



CHRISTOPHER PIELLI, Esq., *Chair*
ROBIN STUNTEBECK, *Vice-Chair*
MARY R. LASOTA, Esq., *Member*
EDWARD G. MEAKIM JR., *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

September 6, 2018

Glenn M. White Land Company, Inc.
4 Zachary Drive
West Chester, PA 19382

Subject: Subdivision Application No. 20180001
13-Lot Residential Subdivision
901 Little Shiloh Road

Gentlemen:

West Goshen Township is in receipt of the following information prepared by D.L. Howell and Associates for a proposed thirteen lot residential subdivision located at 901 Little Shiloh Road in West Goshen Township.

1. The Application dated January 2, 2018.
2. Stormwater Management Report, latest revision dated December 22, 2017.
3. Drawings for Project No. 3243, sheets 1 thru 14 of 14, latest revision dated September 6, 2018.
4. Electronic Plan Submission latest revision dated September 6, 2018.
5. Chester County Planning Commission comments dated January 31, 2018.

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 September 11, 2018. 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,

A handwritten signature in cursive script that reads "Richard J. Craig".

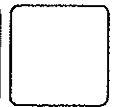
Richard J. Craig, P.E.
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
David Gibbons, P.E., D. L. Howell



DLHowell
 Civil Engineering
 Land Planning
 Environmental
 www.dlhowell.com

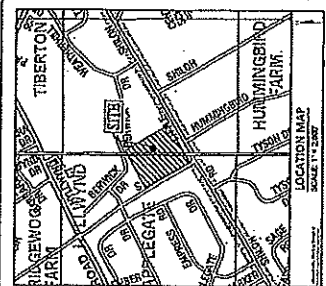
12700 Wagon Lane
 West Chester, PA 19380
 Phone: (610) 693-8800
 Fax: (610) 693-8802



NO.	DATE	DESCRIPTION
1	03/11/11	PRELIMINARY
2	03/11/11	REVISIONS
3	03/11/11	REVISIONS
4	03/11/11	REVISIONS
5	03/11/11	REVISIONS
6	03/11/11	REVISIONS
7	03/11/11	REVISIONS
8	03/11/11	REVISIONS
9	03/11/11	REVISIONS
10	03/11/11	REVISIONS
11	03/11/11	REVISIONS
12	03/11/11	REVISIONS
13	03/11/11	REVISIONS
14	03/11/11	REVISIONS
15	03/11/11	REVISIONS
16	03/11/11	REVISIONS
17	03/11/11	REVISIONS
18	03/11/11	REVISIONS
19	03/11/11	REVISIONS
20	03/11/11	REVISIONS

