



ROBIN STUNTEBECK, *Chair*
SHAUN WALSH, *Vice-Chair*
ASHLEY GAGNÉ, *Member*
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

Tom Callahan
David E. Callahan Pool and Plastering, Inc.
1198 Phoenixville Pike
West Chester, PA 19380

Subject: Land Development Application No. 20200005
330 Square Foot Building Addition
1198 Phoenixville Pike

Gentlemen:

West Goshen Township is in receipt of the following information prepared by D.L. Howell and Associates, Inc. for a proposed 330 square foot building addition located at 1198 Phoenixville Pike in West Goshen Township.

1. The Application dated May 18, 2020.
2. Stormwater Management Report, latest revision dated May 4, 2020.
3. Drawings for Project No. 3646, sheets 1 thru 4 of 4, latest revision dated July 1, 2020.
4. Electronic Plan Submission latest revision dated July 1, 2020.
5. Chester County Planning Commission comments dated June 22, 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
Daniel McKenna, P.E., D.L. Howell and Associates, Inc.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL

Pennsylvania One Call System, Inc

1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

PA ONE CALL

ACT 287 SERIAL NUMBER: 20193451751
HOWELL KLINE SURVEYING, LLC. DOES NOT GUARANTEE THE
ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE
UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS.
NOR DOES HOWELL KLINE SURVEYING, LLC. GUARANTEE
THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC.
ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS
OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC.
BEFORE THE START OF WORK, BY CALLING THE
PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY: WEST GOSHEN TOWNSHIP
ADDRESS: 848 S CONCORD RD
WEST CHESTER, PA 19382
CONTACT: MIKE MOFFA
EMAIL: mmoffa@westgoshen.org

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRIN MAWR, PA 19010
CONTACT: STEVE PIZZ
EMAIL: sbpizz@aquamerica.com

COMPANY: BUCKEYE PARTNERS
ADDRESS: FIVE TEX PARK
9999 HAMILTON BLVD
BRENSVILLE, PA 18031
CONTACT: DAVE JONES
EMAIL: DAJONES@BUCKEYE.COM

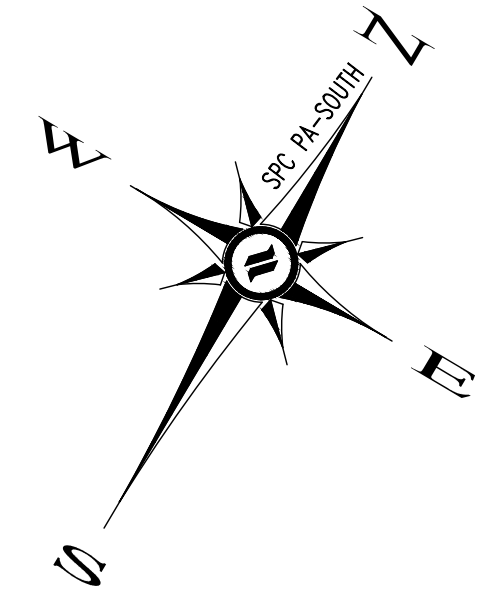
COMPANY: COMCAST CABLE
ADDRESS: 1004 CORNERSTONE BLVD
DOWNTOWN, PA 19335
CONTACT: TOM RUSSO
EMAIL: tom_russo@comcast.com

COMPANY: PEDD ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: CENTURY LINK
ADDRESS: 1025 ELDRADO BLVD
BROOMFIELD, CO 80021
CONTACT: CENTURY LINK OPERATOR PERSONNEL
EMAIL: notanarel@centurylink.com

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: DARLINE LEPPERD JOHNSON

APPLICANT
DAVID E. CALLAHAN POOL PLASTERING, INC.
TOM CALLAHAN
1198 PHOENIXVILLE PIKE
WEST CHESTER, PA 19380
(610) 429-4496



