



ROBIN STUNTEBECK, *Chair*
SHAUN WALSH, *Vice-Chair*
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JOHN HELLMAN, *Member*
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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

June 22, 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 April 20, 2020 received May 21, 2020.
4. Electronic Plan Submission latest revision dated April 20, 2020
5. Chester County Planning Commission Comments dated December 19, 2019.

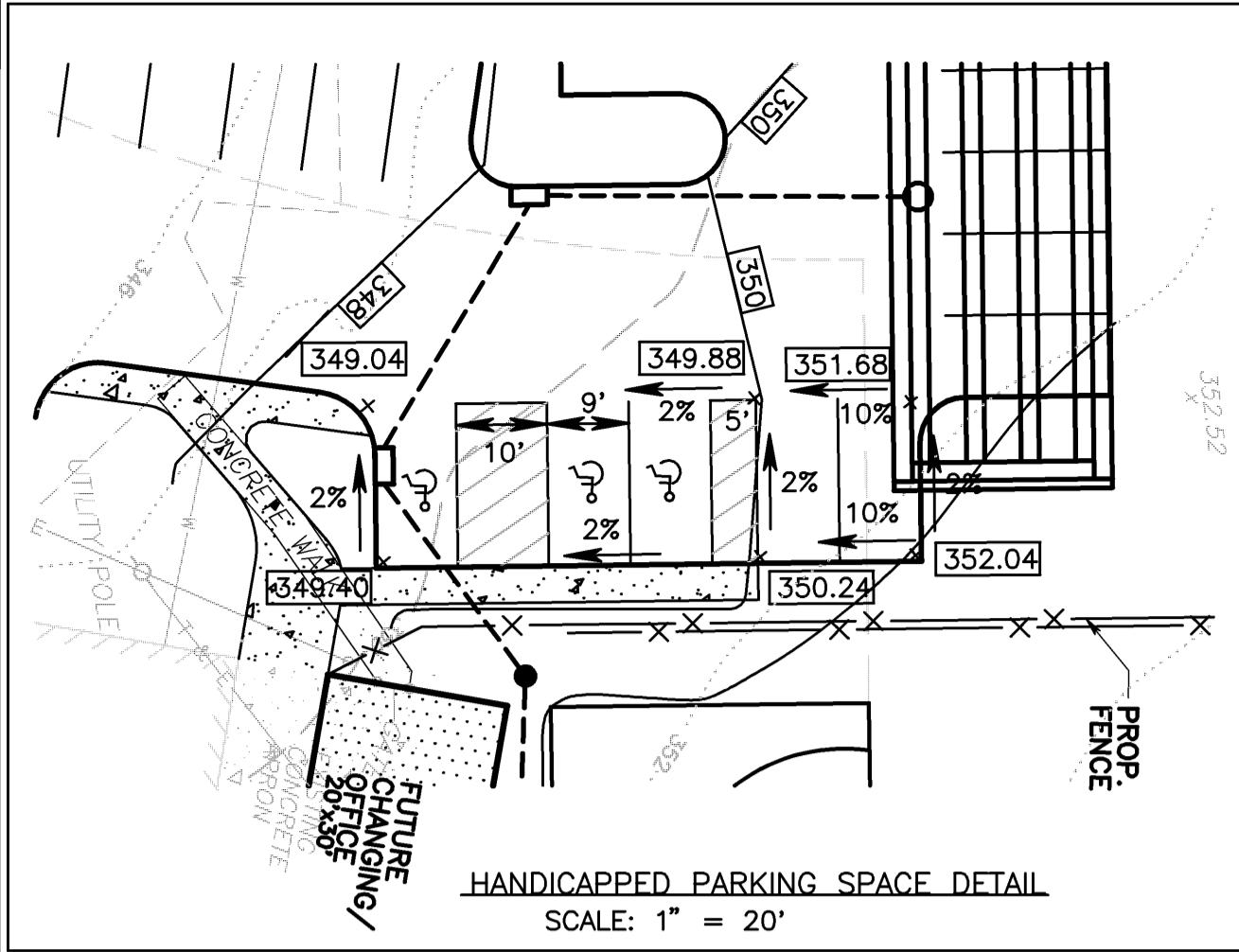
In accordance with the requirements of the Township of West Goshen Code, Chapters 69, 71, 72, and 84, we have completed a review of these submissions for compliance with Township ordinances. I will schedule your land development for the Planning Commission meeting to be held on July 14, 2020. This meeting 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.

