

PADULA ENGINEERING

Land Use & Stormwater Management Experts

March 27, 2019

West Goshen Township Board of Supervisors
Attn: Mr. Casey LaLonde, Township Manager
1025 Paoli Pike
West Chester, PA 19380

RE: Lisa T. and Todd A. Finnegan
118 Crosspointe Drive
UPI Number: 52-2-84.20
Waiver Request for Riparian Buffer Requirement
P.E.C. Project Number: 190003

Dear Mr. LaLonde:

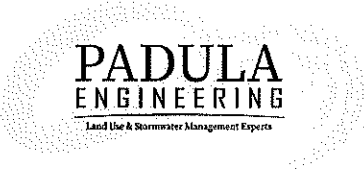
Lisa and Todd Finnegan propose to make site improvements in the rear portion of their property located at 118 Cross Pointe Drive. An unnamed tributary of Taylor Run traverses the rear of their property, flowing from the northwest to the southeast.

The proposed site improvements are to be designed in compliance with Chapter 71, West Goshen Township Stormwater Management Ordinance, including Article III. Stormwater Management Standards, § 71-13. General requirements, Sub-section U. that states,

“If a perennial or intermittent stream passes through the site, the applicant shall create a riparian buffer extending a minimum of 100 feet to either side of the top of the bank of the channel. The buffer area shall be maintained with appropriate native vegetation. If an existing buffer is legally prescribed (e.g., deed covenant, easement, etc.) and it exceeds the requirement of this chapter, the existing buffer shall be maintained.”

Article I. General Provisions, § 71-9. Waivers, Sub-section B. gives the governing body the authority to waive or modify the requirements of one or more provisions of Chapter 71 if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question.

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Due to the location of the existing dwelling and the unnamed tributary flowing through the property, providing the required riparian buffer would eliminate Lisa and Todd's ability to construct site improvements in the rear portion of their property.

We have discussed this situation with the Township Engineer, Mr. Richard Craig, PE who in turn discussed the project with you. It was determined that due to the small size of the unnamed stream and the fact that the stream does not have a FEMA defined floodplain area the Township would support our request for a waiver from the riparian buffer requirement.

As required by Article I. General Provisions, § 71-9. Waivers, Sub-section B., this letter serves as our written request for a waiver from Article III, § 71-13, Sub-section U. requiring a riparian buffer. We have not included the SWM site plan submission with this request because the preparation of the SWM site plan is contingent upon this waiver being granted.

We understand that our waiver request will be included on the agenda of the West Goshen Township Board of Supervisors meeting on April 23, 2019. Please let us know if you require any additional information and if we should attend the Board of Supervisor's meeting on April 23, 2019.

If you have any questions please contact us.

Yours sincerely,
Padula Engineering Company

Mark J. Padula, P.E.

C: Lisa T. and Todd A. Finnegan
Laura Miller, Wallace Landscape Associates, Inc.
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