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Board of Supervisors

CASEY LALONDE, *Township Manager*

1025 Paoli Pike • West Chester, PA 19380-4699

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twp@westgoshen.org

www.westgoshen.org

November 2, 2020

Mr. Matthew Pusey
FPR Development LLC
P.O. Box 997
Media, PA 19063

Subject: Subdivision Application No. 20200003
11-Lot Residential Subdivision
325 North Five Points Road

Gentlemen:

West Goshen Township is in receipt of the following information prepared by JMR Engineering LLC for a proposed eleven lot residential subdivision located at 325 North Five Points Road in West Goshen Township.

1. The Application dated February 6, 2020.
2. Stormwater Management Report, latest revision dated August 21, 2020.
3. Drawings for Project No. 1334-B, sheets 1 thru 13 of 13, latest revision dated October 27, 2020.
4. Electronic Plan Submission latest revision dated October 27, 2020.
5. Chester County Planning Commission comments dated March 6, 2020.
6. Traffic Impact Study latest revision dated October 26, 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 November 10, 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.

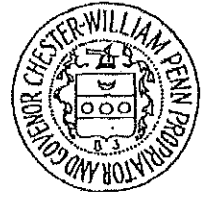
Sincerely,

Richard J. Craig, P.E.
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
David Rentschler, P.E., JMR Engineering, LLC



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
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

March 6, 2020

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

Re: Preliminary Subdivision - Goshen Walk (at Five Points Road)
West Goshen Township – SD-02-20-16258

Dear Mr. LaLonde:

A Preliminary Subdivision Plan entitled "Goshen Walk (at Five Points Road)", prepared by JMR Engineering, LLC, and dated February 4, 2020, was received by this office on February 6, 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	the northeast corner of North Five Points Road and Isabel Lane
Site Acreage:	3.93
Lots/Units:	11 Proposed Residential Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Existing Institutional Use
UPI#:	52-5C-23

PROPOSAL:

The applicant proposes the creation of 11 single family residential lots, and 532 linear feet of public roadway. The site plan indicates that all existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the R-3C Residential Infill zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the access and circulation issues discussed in comment #4, and the historic preservation issues discussed in comment #5, and all Township issues should be resolved before action is taken on this subdivision plan.

BACKGROUND:

1. The County Planning Commission recently reviewed a zoning ordinance and zoning map amendment pertaining to the creation of the R-3C Residential Infill zoning district, which was proposed to be applied to the area of the Township situated on the south side of Paoli Pike between Five Points Road to the west and the West Chester Area School District East High School/Fugett

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West Goshen Township – SD-02-20-16258

Middle School site to the east that is zoned R-3 Residential (CCPC# ZA-09-19-16078, dated October 25, 2019). While the County Planning Commission has not received an official copy of the adopted ordinance, it is our understanding that this zoning ordinance and zoning map amendment was adopted by the Township on December 17, 2019.

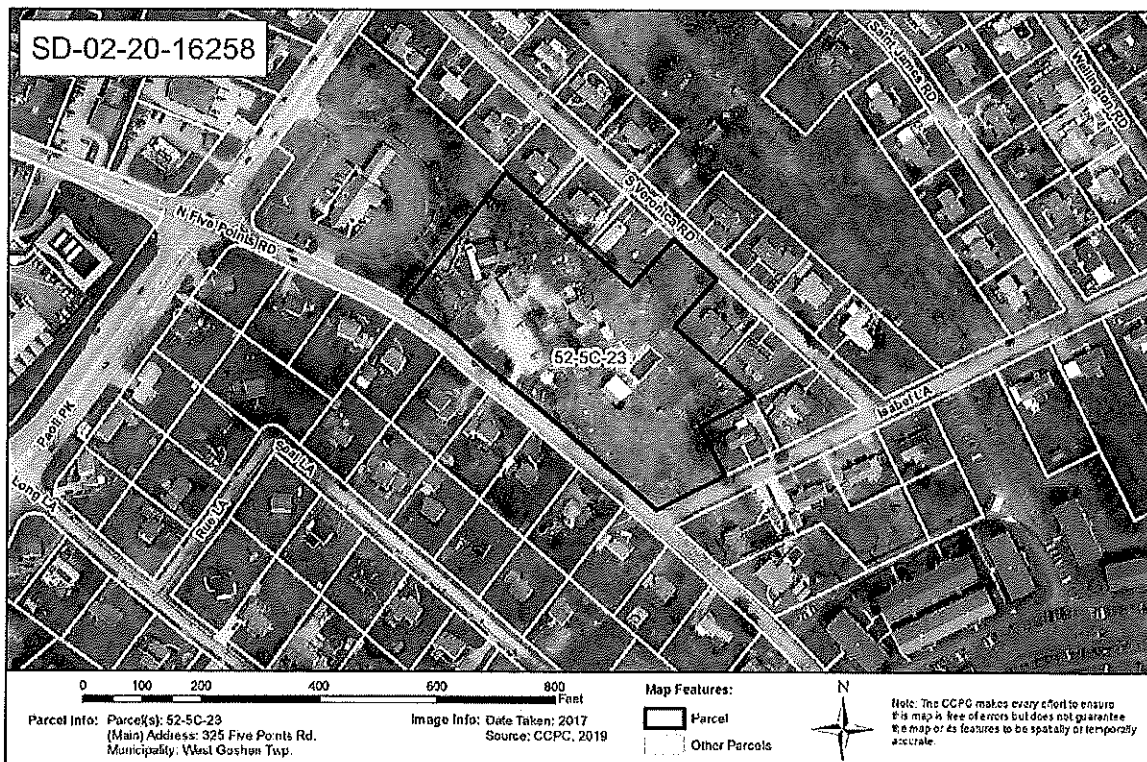
COUNTY POLICY:

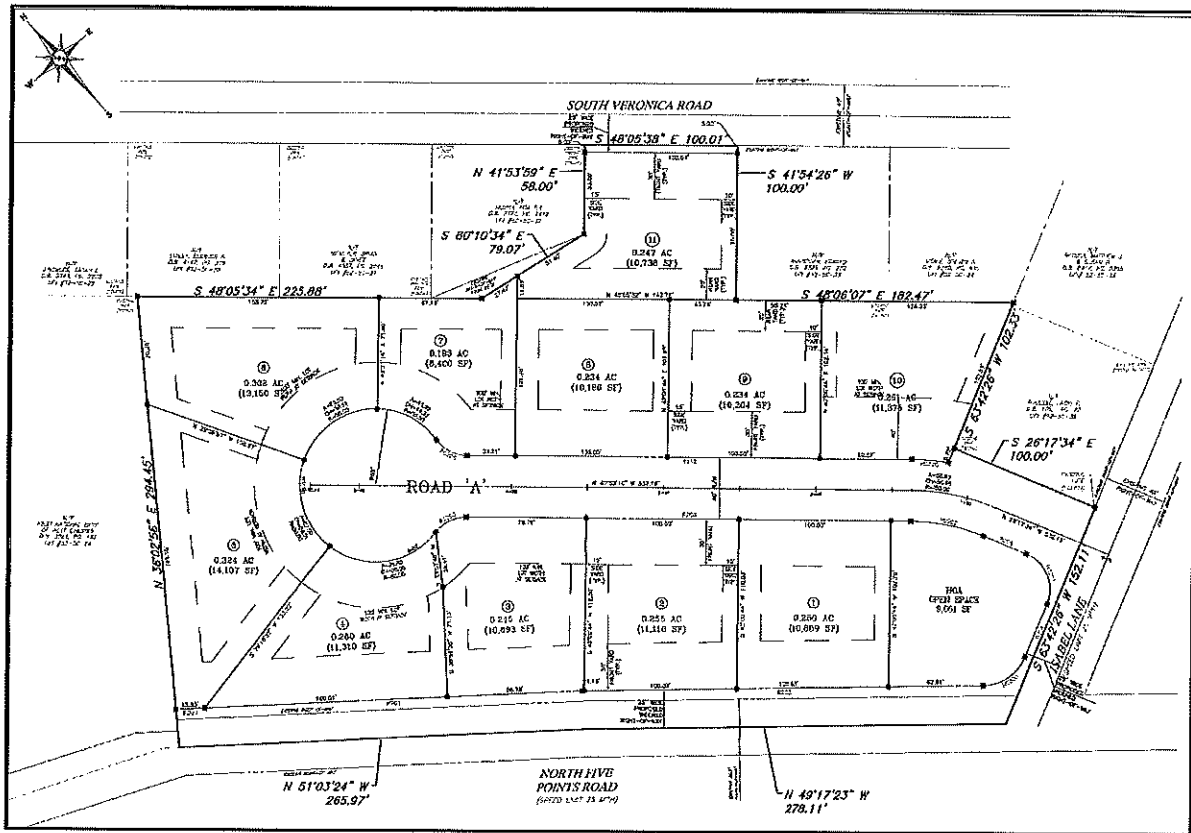
LANDSCAPES:

2. The project site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. Single family residential development is an appropriate use in the **Suburban Center Landscape**.

WATERSHEDS:

3. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the East Branch 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.