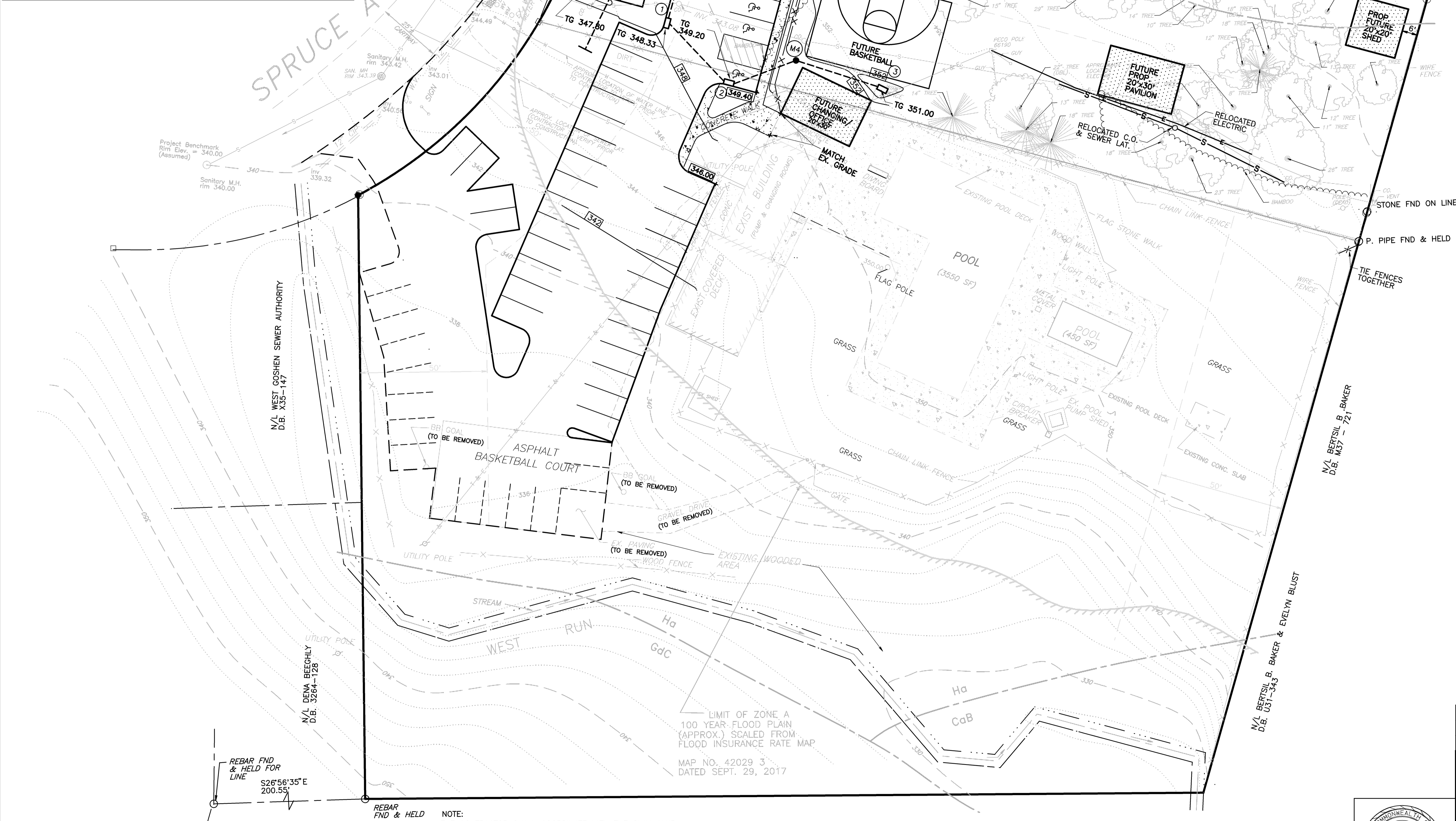
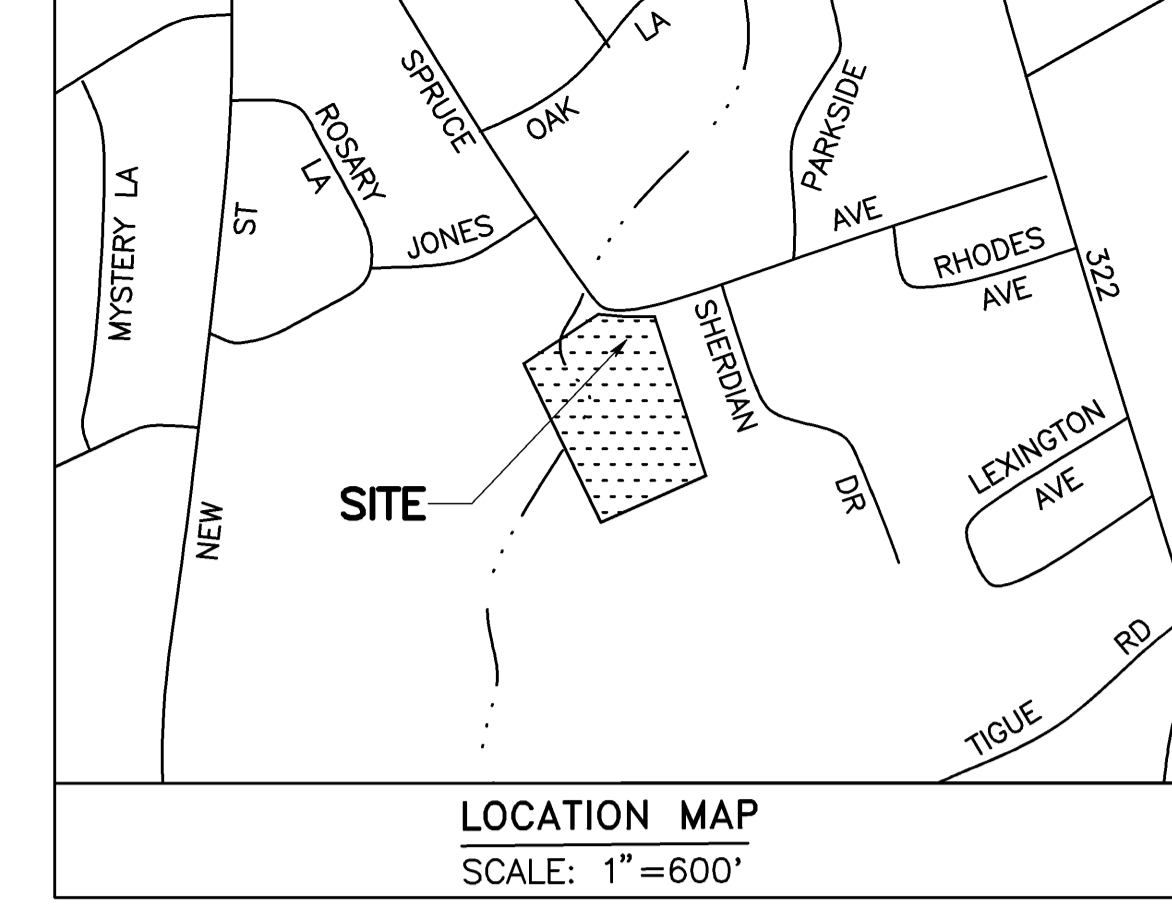
Sincerely,

