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January 3, 2019

West Goshen Sewer Authority
Attn: Theodore Murphy Esq., Chairman
1025 Paoli Pike
West Chester, PA 19380

Subject: Subdivision Application No. 20180007
14,723 Square Foot Lot Consolidation Plan
620 Downing Avenue, Pump Station 10

Gentlemen:

West Goshen Township is in receipt of the following information prepared by HRG, Inc. for a 14,723 square foot lot consolidation located at 620 Downing Avenue in West Goshen Township.

1. The Application dated November 6, 2018.
2. Drawings for Project No. R007608.0441, sheets 1 thru 2 of 2, latest revision dated October 30, 2018.
3. Electronic Plan Submission latest revision dated October 30, 2018.
4. Chester County Planning Commission comments dated December 13, 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 January 8, 2019. 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
Michael Kreiger, PLS, HRG, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

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

December 13, 2018

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

Re: Preliminary/Final Subdivision - Downing Ave Pump Station No. 10
West Goshen Township – SD-11-18-15679

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "Downing Ave Pump Station No. 10", prepared by HRG Engineering & Related Services, and dated October 30, 2018, was received by this office on November 15, 2018. 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: north of Paoli Pike, west of Airport Road
Site Acreage: 7.18
Lots/Units: 2 Proposed Institutional Lots
Municipal Land Use Plan Designation: Open Space; and Low Density Residential
UPI#: 52-3-106.2-E, 52-3Q-498-E, 52-3-106.3-E

PROPOSAL:

The applicant proposes the consolidation of three existing parcels into two parcels. UPI # 52-3-106.3-E will be combined with UPI# 52-3Q-498-E, and a 9,235 square foot portion of UPI# 52-3Q-498-E will be conveyed to UPI# 52-3-106.2-E. No development activity is proposed as part of the current plan submission. The project site is located in the R-3 Residential zoning district.

RECOMMENDATION: The County Planning Commission recommends that the administrative issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

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Re: Preliminary/Final Subdivision - Downing Ave Pump Station No. 10

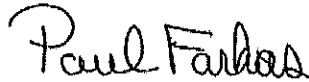
West Goshen Township – SD-11-18-15679

ADMINISTRATIVE ISSUES:

1. The applicant is requesting four waivers from Article IV-Procedure of the Township Subdivision and Land Development 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.
2. 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: West Goshen Sewer Authority
HRG Engineering & Related Services