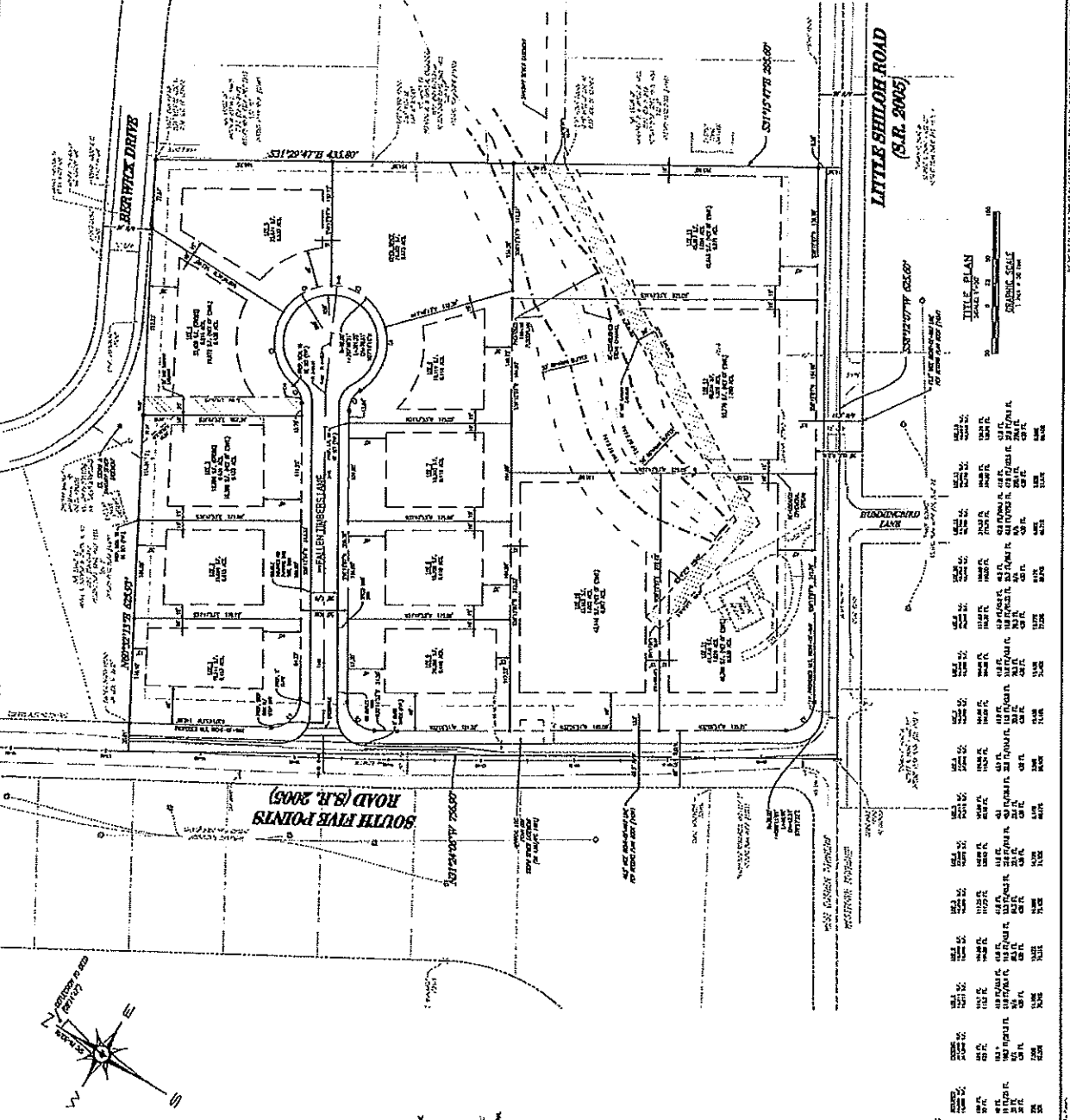
PROJECT: KALON WHITE SUBDIVISION
 LOCATION: WEST CHESTER TWP., CHESTER COUNTY, PA.
 SHEET: 001 OF 001
 DATE: 03/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 TITLE: TITLE PLAN
 PRELIMINARY/FINAL

DATE: 03/11/11	SCALE: 1" = 40'
DRAWN BY: [Name]	CHECKED BY: [Name]
PROJECT: KALON WHITE SUBDIVISION	LOCATION: WEST CHESTER TWP., CHESTER COUNTY, PA.
SHEET: 001 OF 001	TITLE: TITLE PLAN
DATE: 03/11/11	SCALE: 1" = 40'
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DATE: 03/11/11	SCALE: 1" = 40'
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PROJECT: KALON WHITE SUBDIVISION	LOCATION: WEST CHESTER TWP., CHESTER COUNTY, PA.
SHEET: 001 OF 001	TITLE: TITLE PLAN



LOT NO.	AREA (SQ. FT.)	PERCENTAGE	PERMITS
1	10,000	10.00%	100
2	10,000	10.00%	100
3	10,000	10.00%	100
4	10,000	10.00%	100
5	10,000	10.00%	100
6	10,000	10.00%	100
7	10,000	10.00%	100
8	10,000	10.00%	100
9	10,000	10.00%	100
10	10,000	10.00%	100
11	10,000	10.00%	100
12	10,000	10.00%	100
13	10,000	10.00%	100
14	10,000	10.00%	100
15	10,000	10.00%	100
16	10,000	10.00%	100
17	10,000	10.00%	100
18	10,000	10.00%	100
19	10,000	10.00%	100
20	10,000	10.00%	100