Richard J. Craig, P.E.
Township Engineer

Copy: Casey LaLonde, Township Manager
Derek Davis, Asst. Township Manager
Andrew Eberwein, P.E., Edward B. Walsh & Associates, Inc.



SOILS
 CaB - CALIF LOAM 3 TO 8% SLOPES
 GdB - GLADSTONE GRAVELLY LOAM 3 TO 8% SLOPES
 GdC - GLADSTONE GRAVELLY LOAM 3 TO 8% SLOPES
 Ha - HATBORO SILT LOAM



LEGEND

---	430	EXISTING INDEX CONTOUR
---	---	EXISTING INTERIOR CONTOUR
---	350	PROPOSED CONTOUR
---	100.25	EXISTING SPOT ELEVATION
---	---	EXISTING INLET
---	---	PROPOSED INLET
---	---	PROPOSED STORMSEWER STRUCTURE DESIGNATION
---	---	EXISTING STORM SEWER PIPE
---	---	PROPOSED STORM SEWER PIPE
---	---	EXISTING STORM MANHOLE
---	---	PROPOSED STORM MANHOLE
---	---	EXISTING SANITARY MANHOLE
---	---	PROPOSED SANITARY MANHOLE
---	---	EXISTING SANITARY SEWER PIPE
---	---	PROPOSED SANITARY SEWER PIPE
---	---	SANITARY SEWER FORCE MAIN
---	---	EXISTING WATER LINE
---	---	PROPOSED WATER MAIN
---	---	SOILS LINE
---	---	EXISTING CURB
---	---	PROPOSED CURB
---	---	EXISTING PAVING
---	---	PROPOSED SPOT ELEVATION
---	---	EXISTING SIGN
---	---	PROPOSED SIGN
---	---	WATER METER
---	---	WATER VALVE
---	---	PROPOSED FIRE HYDRANT
---	---	PROPOSED D-W ENDWALL
---	---	EXISTING ENDWALL
---	---	FEMA FLOODPLAIN BOUNDARY
---	---	EXISTING BUILDINGS
---	---	PROPOSED BUILDINGS
---	---	STEEP SLOPES 15%-25%
---	---	SIGNIFICANT SLOPES >25%
---	---	EXISTING EDGE OF WOODLANDS/TREES

