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JOHN HELLMAN, *Member*
HUGH J. PURNELL, JR., *Member*

Board of Supervisors

CASEY LALONDE, *Township Manager*

1025 Paoli Pike • West Chester, PA 19380-4699
610•696•5266 ~ Fax: 610•429•0616
twp@westgoshen.org
www.westgoshen.org

July 6, 2020

MAZ Construction – Greenhill LLC
P.O. Box 1843
West Chester, PA 19380

Subject: Subdivision Application No. 20200002
4-Lot Residential Subdivision
600 Greenhill Road

Gentlemen:

West Goshen Township is in receipt of the following information prepared by Inland Design, LLC for a proposed four lot residential subdivision located at 600 Greenhill Road in West Goshen Township.

1. The Application dated February 3, 2020.
2. Stormwater Management Report, latest revision dated June 23, 2020.
3. Drawings for Project No. 11486, sheets 1 thru 13 of 13, latest revision dated June 23, 2020.
4. Electronic Plan Submission latest revision dated June 23, 2020.
5. Chester County Planning Commission comments dated March 4, 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 July 14, 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.

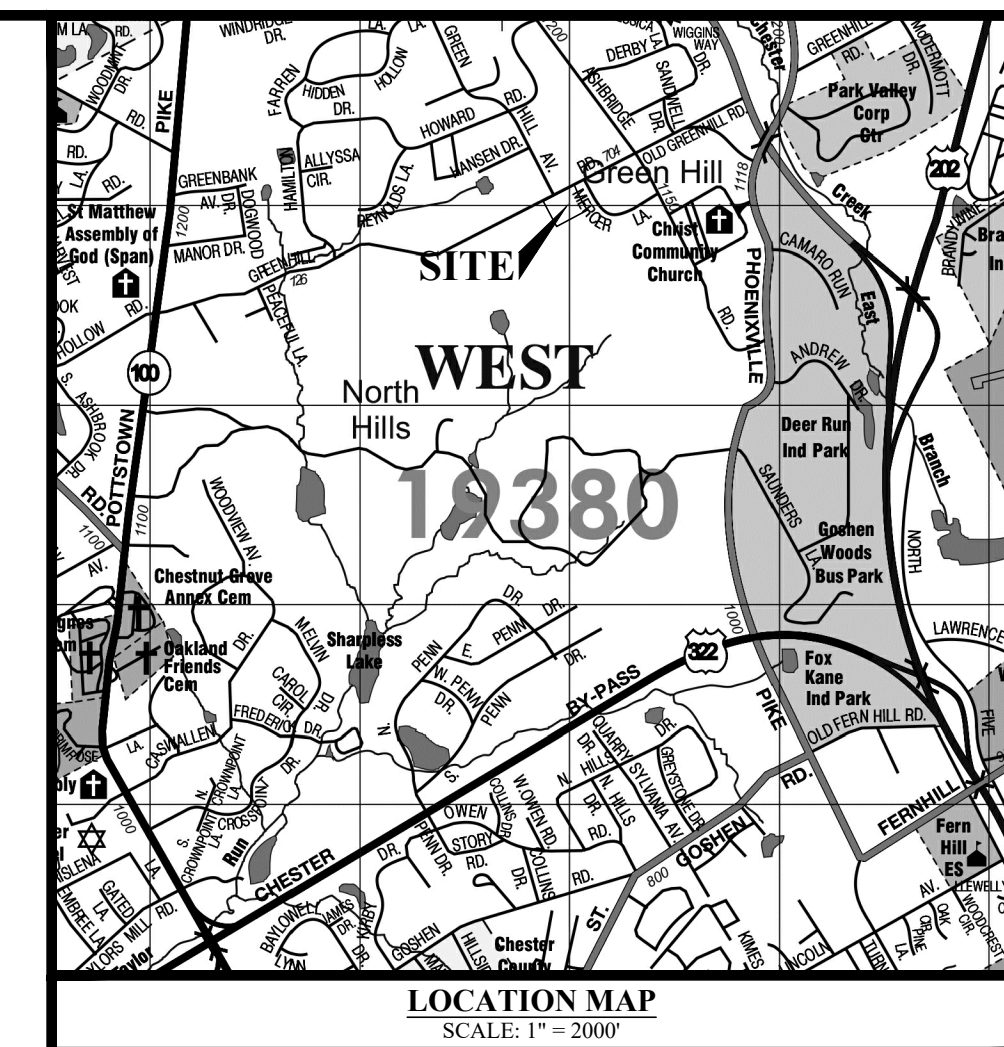
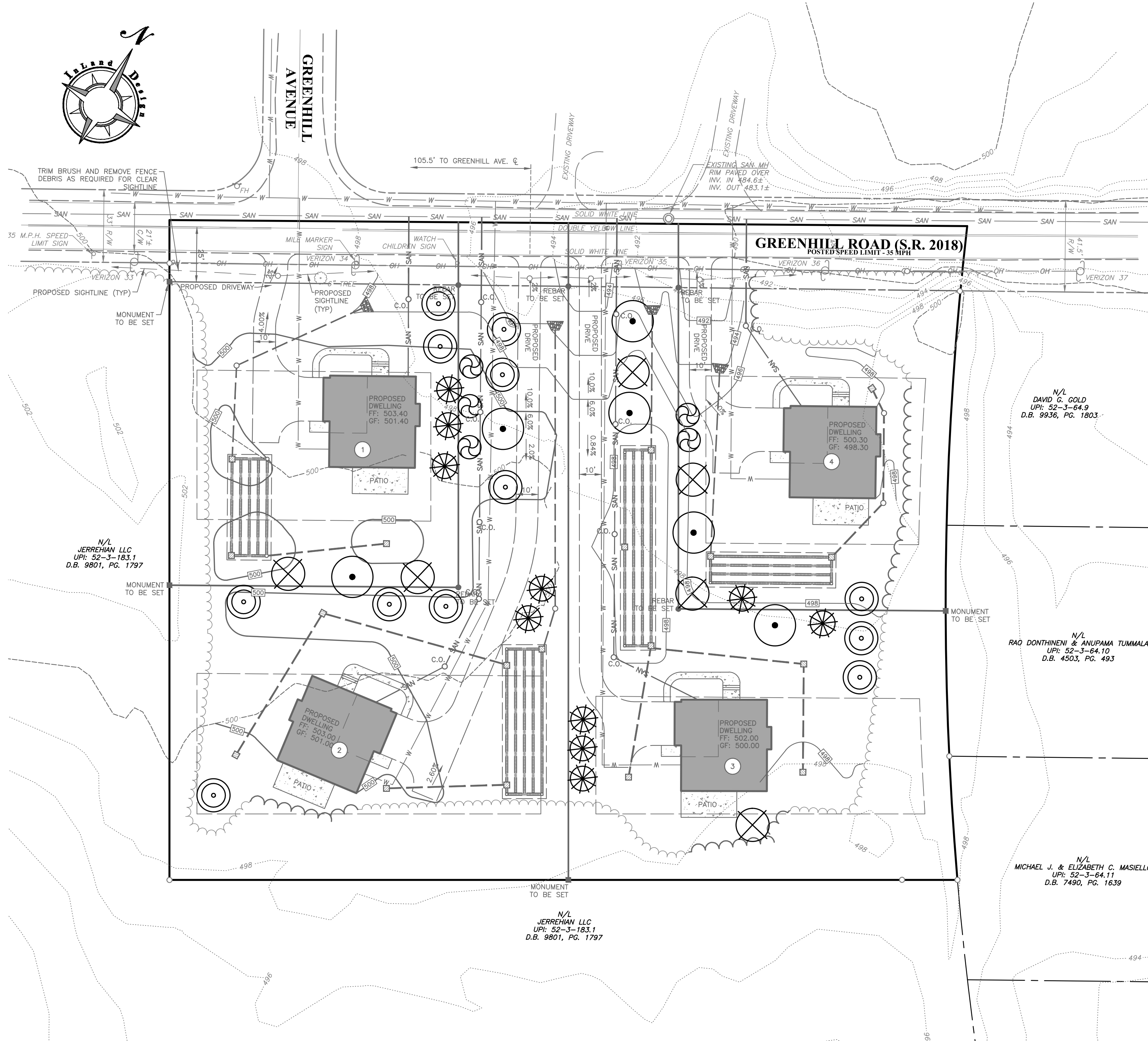
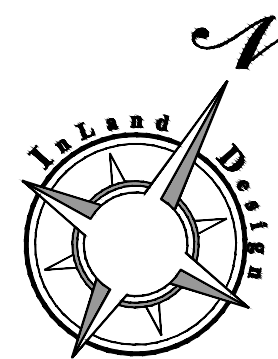
Sincerely,

Richard J. Craig, P.E., CSM
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
Scott Zwizanski, EIT, Inland Design, LLC