LOT NO.	AREA (SQ. FT.)	PERCENTAGE	PERMITS
21	10,000	10.00%	100
22	10,000	10.00%	100
23	10,000	10.00%	100
24	10,000	10.00%	100
25	10,000	10.00%	100
26	10,000	10.00%	100
27	10,000	10.00%	100
28	10,000	10.00%	100
29	10,000	10.00%	100
30	10,000	10.00%	100
31	10,000	10.00%	100
32	10,000	10.00%	100
33	10,000	10.00%	100
34	10,000	10.00%	100
35	10,000	10.00%	100
36	10,000	10.00%	100
37	10,000	10.00%	100
38	10,000	10.00%	100
39	10,000	10.00%	100
40	10,000	10.00%	100



LEGEND

- 1. ZONING DISTRICT
- 2. LOT AREA
- 3. LOT PERCENTAGE
- 4. LOT PERMITS
- 5. LOT AREA (SQ. FT.)
- 6. LOT PERCENTAGE
- 7. LOT PERMITS
- 8. LOT AREA (SQ. FT.)
- 9. LOT PERCENTAGE
- 10. LOT PERMITS
- 11. LOT AREA (SQ. FT.)
- 12. LOT PERCENTAGE
- 13. LOT PERMITS
- 14. LOT AREA (SQ. FT.)
- 15. LOT PERCENTAGE
- 16. LOT PERMITS
- 17. LOT AREA (SQ. FT.)
- 18. LOT PERCENTAGE
- 19. LOT PERMITS
- 20. LOT AREA (SQ. FT.)
- 21. LOT PERCENTAGE
- 22. LOT PERMITS
- 23. LOT AREA (SQ. FT.)
- 24. LOT PERCENTAGE
- 25. LOT PERMITS
- 26. LOT AREA (SQ. FT.)
- 27. LOT PERCENTAGE
- 28. LOT PERMITS
- 29. LOT AREA (SQ. FT.)
- 30. LOT PERCENTAGE
- 31. LOT PERMITS
- 32. LOT AREA (SQ. FT.)
- 33. LOT PERCENTAGE
- 34. LOT PERMITS
- 35. LOT AREA (SQ. FT.)
- 36. LOT PERCENTAGE
- 37. LOT PERMITS
- 38. LOT AREA (SQ. FT.)
- 39. LOT PERCENTAGE
- 40. LOT PERMITS

ZONING DATA TABULATION

LOT NO.	AREA (SQ. FT.)	PERCENTAGE	PERMITS
1	10,000	10.00%	100
2	10,000	10.00%	100
3	10,000	10.00%	100
4	10,000	10.00%	100
5	10,000	10.00%	100
6	10,000	10.00%	100
7	10,000	10.00%	100
8	10,000	10.00%	100
9	10,000	10.00%	100
10	10,000	10.00%	100
11	10,000	10.00%	100
12	10,000	10.00%	100
13	10,000	10.00%	100
14	10,000	10.00%	100
15	10,000	10.00%	100
16	10,000	10.00%	100
17	10,000	10.00%	100
18	10,000	10.00%	100
19	10,000	10.00%	100
20	10,000	10.00%	100
21	10,000	10.00%	100
22	10,000	10.00%	100
23	10,000	10.00%	100
24	10,000	10.00%	100
25	10,000	10.00%	100
26	10,000	10.00%	100
27	10,000	10.00%	100
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29	10,000	10.00%	100
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32	10,000	10.00%	100
33	10,000	10.00%	100
34	10,000	10.00%	100
35	10,000	10.00%	100
36	10,000	10.00%	100
37	10,000	10.00%	100
38	10,000	10.00%	100
39	10,000	10.00%	100
40	10,000	10.00%	100