CONSERVATION PLAN

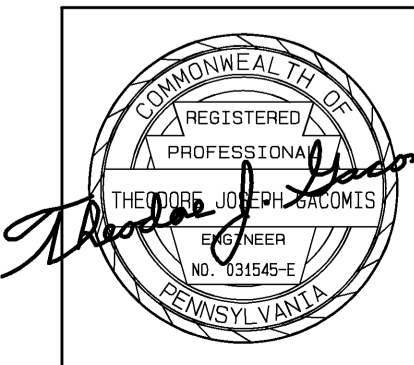
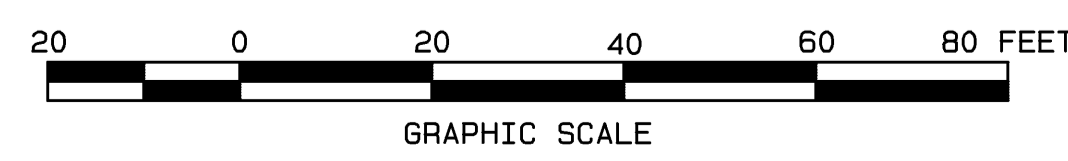
- 3. 4-20-20 Revised to show removed trees and Landscaping
- 2. 2-6-20 REVISED BED & ADDED FENCE
- 1. 1-29-20 REVISED PLANS PER TWP. ENGINEER REVIEW LETTER DATED 1-13-20.

LAND DEVELOPMENT PLAN
ROSLYN SWIM CLUB
 WEST GOSHEN TOWNSHIP CHESTER COUNTY, PA.
 Edward B. Walsh & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 Lionville Professional Center
 125 Douthett Forge Road
 Exton, Pennsylvania 19341
 Phone (610) 903-0060
 Fax (610) 903-0080
 Project- 3525
 Date- 9-27-19
 Scale- 1" = 20'
 Drawn- C.E.
 Checked- AE
 Sheet- 5 OF 10
 Plotted: 5/21/2020 File: F:\JBA\3525\FPS\3525-B3.pro

TAX PARCEL 52-7A-43 & 52-7B-20.1 DEED BK Y21, PG 279

NOTE:
 THE CONTRACTOR SHALL COORDINATE WITH THE SWIM CLUB OFFICIALS FOR LOCATION OF BURIED UTILITIES IN, AROUND AND THROUGH THE AREA OF CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. SOME EXISTING UNDERGROUND UTILITIES MAY NEED TO BE RELOCATED.

N/L WEST CHESTER STATE UNIVERSITY
 TAX PARCEL 52-7-7-E



DECIDUOUS TREES						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CAULIPER	CONDITION
	4	Tilia Cordata Greenspire	Greenspire Littleleaf Linden	10'-12'	2"-2 1/2"	B & B
	5	Quercus Phellos	Willow Oak	10'-12'	2"-2 1/2"	B & B
	2	Amur Ginnala	Amur Maple	8'-10'	2"-2 1/2"	B & B
	2	Prunus Serrulata Kwanzon	Kwanzon Cherry	8'-10'	2"-2 1/2"	B & B
	4	Gleditsia Trio Inermis	Shademaster Honeylocust	10'-12'	2"-2 1/2"	B & B

