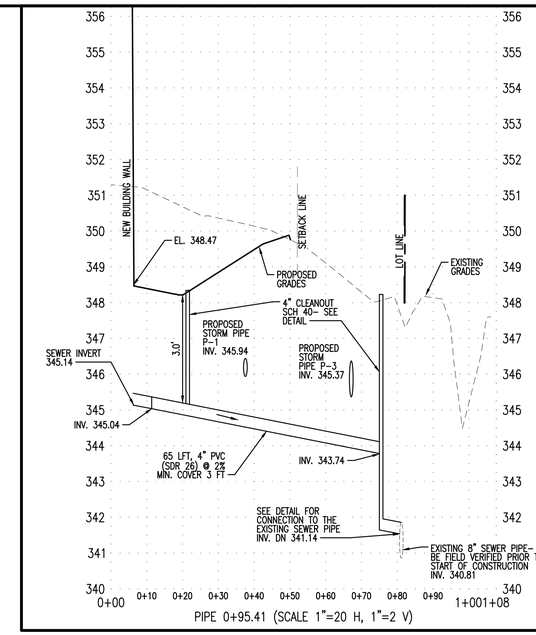
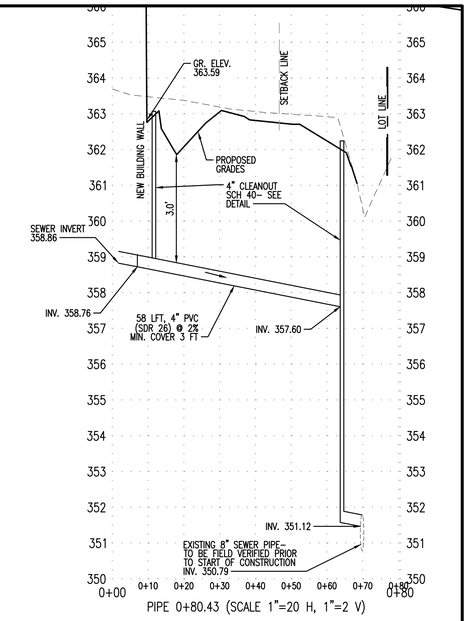
N

0 20' 40'
SCALE: 1"=20'





PIPE 0+95.41 (SCALE 1"=20 H, 1"=2 V)



PIPE 0+80.43 (SCALE 1"=20 H, 1"=2 V)

EXISTING SEWER SYSTEM NOTES:

1- EXISTING PIPE DEPTH AND INVERTS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO START OF WORK.
2- EXISTING INVERT ELEVATIONS ARE OBTAINED FROM RECORDED PLAN 4850

N

0 20' 40'

SCALE: 1"=20'

PROPOSED UTILITIES AND SEWER LINES PROFILES PLAN

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

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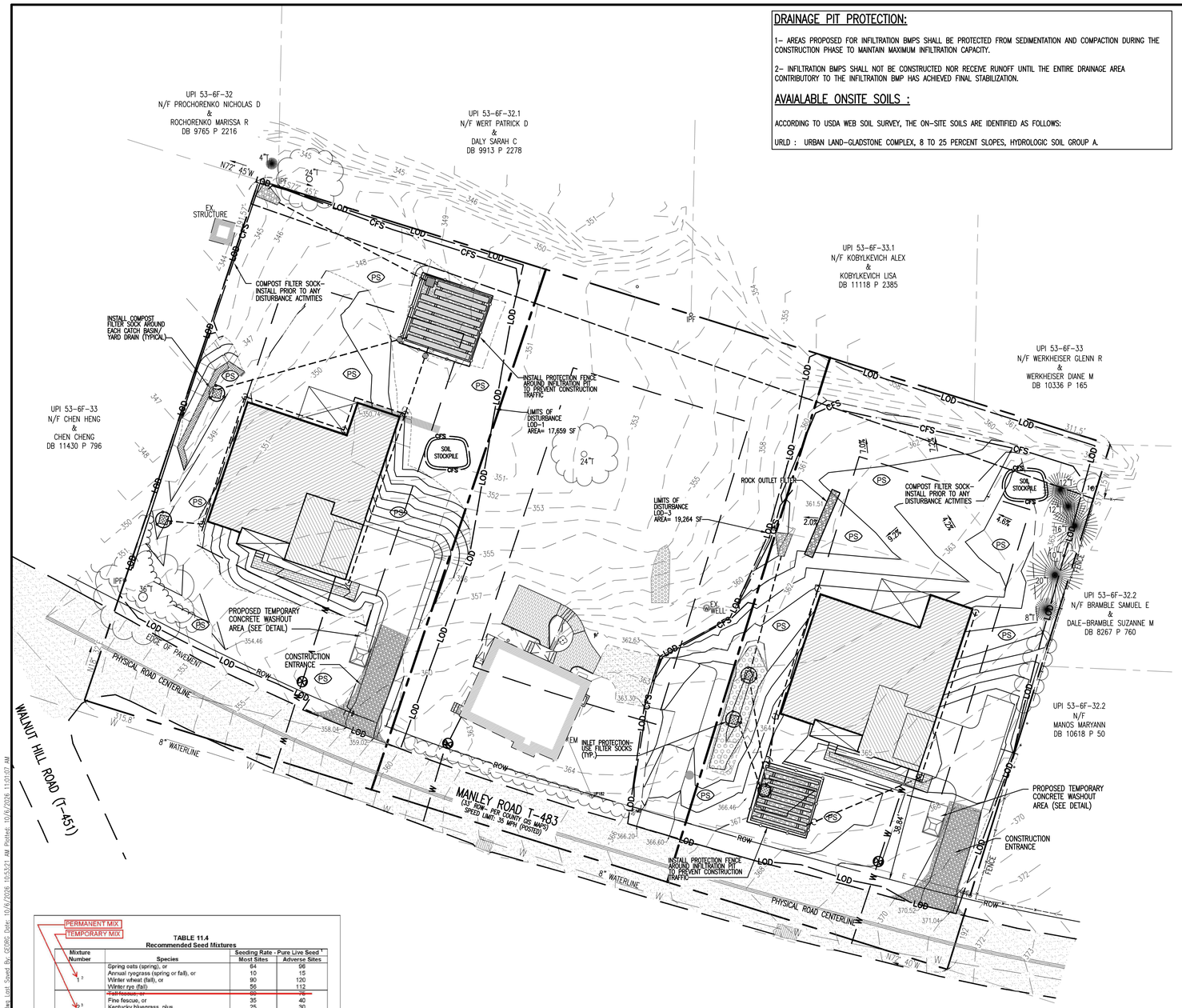


DRAINAGE PIT PROTECTION:

1- AREAS PROPOSED FOR INFILTRATION BMPS SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE TO MAINTAIN MAXIMUM INFILTRATION CAPACITY.

2- INFILTRATION BMPS SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE DRAINAGE AREA CONTRIBUTORY TO THE INFILTRATION BMP HAS ACHIEVED FINAL STABILIZATION.

AVAIALABLE ONSITE SOILS :

ACCORDING TO USDA WEB SOIL SURVEY, THE ON-SITE SOILS ARE IDENTIFIED AS FOLLOWS:

URLD : URBAN LAND-GLADSTONE COMPLEX, 8 TO 25 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A.

NOTES:

1- STEEP SLOPES: NO STEEP SLOPES ARE AVAILABLE ON SITE WITH LIMITS OF DISTURBANCE.
2- AREAS CREATED WITH SLOPES 3:1 OR GREATER WILL HAVE TO UTILIZE EROSION CONTROL BLANKET.
3- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND REINETTING, MUST BE PREFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.

WHERE BMPS ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

a. THE LOCATION AND SEVERITY OF THE BMPS FAILURE AND ANY POLLUTION EVENTS.
b. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
c. THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

4- BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE LOCAL JURISDICTION. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

5- WHEN NEEDED AND IF NEEDED, ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
6- THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE EROSION CONTROL RULES AND REGULATIONS, DEPARTMENT OF ENVIRONMENTAL PROTECTION.
7- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

8- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
9- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
10- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

11- UTILITY LINE TRENCH EXCAVATION NOTES:

a. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
b. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
c. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
d. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
e. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/ OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
f. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.

12- NO ENCROACHMENT OR COMPACTION OF SOILS IS ALLOWED WITHIN THE TREE PROTECTION ZONE IN ACCORDANCE WITH NATURAL RESOURCE PROTECTION ORDINANCE 99-30.A.2
13- NO EQUIPMENT AND MATERIAL STAGING SHALL OCCUR WITHIN INFILTRATION PIT AREA. THE INFILTRATION PIT AREA SHALL BE PROTECTED AT ALL TIME.
14- IF DURING CONSTRUCTION ANY UNFAVORABLE CONDITION ARISES SHOULD BE REPORTED TO THE DESIGN ENGINEER. THE DESIGN ENGINEER SHOULD REVISED THE PLANS ACCORDINGLY AND RESUBMIT TO OBTAIN APPROVAL FOR REVISED PLANS AND DESIGN FROM AGENCIES IN CHARGE. UNFAVORABLE CONDITIONS ARE BUT NOT LIMITED TO HIGH WATER TABLE, SHALLOW BEDROCK.
15- ANY DISTURBED AREAS NOT WORKED FOR OVER 4 DAYS SHOULD BE TEMPORARY STABILIZED.

TOPSOIL

STRIPPING OF TOPSOIL

1- TOPSOIL IS TO BE REMOVED FROM ALL AREAS TO BE DISTURBED AFTER CLEARING AND GRUBBING AND PRIOR TO STARTING GENERAL CONSTRUCTION OPERATIONS.
2- SEPERATE TOPSOIL FROM OTHER EXCAVATED MATERIAL. TOPSOIL IS TO BE KEPT REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH ROOTS, WEEDS, STONES AND OTEHR FOREIGN MATERIAL LARGER THAN 2 INCHES IN ANY DIMENSION. STOCKPILE AT LOCATION SHOWN ON THE PLAN.
3-DO NOT COMPACT SOIL AND DO NOT STOCKPILE SOIL IN A WET OR FROZEN CONDITION.
4-UNIFORMLY GRADE TOPSOIL STOCKPILE AND STABLIZE WITH TEMPORARY SEEDING REQUIREMENTS. STBILIZATION OF DISTURBED EARTH FACES WILL BE CONSIDERED TO BE IN PALCE AND FUNCTIONAL WHEN THE UNIFORM RATE OF COVERAGE OF 70 PERCENT IS OBTAINED.

PLACING OF TOPSOIL:

1- FINISH GRADE AREAS TO BE COVERED BY TOPSOIL AND LOOSEN SUBSOIL TO A DEPTH OF 2 INCHES.
2- PLACE TOPSOIL ON THE PREPARED AREAS AND COMPACT TO A MINIMUM UNIFORM DEPTH OF 4 INCHES.
3- DO NOT PLACE TOPSOIL IN A WET OR FROZEN CONDITION.
4-APPLY PERMANENT SEEDING REQUIREMENTS OR SOD AND ESTABLISH VEGETATION. PERMANENT STABILIZATION OF DISTURBED EARTH SURFACES WILL BE CONSIDERED TO BE IN PLACE AND FUNCTIONAL W

EARTH MOVING CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE MAY BEGIN. CONSTRUCTION PROCEDURES AND STAGING MUST BE ADHERED TO CAREFULLY MINIMIZE THE TIME THAT THE SOIL IS EXPOSED TO EROSION. CONSTRUCTION IS TO BE STAGED AS FOLLOWS:

1- PRIOR TO START, THE LIMITS OF DISTURBANCE SHALL BE STAKED OUT AND MARKED WITH FLAGS. ANY STREAMS OR WETLANDS WITHIN THE LIMITS OF DISTURBANCE SHALL BE DELINEATED IN THE FIELD TO PREVENT ANY DISTURBANCE.
2- PLACE COMPOST FILTER SOCK DOWN HILL FROM EARTHMOVING ACTIVITIES. INSTALL COMPOST FILTER SOCK AS SHOWN ON APPROVED PLANS.
3- INSTALL OR DELINEATE THE CONSTRUCTION ENTRANCE AREA.
4- CONTACT THE TOWNSHIP ENGINEER TO SCHEDULE A SITE INSPECTION 72 HRS PRIOR TO START OF WORK.
5- REMOVE EXISTING SOIL AND DISPOSE OF THE MATERIAL OFF SITE EXCEPT TOPSOIL. TOPSOIL SHOULD NOT BE REMOVED FROM THE SITE. SOIL HAULED OFF SITE SHOULD BE DUMPED IN A SITE WITH APPROVED E&S PLAN.
6- BUILD / INSTALL THE NEW POOL POOL DECK, THE WALKWAY AND THE BOULDERS WALL.
7- START FILLING, COMPACTING FILL AND ROUGH THE AREA AROUND THE IMPROVEMENTS.
8- BEFORE INSTALLING THE SEEPAGE BED BMP, CONTACT THE TOWNSHIP ENGINEER TO SCHEDULE SITE VISITS FOR OBSERVATION OF THE BMP CONSTRUCTION AT VARIOUS STAGES, AT THE ENGINEER'S DISCRETION.
9- INSTALL THE SEEPAGE BED BMP.
10- SPREAD TOPSOIL: FINISH GRADE
11- PERMANENT SEEDING: HAY MULCH: ESTABLISH PERMANENT VEGETATION
12- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.

SEEDING REQUIREMENTS

ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT FINISHED GRADE OR WILL BE REDISTURBED WITHIN 1YEAR MAY BE SEEDED AND MULCHED THE TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH THE PERMANENT SEED MIXTURE AND MULCH.

EXCAVATE OR SCARIFY AREAS SUBJECT TO COMPACTION BY CONSTRUCTION ACTIVITIES, FINISH GRADE AND RAKE ALL AREAS TO BE TOPSOIL/SEEDED. REMOVE ALL DEBRIS, STONES AND CLODS LARGER THAN 1" TO A DEPTH OF SIX (6") INCHES. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL DEBRIS AND STONES. AT THE SOLE DISCRETION OF THE OWNER, THE CONTRACTOR MAY DISPOSE OF STONE AND NATURAL DEBRIS ON SITE.

1. TOPSOIL SHALL BE PLACED TO A MINIMUM OF 4 INCHES IN THICKNESS AND PROPERLY PREPARED FOR SEEDING. ALL AREAS TO BE SEEDED SHALL BE REASONABLY FREE FROM WEEDS TALLER THAN 3 INCHES.