LOT ADDRESSES

LOT NO.	ADDRESS
1	101 FALLEN WOOD LANE
2	102 FALLEN WOOD LANE
3	103 FALLEN WOOD LANE
4	104 FALLEN WOOD LANE
5	105 FALLEN WOOD LANE
6	106 FALLEN WOOD LANE
7	107 FALLEN WOOD LANE
8	108 FALLEN WOOD LANE
9	109 FALLEN WOOD LANE
10	110 FALLEN WOOD LANE
11	111 FALLEN WOOD LANE
12	112 FALLEN WOOD LANE
13	113 FALLEN WOOD LANE
14	114 FALLEN WOOD LANE
15	115 FALLEN WOOD LANE
16	116 FALLEN WOOD LANE
17	117 FALLEN WOOD LANE
18	118 FALLEN WOOD LANE
19	119 FALLEN WOOD LANE
20	120 FALLEN WOOD LANE
21	121 FALLEN WOOD LANE
22	122 FALLEN WOOD LANE
23	123 FALLEN WOOD LANE
24	124 FALLEN WOOD LANE
25	125 FALLEN WOOD LANE
26	126 FALLEN WOOD LANE
27	127 FALLEN WOOD LANE
28	128 FALLEN WOOD LANE
29	129 FALLEN WOOD LANE
30	130 FALLEN WOOD LANE
31	131 FALLEN WOOD LANE
32	132 FALLEN WOOD LANE
33	133 FALLEN WOOD LANE
34	134 FALLEN WOOD LANE
35	135 FALLEN WOOD LANE
36	136 FALLEN WOOD LANE
37	137 FALLEN WOOD LANE
38	138 FALLEN WOOD LANE
39	139 FALLEN WOOD LANE
40	140 FALLEN WOOD LANE

THIS SHEET TO BE RECORDED

DATE: 03/11/11
 SCALE: 1" = 40'
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: KALON WHITE SUBDIVISION
 LOCATION: WEST CHESTER TWP., CHESTER COUNTY, PA.
 SHEET: 001 OF 001
 TITLE: TITLE PLAN
 PRELIMINARY/FINAL

NO.	DATE	DESCRIPTION
1	10/21/03	PRELIMINARY PLAN
2	11/10/03	FINAL PLAN
3	03/10/04	AS-BUILT PLAN
4	08/10/04	REVISION
5	11/10/04	REVISION
6	05/10/05	REVISION

GRADING & UTILITIES PLAN
PREFORMATION/FINAL

13. GRAIN WASTE SYSTEMS
14. SOUTH REAR BRIDGE
15. WEST COSSHON TRAIL, CHESTER COUNTY, PA

PROJECT NO.	03.1
SHEET NO.	33.43
DATE	10/21/03
SCALE	AS SHOWN
DRAWN BY	DL
CHECKED BY	DL

GENERAL NOTES:

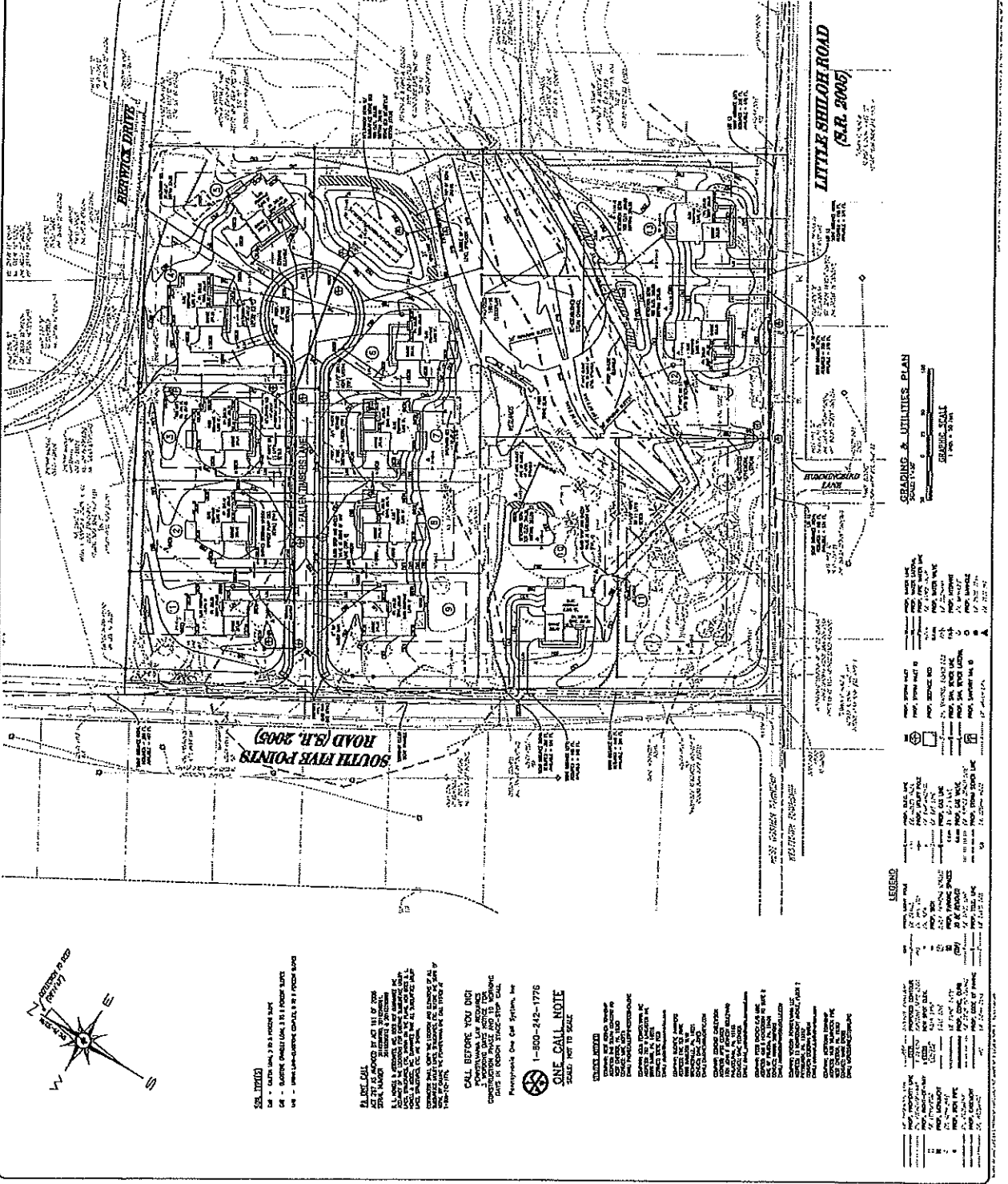
1. SEE ALL NOTES ON ALL SHEETS OF THIS SET.
2. THE GRADING AND UTILITIES PLAN IS A PART OF THE GRADING AND UTILITIES CONTRACT DOCUMENTS AND IS TO BE CONSIDERED AS SUCH.
3. THE GRADING AND UTILITIES PLAN IS TO BE CONSIDERED AS A PART OF THE GRADING AND UTILITIES CONTRACT DOCUMENTS AND IS TO BE CONSIDERED AS SUCH.
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SUBSRIEAGE CONDITIONS

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SANITARY SEWER NOTES

1. THE SANITARY SEWER NOTES ARE TO BE CONSIDERED AS A PART OF THE GRADING AND UTILITIES CONTRACT DOCUMENTS AND IS TO BE CONSIDERED AS SUCH.
2. THE SANITARY SEWER NOTES ARE TO BE CONSIDERED AS A PART OF THE GRADING AND UTILITIES CONTRACT DOCUMENTS AND IS TO BE CONSIDERED AS SUCH.
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10. THE SANITARY SEWER NOTES ARE TO BE CONSIDERED AS A PART OF THE GRADING AND UTILITIES CONTRACT DOCUMENTS AND IS TO BE CONSIDERED AS SUCH.



