

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

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

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. 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:

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

FORMAL MEETING – 7 p.m.

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

1 **NEW BUSINESS**

- 2 1. 1409 Manley Road - Prelim/Final 3-lot Subdivision – Those present for this were George
3 Maalouf, Andrew Campbell, and Christy Flynn. George thinks they did well on drainage and
4 meeting requirements. Easement size was discussed. Andrew spoke about the property.
5 Driveways were discussed. Right of way was discussed with Christy Flynn. Waivers were
6 discussed.
- 7 2. Aqua PA, between 620 & 622 Thorncroft Drive – Water Treatment Facility Expansion – Those
8 present from Aqua were Adin Ballas, Elizabeth Fox, and Jocelyn Juliano. Resident Kevin
9 Boylan, 708 Peach Tree Dr. was present. Adin reviewed the project to make water from the well
10 better. He explained that national standards were expanded. The existing wells have above
11 ground tanks that measure 3' x 12' high. Elizabeth explained that the existing ABC & D wells
12 are to be replaced and upgraded. She spoke about the existing building and how water goes
13 through it. An additional 240 sq. ft. is proposed. Proposing screening trees in the front. No
14 change to the driveway. John mentioned that Pennoni is requesting evergreen plantings. Dan D.
15 mentioned the noise level. Ernest suggested a pipeline study be considered. Dan T. asked if the
16 pumps are changing. They are replacing the pumps which are in the ground. John commented
17 that they need enough space for the project and future maintenance.
18 Kevin Boylan received a letter about this project since he is within 1,000 feet. He is pleased that
19 the plantings are included but he feels more needs to be included around the area.
20 Karen spoke about the need for additional landscaping/screening. Kelly explained future hearings
21 with BOS.
22 Dan T. moved that we recommend the BOS approve the Conditional Use application of Aqua
23 PA to expand and improve the groundwater well station located between 620 and 622 Thorncroft
24 Drive West Chester and incorporate additional screening in consultation with the Township
25 engineer. Mike seconded the motion. The motion passed unanimously.
26
27

28 **LIASION REPORT**

29 Board of Supervisors – Larry reported that the RFP for the Comp Plan went to 12 firms and is
30 being advertised. They began the budget process for 2027. He spoke about the Enewsletter that
31 will be available monthly.
32

33 **ANY OTHER MATTER**

34 None
35
36

37 **CORRESPONDENCE**

38 None
39
40

41 **ADJOURNMENT**

42 There being no further business, Dan T. made a motion to adjourn the meeting. Mike seconded the
43 motion. The meeting was adjourned at 8:20 pm.
44 The next regular meeting will be held on Tuesday October 27, 2026 at 7 p.m.
45

46 Respectfully submitted,
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51

Ruth Kiefer, Recording Secretary

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.

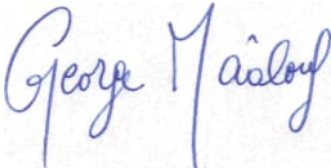
44. Please note additionally:

- 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 than 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**

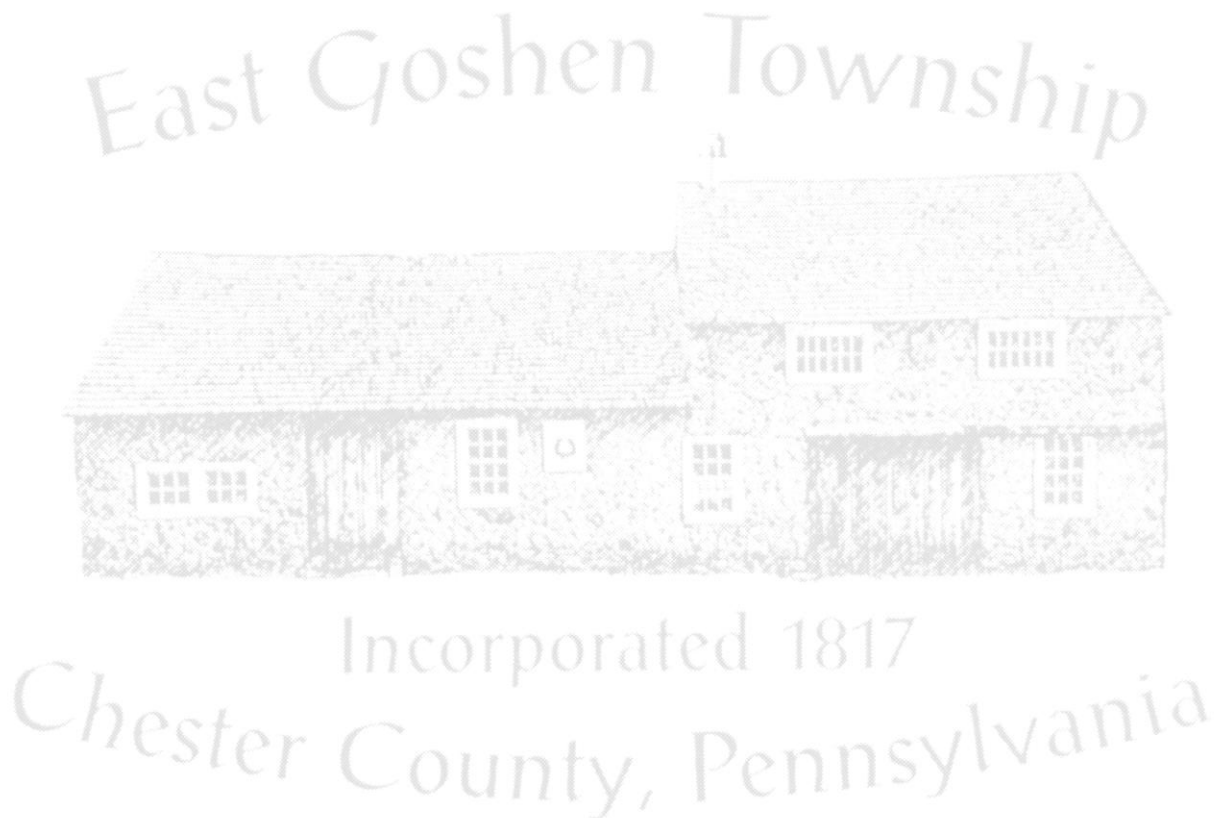
(4) Yard requirements for new lots on existing streets. For all new lots that abut an existing street which has a right-of-way less than that specified in Subsection A(3), the front and/or side street yard requirements shall be increased by the difference between the existing right-of-way and the right-of-way 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.



VICINITY MAP
SCALE: 1"=800'

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

AC	AIR CONDITION UNIT
CP	COMPOST FILTER SOCK
EF	EDGE OF PAVEMENT
FF	FINISH FLOOR
FY	FRONT YARD
G	GAS SERVICE
GFF	GARAGE FINISH FLOOR
IP	IRON PIN FOUND
IPS	IRON PIN TO BE SET
LD	LIMITS OF DISTURBANCE
LM	MONUMENT FOUND
MNS	MONUMENT TO BE SET
MS	SEWER MANHOLE
OE	OVERHEAD ELECTRIC
PS	PERMANENT SEED
RY	REAR YARD
SY	SIDE YARD
T	TREE
TBR	TO BE REMOVED
TP	TREE PROTECTION
ST	SOIL TEST PIT
WP	WATER VALVE

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 ENGINEER DATED 12/29/2025.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND THOROUGH INFORMATION PROVIDED BY THE UTILITY COMPANIES
WHILE SERVICE LOCATIONS ARE SHOWN, 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 Y, DEFINED AS "AREA OF MINIMAL HAZARD".
REFER TO FIRM MAP NUMBER 42029C02156 DATED SEPTEMBER 29, 2017, PANEL 215 OF 380.
10. A WETLAND ANALYSIS PREPARED BY HERBERT E. MAC COMBIE, INC. 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.
12. 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 INTO A 10 FT EASEMENT.
13. EXISTING IRON PINS ARE SHOWN AS CIRCLES LABELED AS "IP".
14. PROPOSED IRON PINS ARE SHOWN AS A CIRCLE LABELED "IPS". PROPOSED MONUMENT ARE SHOWN AS SQUARES LABELED "MNS".
15. RIGHT OF WAY SHOWN IS BASED ON A 33 FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
16. 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 85).
17. 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.
18. 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 SADD ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
19. THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
20. DO NOT MEASURE OF THIS PLAN.

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

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 240-10.6, REGARDING MINIMUM LOT SIZE; SECTION 240-27(A), REGARDING REQUIRED MINIMUM FRONT-YARD SETBACK. THE REQUEST FOR RELIEF/FROM MINIMUM LOT SIZE (PURSUANT TO § 240-10.6), TO FACILITATE THE PROPOSED SUBDIVISION OF THE PROPERTY INTO (3) LOTS, WAS CONDITIONALLY GRANTED BY THE BOARD. THE REQUEST FOR RELIEF PERTAINING TO FRONT-YARD SETBACK (PURSUANT TO § 240-27(A)) WAS DENIED DUE TO THE EXISTING SETBACK OF THE PROPOSED DWELLING LOT 2.67 IS 10.0 FEET, WHILE THE EXISTING SETBACK OF THE EXISTING DWELLING LOT 2.67 IS 10.0 FEET. THE BOARD VERBALLY GRANTED IN PART, DENIED IN PART, THE REQUESTED, DIMENSIONAL VARIANCE RELIEF FOR THE PROPERTY BY A UNANIMOUS (3-0) VOTE. THE FINAL APPROVAL, AS SUMMARIZED HEREBINAFORE, 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 TO THE PROPOSED PROJECT AND/OR DEVELOPMENT.
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 HEARING.
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 PRESERVED AS REQUIRED, THE APPLICANT SHALL REAPPLY AND REAPPEAR BEFORE THE EAST GOSHEN TOWNSHIP ZONING HEARING BOARD FOR ASSIGNED ZONING RELIEF.