2. GRASS AREAS ARE TO BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTH MOVING PROCEDURES. SEEDING SHALL BE ACCOMPLISHED AS WEATHER PERMITS.

3. HAY OR STRAW MULCH MUST BE APPLIED AT AFTER SEEDING.

4. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETE. ESTABLISHED GRASS AREA SHALL BE TURF GRASS AT A HEIGHT OF 6 INCHES CONSISTING OF A MINIMUM OF 100 PLANTS PER SQUARE FOOT THROUGHOUT THE SEEDED AREAS. WHEN TURF GRASS HAS ATTAINED THIS HEIGHT, IT SHALL BE MOWED TO A HEIGHT OF 3 INCHES.

5. GRASS SEED: ALL SEED SHALL BE FRESH, NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SCALED STANDARD CONTAINERS, BEARING THE WARRANTY OF THE SUPPLIER AND CERTIFYING THE KIND, PERCENT BY WEIGHT, PURITY, GERMINATION AND WEED SEED. SPREAD AT A RATE OF 175 POUNDS PER ACRE MINIMUM.

6. SEEDING SEASON: MARCH 15 TO JUNE 1 OR AUGUST 1 TO OCTOBER 15.

7. INOCULATING LEGUMES: INOCULATE LEGUMINOUS SEED, SUCH AS CROWNVETCH AND BIRDSFOOT TREFOIL, WITH PROPER CULTURES, ACCORDING TO THE MANUFACTURERS DIRECTIONS. PROTECT INOCULATED SEED FROM PROLONGED EXPOSURE TO SUNLIGHT BEFORE SOWING. REINOCULATE SEED NOT SOWN WITHIN 24 HOURS. IF USING HYDRAULIC SEEDERS, USE INOCULANT FOUR TIMES THE MANUFACTURER'S RECOMMENDED RATE. IF INOCULATED SEED IS HELD IN A SLURRY WITH FERTILIZERS FOR MORE THAN 1 HOUR, REINOCULATE OR APPLY LEGUMES SEPARATELY.

8. TEMPORARY GRASS SEED: TEMPORARY GRASS SEED SHALL BE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) HAVING A MINIMUM PERCENT PURITY OF 98% AND A MINIMUM GERMINATION OF 90%.

9. LIMESTONE: LIMESTONE SHALL BE APPLIED AT A RATE OF 800 POUNDS PER 1000 SQUARE YARDS DURING OR PRECEDING SEEDING. ALL LIMESTONE SHALL BE AGRICULTURAL LIMESTONE CONFORMING TO THE REQUIREMENTS OF THE AGRICULTURAL LIMING MATERIALS ACT OF 1978, P.L. 15, NO. 9, AS AMENDED.

10. FERTILIZER: FERTILIZER SHALL BE APPLIED AT A RATE OF 320 POUNDS PER ACRE DURING OR PRECEDING SEEDING. WHEN THE GRASS SEEDING GROWTH HAS ATTAINED A HEIGHT OF 6 INCHES, THE SPECIFIED AREAS DESIGNATED HEREIN SHALL BE MOWED TO A HEIGHT 3 INCHES. FOLLOWING MOWING, ALL SEEDED GRASS AREAS SHALL RECEIVE A UNIFORM APPLICATION OF FERTILIZER HYDRAULICALLY PLACED AT A RATE OF 320 POUNDS PER ACRE. FERTILIZER SHALL BE COMMERCIAL GRADE GRANULAR 10-20-20 FERTILIZER. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN NEW, CLEAN, SEALED CONTAINERS WHICH BEAR A LABEL FULLY DESCRIBING THE CONTENTS, THE CHEMICAL ANALYSIS OF EACH NUTRIENT, THE FERTILIZER GRADE, THE NET BULK, THE BRAND AND THE NAME AND ADDRESS OF THE MANUFACTURER. THE FERTILIZER AND LABELS SHALL CONFORM TO ALL EXISTING STATE AND FEDERAL REGULATIONS.

11. MULCH: THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUITABLE MULCH TO PROTECT THE NEWLY SEEDED AREAS FROM THE AFFECTS OF DRYING, FROST OR OTHER ADVERSE WEATHER CONDITIONS PRIOR TO GERMINATION. ALL MULCH SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED IMMEDIATELY TO ALL SEEDED AREAS AT A RATE OF 1,200 POUNDS PER 1,000 SQ YARDS (3.0 TONS PER ACRE).

12. ANCHORING: MULCH SHALL BE ANCHORED USING LIGHTWEIGHT FIBER OR PAPER NETS, TO BE STAPLED OVER MULCH ACCORDING TO MANUFACTURERS SPECIFICATIONS.

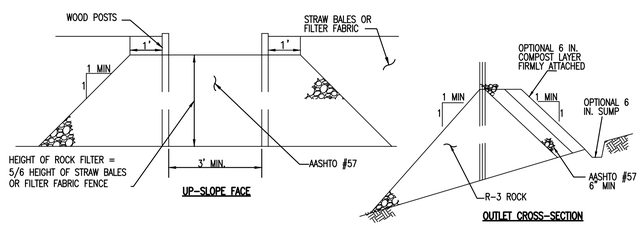
13. GUARANTEE: ALL LAWN AREAS SHALL BE GUARANTEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THE LAWN MUST BE IN A VIGOROUS, HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ANY AREAS OF THE LAWN NOT IN EXCELLENT CONDITION WILL BE OVER-SEEDED BY THE CONTRACTOR WITH THE SPECIFIED SEED MIX.

PERMANENT MIX
TEMPORARY MIX

TABLE 11.4
Recommended Seed Mixtures

Mixture Number	Species	Seeding Rate - Pure Live Seed [1] Most Sites	Adverse Sites
1 [7]	Spring oats (spring), or	64	96
	Annual ryegrass (spring or fall), or	10	15
	Winter wheat (fall), or	90	120
	Winter rye (fall)	56	112
2 [3]	~~Fall fescue, or~~	~~50~~	~~75~~
	Fine fescue, or	35	40
	Kentucky bluegrass, plus	25	30
	Redtop[4], or	3	3
	Perennial ryegrass	15	20
3	Birdsfoot trefoil, plus	6	10
	Tall fescue	30	35
4	Birdsfoot trefoil, plus	6	10
	Reed canarygrass	10	15
5[8]	Crownvetch, plus	10	15
	Tall fescue, or	20	25
	Perennial ryegrass	20	25
6 [5,8]	Crownvetch, plus	10	15
	Annual ryegrass	20	25
7[8]	Birdsfoot trefoil, plus	6	10
	Crownvetch, plus	10	15
	Tall fescue	20	30
8	Flatpea, plus	20	30
	Tall fescue, or	20	30
	Perennial ryegrass	20	25
9 [5]	Serecia lespedeza, plus	10	20
	Tall fecue, plus	20	25
	Redtop[4]	3	3
10	Tall fescue, plus	40	60
	Fine fescue	10	15
11	Deerlongue, plus	15	20
	Birdsfoot trefoil	6	10
12 [7]	Switchgrass, or	15	20
	Big Bluestem, plus	15	20
	Birdsfoot trefoil	6	10
13	Orchardgrass, or	20	30
	Smooth bromegrass, plus	25	35
	Birdsfoot trefoil	6	10

Penn State, "Erosion Control and Conservation Plantings on Noncropland"
1. PLS is the product of the percentage of pure seed times percentage germination divided by 100. For example, to secure the actual planting rate for switchgrass, divide 12 pounds PLS shown on the seed tag. Thus, if the PLS content of a given seed lot is 35%, divide 12 PLS by 0.35 to obtain 34.3 pounds of seed required to plant one acre. All mixtures in this table are shown in terms of PLS.
2. If high-quality seed is used, for most sites seed spring oats at a rate of 2 bushels per acre, winter wheat at 11.5 bushels per acre, and winter rye at 1 bushel per acre. If germination is below 90%, increase these suggested seeding rates by 0.5 bushel per acre.
3. This mixture is suitable for frequent mowing. Do not cut shorter than 4 inches.
4. Keep seeding rate to that recommended in table. These species have many seeds per pound and are very competitive. To seed small quantities of small seeds such as weeping lovegrass and redtop, dilute with dry sawdust, sand, rice hulls, buckwheat hulls, etc.
5. Use for highway slopes and similar sites where the desired species after establishment is crownvetch.



A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

ROCK FILTER OUTLET- STANDARD DETAIL# 4-6

NOT TO SCALE

TREE PROTECTION PROTECTION:

1- ALL TREES TO BE RETAINED SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY ENCLOSING THE TREE(S) AT THE EDGE OF THE TREE PROTECTION ZONE (TPZ) WITH SECTIONS OF SNOW FENCE OR OTHER FENCING (§205-63.A(1)) AND PER DETAIL.

N
0 20' 40'
SCALE: 1"=20'

EROSION AND SEDIMENT CONTROL PLAN

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

REVISIONS	REV. NO.	DATE	APPROVED BY
REV. PER TWP ENGR. REV LET. ON 09/22/26	1	10/04/26	

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
GEORGE S. MAALOUF
PE074617
08-30-2026

BY ALPHA DESIGNS, LLC
GME ENGINEERING
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE o WEST CHESTER o PENNSYLVANIA
PHONE- (610) 732-0707 o EMAIL- GEORGESMAALOUF1110@GMAIL.COM
GMAALOUF@ALPHADESIGNS-PA.COM
WWW.ALPHADESIGNS-PA.COM

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SCALE: AS NOTED		DRAWING NAME: 407_1409 MANLEY RD-GD-.DWG	
DRAWN BY: C.S.M.	DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF	
DATE: 8-1-2026	COMM. NO.: 2025-407	LAYOUT TITLE: C6	SHEET NO.: C6 OF 10

DEFINITIONS; WORD USAGE: EAST GOSHEN TOWNSHIP

1– ZONING ORDINANCE: ARTICLE I– SECTION 240–6

ACCESSORY BUILDING —A BUILDING, SUCH AS A PRIVATE GARAGE, PRIVATE SWIMMING POOL AND APPURTENANT BATHHOUSE, PRIVATE TOOLHOUSE, CHILDREN'S PLAYHOUSE OR A NONCOMMERCIAL GREENHOUSE, WHICH IS SUBORDINATE AND ACCESSORY TO A PRINCIPAL BUILDING ON THE SAME LOT AND WHICH IS USED FOR PURPOSES CUSTOMARILY INCIDENTAL TO THOSE OF THE PRINCIPAL BUILDING.

BUILDING —ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS, USED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY. "BUILDING" IS INTERPRETED AS INCLUDING "OR PART THEREOF."

BUILDING COVERAGE —THE RATIO OBTAINED BY DIVIDING THE GROUND FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT (INCLUDING COVERED PORCHES, CARPORTS AND BREEZEWAYS, BUT EXCLUDING OPEN BY THE TOTAL AREA OF THE LOT UPON WHICH THE BUILDINGS ARE LOCATED.

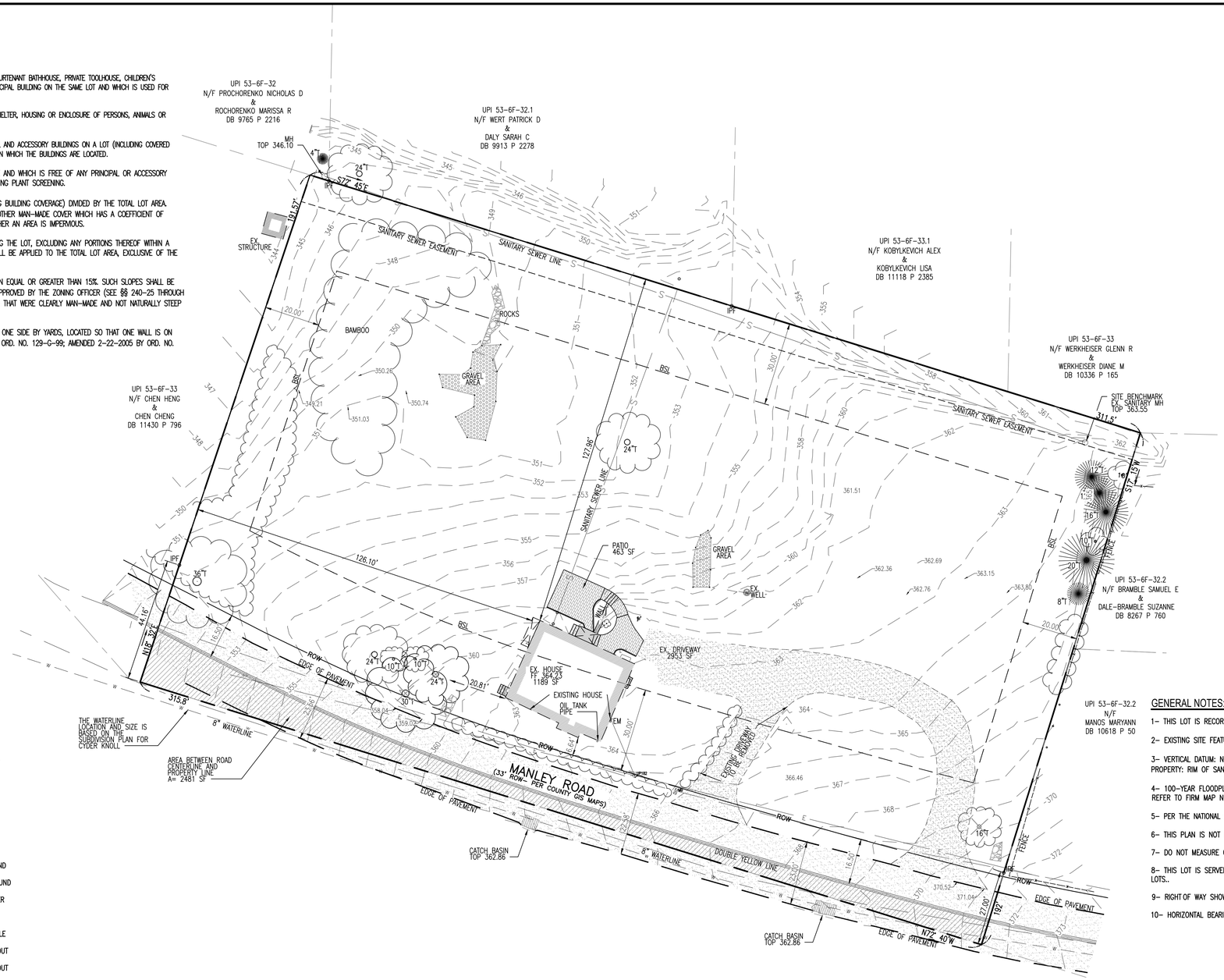
BUFFER YARD —A STRIP OF LAND WHICH MAY BE A PART OF THE MINIMUM SETBACK DISTANCE AND WHICH IS FREE OF ANY PRINCIPAL OR ACCESSORY BUILDING, PARKING, OUTDOOR STORAGE OR ANY OTHER USE OTHER THAN OPEN SPACE, INCLUDING PLANT SCREENING.