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- ▲ TP-5 TEST PIT LOCATION
- EXISTING RIGHT OF WAY LINE
- 102--- EXISTING 2' CONTOUR W/ ELEVATION
- 100--- EXISTING 10' CONTOUR W/ ELEVATION
- EXISTING CONCRETE
- EXISTING TREENLINE
- EXISTING TREE SYMBOLS
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING FENCE LINE
- EXISTING LINE AND DESCRIPTION
- EXISTING STORM STRUCTURES & PIPE
- EXISTING SANITARY STRUCTURES & PIPE
- EXISTING ROAD CENTERLINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING SANITARY LATERAL
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- PROPOSED IRON PIN
- PROPOSED MONUMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED 2' CONTOUR
- PROPOSED BY CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE
- PROPOSED TREENLINE
- PROPOSED STORM STRUCTURES & PIPE
- PROPOSED SANITARY STRUCTURES & PIPE
- PROPOSED DRIVEWAY
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE



TREE REPLACEMENT CALCULATIONS

LOT	EXISTING TREES REMOVED	REPLACEMENT TREES REQUIRED*		LOT AREA	DECIDUOUS REPLACEMENT TREES**	NONDECIDUOUS REPLACEMENT TREES***	TOTAL REPLACEMENT TREES	
		DECIDUOUS	NONDECIDUOUS				DECIDUOUS	NONDECIDUOUS
1	3	1	1	18,075 S.F.	4	2	5	3
2	4	1	1	31,031 S.F.	7	4	8	5
3	3	1	1	28,614 S.F.	6	3	7	4
4	1	0	1	18,030 S.F.	4	2	4	3

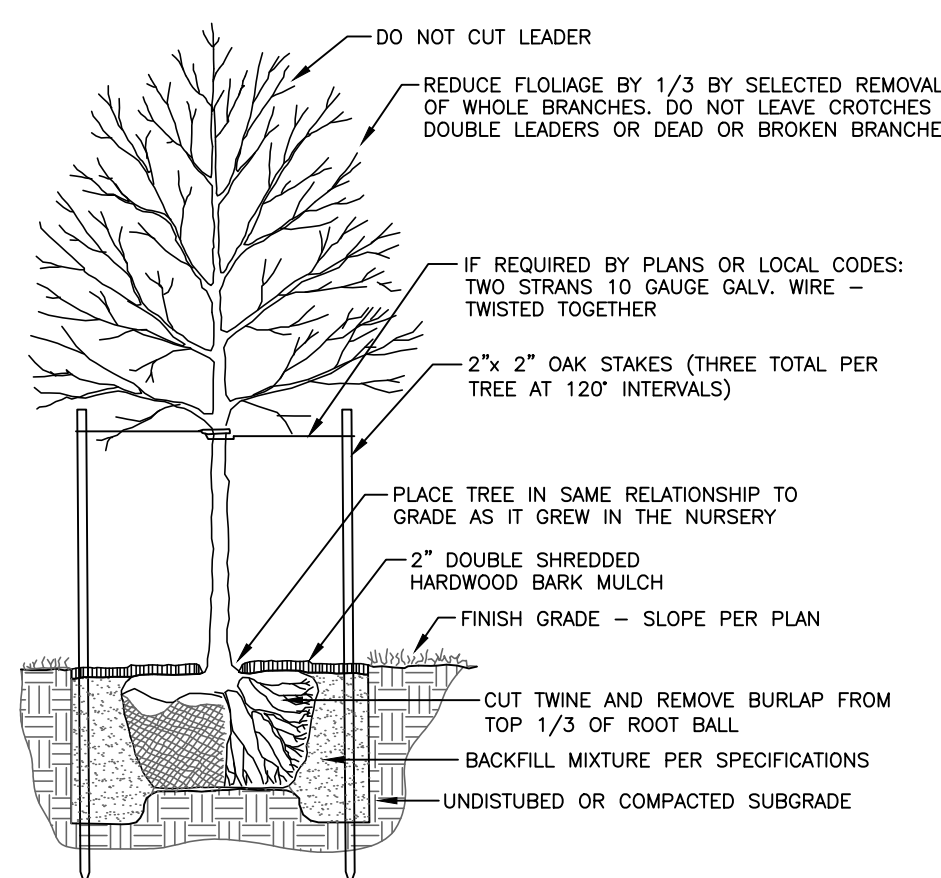
*1 TREE REQUIRED FOR EVERY 2 TREES REMOVED (CALIPER OF 4" OR GREATER). REPLACEMENTS SHALL BE A MIXTURE OF DECIDUOUS AND NONDECIDUOUS.