LEGEND

Symbol	Description
(Circle with X)	Proposed Manhole
(Circle with 12)	Proposed 12" Manhole
(Circle with 18)	Proposed 18" Manhole
(Circle with 24)	Proposed 24" Manhole
(Circle with 30)	Proposed 30" Manhole
(Circle with 36)	Proposed 36" Manhole
(Circle with 42)	Proposed 42" Manhole
(Circle with 48)	Proposed 48" Manhole
(Circle with 54)	Proposed 54" Manhole
(Circle with 60)	Proposed 60" Manhole
(Circle with 66)	Proposed 66" Manhole
(Circle with 72)	Proposed 72" Manhole
(Circle with 78)	Proposed 78" Manhole
(Circle with 84)	Proposed 84" Manhole
(Circle with 90)	Proposed 90" Manhole
(Circle with 96)	Proposed 96" Manhole
(Circle with 102)	Proposed 102" Manhole
(Circle with 108)	Proposed 108" Manhole
(Circle with 114)	Proposed 114" Manhole
(Circle with 120)	Proposed 120" Manhole
(Circle with 126)	Proposed 126" Manhole
(Circle with 132)	Proposed 132" Manhole
(Circle with 138)	Proposed 138" Manhole
(Circle with 144)	Proposed 144" Manhole
(Circle with 150)	Proposed 150" Manhole
(Circle with 156)	Proposed 156" Manhole
(Circle with 162)	Proposed 162" Manhole
(Circle with 168)	Proposed 168" Manhole
(Circle with 174)	Proposed 174" Manhole
(Circle with 180)	Proposed 180" Manhole

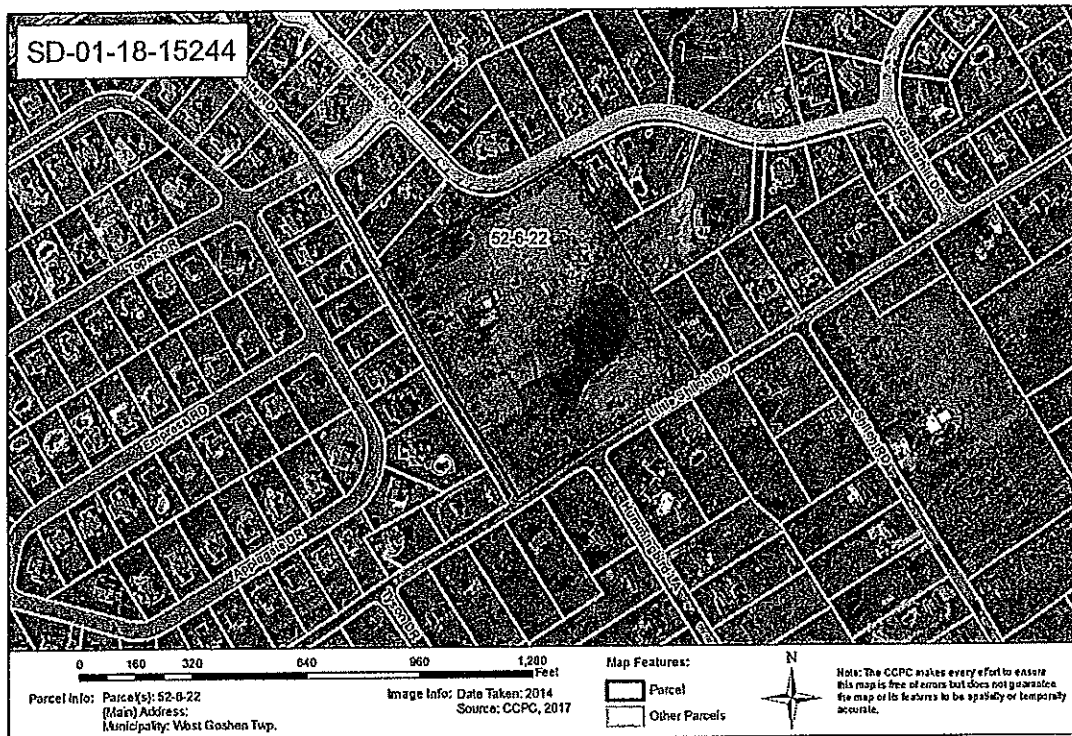
CALL BEFORE YOU DIG
A WARNING MUST BE GIVEN FOR ANY
DIGGING OR BORING OPERATIONS
BEFORE ANY UTILITIES ARE LOCATED.

