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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

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twp@westgoshen.org

www.westgoshen.org

February 6, 2020

James Dewitt  
Roslyn Swim Club  
P.O. Box 28  
West Chester, PA 19381

Subject: Subdivision Application No. 20190007  
Roslyn Swim Club Lot Consolidation and Parking Lot Expansion  
838 Spruce Avenue

Dear Mr. Dewitt:

West Goshen Township is in receipt of the following information prepared by Edward B. Walsh and Associates, Inc. for a lot consolidation and parking lot expansion at 838 Spruce Avenue in West Goshen Township.

1. The Application dated November 19, 2019.
2. Stormwater Management Report latest revision dated January 29, 2020.
3. Drawings for Project No. 3525, sheets 1 thru 10 of 10, latest revision dated January 29, 2020.
4. Electronic Plan Submission latest revision dated January 9, 2020
5. Chester County Planning Commission Comments dated December 19, 2019.

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 February 11, 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  
Andrew Eberwein, P.E., Edward B. Walsh & Associates, 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 19, 2019

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

Re: Final Subdivision and Land Development - Roslyn Swim Club  
# West Goshen Township – SD-11-19-16164 and LD-11-19-16166

Dear Mr. LaLonde:

A Final Subdivision and Land Development Plan entitled "Roslyn Swim Club", prepared by Edward B. Walsh & Associates Inc., and dated September 27, 2019, was received by this office on November 19, 2019. 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 and land development for your consideration.

### **PROJECT SUMMARY:**

Location:	south side of Spruce Avenue, west of Sheridan Drive
Site Acreage:	2.96
Lots/Units:	2 Existing Lots; 1 Proposed Lot
Non-Res. Square Footage:	1,200
Proposed Land Use:	New facilities for existing Swim Club
New Parking Spaces:	60
Municipal Land Use Plan Designation:	Existing Private Open Space/Recreation; and Residential Infill Development
UPI#:	52-7B-20.1, 52-7A-43

### **PROPOSAL:**

The applicant proposes the consolidation of two parcels totaling 2.96 acres into one parcel, along with the construction of a 600 square foot changing/office building for the existing swim club, and a 600 square foot pavilion. The site plan indicates that the existing buildings will remain, and 60 parking spaces will be provided. The site plan also depicts the location of a future shed and basketball court. 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, and all Township issues should be resolved before action is taken on this subdivision and land development plan.

## 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 subdivision and land development plan is consistent with the objectives of the **Suburban Landscape**.

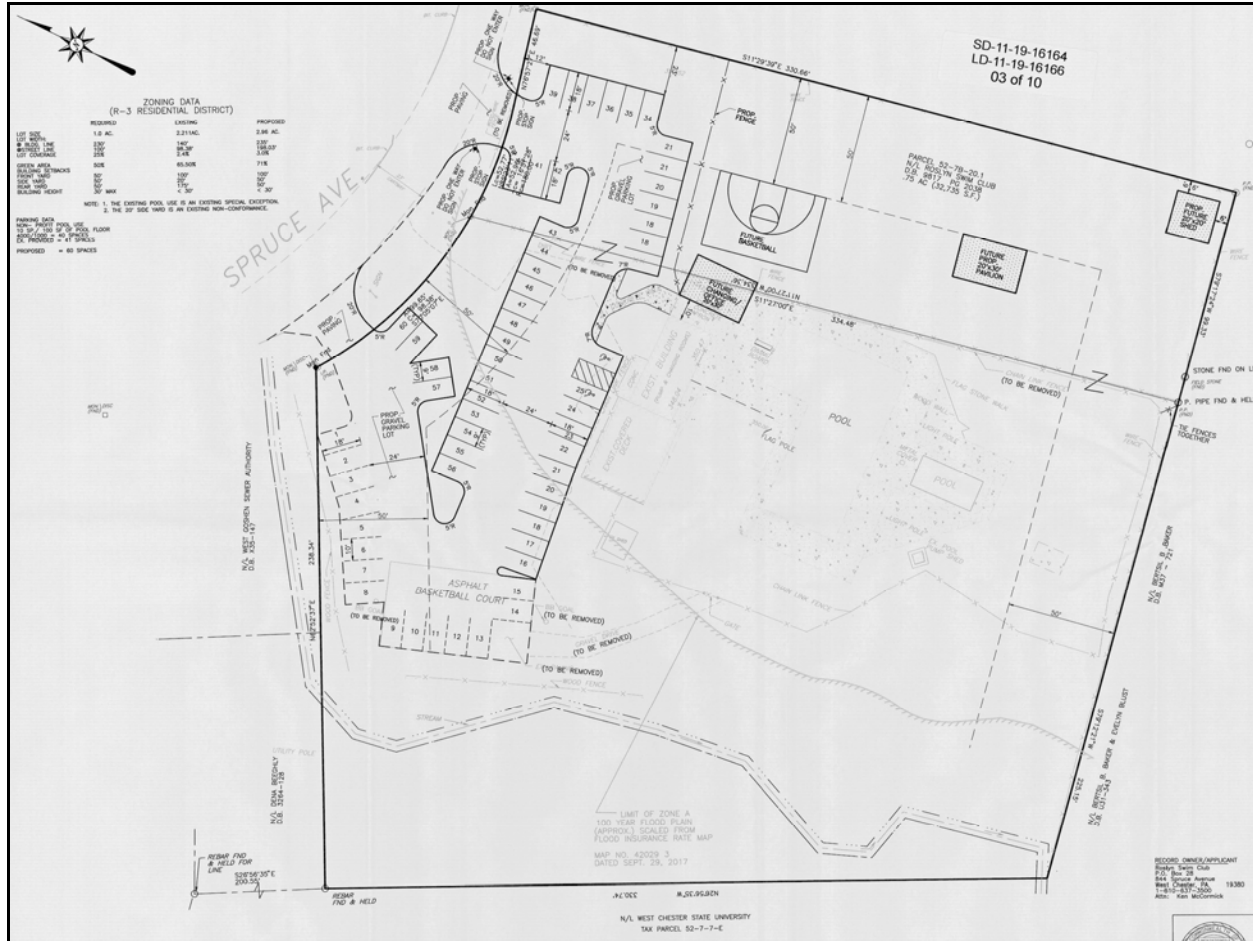
### WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Plum Run subbasin of the Brandywine 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](http://www.chesco.org/water).









