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HUGH J. PURNELL, JR., *Member*

## Board of Supervisors

CASEY LALONDE, *Township Manager*

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twp@westgoshen.org  
www.westgoshen.org

December 3, 2020

Mr. William E. Freas  
Goshen Leisure Development Inc.  
211 Carter Drive  
West Chester, PA 19382

Subject: Subdivision Application No. 20200008  
Reconfigure Building Three – Flex Space  
11 Hagerty Boulevard

Dear Mr. Freas:

West Goshen Township is in receipt of the following information prepared by Edward B. Walsh and Associates, Inc. for reconfiguration of Building Number Three at 11 Hagerty Boulevard in West Goshen Township.

1. The Application dated October 27, 2020.
2. Stormwater Management Report latest revision dated October 26, 2020.
3. Drawings for Project No. 2188, sheets 1 thru 13 of 13, latest revision dated October 27, 2020.
4. Electronic Plan Submission latest revision dated October 27, 2020.

In accordance with the requirements of the Township of West Goshen Code, Chapters 69, 71, 72, and 84, we have completed a review of these submissions for compliance with Township ordinances. I will schedule your land development for the Planning Commission meeting to be held on December 8, 2020. This meeting begins at 7:00 p.m. You or your representative must be present to discuss your plans.

If you or your engineer have any questions regarding this matter please do not hesitate to contact me.

Sincerely,

Richard J. Craig, P.E.  
Township Engineer

Copy: Casey LaLonde, Township Manager  
Derek Davis, Asst. Township Manager  
Mr. Adam Brower, P.E., Edward B. Walsh & Associates, Inc.



# THE COUNTY OF CHESTER



COMMISSIONERS  
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Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

December 4, 2020

Casey LaLonde, Manager  
West Goshen Township  
1025 Paoli Pike  
West Chester, PA 19380

Re: Final Land Development - Goshen Leisure Development  
# West Goshen Township – LD-11-20-16534

Dear Mr. LaLonde:

A Final Land Development Plan entitled "Goshen Leisure Development", prepared by Edward B. Walsh and Associates, Inc., and dated March 10, 2004, and last revised on October 1, 2013, was received by this office on November 5, 2020. 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 Land Development for your consideration.

**PROJECT SUMMARY:**

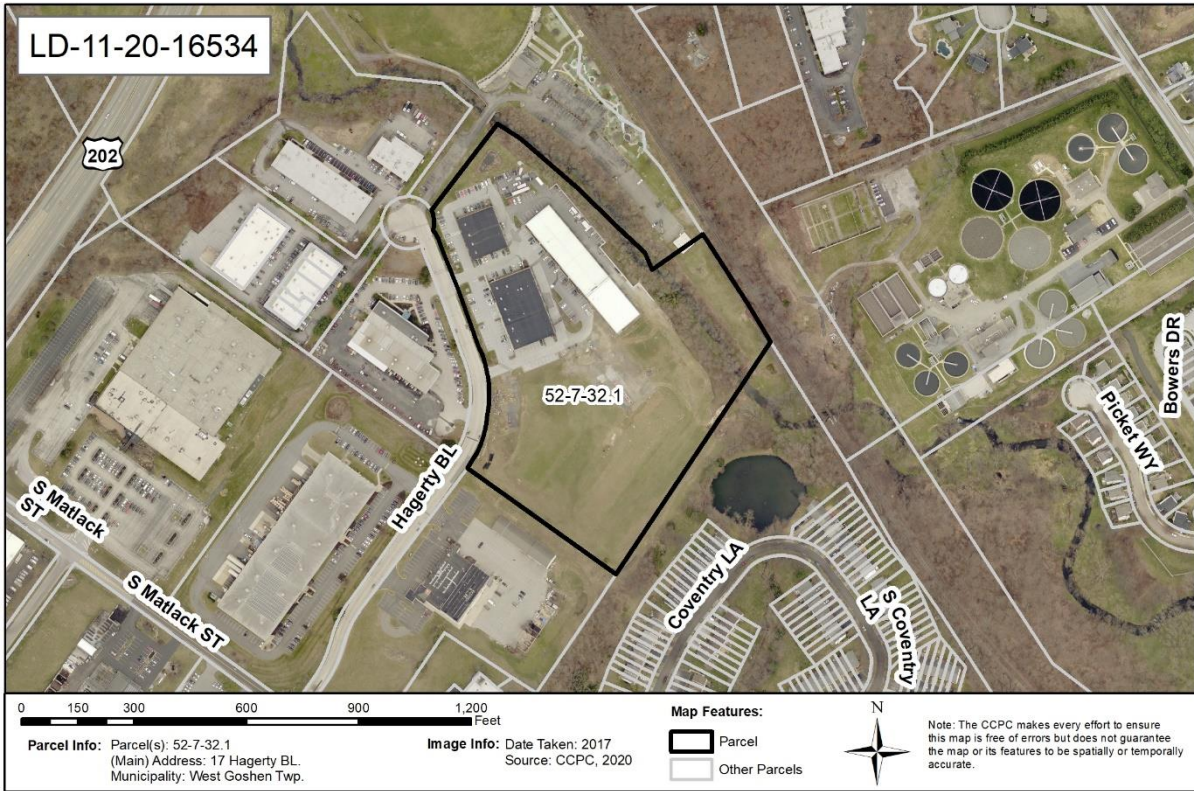
Location:	east side of Hagerty Boulevard, north of South Matlack Street
Site Acreage:	14.09
Lots/Units:	1 Lot
Non-Res. Square Footage:	32,000
Proposed Land Use:	Office/Warehouse
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-7-32.1