1-800-242-1776
ONE-CALL NOTE
SEE SHEET 33.01

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the Suburban Landscape and Natural Landscape designations of *Landscapes2*, the 2009 County Comprehensive Plan. The objective of the Suburban Landscape is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. As an overlay of the basic landscapes, the objective of the Natural Landscape is to encourage the preservation and restoration of sensitive natural resources. The proposed subdivision is consistent with the objectives of the Suburban Landscape.



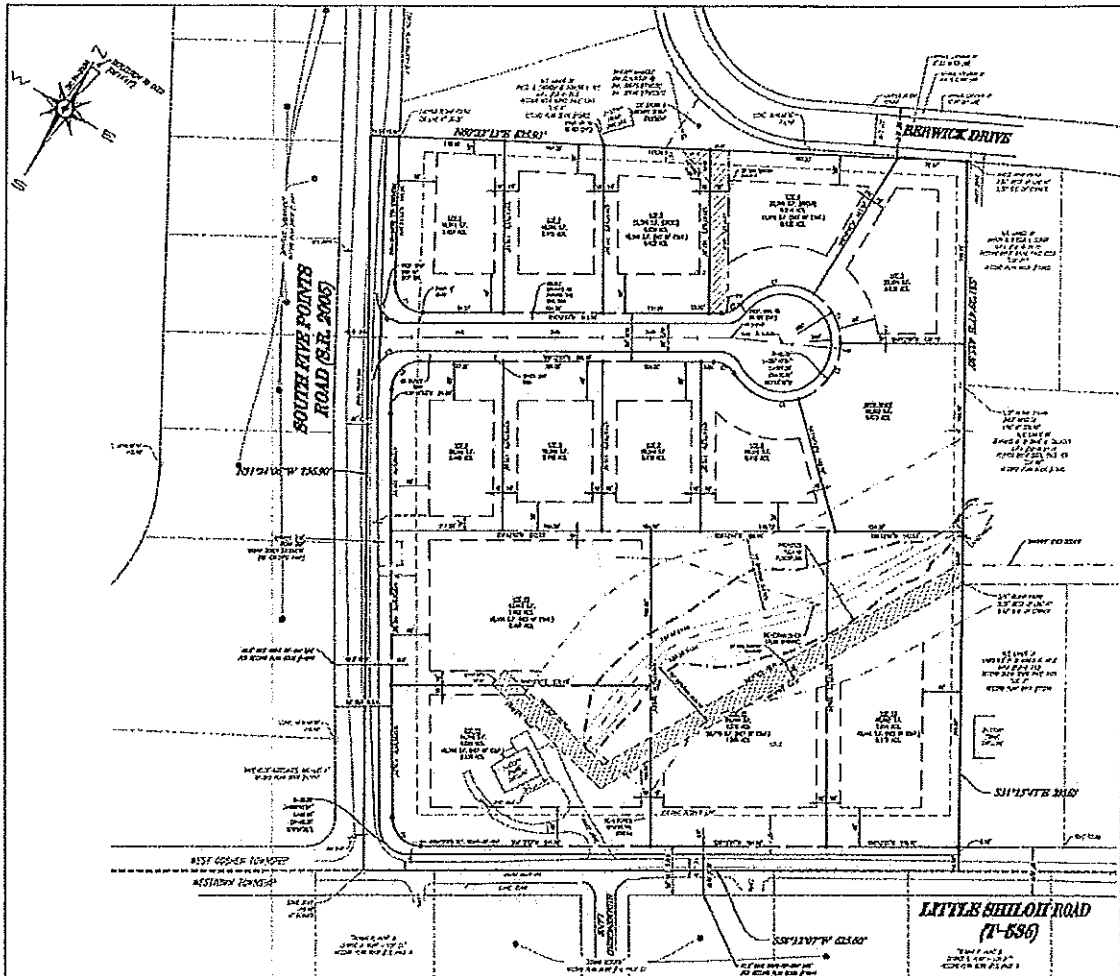
WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes2*, 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.

PRIMARY ISSUES:

3. For clarity purposes, the applicant should identify on the site plan which existing building(s) will be removed. This information is not provided on the current plan submission.

- The 2013 Township Historic Resource Atlas identifies the project site contains a Class II Historic Resource. Although not required, we suggest that the Township reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. For clarity purposes, the applicant should identify why the existing building on proposed Lot 11 will remain while the residence and other buildings on the northern portion of the project site will apparently be demolished.