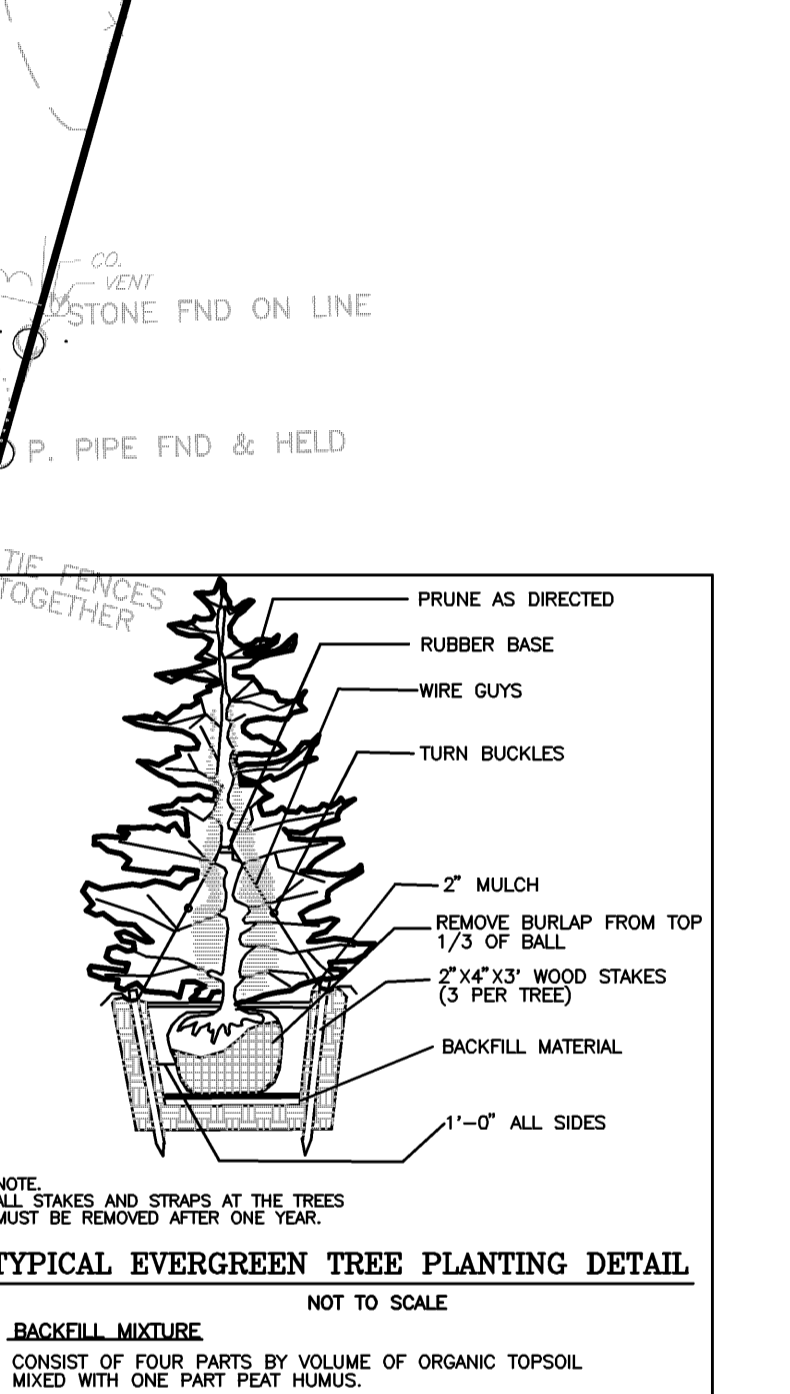
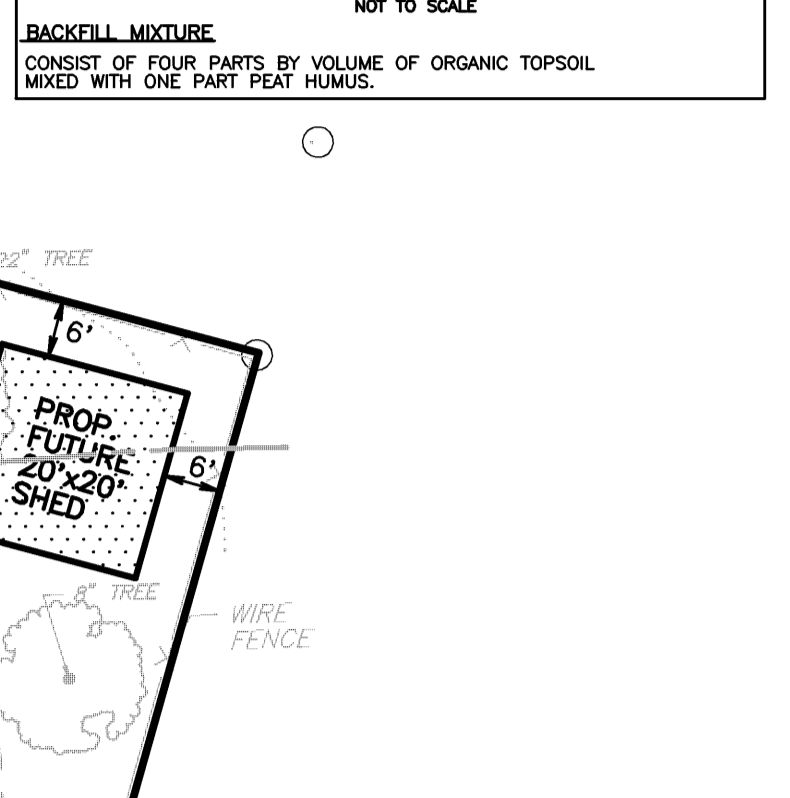