ZONING DATA TABULATION

WEST GOSHEN TOWNSHIP ZONING ORDINANCE

SECTION 84-37.8 - AREA AND BULK REGULATIONS

	REQUIRED	PROPOSED
MINIMUM LOT AREA	4.0 ACRES	1.749 ACRES (*)
MINIMUM LOT WIDTH @ BLDG.	300 FT.	>300 FT.
MINIMUM LOT WIDTH @ R.O.W.	50 FT.	>50 FT.
MINIMUM FRONT YARD (**)	100 FT.	75.20 FT. (**) (75.43 FT EX.)
MINIMUM SIDE YARD (**)	60 FT.	20.25 FT. (**) (17.40 FT EX.)
MINIMUM REAR YARD (**)	60 FT.	20.25 FT. (**) (17.40 FT EX.)
MAXIMUM LOT COVERAGE	35%	5.7% (4,349 SF)
MINIMUM GREEN AREA	40%	69.1%
MAXIMUM PAVED SURFACE AREA	40%	20.1%
MAXIMUM BUILDING HEIGHT	40 FT.	<40 FT.

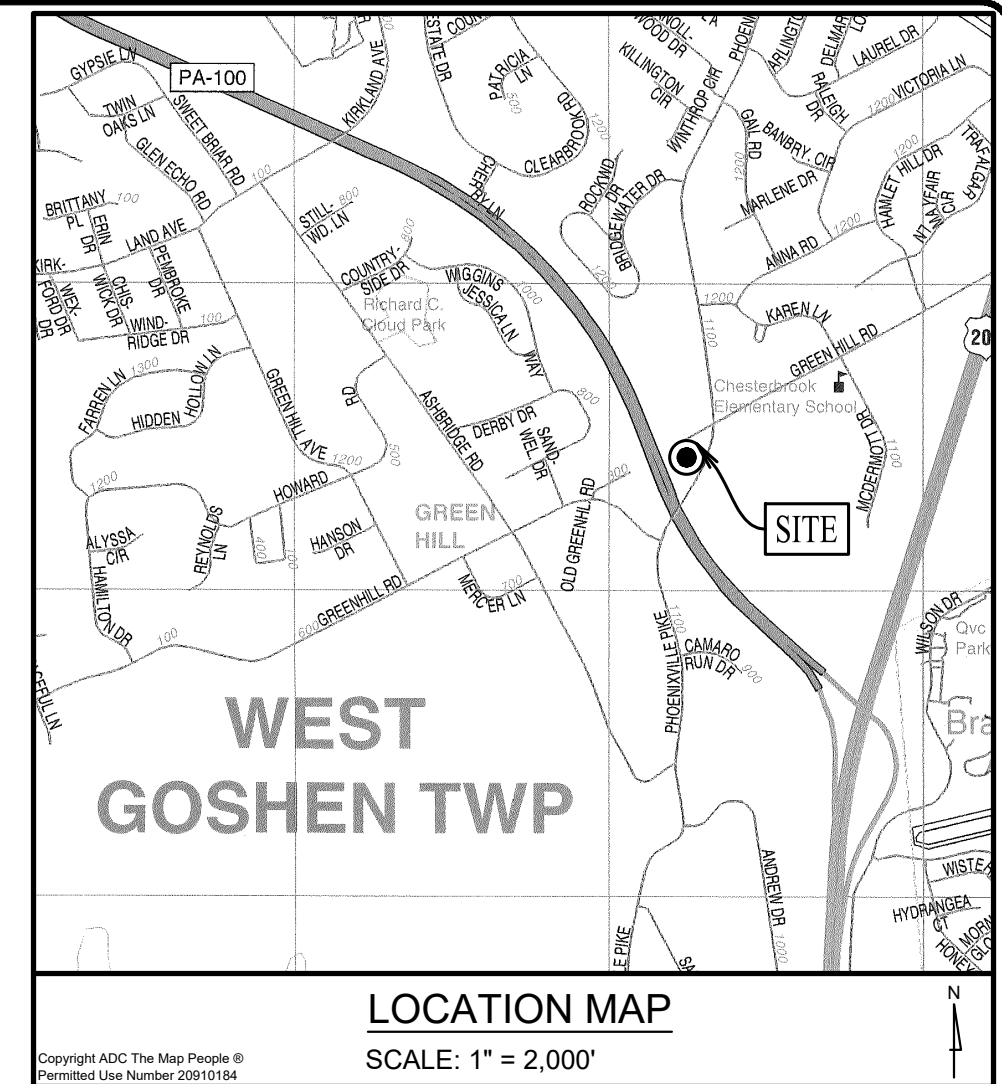
(*) - EXISTING NON-CONFORMITY
(**) - VARIANCE GRANTED