1.	RECORD PLAN AND COVER SHEET	SHEET 1
2.	SITE GEOMETRY AND SIGHT TRIANGLES PLAN	SHEET 2
3.	EXISTING CONDITIONS AND SITE PREPARATION 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

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

		BY ALPHA DESIGNS, LLC	
		GME ENGINEERING	
CIVIL AND SITE DESIGN SPECIALISTS			
1117 CAROLINA AVE. • WEST CHESTER • PENNSYLVANIA			
PHONE - (610) 732-0707		EMAIL - GEORGE@MALPHADESIGNS.COM	
GMAIL-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. MALOUF	CHECKED BY: G. MALOUF	
DATE: 8-1-2008	CONTRACT NO: 2002-407	LAYOUT TITLE:	SHEET NO. OF 10

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.

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.

	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.

3- EROSION CONTROL

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.

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.

- 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.

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

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: _____

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



08-30-2026
GEORGE S. MAALOUF, PI

[illegible]

APPROVED BY



08-30-2026

		BY ALPHA DESIGNS, LLC	
		GME ENGINEERING	
CIVIL AND SITE DESIGN SPECIALISTS			
1117 CAROLINA AVE. • WEST CHESTER • PENNSYLVANIA			
PHONE - (610) 732-0707		EMAIL - GEORGE@MALPHADESIGNS.COM	
GMAIL-ALPHADESIGNS-PA.COM		WWW.ALPHADESIGNS-PA.COM	
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SCALE: AS NOTED		DRAWING NAME: 407-1409 MANLEY RD-GD-DWG	
DRAWN BY: G.S.M.		CHECKED BY: G. MALOUF	
DESIGNED BY: G. MALOUF		DATE: 8-1-2008	
CON. NO.: 2002-407		LAYOUT TITLE:	
DATE: 8-1-2008		SHEET NO. OF 10	



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

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

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."

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.

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

EQ

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

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

BY ALPHA DESIGNS, LLC

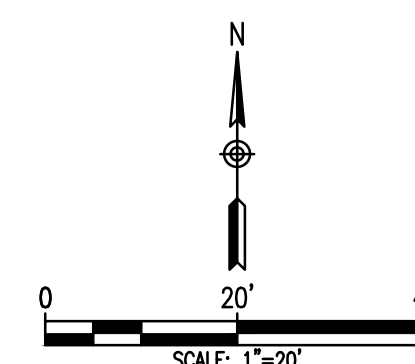
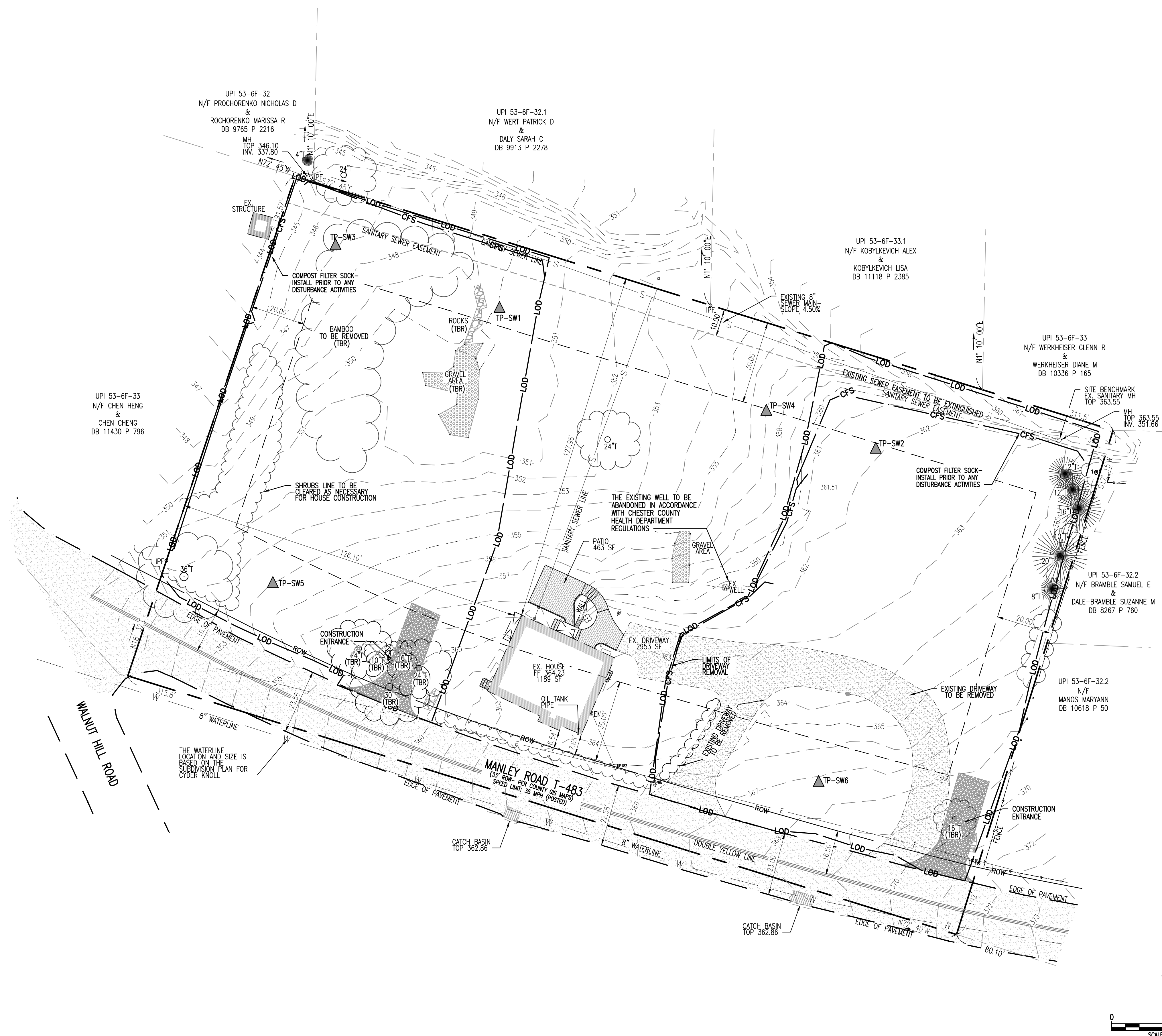
GME BY ALPHA DESIGNS, LLC **ENGINEERING**

CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE ○ WEST CHESTER ○ PENNSYLVANIA
PHONE- (610) 732-0707 ○ EMAIL- GEORGESMAALOUF111@GMAIL.COM
GMAALOUF@ALPHADESIGNS-PA.COM
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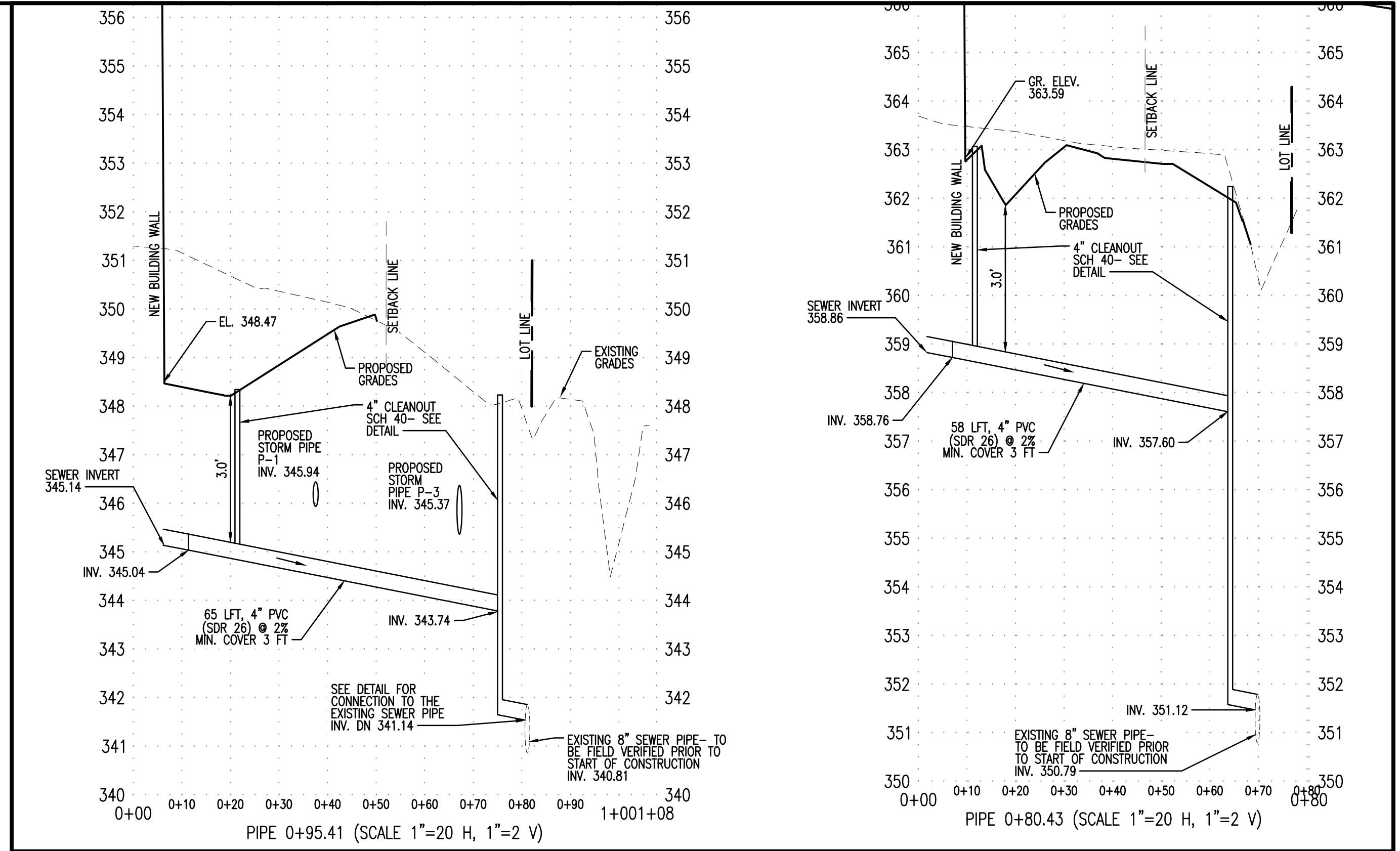
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SCALE: 1"=20'		DRAWING NAME: 407-1409 MANLEY RD-GO-.DWG	
DRAWN BY: G.S.M.		DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF
DATE: 8-1-2026	COMM. NO.: 2025-407	LAYOUT TITLE: C3	SHEET NO.: C3 OF 10.