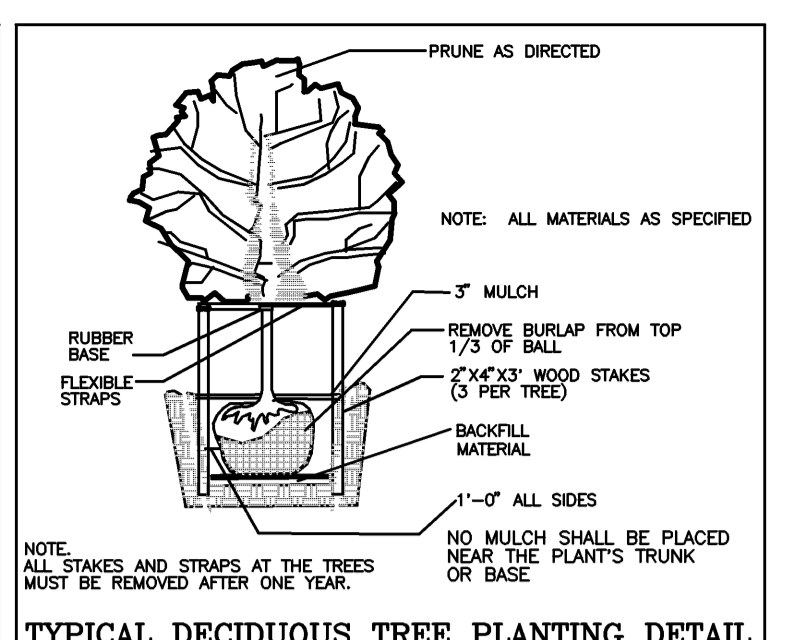
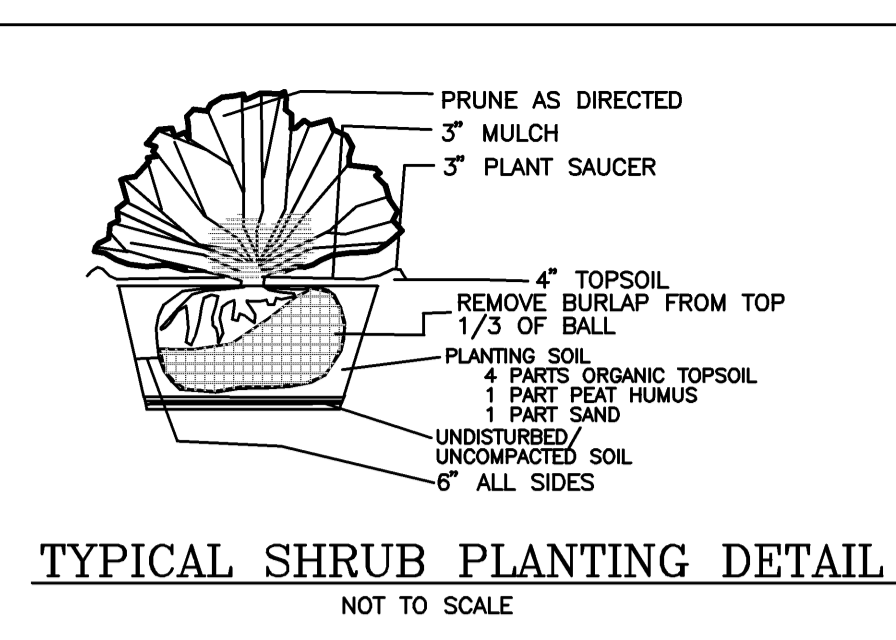