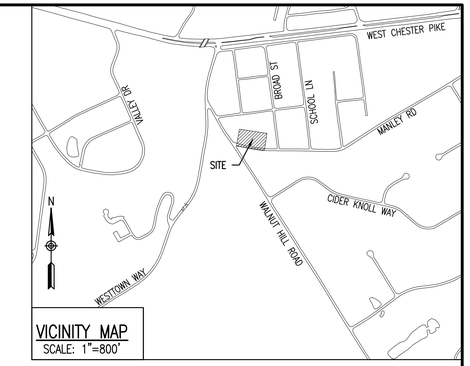
IMPERVIOUS COVERAGE —THE TOTAL AREA OF ALL IMPERVIOUS SURFACES ON A LOT (INCLUDING BUILDING COVERAGE) DIVIDED BY THE TOTAL LOT AREA. "IMPERVIOUS SURFACES" SHALL INCLUDE AREAS COVERED BY ROOFS, CONCRETE, ASPHALT OR OTHER MAN-MADE COVER WHICH HAS A COEFFICIENT OF RUNOFF OF 0.7 OR HIGHER. THE TOWNSHIP ENGINEER SHALL DECIDE ANY DISPUTE OVER WHETHER AN AREA IS IMPERVIOUS.

LOT AREA —THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT-OF-WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY STREET RIGHT-OF-WAY.

STEEP SLOPES —UNLESS OTHERWISE STATED, SHALL MEAN AREAS WITH A CHANGE IN ELEVATION EQUAL OR GREATER THAN 15%. SUCH SLOPES SHALL BE BASED UPON AND MAPPED USING TWO-FOOT CONTOURS, UNLESS ANOTHER INTERVAL IS PRE-APPROVED BY THE ZONING OFFICER (SEE §§ 240-25 THROUGH 240-28 CONCERNING STEEP SLOPE DEVELOPMENT). UNLESS OTHERWISE STATED, STEEP SLOPES THAT WERE CLEARLY MAN-MADE AND NOT NATURALLY STEEP SHALL NOT BE REGULATED BY THE STEEP SLOPE REGULATIONS OF THIS CHAPTER.

SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADDED 11-1-1999 BY ORD. NO. 129-G-99; AMENDED 2-22-2005 BY ORD. NO. 129-A-05]





VICINITY MAP
SCALE: 1"=800'

SITE DATA TABLE	
SURFACE TYPE	EXISTING (SF)
SITE AREA, BASE	60148
ROW AREA	7700
NET LOT AREA	52448
BUILDING COVERAGE	
HOUSE	1189
TOTAL BUILDING AREA=	1189
% BUILDING COVERAGE=	2.27
IMPERVIOUS COVER(1)	
DRIVEWAY	2953
WALLS	18
PATIO	463
STEPS	19
TOTAL IMPERVIOUS=	4642
% IMPERVIOUS	8.85

GENERAL NOTES:

1– THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY – DEED BOOK 11246 PAGE 965.

2– EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERING DATED 12/29/2025.

3– VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). SITE BENCHMARK IS LOCATED IN THE REAR NORTH-EAST CORNER OF THE PROPERTY: RIM OF SANITARY MANHOLE ELEVATION 363.55'

4– 100-YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE X DEFINED AS "AREA OF MINIMAL HAZARD". REFER TO FIRM MAP NUMBER 42029C0215G DATED SEPTEMBER 29, 2017. PANEL 215 OF 380.

5– PER THE NATIONAL WETLANDS INVENTORY WEBSITE, NO WETLANDS ARE FOUND ON SITE.

6– THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.

7– DO NOT MEASURE OFF THIS PLAN.

8– THIS LOT IS SERVED BY PRIVATE WELL AND PUBLIC SEWER SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS..

9– RIGHT OF WAY SHOWN IS BASED ON A 33 FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED

10– HORIZONTAL BEARINGS BASED ON DEED BOOK 11246 PAGE 965.

LEGEND

EXISTING

- 124 — MINOR CONTOUR LINE
- 125 — MAJOR CONTOUR LINE
- •273.46 — SPOT ELEVATION
- BUILDING
- LOT LINE
- ADJOINING LINE
- RIGHT OF WAY (ROW)
- SETBACK LINE
- DRIVEWAY
- STONE WALK
- CONCRETE WALK
- EXISTING WALL
- EXISTING GRAVEL AREA
- AREA SOUTH OF THE ROAD CENTERLINE
- 10"T / 10"T — TREE / TREE STUMP
- TREE LINE
- SHRUB LINE
- N26° 11' 46"E — METES AND BOUNDS
- CURB
- EDGE OF PAVEMENT
- W — WATER LINE
- S — SANITARY SEWER
- E — OVERHEAD ELECTRIC
- FENCE LINE
- STREET SOLID WHITE LINE
- STREET DOUBLE YELLOW LINE

EXISTING

- TP — SOIL TEST PIT
- LP — LIGHT POLE
- UP — LIGHT POLE
- SIGN
- FIRE HYDRANT
- WV — WATER VALVE
- IPF — IRON PIN FOUND
- MN — MONUMENT FOUND
- E — ELECTRIC METER
- G — GAS METER
- MH — SEWER MANHOLE
- CO — SEWER CLEANOUT
- MB — SEWER CLEANOUT

ABBREVIATIONS LEGEND:

10T	10 INCHES TREE
AC	AIR CONDITION UNIT
BSL	BUILDING SETBACK LINE
CFS	COMPOST FILTER SOCK
CO	CLEANOUT
CR	CABLE RISER
E	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FY	FRONT YARD
G	GAS SERVICE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
HYD	HYDRANT
IPF	IRON PIN FOUND
IPF&H	IRON PIN FOUND AND HELD
LP	LIGHT POLE
LOD	LIMITS OF DISTURBANCE
MH	SEWER MANHOLE
MON	MONUMENT FOUND
MB	MAIL BOX
MH	MANHOLE
OE	OVERHEAD ELECTRIC
PS	PERMANENT SEED
RY	REAR YARD
SF	SILT FENCE
SSF	SUPER SILT FENCE
SY	SIDE YARD
TP	SOIL TEST PIT
WV	WATER VALVE

PARID: 5306F00320400

ZONING REGULATIONS

EAST GOSHEN TOWNSHIP

R–3: MEDIUM DENSITY SUBURBAN RESIDENTIAL

CHAPTER 240–ARTICLE II– SECTION 240–10

FOR SINGLE– FAMILY DETACHED DWELLING

	REQUIRED	EXISTING
MINIMUM LOT AREA– SF	18,000	52448
MIN LOT WIDTH @ BLDG. SETBACK LINE– FT	100	>150
MIN LOT WIDTH @ STREET LINE– FT	50	>25
MINIMUM FRONT YARD– FT	30	6.64
AVERAGE FRONT YARD(1)– FT	40	N/A
MINIMUM SIDE YARD(2)– FT	20	126.10
MINIMUM REAR YARD– FT	30	127.96
MAXIMUM LOT COVERAGE:		
BY BUILDINGS– %	25	2.27
BY TOTAL IMPERVIOUS COVER– %	35	8.85
MAXIMUM BUILDING HEIGHT:		
STORIES	3	SEE BUILDING PLANS
FEET	30 FT	SEE BUILDING PLANS

(1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.
(2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.

N
0 20' 40'
SCALE: 1"=20'

SITE SURVEY PLAN
FOR
1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

I HEREBY CERTIFY THIS PLAN AND THE RELATED SURVEY WORK WAS PREPARED AND PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE OF THE COMMONWEALTH OF PENNSYLVANIA. THIS CERTIFICATION IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

JAMES ROBERT AIKEN II, P.L.S.
LICENSE #: SU075233
FOR AND ON BEHALF OF GME ENGINEERING

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ROBERT AIKEN II
LAND SURVEYOR
SU075233

REVISIONS	REV. NO.	DATE	APPROVED BY
ADDRESS COMMENTS	1	09/23/26	

GME ENGINEERING BY ALPHA DESIGNS, LLC
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE ○ WEST CHESTER ○ PENNSYLVANIA
PHONE– (610) 732–0707 ○ EMAIL– GEORGESMWALOUF1110@GMAIL.COM
GMALOUF@ALPHADESIGNS–PA.COM
WWW.ALPHADESIGNS–PA.COM

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SCALE: AS NOTED		DRAWING NAME: 407_1409 MANLEY RD–S_JRA SEALED.DWG	
DRAWN BY: G.S.M.	DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF	
DATE: 08/03/2026	COMM. NO.: 2025–407	LAYOUT TITLE: S1	SHEET NO.: C9 OF 10

DEFINITIONS; WORD USAGE: EAST GOSHEN TOWNSHIP

1– ZONING ORDINANCE: ARTICLE I– § 240–6

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BUILDING COVERAGE —THE RATIO OBTAINED BY DIVIDING THE GROUND FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT (INCLUDING COVERED PORCHES, CARPORTS AND BREEZEWAYS, BUT EXCLUDING OPEN BY THE TOTAL AREA OF THE LOT UPON WHICH THE BUILDINGS ARE LOCATED.

BUFFER YARD —A STRIP OF LAND WHICH MAY BE A PART OF THE MINIMUM SETBACK DISTANCE AND WHICH IS FREE OF ANY PRINCIPAL OR ACCESSORY BUILDING, PARKING, OUTDOOR STORAGE OR ANY OTHER USE OTHER THAN OPEN SPACE, INCLUDING PLANT SCREENING.

IMPERVIOUS COVERAGE —THE TOTAL AREA OF ALL IMPERVIOUS SURFACES ON A LOT (INCLUDING BUILDING COVERAGE) DIVIDED BY THE TOTAL LOT AREA. "IMPERVIOUS SURFACES" SHALL INCLUDE AREAS COVERED BY ROOFS, CONCRETE, ASPHALT OR OTHER MAN–MADE COVER WHICH HAS A COEFFICIENT OF RUNOFF OF 0.7 OR HIGHER. THE TOWNSHIP ENGINEER SHALL DECIDE ANY DISPUTE OVER WHETHER AN AREA IS IMPERVIOUS.

LOT AREA —THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT–OF–WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY STREET RIGHT–OF–WAY.

STEEP SLOPES —UNLESS OTHERWISE STATED, SHALL MEAN AREAS WITH A CHANGE IN ELEVATION EQUAL OR GREATER THAN 15%. SUCH SLOPES SHALL BE BASED UPON AND MAPPED USING TWO–FOOT CONTOURS, UNLESS ANOTHER INTERVAL IS PREAPPROVED BY THE ZONING OFFICER (SEE §§ 240–25 THROUGH 240–28 CONCERNING STEEP SLOPE DEVELOPMENT). UNLESS OTHERWISE STATED, STEEP SLOPES THAT WERE CLEARLY MAN–MADE AND NOT NATURALLY STEEP SHALL NOT BE REGULATED BY THE STEEP SLOPE REGULATIONS OF THIS CHAPTER.

SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADDED 11–1–1999 BY ORD. NO. 129–G–99; AMENDED 2–22–2005 BY ORD. NO. 129–A–05]

2– SALDO §205–7:

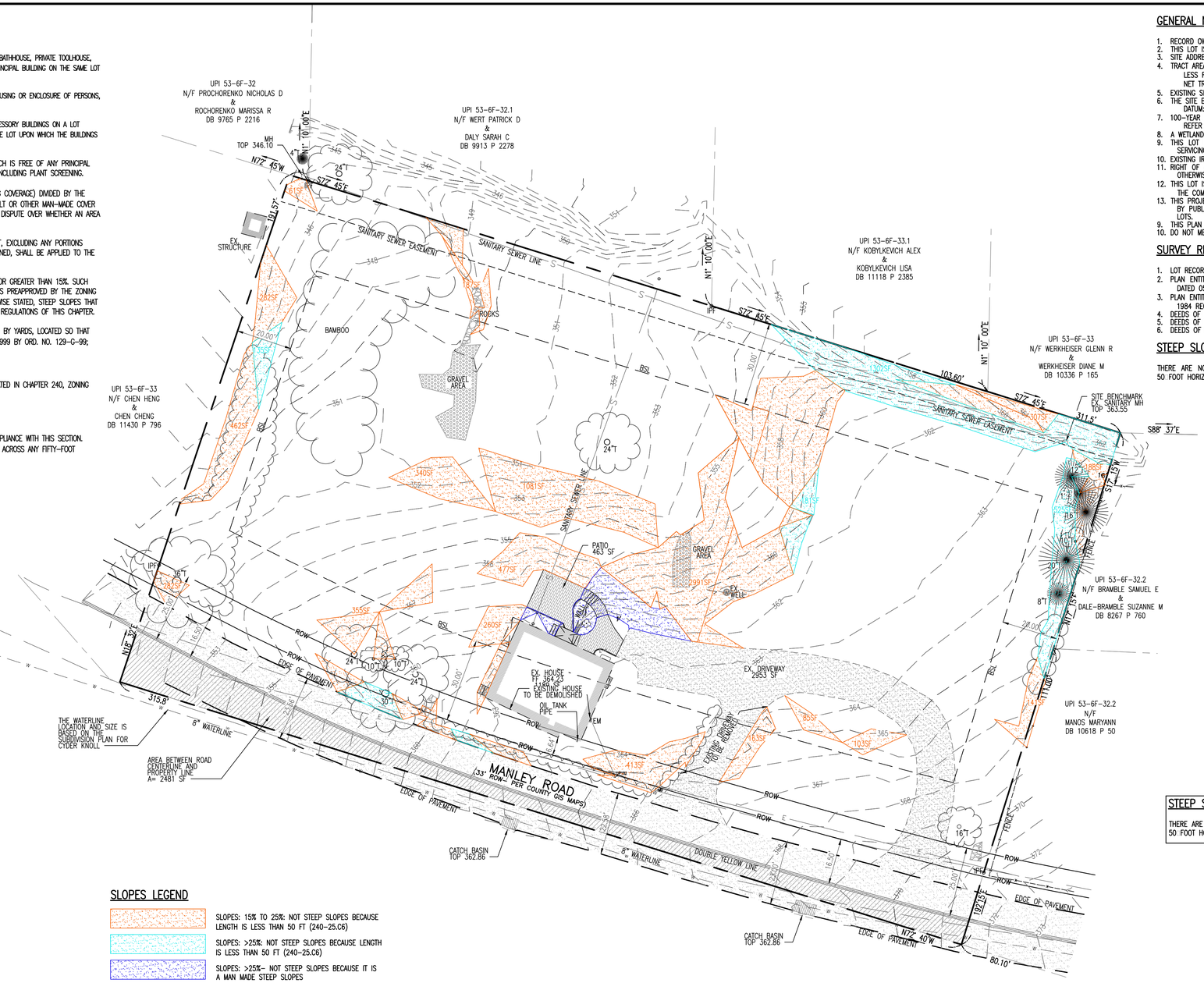
LOT AREA —THE TOTAL AREA WITHIN THE BOUNDARY LINES OF A SINGLE LOT AS COMPUTED AND STIPULATED IN CHAPTER 240, ZONING (AS AMENDED).