**PROPOSAL:**

The Chester County Planning Commission previously reviewed a preliminary land development plan for this site, which addressed the construction of five office/warehouse buildings totaling 136,575 square feet (CCPC# 9415-5, dated July 5, 2005). According to our records, this plan was approved by the Township on June 27, 2007.

The current plan submission proposes revisions to the size and configuration of Building #3, which is being increased from 31,905 square feet to 32,000 square feet, along with revisions to the configuration of the parking areas around the perimeter of Building #3. Sheet 1 of the current plan submission indicates that Buildings #1, #2 and #4 have been constructed, and it also indicates that Building #5 is currently under construction. The project site, which is served by public water and public sewer, is located in the I-2 Light Industrial 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 land development plan.**



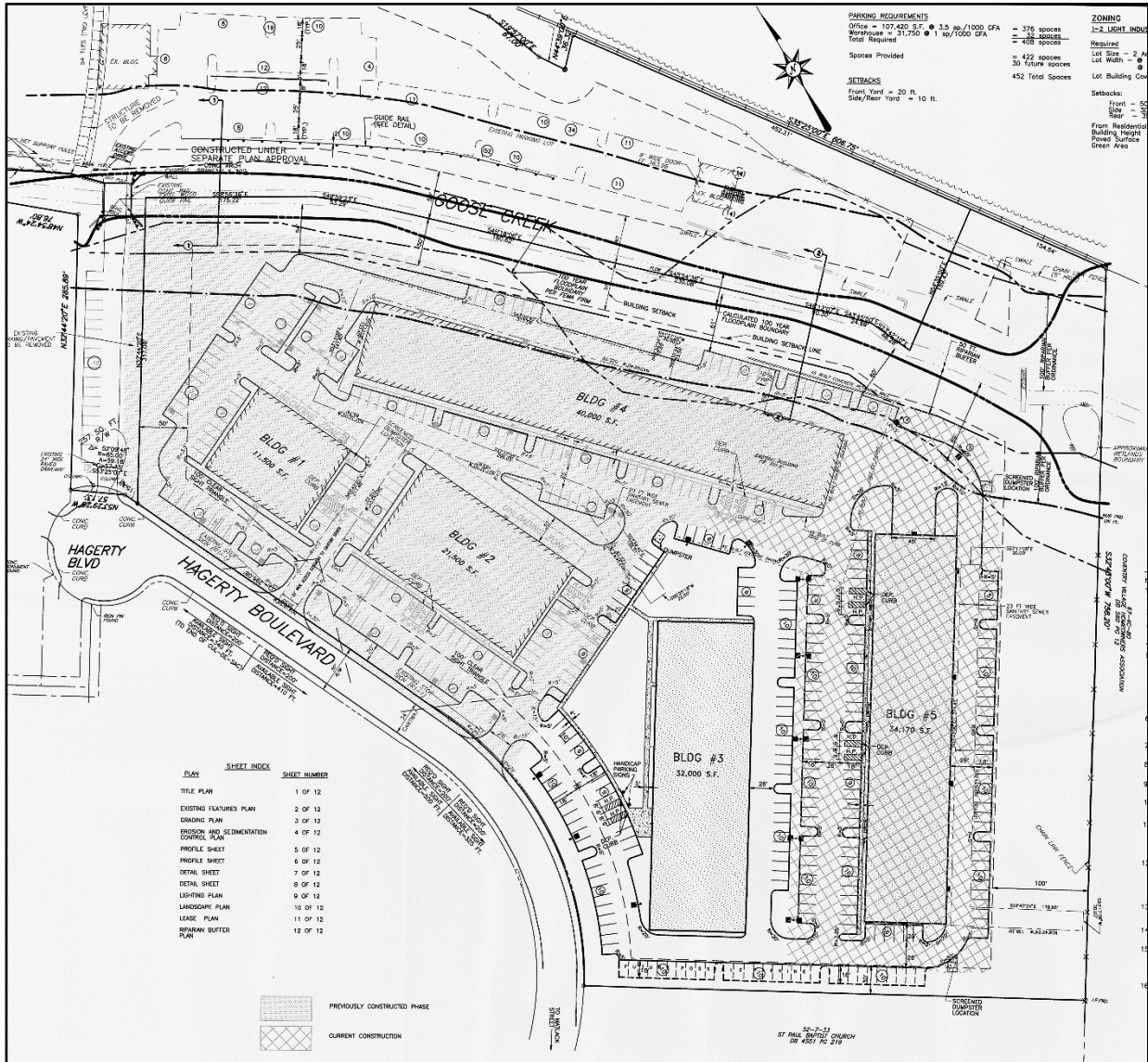
**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations 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. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