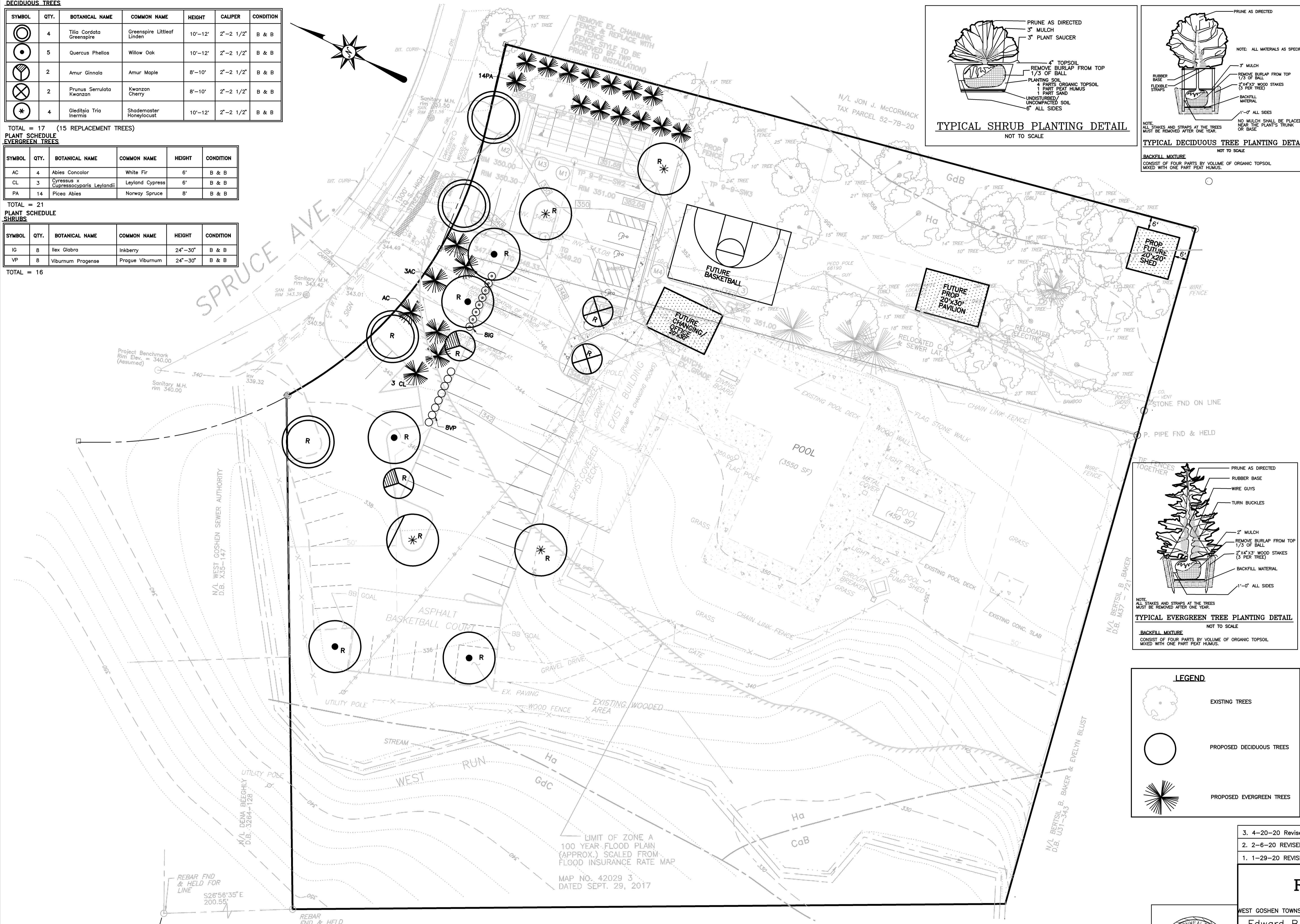
TOTAL = 17 (15 REPLACEMENT TREES)
PLANT SCHEDULE
EVERGREEN TREES