3– SALDO §240–25–C.6:

MEASUREMENT OF STEEP SLOPES.

(a) SLOPE CONTOURS SHALL BE SUBMITTED AT TWO–FOOT ELEVATION INTERVALS TO DETERMINE COMPLIANCE WITH THIS SECTION.

(b) UNLESS OTHERWISE STATED, STEEP SLOPES SHALL BE IDENTIFIED WHENEVER THEY ARE PRESENT ACROSS ANY FIFTY–FOOT HORIZONTAL LENGTH



GENERAL NOTES:

1. RECORD OWNER: CAMPBELL, PATRICK M EQUITABLE OWNER: ESTATE OF PATRICK M CAMPBELL
2. THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY – DEED BOOK 11246 PAGE 965.
3. SITE ADDRESS: 1409 MANLEY ROAD, WEST CHESTER, PA 19382
4. TRACT AREA: 60,148 SF / 1.380 ACRES (GROSS)
   LESS ROAD RIGHT OF WAY –16.5' FROM PHYSICAL ROAD CENTER LINE: 7,700 SF / 0.176 AC.
   NET TRACT AREA: 60,148–7,700= 52,448 SF / 1.204 AC.
5. EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERIN DATED 12/29/2025.
6. THE SITE BENCHMARK IS THE TOP OF A MANHOLE IN THE BACK OF THE PROPERTY. TOP ELEVATION 363.55.
   DATUM: NAVD 83
7. 100–YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE X DEFINED AS "AREA OF MINIMAL HAZARD".
   REFER TO FIRM MAP NUMBER 42029C0215G DATED SEPTEMBER 29, 2017. PANEL 215 OF 380.
8. A WETLAND ANALYSIS PREPARED BY "HERBERT E. MAC COMBIE" INDICATES THAT NO WETLANDS ARE PRESENT ON THIS SITE.
9. THIS LOT IS SERVED BY PRIVATE WELL AND PUBLIC SEWER SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS.
10. EXISTING IRON PINS ARE SHOWN AS CIRCLES AND LABELED AS "IPF".
11. RIGHT OF WAY SHOWN IS BASED ON A 33 FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
12. THIS LOT IS LOCATED IN THE WATERSHED OF EAST BRANCH CHESTER CREEK WHICH HAS A DESIGNATION OF (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA (25 PA CHAPTER 93).
13. THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. THE PUBLIC SEWER IS LOCATED IN THE BACKYARD OF THE PROPOSED THREE LOTS.
9. THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
10. DO NOT MEASURE OF THIS PLAN.

SURVEY REFERENCE NOTES:

1. LOT RECORDED DEEDS – DEED BOOK 11246 PAGE 965.
2. PLAN ENTITLED "PLAN OF PROPERTY FOR WILLIAM G. AND ANNA M. BALDWIN", PREPARED BY HOWARD W. DORAN, PE, DATED 05 MARCH, 1984 RECORDED UNDER PLAN NUMBER 4860 (FOR PARCELS 53–6F–33 & 53–6F–33.1).
3. PLAN ENTITLED "PLAN OF PROPERTY FOR MARVIN WEINBERG", PREPARED BY HOWARD W. DORAN, PE, DATED 05 MARCH, 1984 RECORDED UNDER PLAN NUMBER 4850 (FOR PARCELS 53–6F–32 & 53–6F–32.1).
4. DEEDS OF PARCEL 53–6F–32.3. DEED BOOK 10618, PAGE 50.
5. DEEDS OF PARCEL 53–6F–32.2. DEED BOOK 8267, PAGE 760.
6. DEEDS OF PARCEL 53–6F–32.5. DEED BOOK 11430, PAGE 796.

STEEP SLOPES:

THERE ARE NO STEEP SLOPES LOCATED ON THE SITE. ALL ONSITE SLOPED AREAS EXTEND LESS THAN THE REQUIRED 50 FOOT HORIZONTAL LENGTH SPECIFIED IN TOWNSHIP CODE §240 25.C(6) TO QUALIFY AS STEEP SLOPES.

SITE DATA TABLE	
SURFACE TYPE	EXISTING (SF)
SITE AREA, BASE	60148
ROW AREA	7700
NET LOT AREA	52448
BUILDING COVERAGE	
HOUSE	1189
TOTAL BUILDING AREA=	1189
% BUILDING COVERAGE=	2.27
IMPERVIOUS COVER(1)	
DRIVEWAY	2953
WALLS	18
PATIO	463
STEPS	19
TOTAL IMPERVIOUS=	4642
% IMPERVIOUS	8.85

STEEP SLOPES:

THERE ARE NO STEEP SLOPES LOCATED ON THE SITE. ALL ONSITE SLOPED AREAS EXTEND LESS THAN THE REQUIRED 50 FOOT HORIZONTAL LENGTH SPECIFIED IN TOWNSHIP CODE §240 25.C(6) TO QUALIFY AS STEEP SLOPES.

LEGEND

EXISTING

- 124 — MINOR CONTOUR LINE
- 125 — MAJOR CONTOUR LINE
- •273.46 — SPOT ELEVATION
- BUILDING
- LOT LINE
- ADJOINING LINE
- RIGHT OF WAY (ROW)
- SETBACK LINE
- DRIVEWAY
- STONE WALK
- CONCRETE WALK
- EXISTING WALL
- EXISTING GRAVEL AREA
- AREA SOUTH OF THE ROAD CENTERLINE
- 10"T / 10"T — TREE / TREE STUMP
- TREE LINE
- SHRUB LINE
- N26° 11' 46"E — METES AND BOUNDS
- CURB
- EDGE OF PAVEMENT
- W — WATER LINE
- S — SANITARY SEWER
- E — OVERHEAD ELECTRIC
- FENCE LINE
- STREET SOLID WHITE LINE
- STREET DOUBLE YELLOW LINE

EXISTING

- TP — SOIL TEST PIT
- LP — LIGHT POLE
- UP — LIGHT POLE
- SIGN
- FIRE HYDRANT
- WV — WATER VALVE
- IPF — IRON PIN FOUND
- MN — MONUMENT FOUND
- E — ELECTRIC METER
- G — GAS METER
- MH — SEWER MANHOLE
- CO — SEWER CLEANOUT
- MB — SEWER CLEANOUT

ABBREVIATIONS LEGEND:

10T	10 INCHES TREE
AC	AIR CONDITION UNIT
BSL	BUILDING SETBACK LINE
CFS	COMPOST FILTER SOCK
CO	CLEANOUT
CR	CABLE RISER
E	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FY	FRONT YARD
G	GAS SERVICE
GFF	GARAGE FINISH FLOOR
GW	GUY WIRE
HYD	HYDRANT
IPF	IRON PIN FOUND
IPF&H	IRON PIN FOUND AND HELD
LP	LIGHT POLE
LOD	LIMITS OF DISTURBANCE
MH	SEWER MANHOLE
MON	MONUMENT FOUND
MB	MAIL BOX
MH	MANHOLE
OE	OVERHEAD ELECTRIC
PS	PERMANENT SEED
RY	REAR YARD
SF	SILT FENCE
SSF	SUPER SILT FENCE
SY	SIDE YARD
TP	SOIL TEST PIT
WV	WATER VALVE

SETBACKS ABBREVIATIONS:

SLOPES LEGEND

- SLOPES: 15% TO 25%: NOT STEEP SLOPES BECAUSE LENGTH IS LESS THAN 50 FT (240–25.C6)
- SLOPES: >25%: NOT STEEP SLOPES BECAUSE LENGTH IS LESS THAN 50 FT (240–25.C6)
- SLOPES: >25%– NOT STEEP SLOPES BECAUSE IT IS A MAN MADE STEEP SLOPES

PARID: 5306F00320400
UPI 53–6F–32.4
****
ZONING REGULATIONS
****
EAST GOSHEN TOWNSHIP
****
R–3: MEDIUM DENSITY SUBURBAN RESIDENTIAL
****
CHAPTER 240–ARTICLE II– SECTION 240–10

FOR SINGLE– FAMILY DETACHED DWELLING	REQUIRED	EXISTING
MINIMUM LOT AREA– SF	18,000	52448
MIN LOT WIDTH @ BLDG. SETBACK LINE– FT	100	>150
MIN LOT WIDTH @ STREET LINE– FT	50	>25
MINIMUM FRONT YARD– FT	30	6.64
AVERAGE FRONT YARD(1)– FT	40	N/A
MINIMUM SIDE YARD(2)– FT	20	126.10
MINIMUM REAR YARD– FT	30	127.96
MAXIMUM LOT COVERAGE:		
BY BUILDINGS– %	25	2.27
BY TOTAL IMPERVIOUS COVER– %	35	8.85
MAXIMUM BUILDING HEIGHT:		
STORIES	3	<3
FEET	30 FT	<30 FT

****

(1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.
(2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.

UTILITY LOCATOR SERVICE & DIG PERMIT
1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATOR SERVICE TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FILE LOCAL OR STATE PERMITS IF REQUIRED.
3. TEMPORARY REFERENCE NUMBER 21082026011 4 (DATE OF TICKET: 2026–01–14)

N
0 20' 40'
SCALE: 1"=20'

EXISTING CONDITIONS AND STEEP SLOPES ANALYSIS PLAN

FOR

1409 MANLEY ROAD
WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

EQUITABLE OWNER
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

REVISIONS	REV. NO.	DATE	APPROVED BY

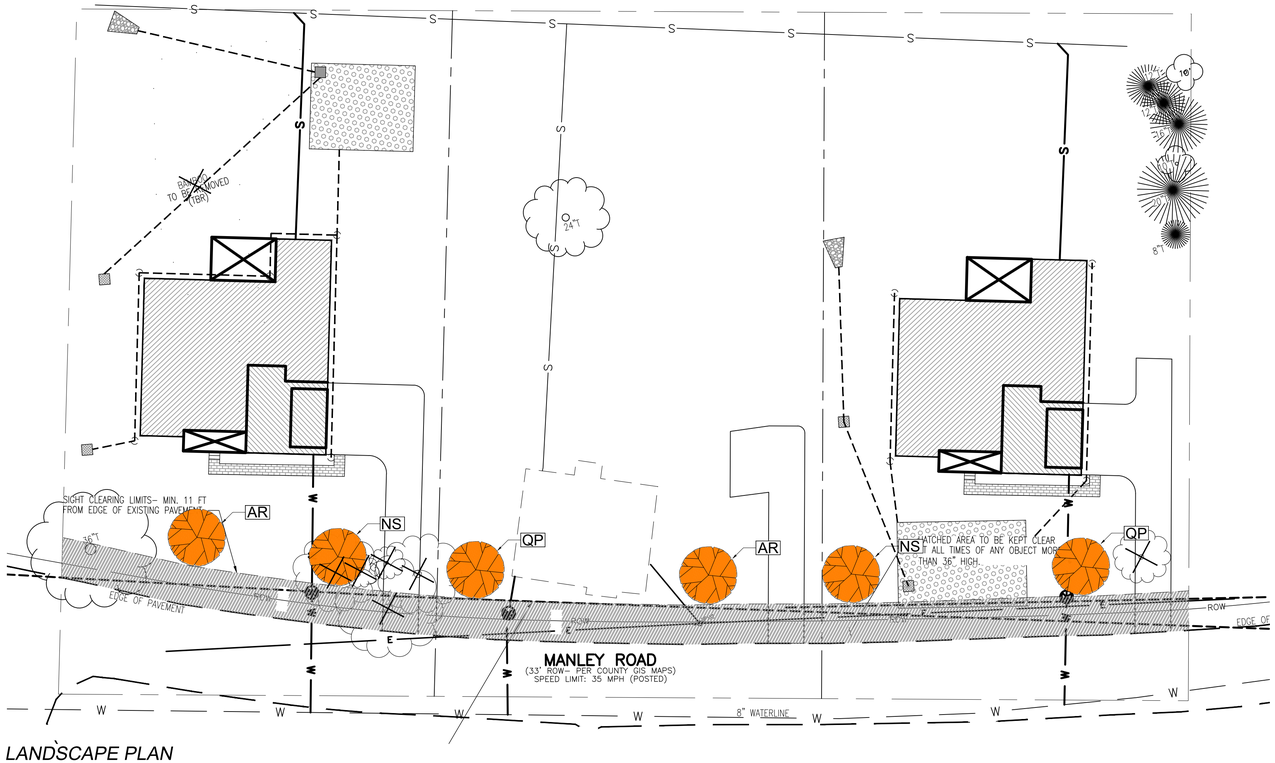
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
GEORGE S. MAALOUF
PE074617
01-13-2026

GME ENGINEERING BY ALPHA DESIGNS, LLC
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE o WEST CHESTER o PENNSYLVANIA
PHONE– (610) 732–0707 o EMAIL– GEORGESMAALOUF111@GMAIL.COM
GMAALOUF@ALPHADESIGNS–PA.COM
WWW.ALPHADESIGNS–PA.COM

THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.