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 901 Little Shiloh Road

- We suggest that the applicant and the Township consider the use of a shared driveway entrance for Lots 12 and 13. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
- We suggest that the applicant provide sidewalks for this development, particularly on the Road A cul-de-sac. Sidewalks are an essential design element for new construction in the Suburban Landscape.

Page: 4
Re: Preliminary/Final Subdivision - 901 Little Shiloh Road
SD-01-18-15244 - West Goshen Township

7. The plan, which depicts the location of a proposed 100 year floodplain boundary, indicates that an existing pond located within the 100 year floodplain will be removed as part of this project. The Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. The Township should request documentation of all required permit(s) for this project before granting final plan approval.

We commend the removal of the existing pond and its conversion to a natural flowing stream with a vegetated buffer. By restoring natural site hydrology in a headwater area, there will be important long-term benefits to the watershed. Additionally, it appears that after the changes are made, one existing structure may no longer be located within the 100-year floodplain.

8. The site contains areas of hydric (wet) soils (GdB Gladstone and Ca Califon) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. On-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to ensure that off-site drainage conditions are not negatively affected.
9. While Sheet 3-Conservation Plan depicts the location of existing wetlands, the site plan is unclear whether the existing wetlands will remain. This should be clarified by the applicant. The applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
10. The plan and 2014 aerial photography indicate that a portion of the site is wooded. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities and the limit of tree removal should be shown on the plan. Any grading within the area of the dripline (the perimeter of the tree's branches) of the trees to be preserved increases the possibility of tree damage. Woodlands currently exist along the edge of much of the current parcel and these existing woodlands provide a critical hydrologic function in a headwater stream area

ADMINISTRATIVE ISSUES:

11. 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.
12. Sheet 5-PCSWM (Post Construction Stormwater Management) Plan and the accompanying detail sheets do not clearly indicate what some of the proposed outlet design details are and how they will be incorporated into the post-construction grading and surrounding topography. We suggest that an outlet symbology (for example, rip rap rock apron) be added to the legend and detail plan sheets as needed to assist future homeowners with maintenance requirements. Additionally, the applicant and Township should ensure that energy dissipaters are properly sized to prevent scour erosion and protect the receiving streams, waterways and adjacent properties.

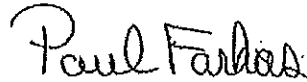
Page: 5
Re: Preliminary/Final Subdivision - 901 Little Shiloh Road
SD-01-18-15244 - West Goshen Township

13. General Note 8 on Sheet 1 indicates that lot owners shall provide for the maintenance and protection of stormwater management structures on their lot. We suggest that additional language be provided stating that an operation and maintenance agreement with the municipality will be required for each lot owner with a stormwater management structure to be in effect in perpetuity. Additionally, 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.
14. The Waiver Requests table on Sheet 1 indicates the applicant is requesting two waivers from the Township Code of Ordinances. 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. The applicant should verify the accuracy of the information provided in the waiver request from the cartway width standards in Section 72-24.A of the Township Subdivision and Land Development Ordinance; waiver request #1 currently states "...to allow a 285 foot wide cartway width for a minor street."
15. While the Act 247 County Referral Form indicates that a homeowners' association will be responsible for the proposed common facilities/areas, the plan notes on Sheet 1 do not indicate that there will be a homeowners association for this development. This should be clarified by the applicant.
16. The site plan depicts the location of a 20 foot wide sanitary easement on Lot 4. The details of this easement should be incorporated into the deed of Lot 4.
17. The site plan depicts the location of a 20 foot wide sanitary easement that traverses Lots 10 through 13. The details of this easement should be incorporated into the deeds of these parcels.
18. 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.
19. 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.
20. 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.

Page: 6
Re: Preliminary/Final Subdivision - 901 Little Shiloh Road
SD-01-18-15244 - West Goshen Township

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: Glenn M. White Land Company
DL Howell
Tracy Hu
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District
Pam Coleman, Executive Secretary, Westtown Township
Chester County Water Resources Authority