8-1-2026	2025-407	C3	C3 of 10
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SCALE: 1"=20'		ANDREW LAMPBELL 2839@GMAIL.COM		BY ALPHA DESIGNS, LLC GME ENGINEERING CIVIL AND SITE DESIGN SPECIALISTS 1117 CAROLINA AVE ◦ WEST CHESTER ◦ PENNSYLVANIA PHONE - (610) 732-0707 ◦ EMAIL - GEORGESMAALOUF111@GMAIL.COM GMAALOUF@ALPHADESIGNS-PA.COM WWW.ALPHADESIGNS-PA.COM	
REVISIONS	REV. NO.	DATE	APPROVED BY		
REV. PER TWP ENGR. REV. LET. ON 09/22/26	1	10/04/26			
				THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION. SCALE: 1"=20' DRAWING NAME: 407-1459 MANLEY RD-GD-DWG DRAWN BY: G.S.M. DESIGNED BY: G.S.M. CHECKED BY: G. MAALOUF DATE: 2/15/2016 COMM. NO.: 2015-07 LAYOUT TITLE: SHEET NO.:	



**PROPOSED UTILITIES AND SEWER
LINES PROFILES 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	BY ALPHA DESIGNS, LLC GMEENGINEERING CIVIL AND SITE DESIGN SPECIALISTS 1117 CAROLINA AVE ◦ WEST CHESTER ◦ PENNSYLVANIA PHONE- (610) 732-0707 ◦ EMAIL- GEORGESMAALOUF111@GMAIL.COM GMAALOUF@ALPHADESIGNS-PA.COM WWW.ALPHADESIGNS-PA.COM																								
REV. PER TWP ENGR. REV LET. ON 09/22/26		1	10/04/26	COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER GEORGE S. MAALOUF FE07468 08-30-2026 <i>George S. Maalouf</i>																									
					THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.																								
					<table><tr><td colspan="2">SCALE: AS NOTED</td><td colspan="2">DRAWING NAME: 407_1409 MANLEY RD--GG--DWG</td></tr><tr><td colspan="2">DRAWN BY: G. MAALOUF</td><td colspan="2">DESIGNED BY: G.S.M.</td></tr><tr><td colspan="2">DATE: 8-1-2026</td><td colspan="2">CHECKED BY: G. MAALOUF</td></tr><tr><td colspan="2"></td><td colspan="2">COMM. NO.: 2025-407</td></tr><tr><td colspan="2"></td><td colspan="2">LAYOUT TITLE: CS</td></tr><tr><td colspan="2"></td><td colspan="2">SHEET NO: CS OF 10</td></tr></table>	SCALE: AS NOTED		DRAWING NAME: 407_1409 MANLEY RD--GG--DWG		DRAWN BY: G. MAALOUF		DESIGNED BY: G.S.M.		DATE: 8-1-2026		CHECKED BY: G. MAALOUF				COMM. NO.: 2025-407				LAYOUT TITLE: CS				SHEET NO: CS OF 10	
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URLD : URBAN LAND-GLADSTONE COMPLEX, 8 TO 25 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A.

12- NO ENCRUSTATION OR COMPACTION OF SOILS IS ALLOWED WITHIN THE TREE PROTECTION ZONE IN ACCORDANCE WITH NATURAL RESOURCE PROTECTION ORDINANCE 99-30A.2

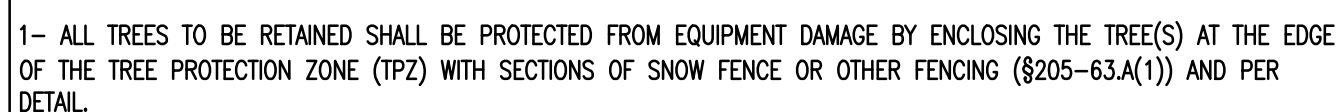
13- NO EQUIPMENT AND MATERIAL STAGING SHALL OCCUR WITHIN INFILTRATION PIT AREA. THE INFILTRATION PIT AREA SHALL BE PROTECTED AT ALL TIME.

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 RESUME WORK FROM AGENCIES IN CHARGE. UNFAVORABLE CONDITIONS ARE BUT NOT LIMITED TO HIGH WATER TABLE, SHALLOW BEDROCK.

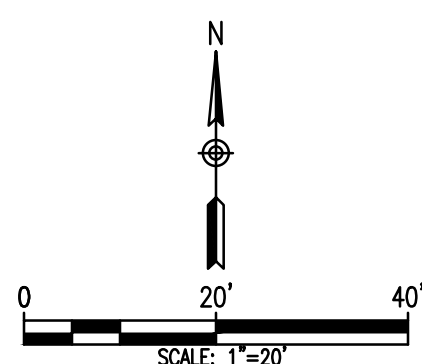
15- ANY DISTURBED AREAS NOT WORKED FOR OVER 4 DAYS SHOULD BE TEMPORARY STABILIZED.

- 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

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-SEED BY THE CONTRACTOR WITH THE SPECIFIED SEED MIX.



NOT TO SCALE



REVISIONS		REV. NO.	DATE	APPROVED BY	 GEORGE S. MAALOUF ENGINEER PE074817 <i>George S. Maalouf</i>	 GMEENGINEERING CIVIL AND SITE DESIGN SPECIALISTS 1117 CAROLINA AVE. o WEST CHESTER o PENNSYLVANIA PHONE - (610) 732-0707 o EMAIL - GEORGE.S.MAALOUF111@GMAIL.COM WWW.ALPHADESIGNS-PA.COM
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DRAWN BY: G.S.M.		DESIGNED BY: G. MAALOUF		DRAWING NAME: 407-1409 MANLEY RD-00-DWG		
DATE: 8-1-2026		CONC. NO.: 2025-407		LAYOUT TITLE: CR		
				SHEET NO.: CB OF 10		

20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

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]

UPI 53-6F-32
N/F PROCHORENKO NICHOLAS D
&
ROCHORENKO MARISSA R
DB 9765 P 2216

UPI 53-6F-32.1
N/F WERT PATRICK D
&
DALY SARAH C
DB 9913 P 2278

UPI 53-6F-33.1
N/F KOBYLKEVICH ALEX
&
KOBYLKEVICH LISA
DB 11118 P 2385

UPI 53-6F-33
N/F WERKHEISER GLENN R
&
WERKHEISER DIANE M
DB 10336 P 165

UPI 53-6F-32.2
N/F BRAMBLE SAMUEL E
&
DALE-BRAMBLE SUZANNE
DB 8267 P 760

UPI 53-6F-32.2
N/F
MANOS MARYANN
DB 10618 P 50

LEGEND

EXISTING

	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	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
	TREE / TREE STUMP
	TREE LINE
	SHRUB LINE
	METES AND BOUNDS
	CURB
	EDGE OF PAVEMENT
	WATER LINE
	SANITARY SEWER
	OVERHEAD ELECTRIC
	FENCE LINE
	STREET SOLID WHITE LINE
	STREET DOUBLE YELLOW LINE

EXISTING

	SOIL TEST PIT
	LIGHT POLE
	SIGN
	FIRE HYDRANT
	WATER VALVE
	IRON PIN FOUND
	MONUMENT FOUND
	ELECTRIC METER
	GAS METER
	SEWER MANHOLE
	SEWER CLEANOUT
	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
OFF	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