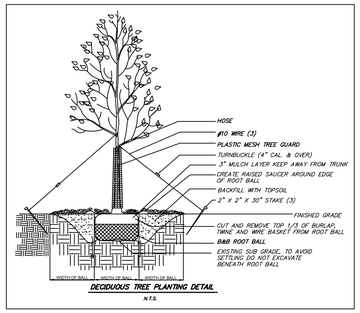
SCALE: AS NOTED		DRAWING NAME: 407_1409 MANLEY RD–REVA.DWG	
DRAWN BY: G.S.M.	DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF	
DATE: 01/01/2026	COMM. NO.: 2025–407	LAYOUT TITLE: S3	SHEET NO.: 1 OF 1

Filename: C:\Users\georg\Dropbox\W-DRIVE\2025_Projects\2025-407_1409 Manley Rd-REVA.dwg Last Saved By: GEORGE Date: 1/13/2026 1:48:01 PM Plotted: 1/13/2026 11:33:36 AM



LANDSCAPE PLAN

SCALE: 1" = 20'



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

PLANT SCHEDULE				
DECIDUOUS TREES				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	2	ACER RUBRUM	RED MAPLE	3 INCH CAL.
NS	2	NYSSA SYLVATICA	TUPELO	3 INCH CAL.
QP	2	QUERCUS PHELLOS	WILLOW OAK	3 INCH CAL.

PLAN KEY

PROPOSED TREE

TREE TO BE REMOVED

PLAN NOTES:
1. REFERENCE "PRELIMINARY / FINAL MINOR SUBDIVISION PLAN" SET SHEETS 1-9 DATED 10/01/2026 PREPARED BY ALPHA DESIGNS, LLC / GME ENGINEERING.

PLANTING NOTES:
1. ALL EXISTING VEGETATION IS TO BE PROTECTED FROM DAMAGE UNLESS THEY ARE LABELED "TO BE REMOVED". PROVIDE TREE PROTECTION FENCING AT DRIPLINE, AS SHOWN ON THE PLANS AND DETAILS FOR THE LIFE OF THE WORK OR UNTIL EQUIPMENT ACCESS IS NO LONGER NEEDED. REPAIR OR REPLACE DAMAGED MATERIALS WITH COMPARABLE MATERIALS AS DETERMINED BY LANDSCAPE ARCHITECT, AT NO EXPENSE TO THE OWNER.
2. CONTRACTOR TO CALL PA ONE CALL PRIOR TO ANY SITE DISTURBANCE. CONTRACTOR IS LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND AS PER CURRENT EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
4. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEARS AFTER THE DATE OF ACCEPTANCE. UNSATISFACTORY PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
6. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND QUANTITY.
7. ALL LANDSCAPE AREAS TO BE MULCHED WITH 3" OF TRIPLE-SHREDDED BARK MULCH, NOT TO COME INTO CONTACT WITH THE STEMS OR TRUNKS OF THE PLANTS.

§ 205-62 STREET TREES. TREES WITH A MINIMUM CALIPER OF THREE INCHES SHALL BE PROVIDED WHERE DEEMED ADVISABLE BY THE TOWNSHIP PLANNING COMMISSION AND/OR SUPERVISORS. STREET TREES SHALL BE INSTALLED ON FORTY-FOOT CENTERS ON THE SAME SIDE OF THE STREET. TREE VARIETIES PERMITTED WILL BE DETERMINED BY THE BOARD OF SUPERVISORS BUT MUST BE CHOSEN FROM A LIST ADOPTED BY THE BOARD IN A RESOLUTION AS AMENDED FROM TIME TO TIME.

STREET TREE CALCULATION
316.11 LF FRONTAGE / 40 OC TREE SPACING = 7.9 (8) STREET TREES REQUIRED

STREET TREE COMPLIANCE SCHEDULE

GROSS REQUIRED STREET TREES:	8
DEFICIT DUE TO STRUCTURAL CONFLICT:	1 (SEE NOTE 1)
EXISTING TREE CREDIT:	1 (SEE NOTE 2)
TREES PROPOSED ON-SITE:	6

SUPPLEMNETARY PLAN NOTES
1. STRUCTURAL CONFLICT: LOT TWO FRONTAGE CONFLICT WITH EXISTING STRUCTURE.
2. MATURE TREE PRESERVATION AND PLAN BALANCE: THE APPLICANT REQUESTS A PRESERVATION CREDIT FOR 1 EXISTING 36" MATURE TREE AS DESIGNATED ON THIS PLAN, LOCATED AT THE SOUTHWEST CORNER OF LOT ONE.
3. ALL NEWLY PROPOSED STREET TREES MATCH THE MUNICIPAL APPROVED LIST IN ACCORDANCE WITH RESOLUTION NO. 2020-20

LANDSCAPE ARCHITECT:

JSLA DESIGN LLC
JOHN SHANDRA LANDSCAPE ARCHITECTURE

JOHN SHANDRA LANDSCAPE ARCHITECTURE
2899 HORSESHOE DRIVE, COLLEGEVILLE, PA 19426
jshandra@gmail.com ◦ 610-630-4599

PROJECT:

CAMPBELL PROPERTY
1409 MANLEY ROAD
EAST GOSHEN TOWNSHIP

TITLE:

LANDSCAPE PLAN
SHEET 1 of 1

DWG NO:	DATE:	SCALE:
1047-02	09/30/2026	AS NOTED

REVISED:
.

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP AND CALL
Pennsylvania One Call System, Inc
1-800-242-1776

0 20' 40'
SCALE: 1" = 20'

PENNSYLVANIA JOHN SHANDRA REGISTRATION NUMBER LA 002922 REGISTERED LANDSCAPE ARCHITECT

PA LICENSE #: LA-002922

CHESTER COUNTY Planning COMMISSION

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

October 9, 2026

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

Re: Preliminary/Final Subdivision - 1409 Manley Road
East Goshen Township – SD-09-26-19100

Dear Mr. Davis:

A Preliminary/Final Subdivision Plan entitled "1409 Manley Road", prepared by GME Engineering, and dated August 1, 2026, was received by this office on September 10, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

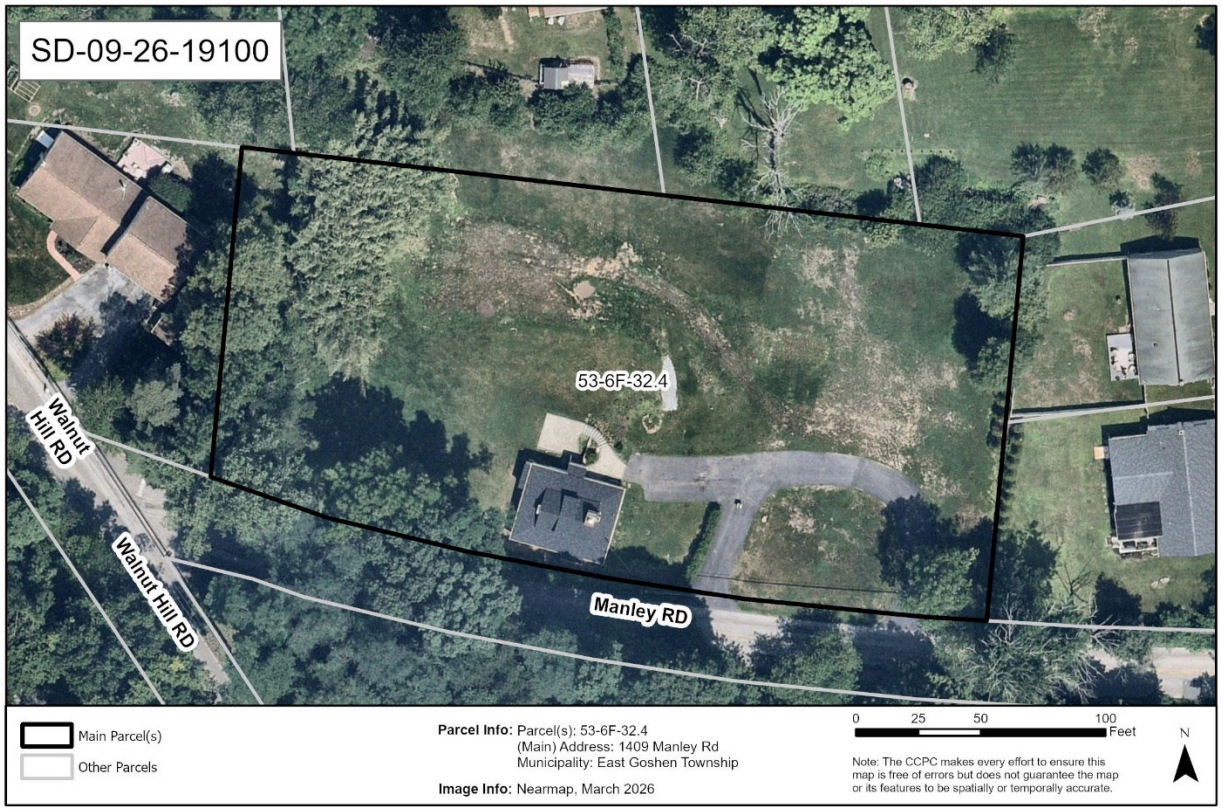
PROJECT SUMMARY:

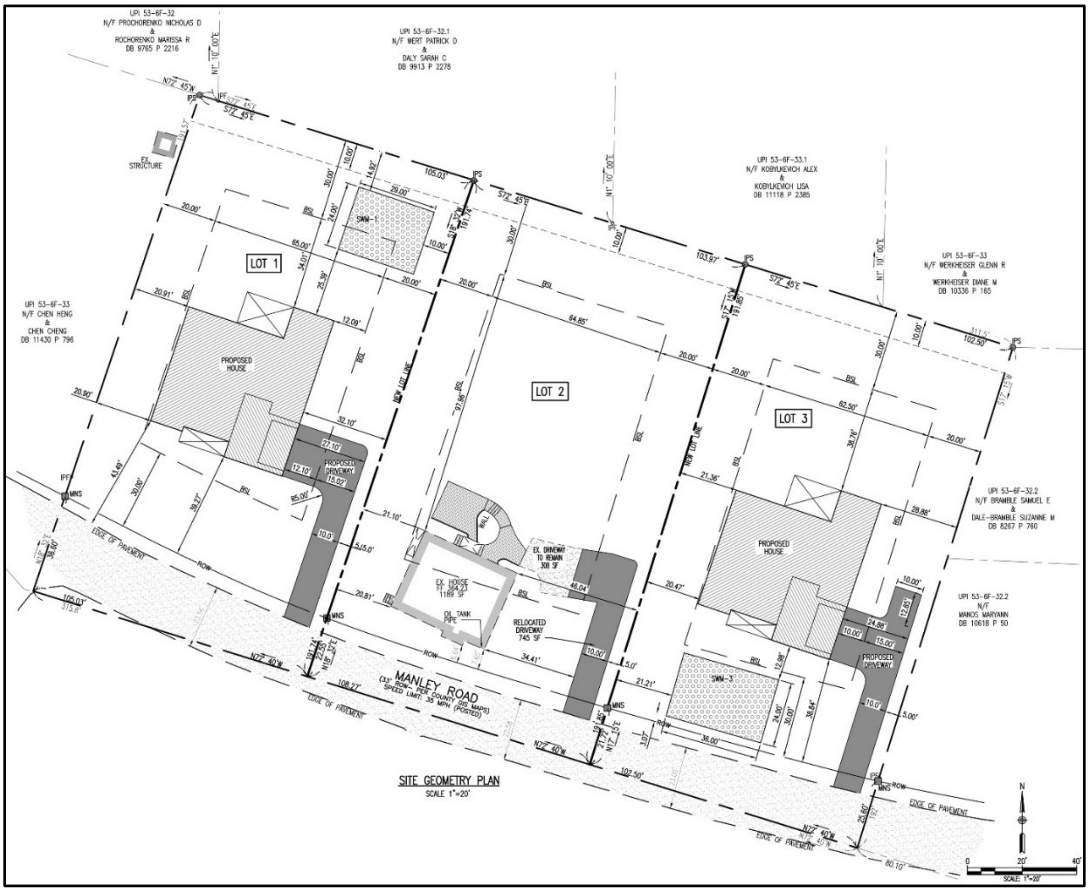
Location:	North side of Manley Road, east of Walnut Hill Road
Site Acreage:	1.30
Lots/Units:	1 existing lot; 3 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-6F-32.4

PROPOSAL:

The applicant proposes the creation of 3 single family residential lots. The existing dwelling will remain on Lot #2. The project site, which will be served by public water and public sewer, is located in the R-3 Medium Density Residential zoning district. The Variance Request table on Sheet 1 indicates that, on May 12, 2026, the Township Zoning Hearing Board granted a variance from the minimum lot size requirements set forth in Section 240-10.G of the Township Zoning Ordinance, with five conditions of approval.

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





Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 1409 Manley Road

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Chester Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: improving stormwater management to increase infiltration and protect baseflow; restoring stream channels and vegetated riparian corridors; addressing legacy and emerging contaminants; reducing nutrient pollution; and promoting source water protection methods. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

Access and Circulation:

3. We suggest that, due to the site's proximity to Route 3 along with the recommendations provided in the County Planning Commissions' Active Transportation Inventory (ATI) municipal report for the Township, the applicant dedicate the land up to the ultimate right-of-way line for both roadway and potential sidewalk improvements. Sidewalks are an essential design element in the **Suburban Landscape**.

Natural Features Protection:

4. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Given the project's location in a watershed designated as Trout Stocking and Migratory Fishes, the applicant should minimize the removal of trees on the property to the greatest extent possible to reduce the volume of stormwater generated and to preserve in-stream temperatures that support trout and other aquatic species. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be provided to replace and mitigate the loss of removed trees.

Stormwater Management:

5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

6. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Underground retention basins require maintenance, such as regular gutter and inlet cleaning, to ensure original performance of the practice is maintained.

7. On Lot 1, the soil stockpile is proposed to be located upslope and adjacent to the proposed underground retention basin on that lot. Sediment produced from the soil stockpile could potentially compromise the function of the underground retention basin. The applicant should consider relocating the proposed soil stockpile location to an area that will not drain to the underground retention basin.