Site Plan Detail, Sheet 3: Final Land Development - Roslyn Swim Club

5. 2013 soils survey data indicates that the site contains areas of predominantly hydric (wet) soils (Ha Hatboro) 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 insure that off-site drainage conditions are not negatively affected.

#### 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. There are two separate sets of soil tables provided on the site plan. While the information in the “Soils” table on Sheet 2 and Sheet 4 corresponds to the information provided on the site plan itself, the information in the “Soils Classification” table in the bottom left-hand corner of Sheet 1 and Sheet 2 does not. This should be corrected by the applicant.

Page: 5

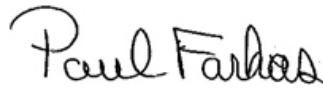
Re: Final Subdivision and Land Development - Roslyn Swim Club

# West Goshen Township – SD-11-19-16164 and LD-11-19-16166

8. 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.

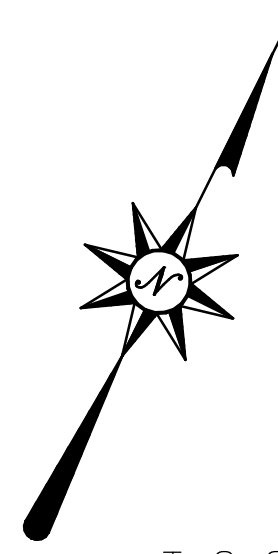
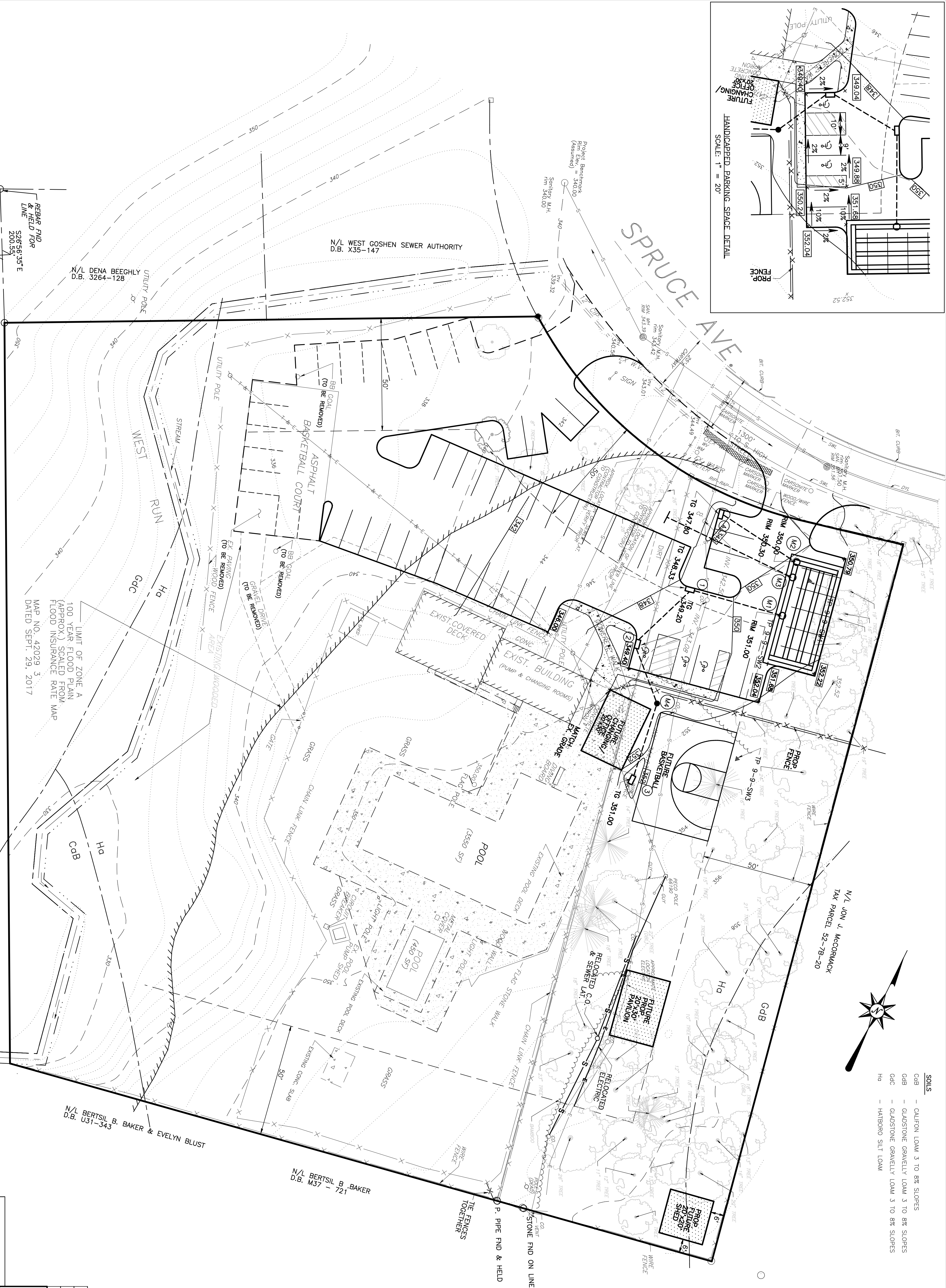
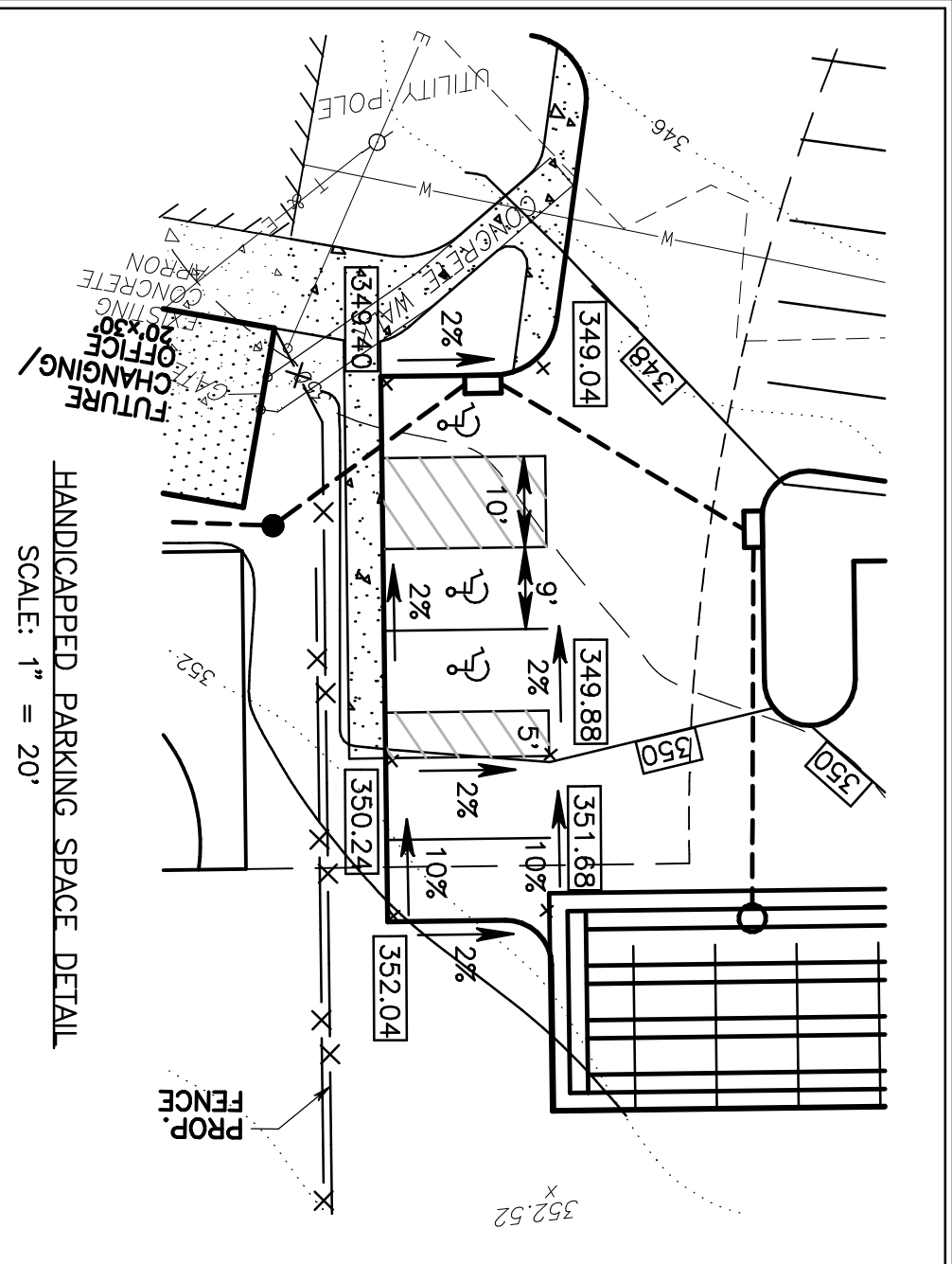
Sincerely,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