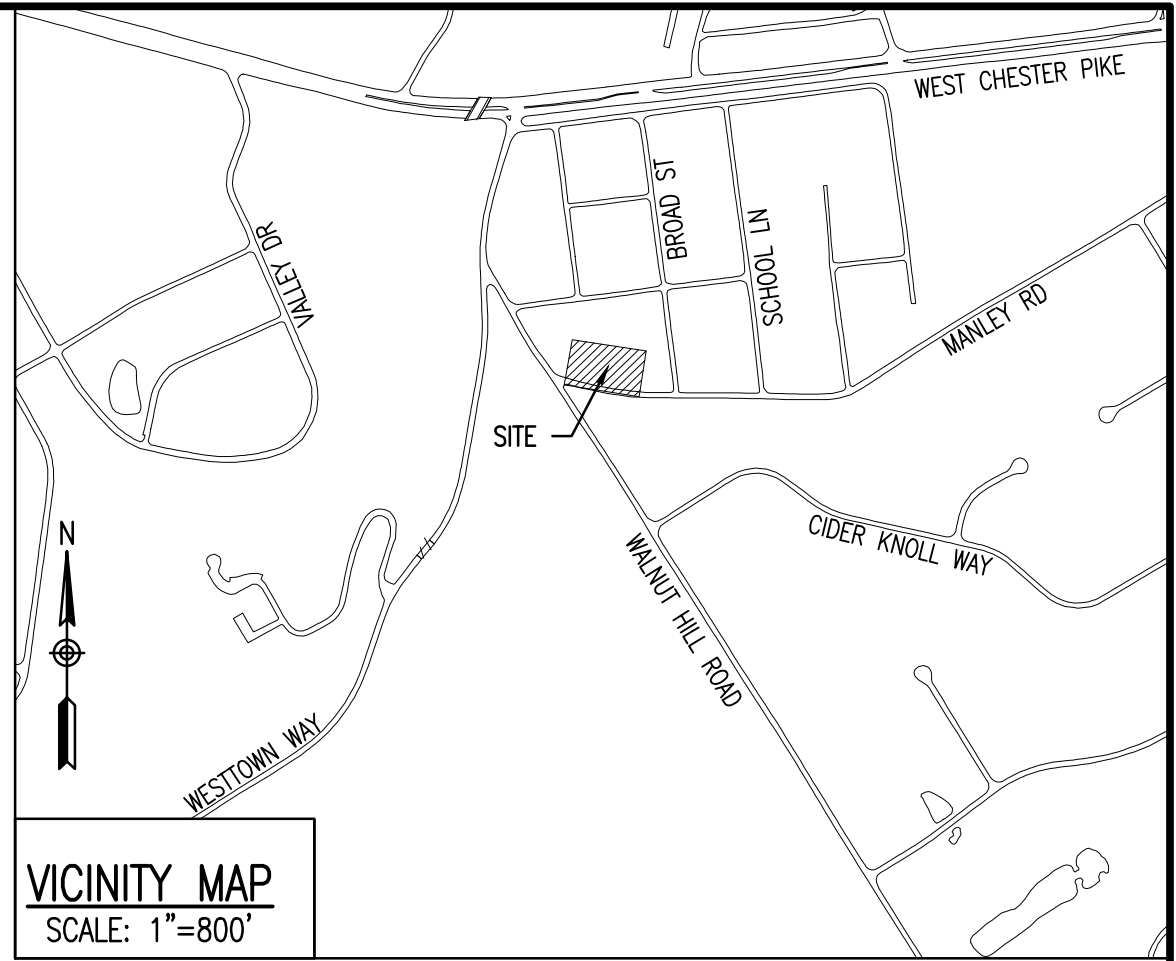
R-3: MEDIUM DENSITY SUBURBAN RESIDENTIAL

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.



VICINITY MAP
SCALE: 1"=800'

SITE DATA TABLE

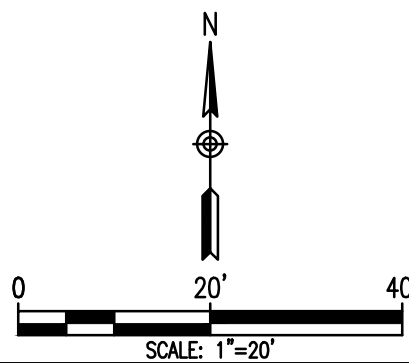
SURFACE TYPE	EXISTING (SF)
SITE AREA, BASE	60148
ROW AREA	7700
NET LOT AREA	52448
BUILDING COVERAGE	
HOUSE	1189
TOTAL BUILDING AREA=	1189
% BUILDING COVERAGE=	2.27
IMPERVIOUS COVER⁽¹⁾	
DRIVEWAY	2953
WALLS	18
PATIO	463
STEPS	19
TOTAL IMPERVIOUS=	4642
% IMPERVIOUS	8.85

GENERAL NOTES:

- THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY - DEED BOOK 11246 PAGE 965.
- EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERING DATED 12/29/2025.
- 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'
- 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.
- PER THE NATIONAL WETLANDS INVENTORY WEBSITE, NO WETLANDS ARE FOUND ON SITE.
- THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
- DO NOT MEASURE OFF THIS PLAN.
- THIS LOT IS SERVED BY PRIVATE WELL AND PUBLIC SEWER SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS..
- RIGHT OF WAY SHOWN IS BASED ON A 33-FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED
- HORIZONTAL BEARINGS BASED ON DEED BOOK 11246 PAGE 965.

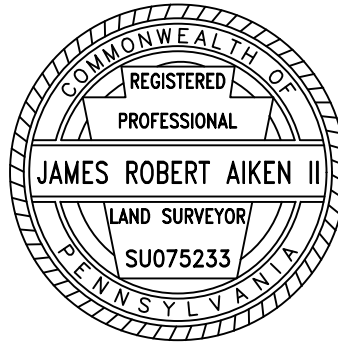
SITE SURVEY PLAN

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



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 O WEST CHESTER O PENNSYLVANIA
PHONE- (610) 732-0707 O EMAIL- GEORGESMALOUF111@GMAIL.COM
GMAIL:GJMALPHADESIGNS-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: 409_1409 MANLEY RD-S_JRA SEALED.DWG

DRAWN BY: G.S.M.	DESIGNED BY: G. MALOUF	CHECKED BY: G. MALOUF
DATE: 09/03/2026	COMAL. NO.: 2025-407	LAYOUT TITLE: 51
		SHEET NO.: 09 OF 10

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

2- SALDO §205-7:

3- SALDO \$240-25-C.6:

LEGEND

EXISTING



ABBREVIATIONS LEGEND:

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

- (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.

SETRACKS APPROPRIATIONS

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 GEC ENGINEER 22/29/2025.
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 FLOOD MAP NUMBER 4200202150 DATED SEPTEMBER 19, 2017, PANEL 215 OF 580.
8. A WETLAND ANALYSIS PREPARED BY "KREBBERT & WAGNER" 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 "IPI".
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.
14. THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GEC ENGINEERING.
15. DO NOT MEASURE OF THIS PLAN.

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 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 53-6F-32 & 53-6F-32.1).
4. DEEDS OF PARCEL 53-6F-32.3. DEED BOOK 10816, 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:

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.