Site Plan Detail, Sheet 2: Preliminary Subdivision - Goshen Walk (at Five Points Road)

PRIMARY ISSUES:

4. The site plan indicates that the proposed cul-de-sac entrance on Isabel Lane is located approximately 116 feet from North Five Points Road, which requires a waiver from the street intersection standards in the Township Subdivision and Land Development Ordinance (the waivers requests for this project are further discussed in comment #9). We recommend that the applicant and Township investigate the feasibility of an alternative access scheme for the proposed development (for example, a through road from South Veronica Road to Five Points Road, or a cul-de-sac from South Veronica Road).
5. While the site plan indicates that all existing buildings will be removed, the 2013 Township Historic Resources Atlas indicates the project site contains a Class 2 Historic Resource. The Township should identify if this project was reviewed by the Township's Historical Commission, and also identify if the adaptive reuse of the historic structure(s) was considered by the applicant and Township to preserve the historic resource. "Appreciate" Objective A of *Landscapes3*, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/lc-Appreciate.cfm.
6. We recommend that the applicant and Township consider the installation of sidewalks for this development. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

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7. While Sheet 10-Landscape Plan indicates that there are existing trees along a portion of the property boundary with the adjoining commercial lot to the north (UPI# 52-5C-24, currently owned by the First National Bank of West Chester), we suggest that the applicant and Township consider providing additional vegetative screening along the northern boundary, to ensure that the new residential development is buffered adequately. We also suggest that additional landscaping be provided along the Five Points Road frontage to ensure adequate privacy for the proposed lots adjacent to Five Points Road).

ADMINISTRATIVE ISSUES:

8. 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.
9. The Waivers Requested table on Sheet 1 indicates the applicant is requesting waivers from the street intersection, cul-de-sac street, street right-of-way and cartway width, and park and recreation area standards of the Township Subdivision and Land Development Ordinance, and one waiver from the setback requirements for infiltration set forth in Section 71-18.K of the Township Stormwater Management Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
10. According to our copy of the Township Subdivision and Land Development Ordinance, the street intersection standards are set forth in Section 72-27, and not Section 71-27 as noted in the Waivers Requested table on Sheet 1. This should be corrected by the applicant.
11. The Act 247 County Referral Form indicates that a Homeowners' Association (HOA) will be responsible for the proposed common facilities/areas, and we note the site plan depicts the location of a 9,651 square foot HOA open space/stormwater infiltration area at the northwest corner of Isabel Lane and Road A. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (HOA) document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
12. There are two plan notes in the Project General Notes table on Sheet 2, Sheet 3 and Sheet 4 that are identified as Note 2. This should be corrected by the applicant.
13. The Project General Note table indicates that the lots will have access to Isabel Lane via a proposed minor public road. However, the site plan indicates that vehicular access to Lot 11, which does not have frontage on the proposed road, will be provided from South Veronica Road. This should be clarified by the applicant.

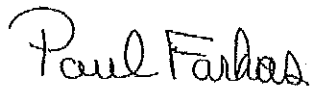
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West Goshen Township – SD-02-20-16258

14. 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,



Paul Farkas
Senior Review Planner

cc: FPR Development LLC
Accolade Properties Inc.
JMR Engineering, LLC
Jane M. Lloyd
Chester County Conservation District



Engineering LLC

106 Schubert Drive
Downingtown, PA 19335
Phone: (484) 880-7342
Email: admin@JMRengineering.com

November 9, 2020

Mr. Richard J. Craig, PE, CSM, Township Engineer
West Goshen Township
1025 Paoli Pike
West Chester, PA 19380

**Re: Goshen Walk (At Five Points Road)
Preliminary/Final Subdivision & Land Development Plan
Waiver Request Letter**

Dear Mr. Craig:

On behalf of my client, FPR Development, LLC - c/o Matthew Pusey, equitable owner and applicant of the subject parcel, I have prepared this '*Waiver Request Letter*' regarding the waiver requested for the subject Preliminary/Final Subdivision & Land Development Plan. The Subdivision plans for 'Goshen Walk (At Five Points Road)' have been submitted for review. We respectfully request review and consideration of the following waivers:

DESIGN WAIVERS:

§72-23.B

The cul-de-sac shall be provided at the closed end with a paved radius of 50' with a 60' ROW.

A waiver is requested to allow the cul-de-sac turnaround of 43' and ROW radius of 50' as shown on the plan.

§72-24.A

Minimum street right-of-way and cartway widths for Minor Street: ROW 50' with paved cartway of 32'.

A waiver is requested to allow the minor street ROW of 40' and paved cartway with curb width of 28' as shown on the plan.

§72-26.D

Where the grade of any street at the approach to an intersection exceeds 6%, a leveling area having a grade not greater than 2% for a distance of 50' shall be provided.

REGISTERED PROFESSIONAL ENGINEERS
Pennsylvania & Delaware
www.JMRengineering.com

November 9, 2020

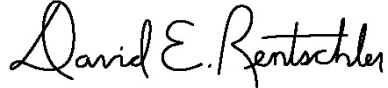
RE: Goshen Walk (At Five Points Road)

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A waiver is requested to allow approximately 3% grade within the 50 foot leveling area as providing the required 2% grade would result in excessive modification of the existing topography and create adverse drainage patterns within the site.

Sincerely,

JMR Engineering, LLC

A handwritten signature in black ink that reads "David E. Rentschler". The signature is written in a cursive style with a large, stylized 'D' and 'R'.

David E. Rentschler, P.E.

Vice President

dave@jmrengineering.com