ADMINISTRATIVE ISSUES:

8. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

Paul Farkas

Paul Farkas
Senior Review Planner

cc: Andrew Campbell
GME Engineering
Estate of Patrick M. Campbell
Chester County Water Resources Authority

From: Walter Wujcik <wujcikwalt@aol.com>
Sent: Monday, October 19, 2026 8:44 PM
To: Ashley Nowak <anowak@eastgoshen.org>
Subject: Conservancy Board Comments on Proposed Subdivision Landscape Plans

Hi Ashley,

The following are the Conservancy Board comments on the two proposed subdivision landscape plans we reviewed at our meeting last week.

Proposed Subdivision - 1409 Manley Road

The East Goshen Conservancy Board (EGCB) reviewed the Preliminary/Final 3 – Lot Subdivision Plan for 1409 Manley at its monthly meeting on October 14, 2026, and offers the following comments:

- The EGCB is in agreement with proposed number of street trees (six) to be planted during development. We understand the 36-inch Tulip Popular tree at the west end of the site will remain and be counted as the seventh street tree.
- The EGCB suggested and the developer agreed to replace the two proposed Willow Oak street trees with White Oak trees.
- The developer will provide a revised plan showing all plants (trees, shrubs, etc.) to be placed on the site prior to installation. All plants will conform to current East Goshen Township regulations.
- The EGCB understands that the 24-inch Magnolia tree in the middle of the subdivision has been removed.

Memorandum

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

Date:	October 22, 2026
To:	East Goshen Township Planning Commission
From:	Kelly A. Krause, Zoning Officer
Re:	**1352 Morstein Road- TJ Ward**
	Chester County UPI No. 53-1-13
	Preliminary/Final 2-Lot Subdivision Plan

Preliminary/Final plans have been submitted for the above-referenced property to subdivide an irregular "L" shaped lot with a net lot area of 2.42 acres into two parcels: Lot 1 to provide frontage along Morstein Road with a net lot area of 49,583 square feet (1.14 acres), and Lot 2 to provide frontage along Great Oak Circle containing a net lot area of 54,694 square feet (1.26 acres). A new single-family dwelling is proposed to be constructed on each lot. The property is located within the R-2 Low Density Residential District (§240-9).

The property had previously been occupied by one single family dwelling, demolished in January 2025. Both lots are proposed to be serviced by public water and public sewer. A 20-foot-wide sanitary sewer easement is proposed along the westerly property line of Lot 1 for the construction of a sewer lateral benefiting Lot 2. A 10-foot-wide drainage easement is proposed through a portion of the rear yard of Lot 2, connecting a stormwater basin benefiting Lot 1.

§240-23B(2)(c) requires the front yard setback for "flag" lots to begin at the minimum width of the building line. The plan currently shows a 20' side yard setback where the lot widens, where it should be 45'.

The subject parcel is located within the 1,000-foot pipeline corridor consultation zone of the Williams Gas Pipeline-Transco, and appears to be within 660 feet of the center line of a pipeline, requiring a Pipeline Study.

The applicant has met with the Municipal Authority in regards to the proposed sanitary sewer, as the Township's proposed extension of the sewer main is expected to take several years. Options for interim public sewer connections have been discussed. Please see the Township Engineer's review letter for additional comments.

The Chester County Planning Commission has reviewed the plans and issued a recommendation on September 10, 2026. A copy of this letter has been attached.

COUNTY COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

PLANNING COMMISSION
601 Westtown Road, Suite 270
West Chester, PA 19380
610-344-6285
www.chescoplanning.org

Matthew J. Edmond, AICP
Executive Director

September 10, 2026

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

Re: Preliminary Subdivision - 1352 Morstein Road
East Goshen Township – SD-08-26-19084

Dear Mr. Davis:

A Preliminary Subdivision Plan entitled "1352 Morstein Road", prepared by NePo Associates Inc., and dated July 15, 2026, was received by this office on August 26, 2026. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

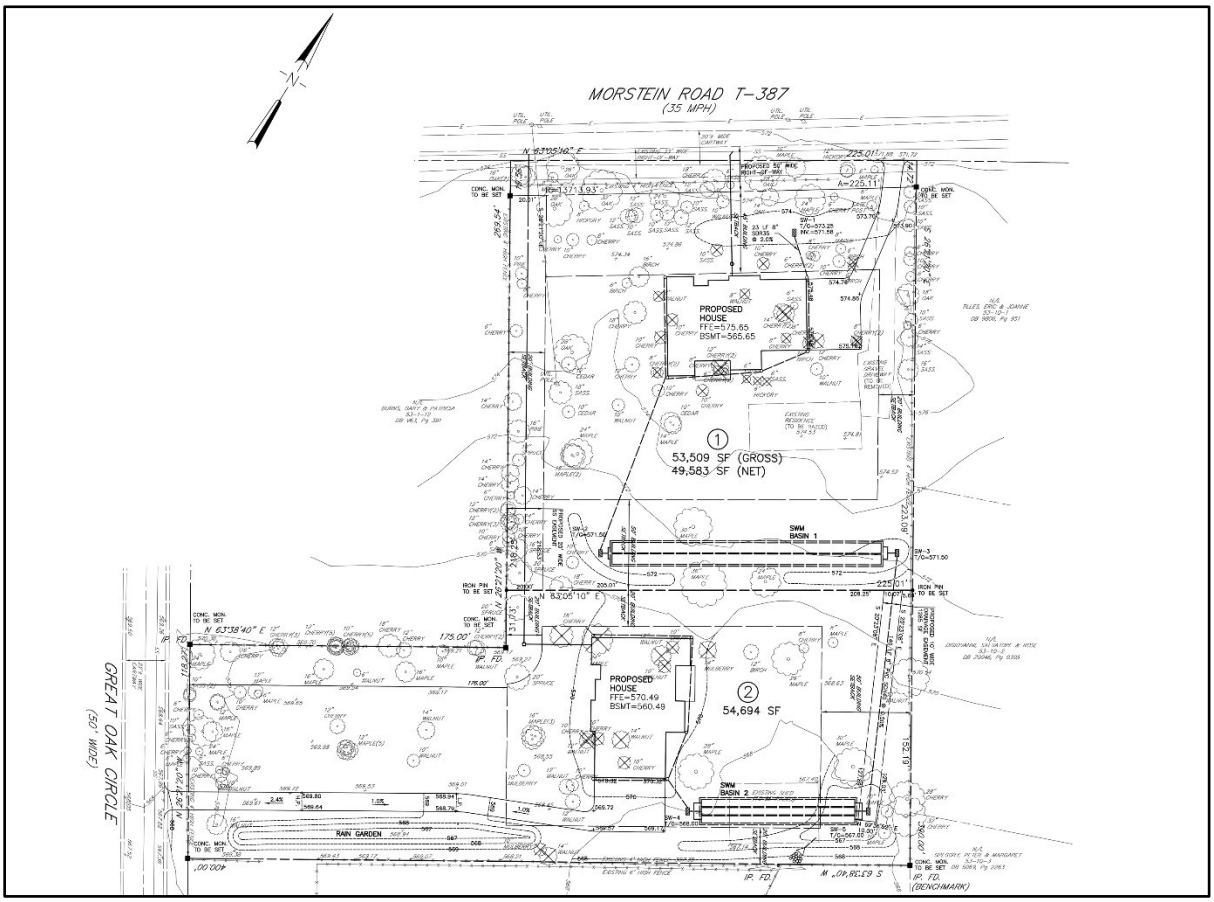
PROJECT SUMMARY:

Location:	South side of Morstein Road, and the east side of Great Oak Circle
Site Acreage:	2.40
Lots/Units:	1 existing lot; 2 proposed lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	53-1-13

PROPOSAL:

The applicant proposes the creation of two single family residential lots. The existing dwelling will be removed. While vehicular access to Lot 1 will be provided from Morstein Road, vehicular access to Lot 2 will be provided from Great Oak Circle. The project site, which will be served by public water and public sewer, is located in the R-2 Low Density Suburban Residential zoning district.

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



Site Plan Detail, Sheet 2: Preliminary Subdivision - 1352 Morstein Road

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation of ***Landscapes3***, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. Furthermore, low to medium density mixed use development and infill development, community institutional uses such as schools and senior housing, and land available for new industrial and heavy commercial uses in appropriate locations, should be taken into consideration for planning activities in this designation. The proposed subdivision is consistent with the objectives of the **Suburban Landscape.**

WATERSHEDS 2045:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Ridley Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: prioritizing stormwater management to reduce runoff and flooding; protecting first order streams and vegetated riparian corridors; and expanding water-based recreational opportunities and access. *Watersheds 2045* can be accessed at www.chesco.org/watersheds2045.

PRIMARY ISSUES:

3. The plan and 2026 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwellings and support facilities. The "limits of disturbance" should be delineated to protect all trees that are intended to remain, and orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into these areas by construction equipment. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

ADMINISTRATIVE ISSUES:

4. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

5. The Post Construction Operation & Maintenance Notes table on Sheet 6 indicates that the maintenance of the permanent stormwater management facilities, which include a rain garden on Lot 2, shall be the responsibility of the individual lot owner. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities, particularly in regard to the on-going maintenance of the rain garden plantings.

6. The site plan depicts the location of a 10 foot wide drainage easement along the eastern portion of Lot 2. The details of this easement should be incorporated into the deeds of the proposed lots.

7. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accordance with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,

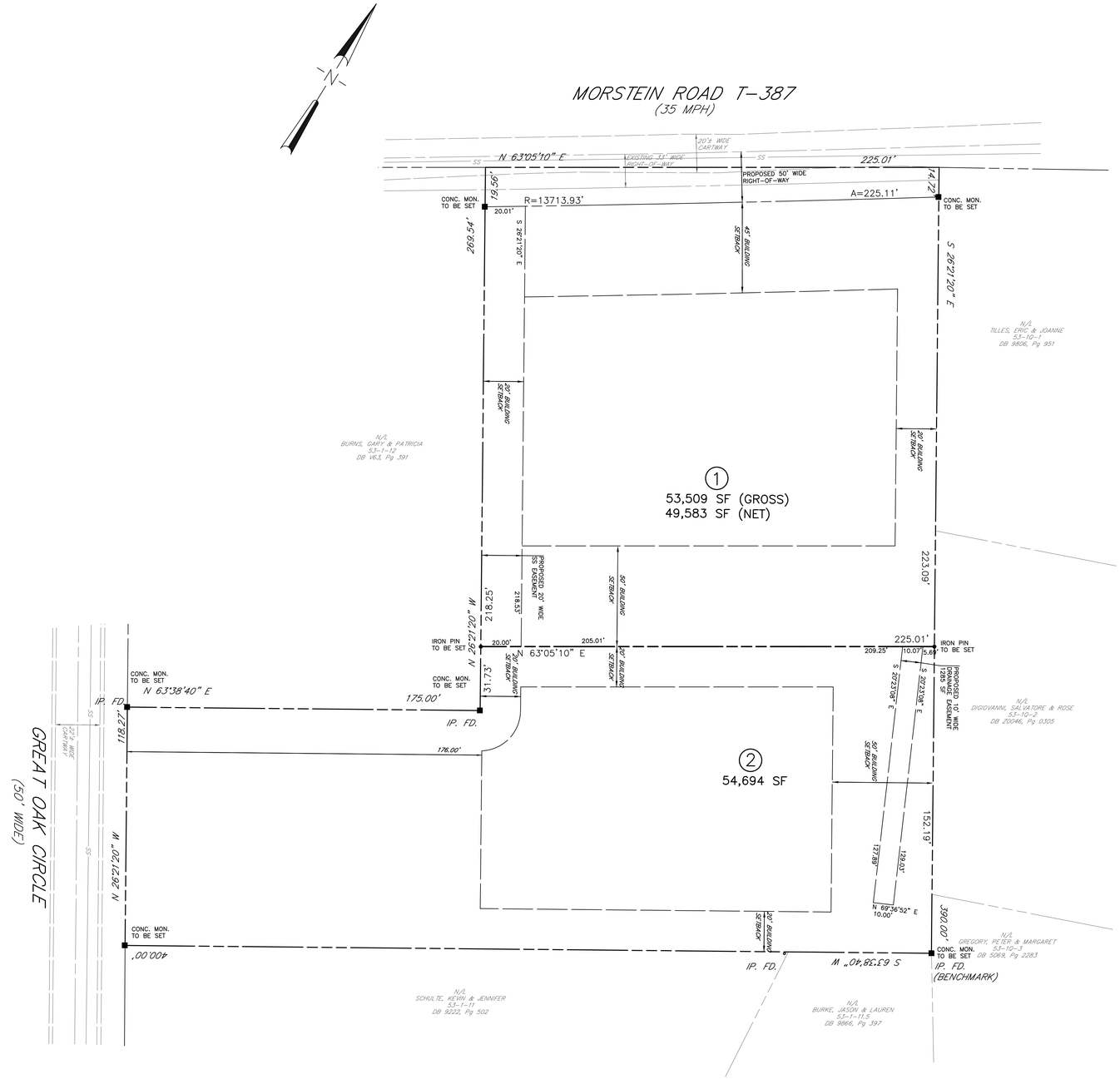
Paul Farkas

Paul Farkas
Senior Review Planner

cc: TJ Ward Construction, LLC
NePo Associates, Inc.

Revision	Description	Date	By

SITE LOCATION MAP 1"=1000'



LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING WATER COURSE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ZONING INFORMATION: AREA AND BULK REQUIREMENTS

R-2 LOW DENSITY SUBURBAN RESIDENTIAL DISTRICT

Description	Required	Existing	Lot 1 Proposed	Lot 2 Proposed
Lot Area	1.00 ac. min.	2.49 ac. (Gross) 2.43 ac. (Net)	1.23 ac. (Gross) 1.14 ac. (Net)	1.26 ac. (Gross) 1.26 ac. (Net)
Lot Width				
@ Building Setback	150 ft min.	118.27 ft.	225.1 ft.	150.4 ft.
@ Right-of-Way	60 ft min.	118.27 ft.	225.1 ft.	118.2 ft.
Building Setback Line				
Front Yard	45 ft min.	156.7 ft.	46.3 ft.	222.4 ft.
Rear Yard	50 ft min.	50.6 ft.	118.5 ft.	122.7 ft.
Side Yard	20 ft min.	11.8 ft.	60.6 ft.	26.1 ft.
Impervious Coverage	35% max.	4.7%	10.6%	12.6%
Building Coverage	25% max.	3.0%	7.1%	6.4%
Height of Structure	30 ft max.	25 ft.	30 ft max.	30 ft max.