FOR

20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@GMAIL.COM

BY ALPHA DESIGNS, LLC

THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF

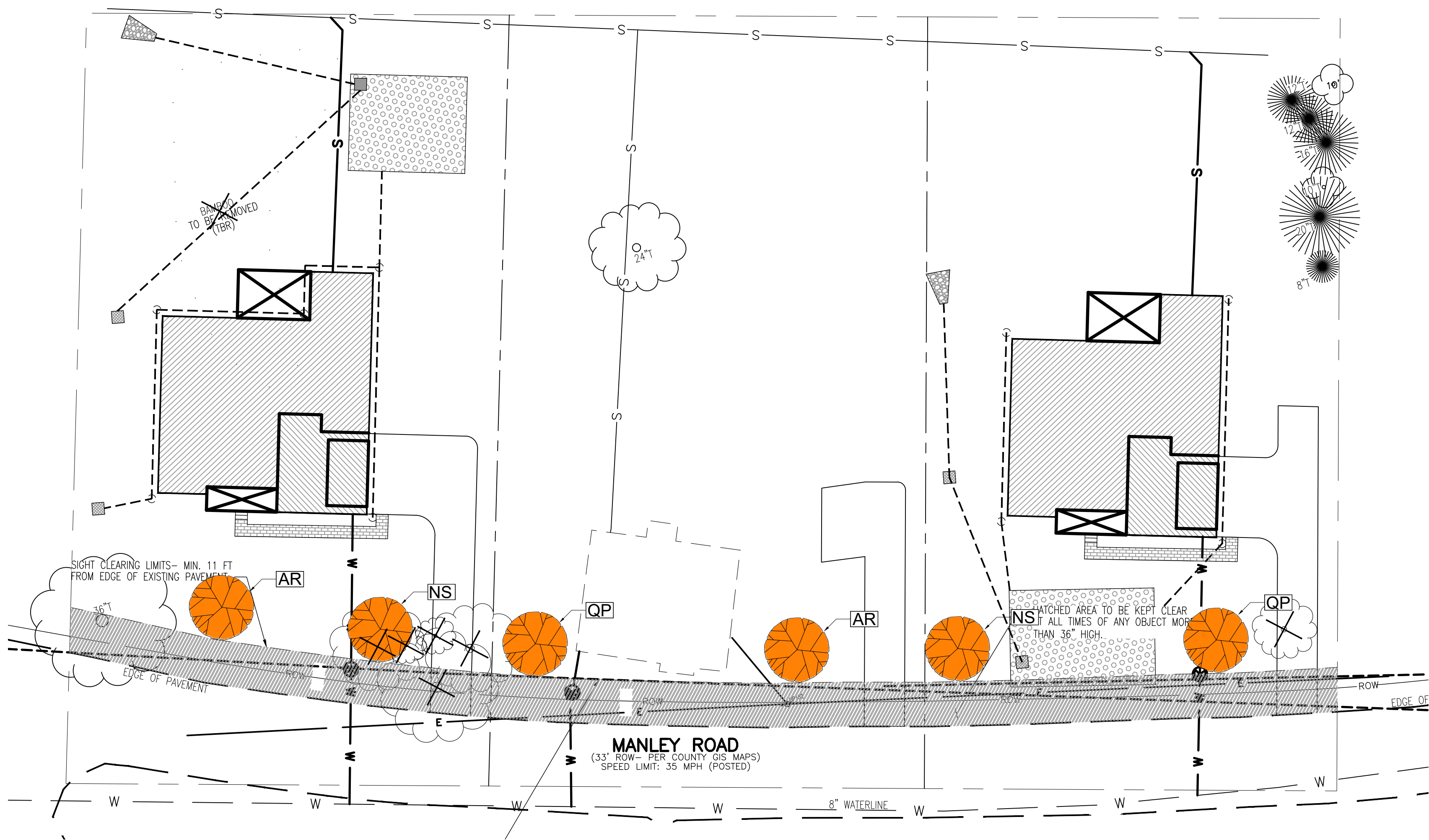
DRAWN BY:		DESIGNED BY:	CHECKED BY:
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0	DRAWN BY: G.S.M.	DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF
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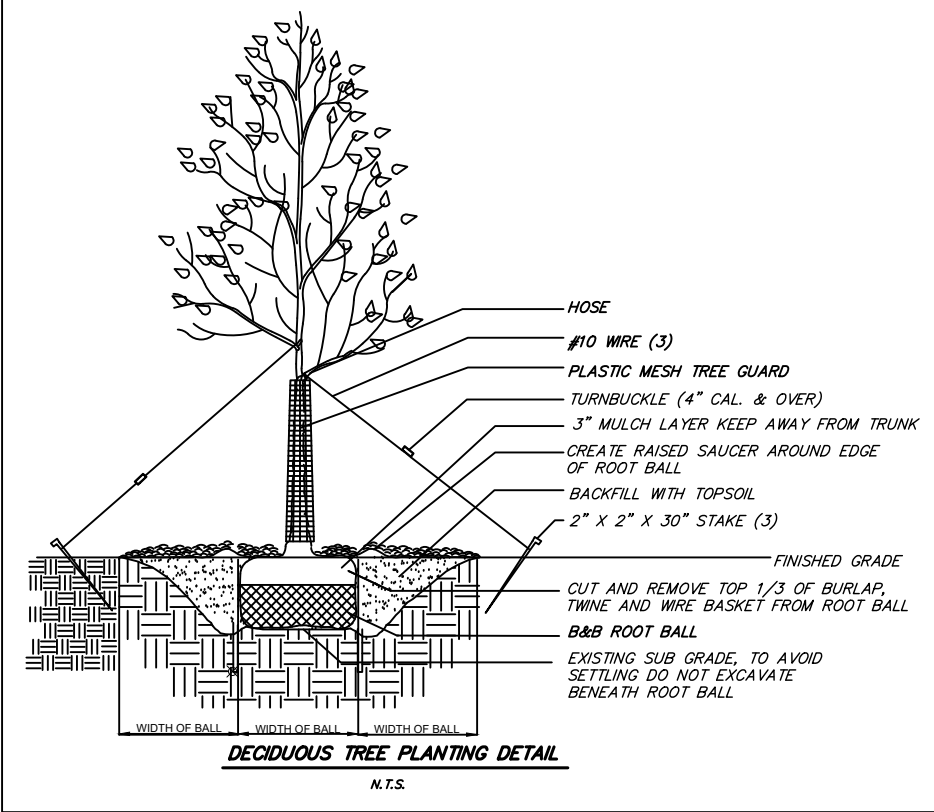
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01/01/2026	2025-407	S3	1 OF 1
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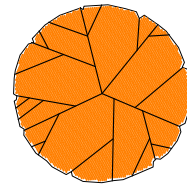
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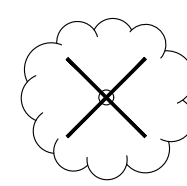


LANDSCAPE PLAN
SCALE: 1" = 20'



PLAN KEY

 PROPOSED TREE

 TREE TO BE REMOVED

PLANT SCHEDULE				
DECIDUOUS TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	2	ACER RUBRUM	RED MAPLE	3\"/>

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
2999 HORSESHOE DRIVE, COLLEGEVILLE, PA 19426
jshandra@gmail.com • 610-630-4599

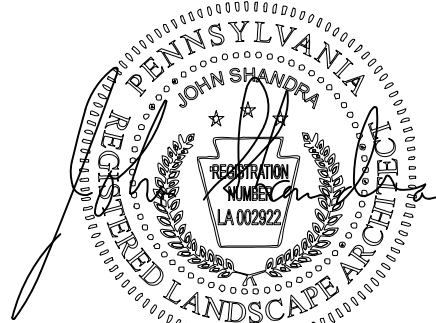
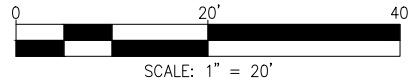
PROJECT:
CAMPBELL PROPERTY
1409 MANLEY ROAD
EAST GOSHEN TOWNSHIP

TITLE:
LANDSCAPE PLAN
SHEET 1 of 1

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



PA LICENSE #: LA-002922



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.

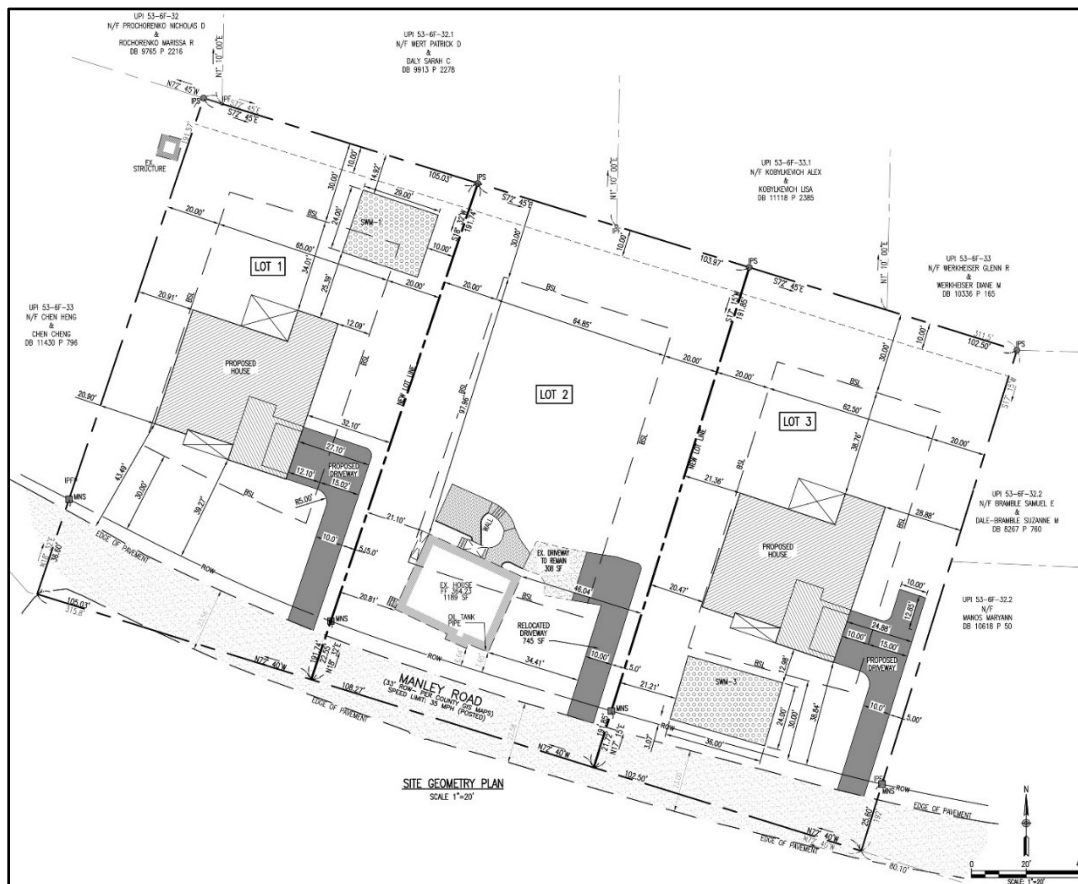
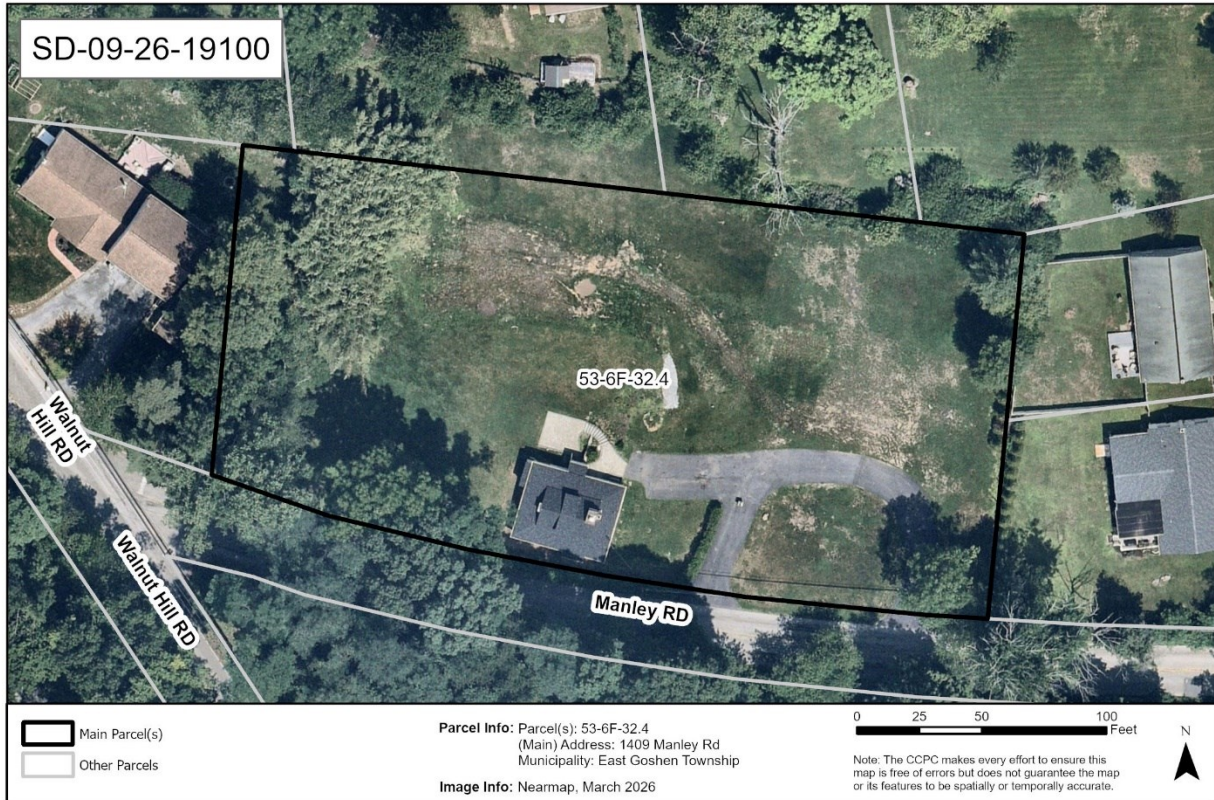
PROJECT SUMMARY:

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.

Page: 4
Re: Preliminary/Final Subdivision - 1409 Manley Road
East Goshen Township – SD-09-26-19100

Stormwater Management:

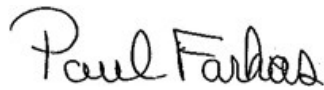
5. Land disturbance and land development activities that occur within Chester County must comply with the ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. To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

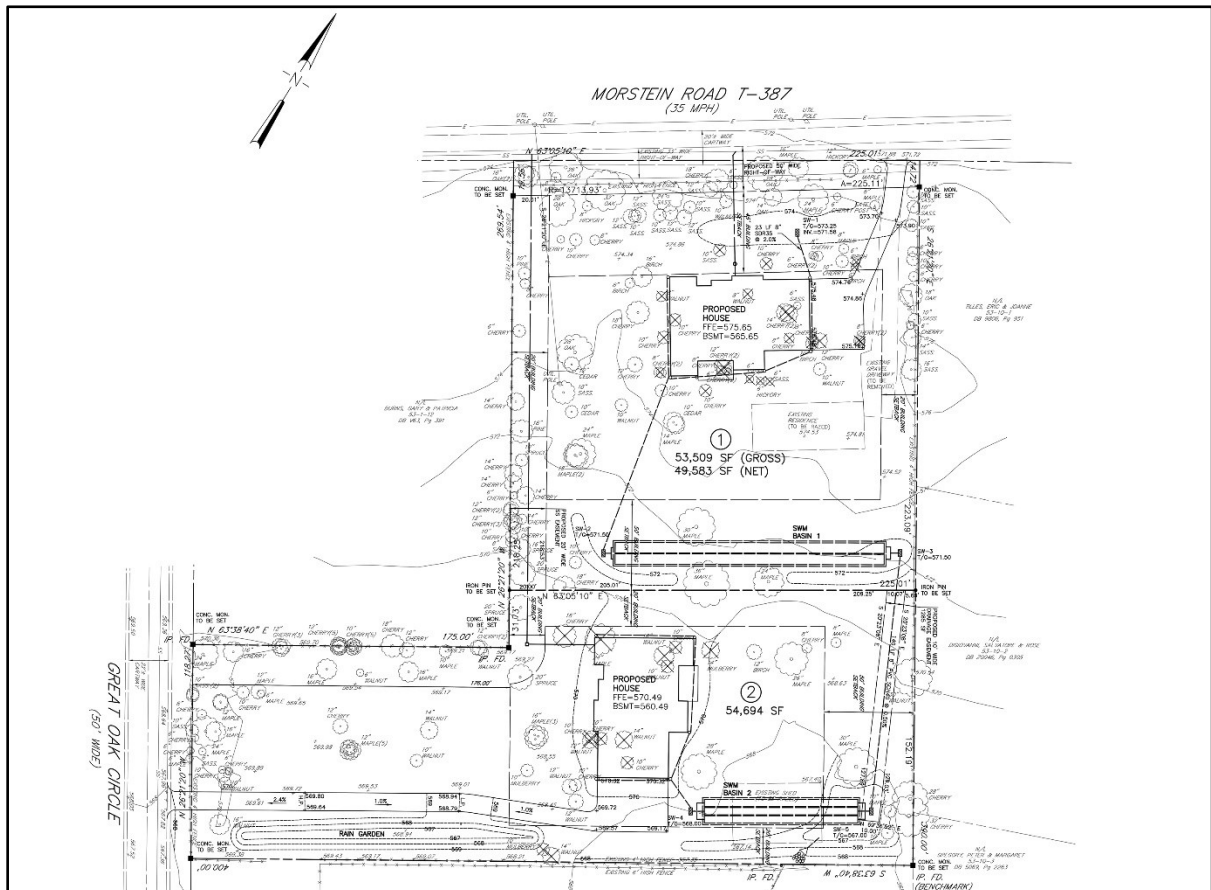
PROJECT SUMMARY:

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.

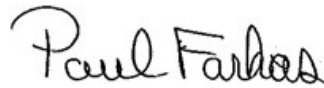
Page: 4

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

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.

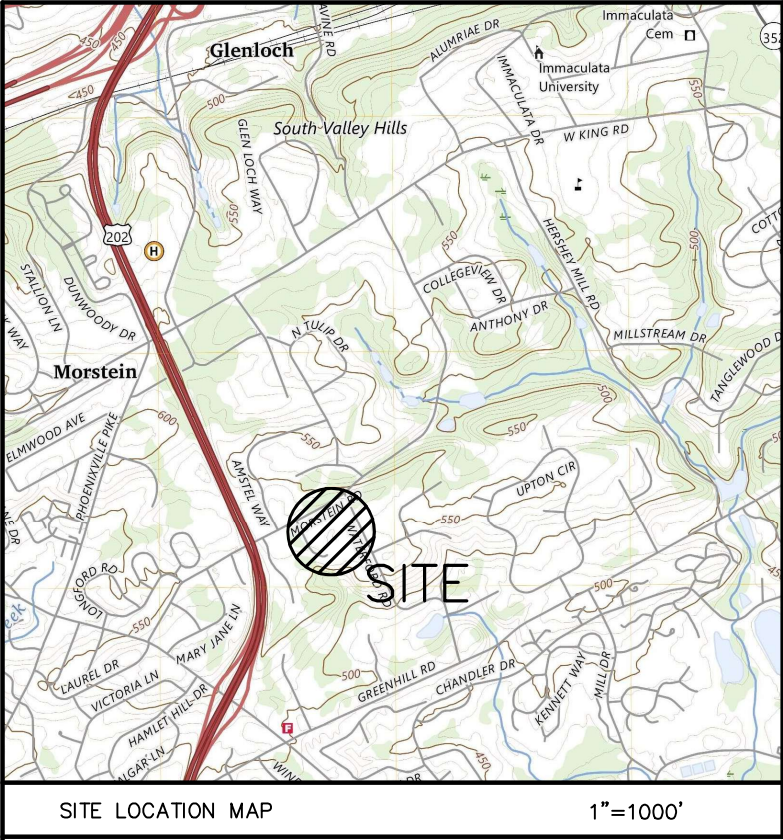
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you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

Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

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



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.	

PLAN SET DIRECTORY

- PRELIMINARY SUBDIVISION PLAN
- PRELIMINARY GRADING/SWM PLAN
- PRELIMINARY CONSERVATION PLAN
- NOTES
- SITE DETAILS
- 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



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

Chester County Recorder of Deeds

PE - 039244-E

GREAT OAK CIRCLE
(50' WIDE)

N/A
BURNS, GARY & PATRICIA
53-1-12
DB 9806, Pg. 951

N/A
SCHULTE, KEVIN & JENNIFER
53-1-11
DB 9222, Pg. 502

N/A
BURKE, JASON & LAUREN
53-1-11.5
DB 9866, Pg. 397

N/A
DIGIOVANNI, SALVATORE & ROSE
53-10-2
DB 20046, Pg. 0305

N/A
TILLES, ERIC & JOANNE
53-10-1
DB 9806, Pg. 951

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
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 ____.