EX. IMPERVIOUS TABULATION

1- BUILDING	4,587 S.F.
2- PAVED AREA	15,303 S.F.
3- CONC. PAD	388 S.F.
4- RETAINING WALL	202 S.F.
TOTAL	= 20,480 S.F.

PROP. IMPERVIOUS TABULATION

1- BUILDING	4,349 S.F.
2- PAVED AREA	15,303 S.F.
3- CONC. PAD	388 S.F.
4- RETAINING WALL	202 S.F.
TOTAL	= 20,242 S.F.
NET REDUCTION OF	238 S.F.



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
ON THIS THE ____ DAY OF _____ 20__ A.D. BEFORE ME,
THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,
RESIDING IN _____ WHO ACKNOWLEDGES _____ SELF TO BE THE
____ OF _____
AND THAT AS SUCH TO DO SO, _____ EXECUTED THE FOREGOING PLAN BY
SIGNING THE NAME OF THE SAID _____ BY _____
____ SELF AS _____ THAT THE SAID _____
IS THE OWNER OF THE DESIGNATED LAND,
THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND
IS ENDORSED THEREON AND THAT THE SAID
DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

SIGNATURE _____
NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS ____ DAY OF _____ 20__

CHAIRPERSON _____
MEMBER _____

APPROVED BY THE TOWNSHIP SUPERVISORS OF WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS ____ DAY OF _____ 20__

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 20__

REVIEWED BY _____ WEST GOSHEN TOWNSHIP ENGINEER THIS ____ DAY OF _____ 20__

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF PENNSYLVANIA, IN PLAM BOOK _____ PAGE _____ ON THE ____ DAY OF _____ 20__

(DEPUTY) RECORDER OF DEEDS _____

DATE: 03/05/2020

SCALE: 1"=30'