**WATERSHEDS:**

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Goose Creek subbasin of the Chester Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



Site Plan Detail, Sheet 1: Final Land Development - Goshen Leisure Development

**PRIMARY ISSUES:**

3. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 10) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
4. The site plan depicts the location of both the Federal Emergency Management Agency (FEMA) floodplain elevation and the “calculated” floodplain elevation. We note that the calculated floodplain boundary appears to be identical to the information provided on the previously approved plan for this site. Although it does not appear that any development activity will encroach into a floodplain area, we note that the County Planning Commission does not support development in a floodplain, and FEMA and the Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain.

ADMINISTRATIVE ISSUES:

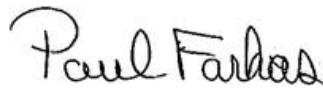
5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality. We acknowledge that the design of the proposed stormwater management facilities includes rain gardens. The County Planning Commission endorses the use of innovative stormwater management practices.
6. The applicant should verify that the current plan submission (last revised October 1, 2013) is the most recent version of the current plan submission.
7. While Sheet 1 indicates that Buildings #1, #2 and #4 have already been constructed, these buildings are not shown on Sheet 2-Amended Existing Features Plan. This should be clarified by the applicant.
8. Note 16 on Sheet 1, pertaining to a proposed reduction to the riparian buffer requirement, appears to be identical to Note 16 on Sheet 1 of the previously approved plan. While it does not appear that any new development activity will occur within the 100 foot riparian buffer, the current plan submission appears to depict that a portion of Building #4 was constructed within the 100 foot riparian buffer. If the Township previously granted relief from its riparian buffer requirements, then this plan should accurately note that decision.
9. The Parking Requirements table on Sheet 1 indicates that 422 parking spaces will be provided, along with 30 future parking spaces. However, it appears that the total number of provided parking spaces includes 18 spaces on an adjoining parcel (UPI# 52-5-222), and there does not appear to be any information provided about an existing off-site parking arrangement. If this is correct, then the details of this off-site parking arrangement, including the UPI-Uniform Parcel Identifier number of the location of the off-site parking spaces, should be indicated on the approved plan. The plan should also provide a signature block for the acknowledgement of this parking arrangement by the property owner of the off-site parking facilities, along with specifying the length of time of this off-site parking arrangement.
10. While Plan Note 14 on Sheet 1 contains a reference to a proposed lot consolidation, County mapping records indicate that the project site consists of a single parcel. This should be clarified by the applicant.
11. The applicant should verify that the parking space figures for each parking area are accurately depicted on Sheet 1. For instance, there is no parking space figure provided for the two handicapped-accessible spaces located on the southeast side of Building #2.
12. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

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Re: Final Land Development - Goshen Leisure Development  
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13. 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 and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West 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, slightly slanted style.

Paul Farkas  
Senior Review Planner

cc: Goshen Leisure Development  
Edward B. Walsh and Associates, Inc.  
Chester County Conservation District