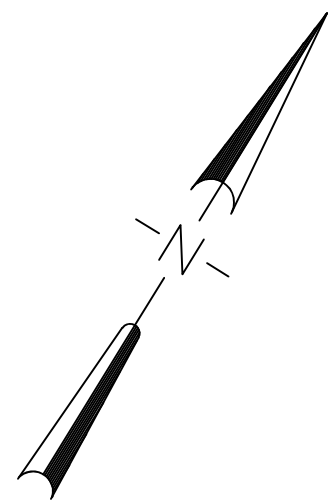
CHAIRMAN

MEMBER

RECORDER OF DEEDS - CHESTER COUNTY:

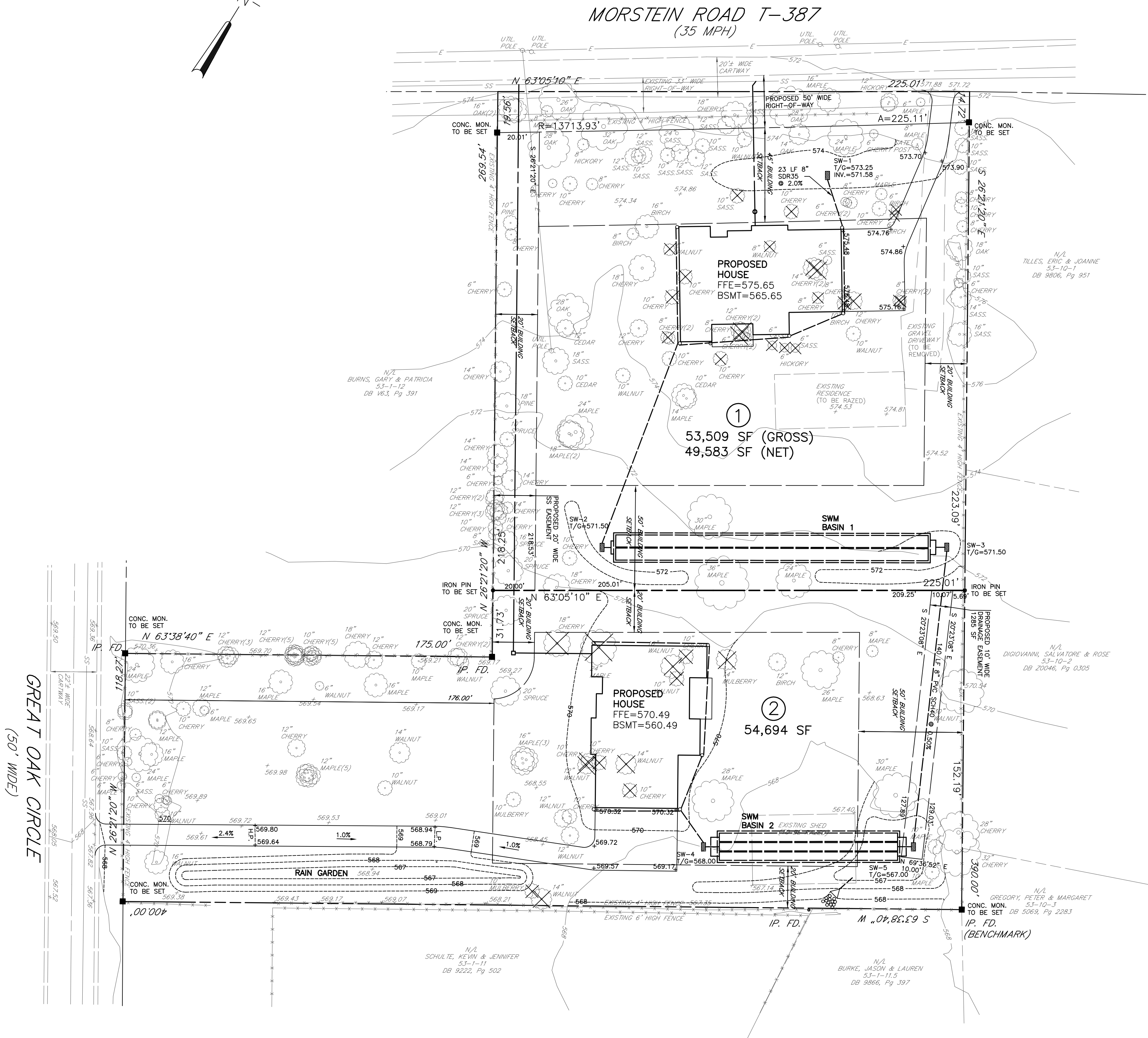
RECORDER IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, WEST CHESTER, PA IN
PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 20 ____.

DEPUTY RECORDER OF DEEDS



LEGEND

	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING WATER COURSE
	EXISTING SURFACE CONTOUR
	PROPOSED SURFACE CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE
	EXISTING GAS SERVICE
	PROPOSED GAS SERVICE
	EXISTING ELECTRIC SERVICE
	PROPOSED ELECTRIC SERVICE
	SURFACE SOIL TYPE
	LIMIT OF DISTURBANCE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

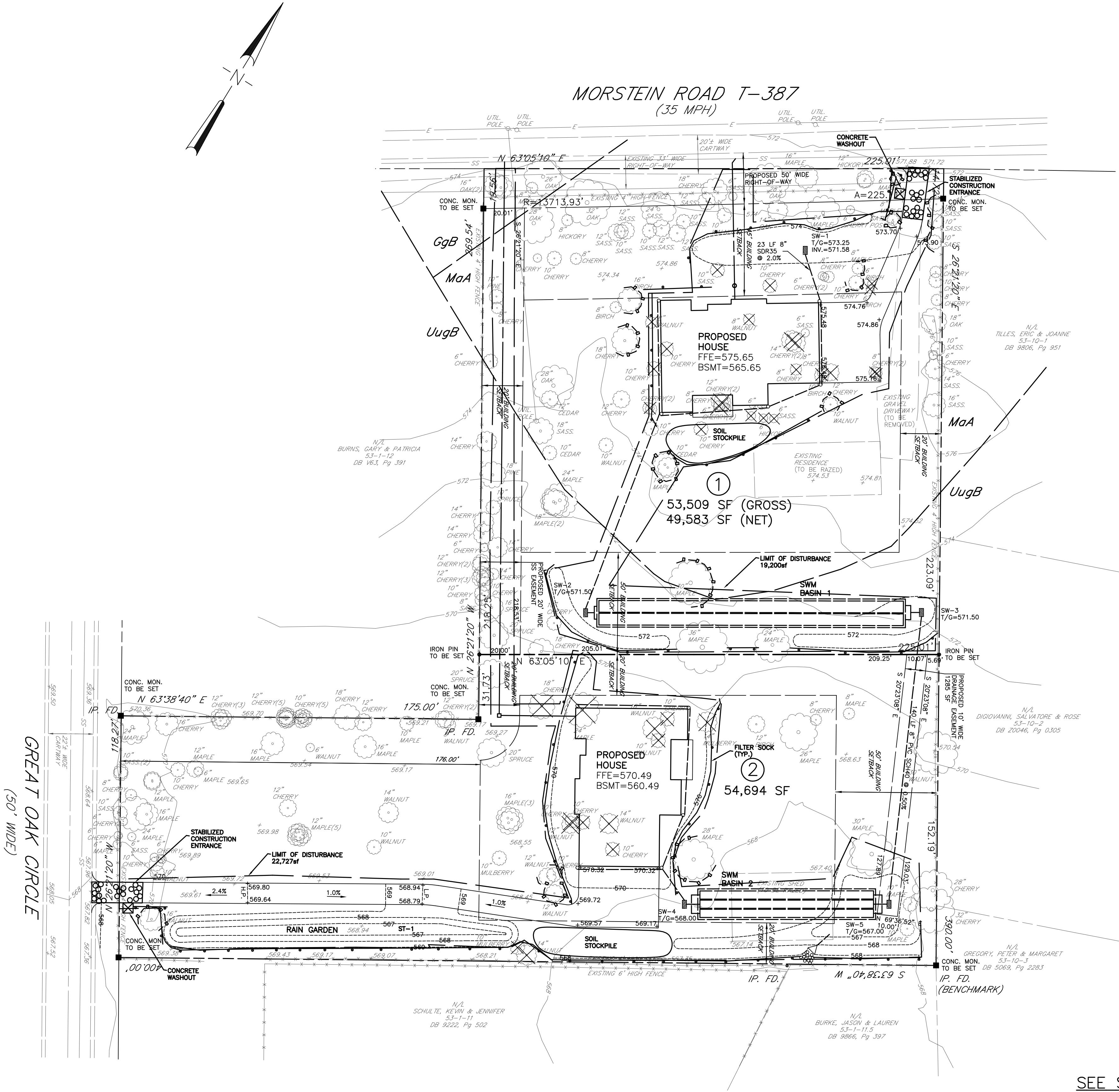


SEE SHEET 4 FOR GENERAL NOTES

1352 MORSTEIN ROAD
East Goshen Township, Chester County, Pennsylvania

PE - 39244-E		PRELIMINARY GRADING/SWM PLAN		Date: 7/15/26	SHEET 2 OF <u>6</u>
				Scale: 1"=30'	
				Drawn By: MWN	
				Checked By: D.P.P.	
				Project Eng.: D.P.P.	
		NePo ASSOCIATES, INC.		Project No.: 446-01	
		Engineers, Surveyors & Environmental Scientists		Dwg. No.: 446-01-2	
		458 E. KING ROAD MALVERN, PA 19355		Issued:	
		(610) 429-0605			

LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING WATER COURSE
	EXISTING SURFACE CONTOUR
	PROPOSED SURFACE CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER SERVICE
	PROPOSED WATER SERVICE
	EXISTING GAS SERVICE
	PROPOSED GAS SERVICE
	EXISTING ELECTRIC SERVICE
	PROPOSED ELECTRIC SERVICE
	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

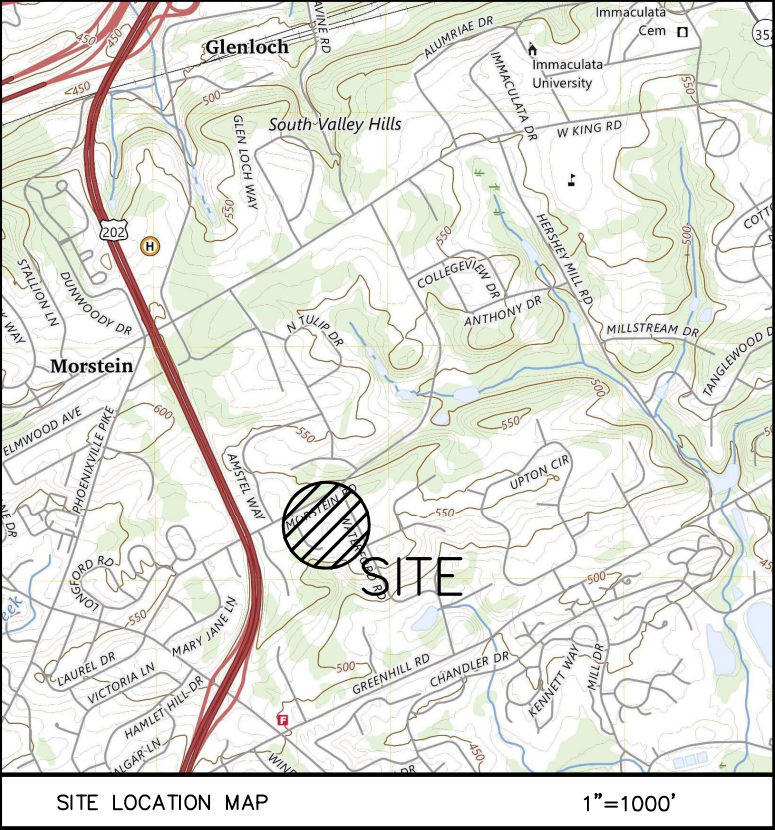
Symbol	Name, Slope	Soil Classification
GgB	Glenelg silt loam, 3–8% slopes	B
MaA	Manor loam, 0–3% slopes	B
UugB	Urban lands–Udorthents, 0–8% slopes	C

Source: Soil Survey of Chester County, Pennsylvania.

1352 MORSTEIN ROAD

East Goshen Township, Chester County, Pennsylvania

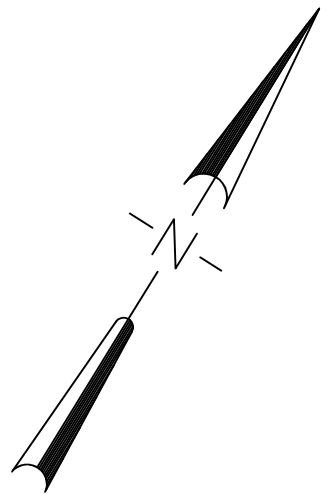
	PRELIMINARY CONSERVATION PLAN	Date: 7/15/26	SHEET 3 OF 6
	NePo ASSOCIATES, INC.	Scale: 1"=30'	
	Engineers, Surveyors & Environmental Scientists	Drawn By: MWN	
	458 E. KING ROAD MALVERN, PA 19355	Checked By: D.P.P.	
	(610) 429-0605	Project Eng.: D.P.P.	
		Project No.: 446-01	
		Dwg. No.: 446-01-3	
		Issued:	



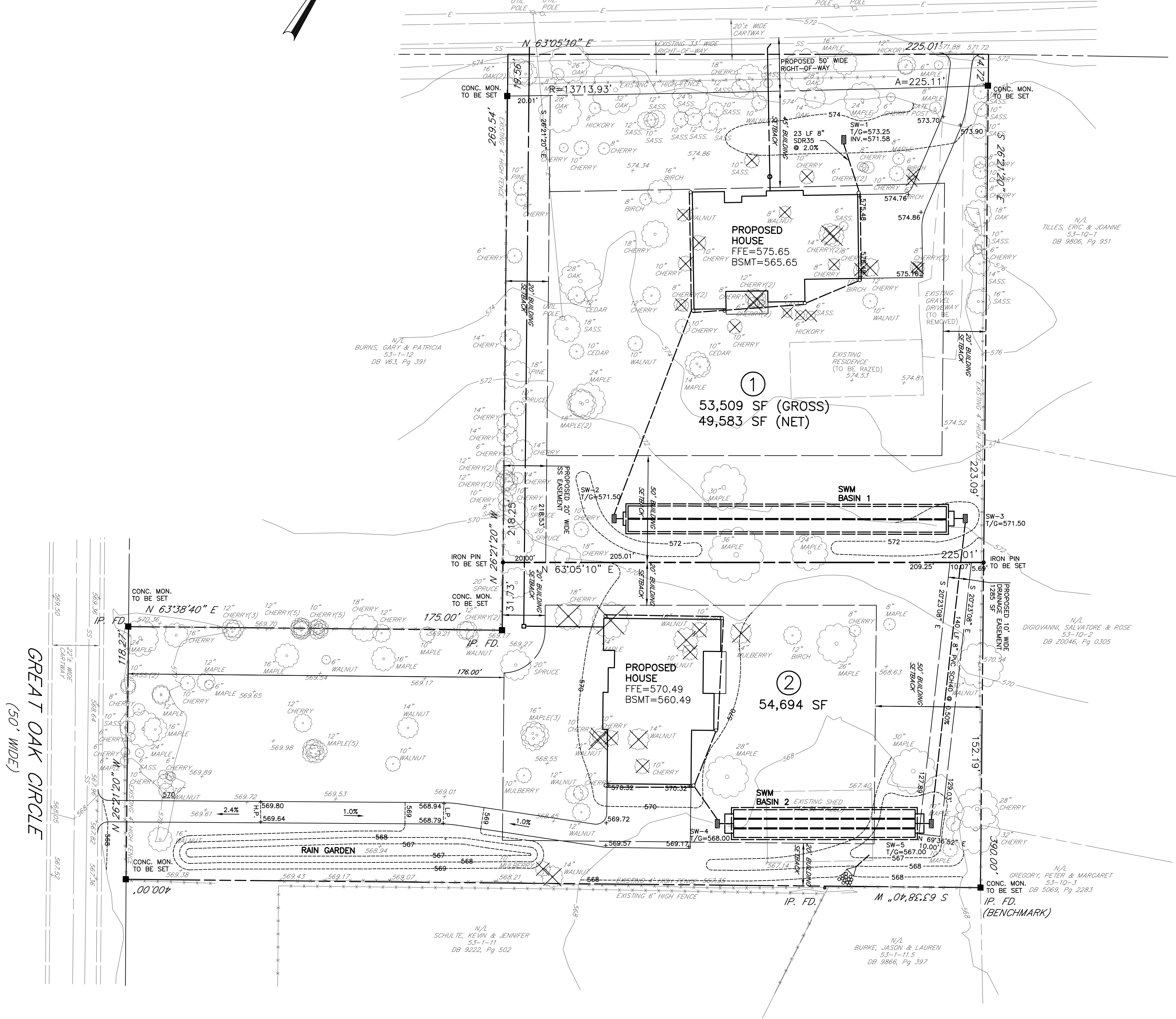
LEGEND

---	EXISTING PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING WATER COURSE
---	EXISTING SURFACE CONTOUR
---	PROPOSED SURFACE CONTOUR
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER SERVICE
---	PROPOSED WATER SERVICE
---	EXISTING GAS SERVICE
---	PROPOSED GAS SERVICE
---	EXISTING ELECTRIC SERVICE
---	PROPOSED ELECTRIC SERVICE
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED

GREAT OAK CIRCLE
(50' WIDE)



MORSTEIN ROAD T-387 (35 MPH)



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:

- 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:
 - 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.
 - 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.
- 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 CUTTING, USING AMBUSER 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 AMBUSER 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.

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 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 EVENT.

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:

- SWALES**
 - LOOK FOR BARE AREAS WITHIN THE SWALES. THESE AREAS SHOULD NOT BE ERODED OR BARE.
 - ENSURE SWALES ARE CLEAR OF OBSTRUCTIONS.
 - ENSURE SWALES ARE NOT OVERGROWN WITH UNDERBRUSH AND TREES.
- INFILTRATION AREAS**
 - EXAMINE GRATES ABOVE INLET BOXES ADJACENT TO INFILTRATION AREAS. ENSURE THAT GRATES ARE FREE OF DEBRIS.
 - LOOK FOR STANDING WATER IN THE BOTTOM OF THE INLET BOXES. INLET BOXES SHOULD EMPTY WITHIN 3 DAYS AFTER A STORM EVENT.
 - 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

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	SHEET
Scale: 1"=30'	
Drawn By: MWN	
Checked By: D.P.P.	
Project Eng.: D.P.P.	
Project No.: 446-01	
Dwg. No.: 446-01-6	
Issued:	