DRAWN BY: DPM

CHECKED BY: DPM

PROJECT NO.: 3646

CAD FILE: 01 TITLE PLAN.dwg

PLOTTED: 5/4/2020

DRAWING NO.: 3646

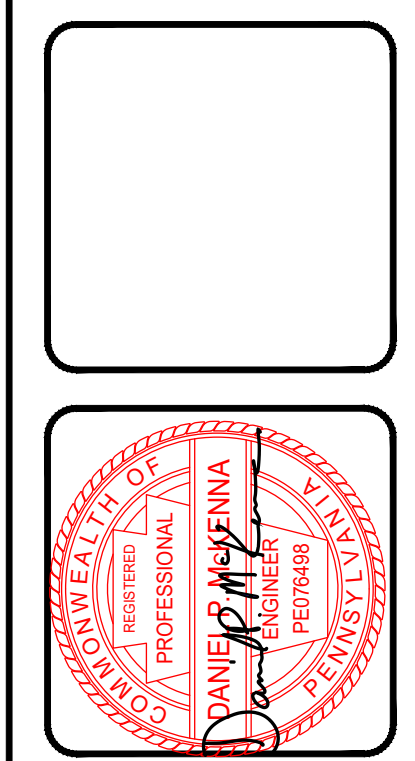
SHEET 01 of 04



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

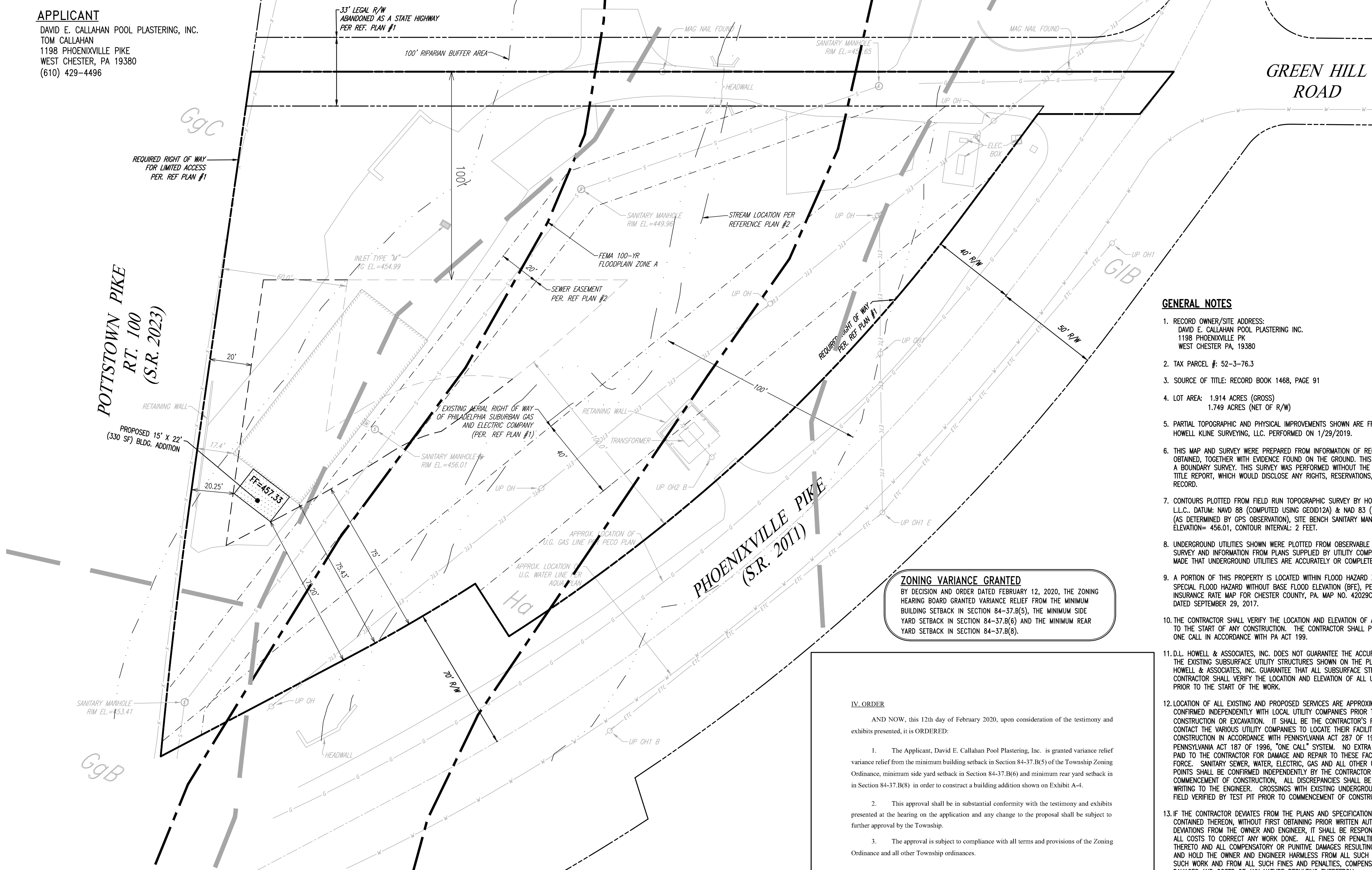
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	REVISION
1	07/07/2020	REVISED PER WEST GOSHEN TOWNSHIP COMMENT
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY / FINAL
TITLE PLAN
CLIENT: DAVID E. CALLAHAN POOL PLASTERING, INC.
PROJECT: LAND DEVELOPMENT
LOCATION: 1198 PHOENIXVILLE PIKE
WEST GOSHEN TOWNSHIP, CHESTER CO., PA