**1 DECIDUOUS TREE FOR EVERY 5,000 SQUARE FEET OF LOT AREA OR PART THEREOF.

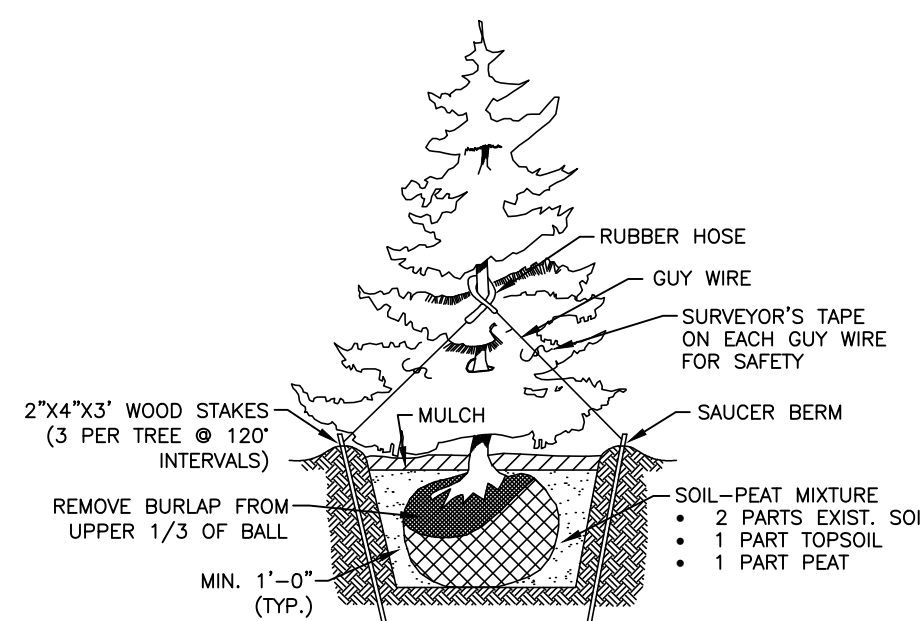
***1 NONDECIDUOUS TREE FOR EVERY 10,000 SQUARE FEET OF LOT AREA OR PART THEREOF.

TREE PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	MIN CALIPER (IN.)	MIN. HEIGHT (FT.)
6	Platanus Occidentalis	Sycamore	2 1/2	-
6	American Beech	Fagus Granifolia	2 1/2	-
12	Quercus Alba	White Oak	2 1/2	-
5	Picea Pungens	Norway Spruce	1 1/2	6'
10	Pinus Strobus	White Pine	1 1/2	6'



TYPICAL DECIDUOUS TREE PLANTING DETAIL
(NOT TO SCALE)



TYPICAL EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)

• STAKES AND SUPPORTS SHOWN ARE NOT REQUIRED FOR TREE UNDER 4- FEET IN HEIGHT AT TIME OF PLANTING.

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UP1: 52-3-63 & 52-3-68; D.B. 10082; PG. 1068

Pennsylvania One Call System
PA. act 172 of 1986 requires three working days notice
Serial Numbers:
20193541602
PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the location for existing subsurface utility structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

INLAND DESIGN
Civil Engineers, Surveyors & Land Development Consultants
16 Hagerty Blvd. West Chester, PA 19382
Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InlandDesign.net

CHARLES A. DOBSON
REGISTERED PROFESSIONAL ENGINEER
NO. PE-089197-E
PENNSYLVANIA

No.	Date:	Description:
1	4/8/2020	REVISED PER MUNICIPAL REVIEW LETTERS.
2	5/1/2020	REVISED FOR NPDES APPLICATION
3	6/23/2020	REVISED PER NPDES REVIEW LETTER DATED 6/19/2020

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30'

Date: 2/3/2020
Scale: 1" = 30'
Drawn by: TAH
Checked by: CAD
Project No. **11486**

LANDSCAPING PLAN FOR MAZ CONSTRUCTION
600 GREENHILL ROAD WEST CHESTER, PA 19380
WEST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

SHEET
13
OF 13



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 4, 2020

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

Re: Preliminary/Final Subdivision - 600 Greenhill Road
West Goshen Township – SD-02-20-16241

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "600 Greenhill Road," prepared by Inland Design, and dated February 3, 2020, was received by this office on February 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 Subdivision for your consideration.