OWNER:

OWNER, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

WE, _____ HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF EAST GOSHEN, COUNTY OF CHESTER AND COMMONWEALTH OF PENNSYLVANIA LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER/OWNER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE _____, WHO ACKNOWLEDGED THE COMPANY TO BE THE OWNER OF THIS SUBDIVISION, AND, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE OWNER BY HIMSELF, AS MANAGER

_____ _____
NOTARY PUBLIC SIGNATURE MY COMMISSION EXPIRES

ENGINEER:

THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMMONWEALTH OF PENNSYLVANIA, CHESTER COUNTY AND THE TOWNSHIP OF EAST GOSHEN.

_____
DANIEL POPPLEWELL, P.E.
PE – 039244 – E

SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA" AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS AND THAT ALL THE EXISTING MONUMENTS, PIPES, STONES, ETC. ARE AS SHOWN.

_____
LESLIE P. GIERSCH
SU-049227-E

BOARD OF SUPERVISORS:

REVIEWED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST GOSHEN TOWNSHIP THIS _____ DAY OF _____, 20 ____.

_____
(CHAIRMAN)

_____
(MEMBER)

_____
(MANAGER)

TOWNSHIP ENGINEER:

REVIEWED BY THE EAST GOSHEN TOWNSHIP ENGINEER, THIS _____ DAY OF _____, 20 ____.

_____
TOWNSHIP ENGINEER

PLANNING COMMISSION:

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

_____
CHAIRMAN

_____
MEMBER

RECORDER OF DEEDS – CHESTER COUNTY:

RECORDER IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, WEST CHESTER, PA IN PLAN BOOK_____, PAGE _____ ON THE _____ DAY OF _____, 20 ____.

_____
DEPUTY RECORDER OF DEEDS

Chester County Recorder of Deeds

PLAN SET DIRECTORY

1. PRELIMINARY SUBDIVISION PLAN
2. PRELIMINARY GRADING/SWM PLAN
3. PRELIMINARY CONSERVATION PLAN
4. NOTES
5. SITE DETAILS
6. POST CONSTRUCTION SWM PLAN

OWNER/APPLICANT

TJWARD CONSTRUCTION LLC
642 LANCASTER AVENUE
MALVERN, PA 19355
610-496-4010

1352 MORSTEIN ROAD

East Goshen Township, Chester County, Pennsylvania

PE –39244–E

PRELIMINARY
SUBDIVISION PLAN

NePo ASSOCIATES, INC.
Engineers, Surveyors & Environmental Scientists
458 E. KING ROAD MALVERN, PA 19355
(610) 429-0605

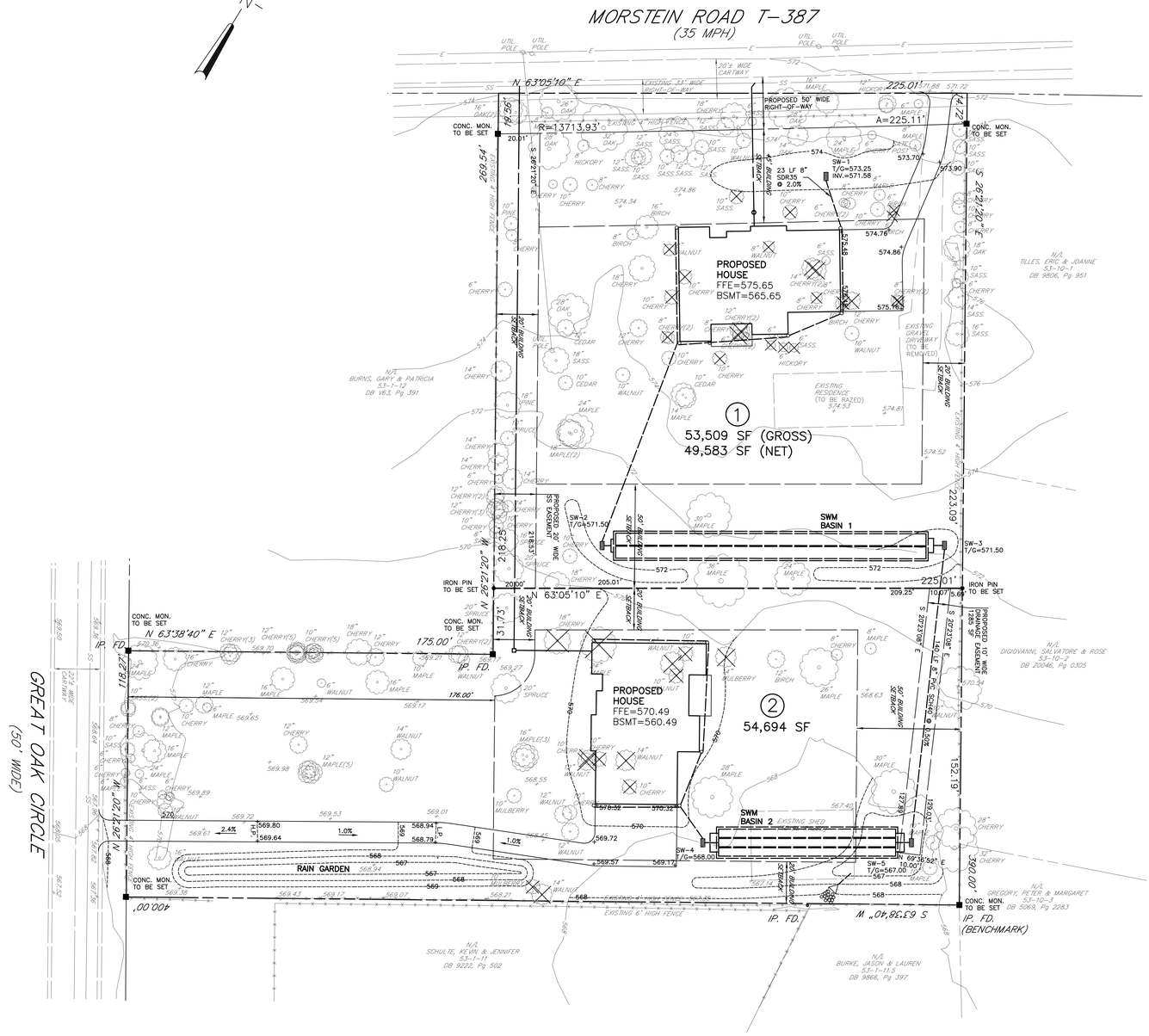
Date:	7/15/26
Scale:	1"=30'
Drawn By:	MWN
Checked By:	D.P.P.
Project Eng.:	D.P.P.
Project No.:	446-01
Dwg. No.:	446-01-1
Issued:	

SHEET 1 OF 6

Revision	Description	Date	By

LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING WATER COURSE
- 270 EXISTING SURFACE CONTOUR
- 270 PROPOSED SURFACE CONTOUR
- SS EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- W EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- G EXISTING GAS SERVICE
- PROPOSED GAS SERVICE
- E EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- MNe3 SURFACE SOIL TYPE
- LIMIT OF DISTURBANCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



SEE SHEET 4 FOR GENERAL NOTES

1352 MORSTEIN ROAD

East Goshen Township, Chester County, Pennsylvania

PRELIMINARY
GRADING/SWM PLAN

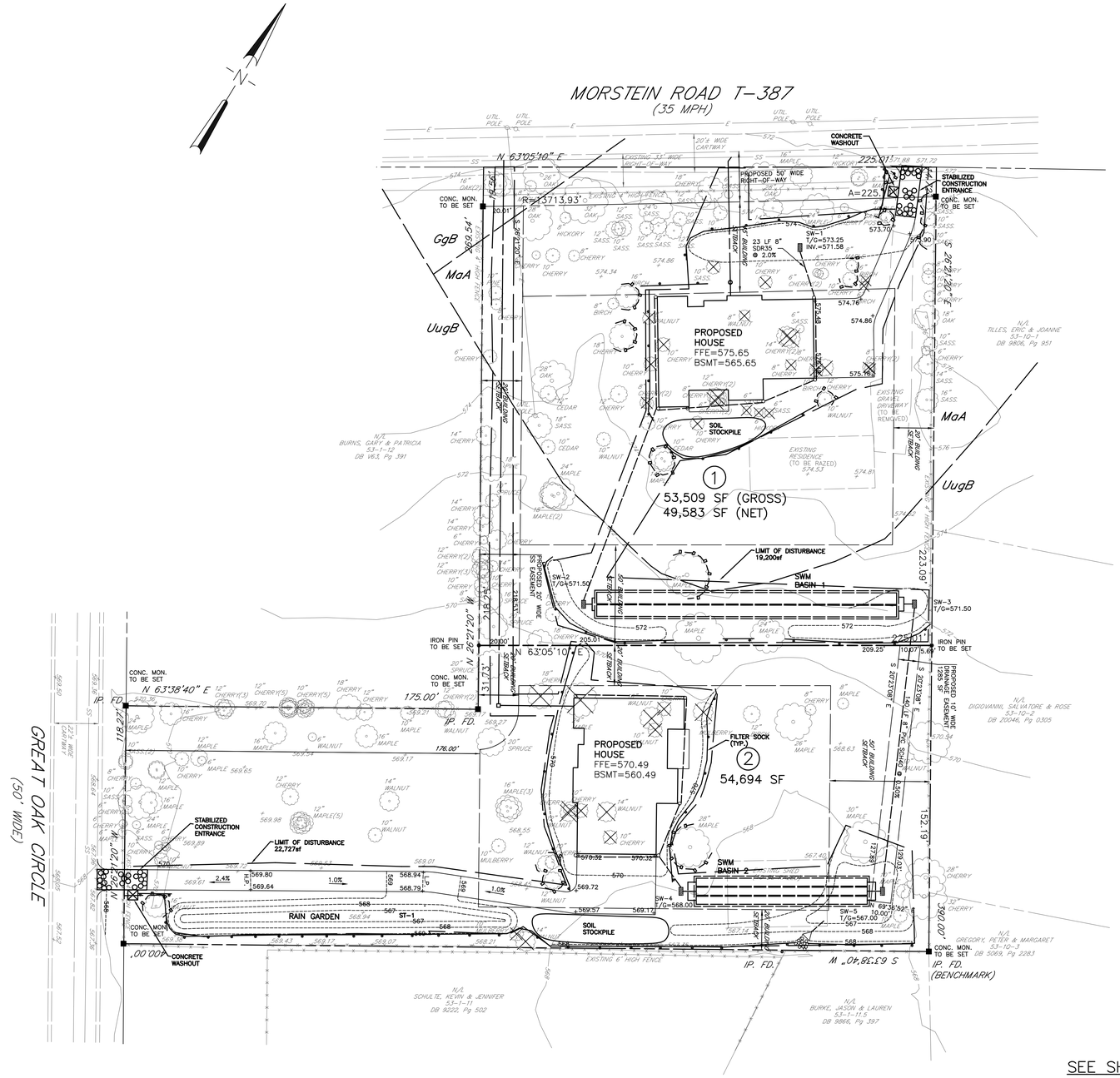
NePo ASSOCIATES, INC.
Engineers, Surveyors & Environmental Scientists
458 E. KING ROAD MALVERN, PA 19355
(610) 429-0605

PE -39244-E

Date:	7/15/26
Scale:	1"=30'
Drawn By:	MWN
Checked By:	D.P.P.
Project Eng.:	D.P.P.
Project No.:	446-01
Dwg. No.:	446-01-2
Issued:	

SHEET 2 OF 6

Revision	Description	Date	By



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- PROPOSED GAS SERVICE
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- PROPOSED ELECTRIC SERVICE
- MaA3 SURFACE SOIL TYPE
- LIMIT OF DISTURBANCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FILTER SOCK
- ORANGE TREE PROTECTION FENCING

SEE SHEET 4 FOR CONSERVATION NOTES

SOILS LEGEND

Symbol	Name, Slope	Soil Classification
GgB	Glenelg silt loam, 3–8% slopes	B
MaA	Manor loam, 0–3% slopes	B
UugB	Urban lands–Udorthents, 0–8% slopes	C

Source: Soil Survey of Chester County, Pennsylvania.