DATE: 03/05/2020
SCALE: 1"=30'
DRAWN BY: DPM
CHECKED BY: DPM
PROJECT NO.: 3646
CAD FILE: 01 TITLE PLAN.dwg
PLOTTED: 5/4/2020
DRAWING NO.: 3646
SHEET 01 of 04

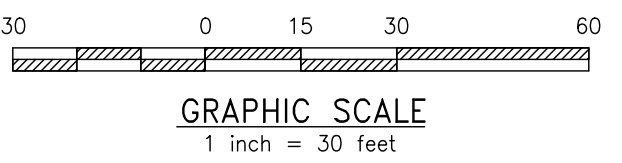


ZONING VARIANCE GRANTED
BY DECISION AND ORDER DATED FEBRUARY 12, 2020, THE ZONING HEARING BOARD GRANTED VARIANCE RELIEF FROM THE MINIMUM BUILDING SETBACK IN SECTION 84-37.8(5), THE MINIMUM SIDE YARD SETBACK IN SECTION 84-37.8(6) AND THE MINIMUM REAR YARD SETBACK IN SECTION 84-37.8(8).

IV. ORDER
AND NOW, this 12th day of February 2020, upon consideration of the testimony and exhibits presented, it is ORDERED:
1. The Applicant, David E. Callahan Pool Plastering, Inc. is granted variance relief from the minimum building setback in Section 84-37.8(5) of the Township Zoning Ordinance, minimum side yard setback in Section 84-37.8(6) and minimum rear yard setback in Section 84-37.8(8) in order to construct a building addition shown on Exhibit A-4.
2. This approval shall be in substantial conformity with the testimony and exhibits presented at the hearing on the application and any change to the proposal shall be subject to further approval by the Township.
3. The approval is subject to compliance with all terms and provisions of the Zoning Ordinance and all other Township ordinances.

WEST GOSHEN TOWNSHIP ZONING HEARING BOARD
By: Mark P. Thompson
Mark P. Thompson, Solicitor

TITLE PLAN
SCALE: 1" = 30'



LEGEND

EX. PROPERTY LINE	EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE	PROP. STORM INLET	PROP. WATER LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROP. STORM INLET ID	PROP. WATER LATERAL
EX. RIGHT-OF-WAY	EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE	EX. SANITARY SEWER LINE	PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR	PROP. SAN. SEWER LINE	EX. WATER VALVE
EX. MONUMENT	SOILS TYPE	EX. SIGN	EX. GAS LINE	PROP. SAN. SEWER LATERAL	PROP. WATER VALVE
PROP. MONUMENT	SOILS LINE	EXIST. PARKING SPACES	PROP. GAS LINE	PROP. SAN. SEWER LATERAL	EX. HYDRANT
EX. IRON PIPE	EX. CONC. CURB	EXIST. PARKING SPACES TO BE REMOVED	EX. GAS VALVE	PROP. SANITARY MH. ID	PROP. MANHOLE
PROP. IRON PIPE	PROP. CONC. CURB	EX. TELE. LINE	PROP. GAS VALVE	EX. WATER LINE	EX. PERC TEST
EX. EASEMENT	EX. EDGE OF PAVING	PROP. TELE. LINE	EX. STORM SEWER LINE	EX. TEST PIT	
PROP. EASEMENT	PROP. EDGE OF PAVING	EX. ELEC. LINE	EX. STORM SEWER LINE		
EX. WETLANDS	EX. LIGHT POLE		EX. STORM SEWER LINE		

UPI# 52-3-76.3



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

June 22, 2020

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

Re: Preliminary/Final Land Development - David E. Callahan Pool Plastering, Inc.
West Goshen Township – LD-05-20-16350

Dear Mr. LaLonde:

A Preliminary/Final Land Development Plan entitled "David E. Callahan Pool Plastering, Inc.", prepared by DL Howell & Associates, Inc., and dated May 4, 2020, was received by this office on June 1, 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.