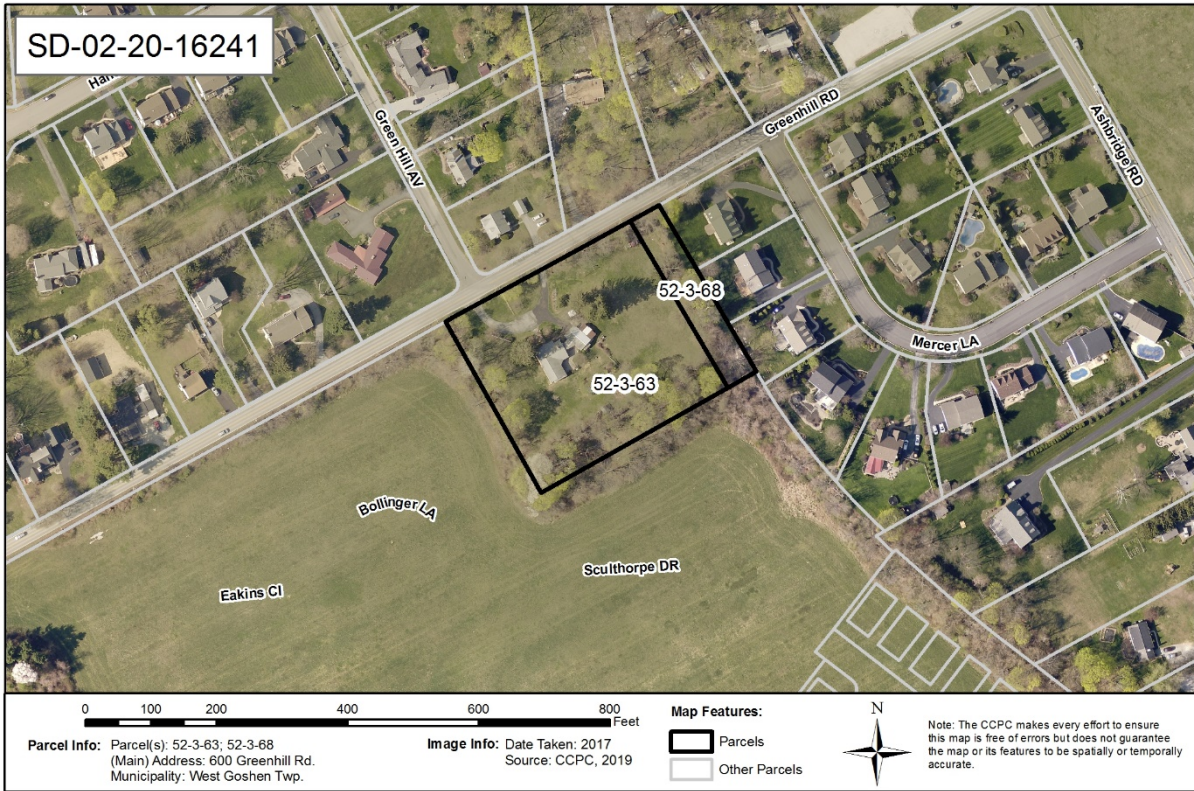
PROJECT SUMMARY:

Location:	south side of Greenhill Road (S.R. 2018), west of Mercer Lane
Site Acreage:	2.44
Lots/Units:	2 Existing Lots; 4 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-3-68, 52-3-63

PROPOSAL:

The applicant proposes the creation of 4 single family residential lots. The existing residence will be removed. The project site, which will be served by public water and public sewer, is located in the R-3 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed, particularly the shared driveway issue discussed in comment #3, and all Township issues should be resolved before action is taken on this subdivision plan.