1352 MORSTEIN ROAD

East Goshen Township, Chester County, Pennsylvania

PRELIMINARY
CONSERVATION PLAN

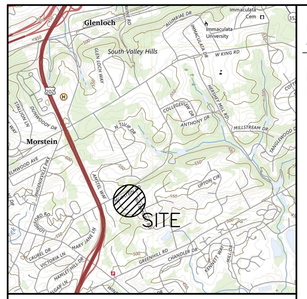
NePo ASSOCIATES, INC.
Engineers, Surveyors & Environmental Scientists
458 E. KING ROAD MALVERN, PA 19355
(610) 429-0605

PE -39244-E

Date:	7/15/26
Scale:	1"=30'
Drawn By:	MWN
Checked By:	D.P.P.
Project Eng.:	D.P.P.
Project No.:	446-01
Dwg. No.:	446-01-3
Issued:	

SHEET 3 OF 6

Revision	Description	Date	By



SITE LOCATION MAP 1"=1000'

LEGEND

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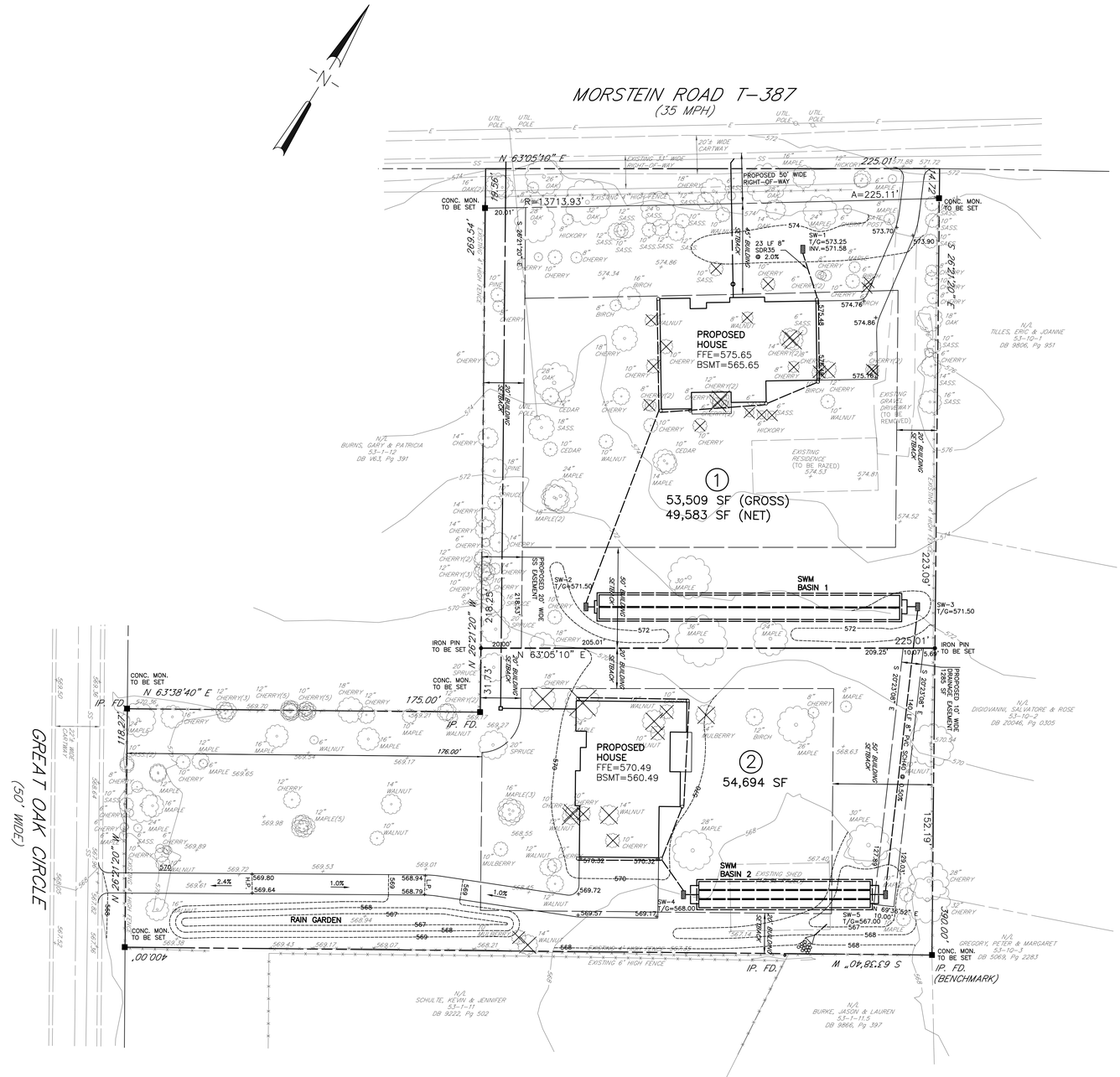

POST CONSTRUCTION OPERATION & MAINTENANCE NOTES:

THE INTENT OF THE POST DEVELOPMENT STORMWATER MANAGEMENT PLAN IS TO IDENTIFY ON SITE BEST MANAGEMENT BEST PRACTICES' FACILITIES, COLLECTIVELY REFERRED TO HEREIN AS BMP'S, ON THE PROJECT AND TO PROVIDE THE BUILDER AND PROPERTY OWNER WITH AN OUTLINE OF LONG-TERM STRATEGIES FOR THEIR MANAGEMENT. THE PRIMARY GOAL IS TO PROVIDE A COST-EFFICIENT MANAGEMENT STRATEGY FOR THE PROJECT'S BMP'S.

THE BUILDER SHALL CONSTRUCT AND/OR INSTALL ALL IMPROVEMENTS INCLUDING PLANTINGS, INFILTRATION FACILITIES, STORM DRAINAGE, STORMWATER MANAGEMENT BASINS AND OTHER LANDSCAPE BUFFERING FEATURES IDENTIFIED ON THE APPROVED PLANS.

THE MAINTENANCE AND ENHANCEMENT OF BMP'S SHALL BE GOVERNED BY THIS PLAN AND PERFORMED BY THE PROPERTY OWNER AFTER CONSTRUCTION OF THE IMPROVEMENTS. THIS PLAN ALSO PROVIDES THE FLEXIBILITY FOR THE OWNER TO PLANT FLOWERS AND/OR ADDITIONAL NATIVE SHRUBS AND TREES, SO LONG AS SUPPLEMENTAL LANDSCAPING DOES NOT CONFLICT WITH GUIDELINES DESCRIBED HEREIN.

THE INDIVIDUAL PROPERTY OWNER WILL OWN, MAINTAIN, AND FUND THE MANAGEMENT OF ALL BMP'S DESCRIBED IN THIS DOCUMENT. THE BMP'S SHALL BE MAINTAINED ON AN ONGOING BASIS IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THIS PLAN.

STORMWATER MANAGEMENT FACILITIES SHALL ALSO BE INSPECTED AND AS-BUILT DURING AND UPON COMPLETION OF INSTALLATION OF THOSE FACILITIES BY A REGISTERED PROFESSIONAL ENGINEER. UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES INSPECTION, A REPORT OUTLINING THE FINDINGS WILL BE SUBMITTED TO THE BUILDER. IF PROBLEMS ARE OBSERVED, CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY. IF MAJOR REPAIR IS REQUIRED, THE REPORT WILL BE FORWARDED TO THE TOWNSHIP, FOR THE TOWNSHIP ENGINEER TO APPROVE.

UPON COMPLETION OF THE IMPROVEMENTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF THE FOLLOWING AREAS, DESCRIBED BELOW:

1. LANDSCAPED AREAS: LANDSCAPED AREAS INCLUDE ALL ORNAMENTAL TREES AND SHRUBS, EXISTING WOODLANDS, MEADOW AREA, AND MAINTAINED LAWN AREAS LOCATED ON THE PROJECT. MANAGEMENT AND MAINTENANCE TASKS FOR EACH OF THESE AREAS ARE AS FOLLOWS:
   A. ORNAMENTAL TREES AND SHRUBS – ORNAMENTAL TREES AND SHRUBS ARE LOCATED THROUGHOUT THE PROJECT AND INCLUDE NATIVE CANOPY AND UNDERSTORY TREES, EVERGREENS, AND SHRUBS. A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT SHALL INSPECT ORNAMENTAL TREES AND SHRUBS ANNUALLY FOR THE FIRST 5 YEARS, PRUNING, FERTILIZING, AND REPLANTING WHERE NECESSARY. TREES SHOULD BE PRUNED TO A LOWEST BRANCHING HEIGHT OF 8 FEET. DISEASED OR DEAD TREES AND SHRUBS SHALL BE REPLACED WITH THE SAME SPECIES DESCRIBED ON THE APPROVED LANDSCAPE PLANS, UNLESS THE OWNER'S CONSULTANT FINDS SITE CONDITIONS FAVOR OTHER SPECIES. REPLACEMENT PLANTINGS SHALL BE OF NATIVE ORIGIN ONLY.
   B. LAWN AREAS – LAWN AREAS ARE LOCATED THROUGHOUT THE PROJECT. ALL LAWN AREAS SHALL BE MOWED AS NECESSARY AND MAINTAINED WITH GOOD GRASS COVER. THE HOMEOWNER SHALL HAVE THE RIGHT TO INSTALL ADDITIONAL LANDSCAPING IN THE LAWN AREAS.

2. WOODLAND AREAS: TO ENSURE WOODED AREAS SUPPORT NATIVE PLANTS AND WILDLIFE AND AFFORD SCENIC ENJOYMENT, PERIODIC REMOVAL, VIA MECHANICAL MEANS AND CHEMICAL APPLICATION, OF INVASIVE SPECIES MAY BE NECESSARY, PARTICULARLY ALONG WOODLAND EDGES. DYING, DISEASED, OR DEAD TREES, WHICH POSE RISKS TO HUMAN HEALTH AND SAFETY, MAY BE REMOVED.

   SPECIFIC MAINTENANCE TASKS IN THE FIRST YEAR INCLUDE:
   A. EARLY SPRING THROUGH LATE SUMMER – REMOVE NON-NATIVE VINES AND SHRUBS BY MANUAL MEANS AND BRUSH CUTING, USING AMBUSHER AS NECESSARY ALONG WOODLAND EDGES. MANUALLY PRUNE VINES FROM TREES AND SHRUBS. APPLY GLYPHOSATE HERBICIDE (ROUNDUP) TO NEW VINE GROWTH IN CLEARED AREAS AS NECESSARY.

   MAINTENANCE TASKS IN THE SECOND AND SUBSEQUENT YEARS INCLUDE:
   A. WINTER THROUGH SPRING – ASSESS AREA AND IDENTIFY ADDITIONAL LOCATIONS FOR CLEARING INVASIVE SPECIES, LIMITING SIZE AND LOCATION BASED ON ABILITY TO REPLANT AND MANAGE WITH NATIVE TREES AND SHRUBS. CONTINUE AMBUSHER CLEARING IN IDENTIFIED AREAS. PLANT ADDITIONAL OAKS, SHRUBS AND FLOWERING TREES IN NEWLY CLEARED AREAS. CONTINUE TO PLANT FLOWERING TREES ALONG EDGES, AND GRADUALLY REPLACE FLOWERING DOGWOOD WITH WITCH-HAZEL AND SHADBUSH IN THE UNDERSTORY.

3. STORMWATER MANAGEMENT FACILITIES: STORMWATER MANAGEMENT FACILITIES LOCATED ON THE PROJECT INCLUDE INDIVIDUAL SUBSURFACE STORMWATER BASINS. THESE FACILITIES SHALL BE MANAGED IN GOOD, CLEAN, UNOBSTRUCTED, AND PROPER OPERATING CONDITION. INSPECTION OF THESE FACILITIES THE HOMEOWNER SHALL TAKE PLACE ON AN ANNUAL BASIS. INSPECTION SHALL ALSO TAKE PLACE FOLLOWING 3" OR GREATER STORM EVENTS.

   STORMWATER MANAGEMENT FACILITIES ARE LOCATED TO THE REAR OF THE PROPOSED BUILDING AND UNDER THE PROPOSED PARKING AREA, INCLUDE SUBSURFACE INFILTRATION BASIN, INLETS, CULVERTS AND GRASS SWALES. THESE FACILITIES SHALL BE MANAGED IN GOOD, CLEAN, UNOBSTRUCTED, AND PROPER OPERATING CONDITION. INSPECTION OF THESE FACILITIES BY THE PROPERTY OWNER SHALL TAKE PLACE ON AN ANNUAL BASIS. INSPECTION SHALL ALSO TAKE PLACE FOLLOWING A MAJOR STORM EVENTS.

   INLETS AND SUBSURFACE SWM BASIN REMOVE GRATES AND RIMS ANNUALLY TO INSPECT FOR LEAKS AND STRUCTURAL INTEGRITY. ALL DEBRIS AND SEDIMENT TO BE REMOVED EVERY SIX (6) MONTHS. ALL SEDIMENT AND DEBRIS TO BE DISPOSED IN ACCORDANCE WITH CURRENT AND COUNTY REGULATIONS WITHIN THE LIMITS OF THEIR RESPECTIVE LOTS.

   THE PROPERTY OWNER IS RESPONSIBLE FOR ANNUAL AND POST-STORM INSPECTIONS OF BMP'S AFTER SETTLEMENT ON THIS PROERTY. THEY SHALL MAKE NOTE OF THE FOLLOWING CONDITIONS FOR EACH STORMWATER MANAGEMENT FACILITY:

   A. SWALES
   1. LOOK FOR BARE AREAS WITHIN THE SWALES. THESE AREAS SHOULD NOT BE ERODED OR BARE.
   2. ENSURE SWLAES ARE CLEAR OF OBSTRUCTIONS.
   3. ENSURE SWALES ARE NOT OVERGROWN WITH UNDERBRUSH AND TREES.

   B. INFILTRATION AREAS
   1. EXAMINE GRATES ABOVE INLET BOXES ADJACENT TO INFILTRATION AREAS. ENSURE THAT GRATES ARE FREE OF DEBRIS.
   2. LOOK FOR STANDING WATER IN THE BOTTOM OF THE INLET BOXES. INLET BOXES SHOULD EMPTY WITHIN 3 DAYS AFTER A STORM EVENT.
   3. IF PROBLEMS SUCH AS EROSION OR FACILITY MALFUNCTION ARE OBSERVED, THE ASSOCIATION SHALL CONTACT THE TOWNSHIP ENGINEER AND TAKE IMMEDIATE CORRECTIVE ACTION AS NECESSARY.

   IF PROBLEMS SUCH AS EROSION OR FACILITY MALFUNCTION ARE OBSERVED, THE BUILDER/OWNER SHALL CONTACT THE TOWNSHIP ENGINEER AND TAKE IMMEDIATE CORRECTIVE ACTION AS NECESSARY.

   THE ACTIVITIES AND TASKS REQUIRED BY THIS PLAN SHALL BE CONDUCTED TO PRESERVE AND PROTECT THE BMP'S.

APPLICANT ACKNOWLEDGEMENT

I, _____ (APPLICANT), HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO APPROVED BY THE MUNICIPALITY FOR A DETERMINATION OF ADEQUACY PRIOR TO THE CONSTRUCTION OF THE REVISED FEATURES.

_____
APPLICANT SIGNATURE

_____
APPLICANT PRINT

_____
DATE

ENGINEERS CERTIFICATION

I, DAN POPPLEWELL, ON THIS _____ DAY OF _____ 20___, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE EAST GOSHEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE NUMBER 195.

_____
DANIEL POPPLEWELL, P.E.
PE-39244E CIVIL ENGINEER

_____
DATE

1352 MORSTEIN ROAD

East Goshen Township, Chester County, Pennsylvania

OWNER/APPLICANT
TJWARD CONSTRUCTION LLC
642 LANCASTER AVENUE
MALVERN, PA 19355
610-496-4010

PE -39244-E

POST CONSTRUCTION
SWM PLAN

NePo ASSOCIATES, INC.
Engineers, Surveyors & Environmental Scientists
458 E. KING ROAD MALVERN, PA 19355
(610) 429-0605

Date:	7/15/26
Scale:	1"=30'
Drawn By:	MWN
Checked By:	D.P.P.
Project Eng.:	D.P.P.
Project No.:	446-01
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