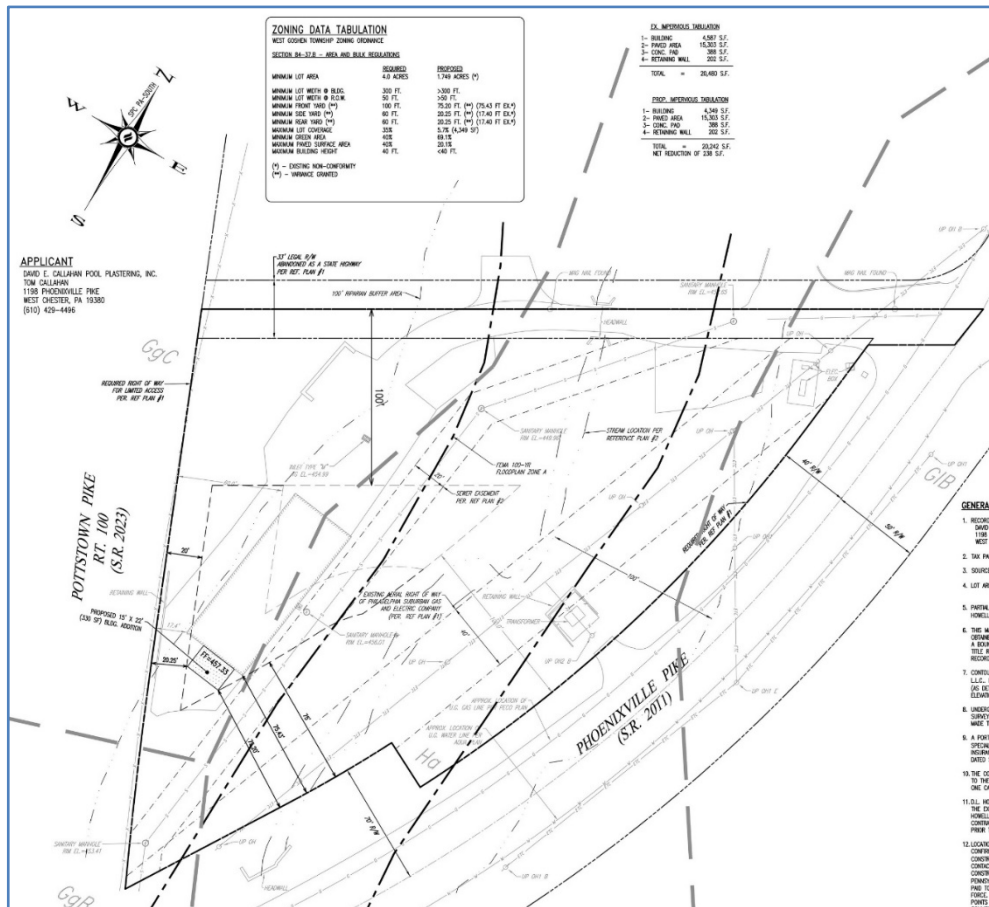
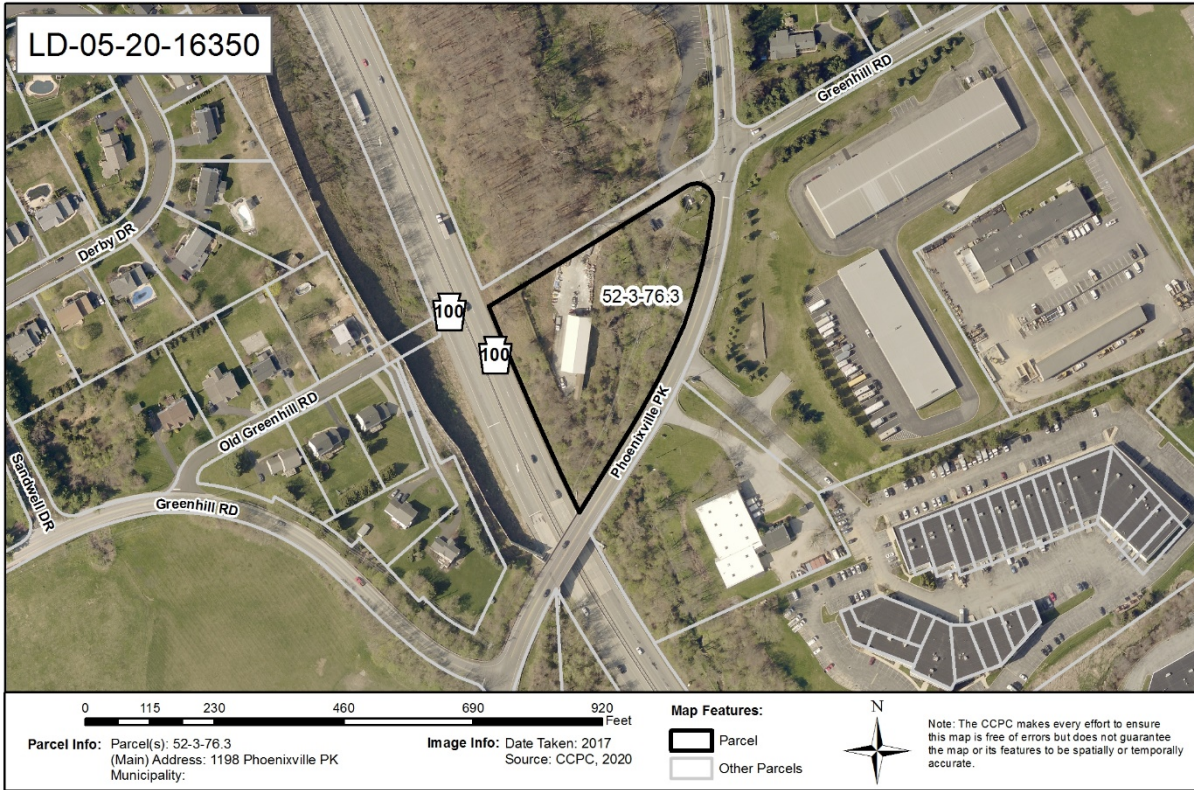
PROJECT SUMMARY:

Location:	the west side of Phoenixville Pike at the Greenhill Road intersection
Site Acreage:	1.91
Lots/Units:	1 Lot
Non-Res. Square Footage:	330
Proposed Land Use:	Addition to Existing Building
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Commercial, Office, Industrial Infill
UPI#:	52-3-76.3

PROPOSAL:

The applicant proposes the construction of a 330 square foot addition to an existing industrial building. No new sewage disposal or water supply is proposed by this plan submission. The project site is located in the I-1 Campus 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.



Site Plan Detail, Sheet 1: Preliminary/Final Land Development - David E. Callahan Pool Plastering, Inc.

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. 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**.

PRIMARY ISSUES:

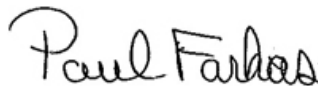
2. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

ADMINISTRATIVE ISSUES:

3. The plan indicates that, on February 12, 2020, the Township Zoning Hearing Board granted variances from the building setback, side yard setback, and rear yard setback requirements of the Township Zoning Ordinance. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board. Any conditions of approval issued by the Board should be indicated on the final plan.
4. 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: Callahan Pool Plastering Inc.
DL Howell & Associates, Inc.