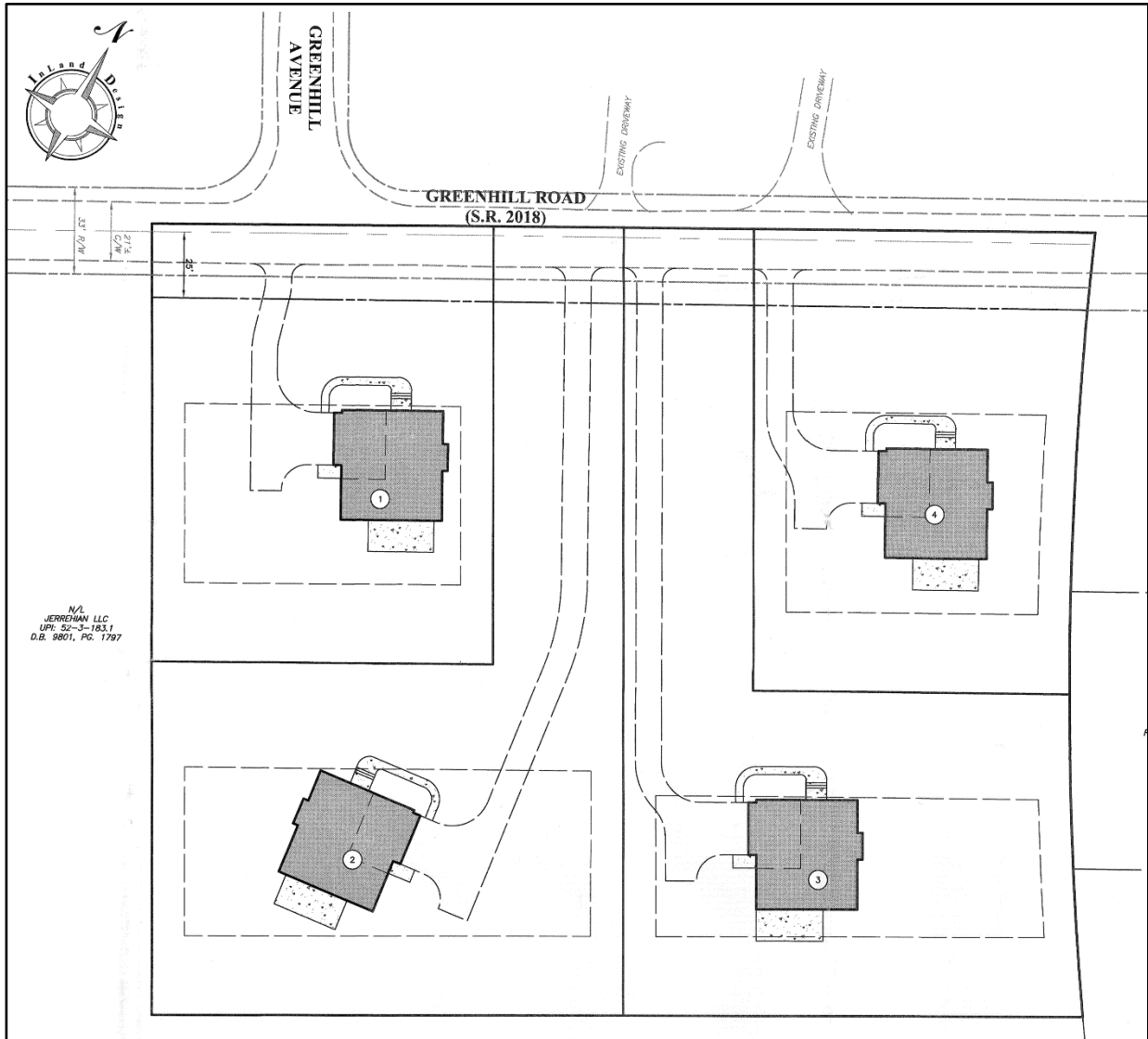
COUNTY POLICY:

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. The proposed subdivision 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 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 1: Preliminary/Final Subdivision - 600 Greenhill Road

PRIMARY ISSUES:

3. We recommend that the applicant and the Township consider the use of a shared driveway arrangement for all four parcels in this development. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
4. The site plan identifies an existing 33 foot wide right-of-way for this section of Greenhill Road (State Route 2018), and a proposed 25 foot wide right-of-way on the south side of Greenhill Road. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Greenhill Road as a minor collector road. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Greenhill Road.

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West Goshen Township – SD-02-20-16241

5. The plan and 2017 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. While we acknowledge the site plan depicts the proposed tree line, the removal of trees should be limited to the minimum area needed for the dwellings and support facilities. Orange construction fencing should be placed at the limit of disturbance to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.

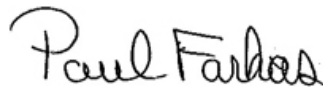
ADMINISTRATIVE ISSUES:

6. 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.
7. Sheet 7-PCSWM Plan states that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill their operation and maintenance requirements for these facilities.
8. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.
9. 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.
10. 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.

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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: MZA Construction-Greenhill, LLC
Inland Design
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District