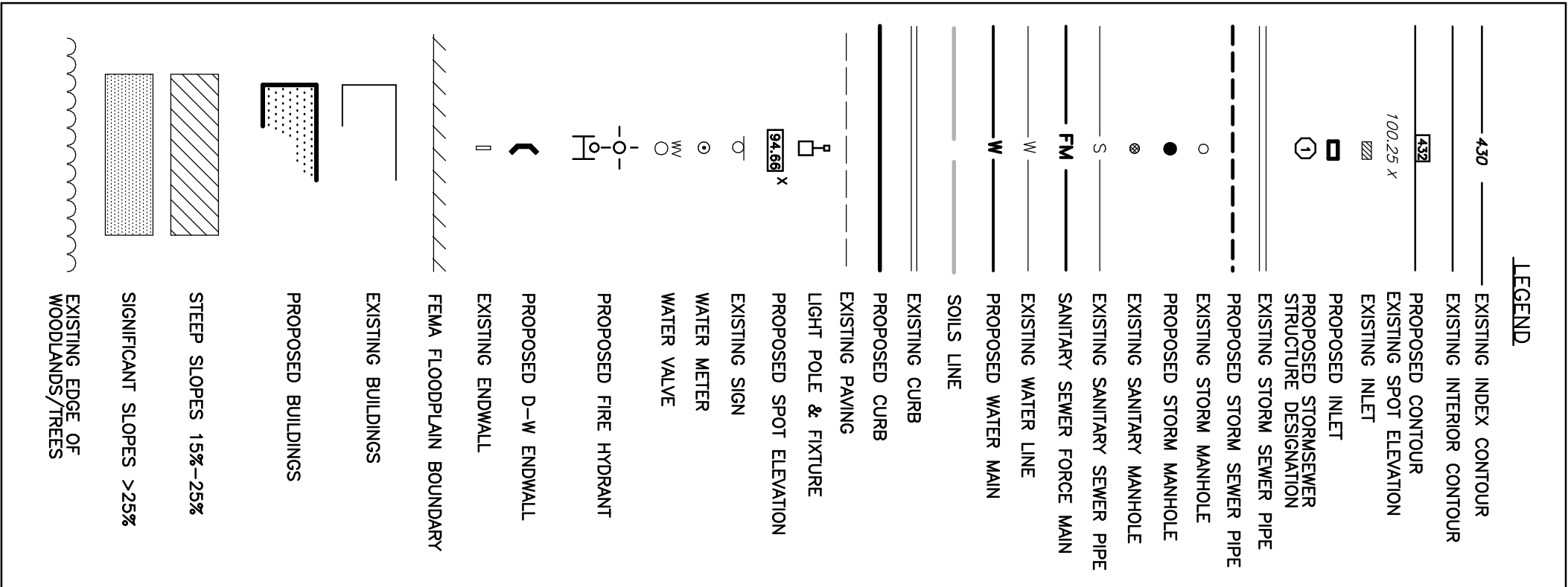
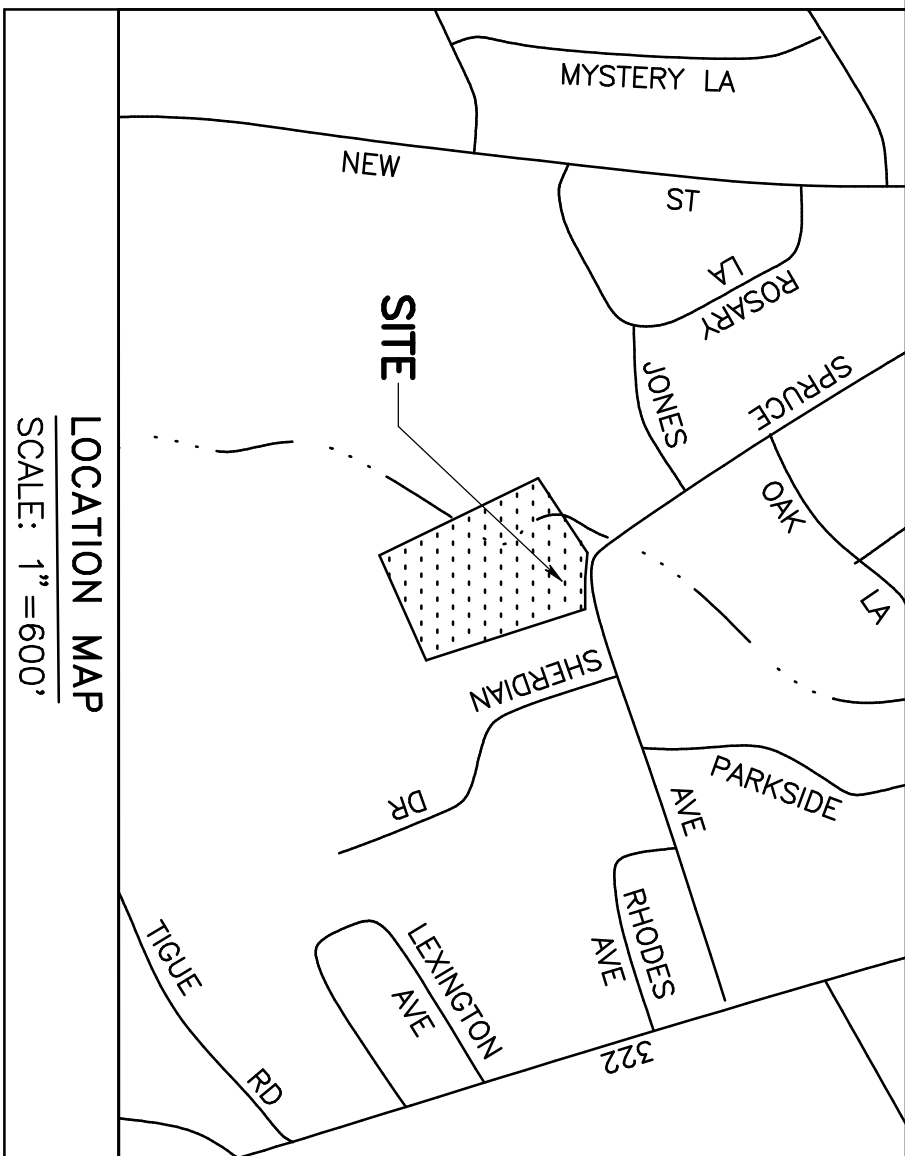
Paul Farkas  
Senior Review Planner

cc: Roslyn Swim Club  
Edward B. Walsh & Associates, Inc.





- SOILS**
- GdB - CALIFON LOAM 3 TO 8% SLOPES
  - GdB - GLADSTONE GRAVELLY LOAM 3 TO 8% SLOPES
  - GdC - GLADSTONE GRAVELLY LOAM 3 TO 8% SLOPES
  - Hq - HARBORO SILT LOAM



# CONSERVATION PLAN

## ROSLYN SWIM CLUB

WEST GOSHEN TOWNSHIP  
Edward B. Walsh & Associates, Inc.  
CIVIL ENGINEERS & SURVEYORS  
128 Dowlin Forge Road  
Exton, Pennsylvania 19341  
Phone (610) 903-0060  
Fax (610) 903-0080  
Project - 3925  
Date - 9-27-18  
Scale - 1" = 20'  
Drawn - C.E.  
Checked - A.E.  
Sheet - 5 of 10  
Plotted: 1/20/2020