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
AC	4	Abies Concolor	White Fir	6'	B & B
CL	3	Cupressus x Cupressocyparis Leylandii	Leyland Cypress	6'	B & B
PA	14	Picea Abies	Norway Spruce	8'	B & B

TOTAL = 21
PLANT SCHEDULE
SHRUBS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CONDITION
IG	8	Ilex Glabra	Inkberry	24"-30"	B & B
VP	8	Viburnum Pragensense	Prague Viburnum	24"-30"	B & B

TOTAL = 16



- LANDSCAPE NOTES:**
- PLANT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL STAKE LOCATIONS FOR APPROVALS BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
 - PROVIDE CONTINUOUS MULCH (2" THICK) IN ALL BEDDING AND GROUND COVER AREAS AND AT THE BASE OF SPECIMEN TREES.
 - SIZES OF PLANT MATERIAL GIVEN ARE TO BE CONSIDERED MINIMUM.
 - NO SUBSTITUTIONS FOR PLANT MATERIAL ARE ACCEPTABLE UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INCLUDING WATERING OF PLANTS FOR A PERIOD OF ONE YEAR.
 - CONTRACTOR SHALL LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") USING A CULTIMULCHER OR PLANTING EQUIPMENT. REMOVE STONES ONE TO ONE AND A HALF INCHES (1 1/2") IN ANY DIMENSIONS AND STOCKS, RUBBISH AND OTHER EXTRANEIOUS MATTER.
 - WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR SUSPECTED, SUCH AS RUBBISH, UNACCEPTABLE TOPSOIL, ADVERSE DRAINAGE CONDITIONS OR OTHER OBSTRUCTIONS, THE LANDSCAPE ARCHITECT SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT WRITING BEFORE PLANTING ANY TREES, SHRUBS OR LAWN AREAS.
 - TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL DEVELOPED, DENSELY FOLIATED BRANCHES, AND VIGOROUS, FIBROUS ROOT SYSTEMS.
 - TREES AND SHRUBS SHALL BE FREE FROM DEFECTS AND INJURIES AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
 - TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. TO THOSE IN LOCALITY OF THE PROJECT OR PROPERLY ACCLIMATED TO CONDITIONS OF THE LOCALITY OF THE PROJECT.
 - ALL PLANTING BEDS SHALL BE MULCHED WITH DOUBLE GRADED HARDWOOD MULCH INSTALLED AT A MINIMUM DEPTH OF THREE INCHES (3").
 - ALL CANOPY TREES MUST HAVE A SPREAD EQUAL TO FIFTY PERCENT (50%) OF THE HEIGHT.
 - ALL PLANTING BEDS WITHOUT SHRUB OR GROUND COVER PLANT MATERIAL SHALL BE PLANTED WITH A BLUE GRASS SEED MIX.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PLAN.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER AND/OR LANDSCAPE ARCHITECT.
 - THIS PLAN IS INTENDED FOR LANDSCAPE PURPOSES ONLY.
 - NO MORE THAN FIVE INCHES (5") OF SOIL SHALL BE PLACED AROUND THE TRUNKS OF TREES WHICH ARE TO REMAIN. FOR THOSE TREES WHICH ARE TO REMAIN, WHERE MORE THAN FIVE INCHES (5") OF SOIL ARE TO BE PLACED, TREE WELLS SHALL BE CONSTRUCTED TO PRESERVE SUCH TREES.
 - ALL SIZES AND GRADING STANDARD FOR PLANT MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF AMERICAN STANDARD OF NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC., AND APPROVED MAY 2, 1986 BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC., OR THE LATEST REVISED EDITION OF THIS STANDARD.
 - TOPSOIL REMOVED BY GRADING OPERATIONS SHALL BE REDISTRIBUTED AND STABILIZED AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF A PHASE OF WORK OR THE ENTIRE PROJECT. ALL EXPOSED EARTH SURFACES SHALL BE STABILIZED BY THE FOLLOWING METHODS OR APPROVED EQUAL: (A) SEEDING OR PLANTING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR LESS STEEP. (B) SODDING OR HYDRO SEEDING OF SLOPES WITH A GRADIENT OF THIRTY PERCENT (30%) OR MORE STEEP.
 - ALL TREES TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS.
 - THE CONTRACTOR SHALL LABEL EACH TREE AND SHRUB WITH SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - ALL DISTURBED AREAS ARE TO BE SEED TO ESTABLISH A VIABLE LAWN.
 - ANY TREE OR SHRUB WITH DIES WITHIN TWELVE (12) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OF OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN THE AFORESAID TIME PERIOD IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
 - CLEAR SIGHT TRIANGLES SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. WITHIN SUCH TRIANGLES, NO VISION-OBSTRUCTING OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION ABOVE THE HEIGHT OF 24 INCHES AND BELOW 10 FEET MEASURED FROM THE CENTERLINE GRADE OF INTERSECTING STREETS. EACH SIDE OF THE SIGHT TRIANGLE SHALL BE A MINIMUM OF 75 FEET MEASURED FROM THE POINT OF INTERSECTION ALONG EACH ROAD CENTERLINE.
 - TREES ARE TO BE LOCATED OUTSIDE THE R-O-W (MIN. DISTANCE = 2 FT)
 - ALL SHRUBS ARE TO BE PLANTED MASSED TOGETHER IN MULCHED PLANTING BED.
 - ALL STAKES AND STRAPS AT THE TREES MUST BE REMOVED AFTER ONE YEAR.
 - ALL PLANTS SHALL CONFORM WITH THE STANDARDS FOR NURSERY STOCK OF AMERICAN ASSOCIATION OF NURSERMEN.
 - PLANTING SOIL SHALL CONSIST OF 4 PARTS ORGANIC TOPSOIL, 1 PART PEAT HUMUS, 1 PART WASHED SAND.
 - TOPSOIL SHALL HAVE THE FOLLOWING COMPOSITION AND MAKE UP: BE FRAGILE. SHALL CONTAIN ORGANIC MATTER SUITABLE TO SUPPORT PLANT LIFE, INCLUDING A COMPOSITION OF APPROXIMATELY 5-10% SAND, 7-10% ORGANIC MATERIAL, NO MORE THAN 30% WEIGHT OF CLAY; SHALL BE WEED FREE (ABSENCE OF LIVING/DYING WEED CONTAMINANT) SHALL HAVE LESS THAN 2% BY WEIGHT OF UNWANTED MATERIALS SUCH AS STONES (NO LARGER THAN 12mm IN DIAMETER), THE TOP 40mm, CONCRETE, STEEL, CLAY LUMPS, TREE ROOTS, STICKS OR OTHER INORGANIC MATERIAL.
 - NO TREES SHALL BE PLANTED CLOSER THAN FIFTEEN (15) FEET FROM THE FIRE HYDRANTS OR STOP SIGNS.
 - NO TREES SHALL BE PLACED WITH THEIR CENTERS LESS THAN FIVE (5) FEET FROM ANY PROPERTY LINE AND NO SHRUBS WITH THEIR CENTERS LESS THAN THREE (3) FEET FROM ANY PROPERTY LINE.
 - EXISTING TREES AND SHRUBS AT THE CORNER OF AN INTERSECTION OF STREETS, THERE SHALL BE A CLEAR SIGHT TRIANGLE MEASURING FOUR INCHES (24") FROM POINT OF INTERSECTION OF CORNER PROPERTY LINES BACK SEVENTY-FIVE FEET (75') TO AVOID BLOCKING SIGHT DISTANCE TO ONCOMING TRAFFIC AND SHRUBS OR GROUNDCOVERS TO BE PLANTED SHALL BE OF THE DWARF VARIETY AND SHALL NOT EXCEED TWENTY-FOUR INCHES (24") IN HEIGHT AT MATURITY.
 - ALL TREES ALONG THE RIGHT-OF-WAY OF ANY PROPERTY SHALL BE KEPT TRIMMED NINE FEET (9') ABOVE ANY SIDEWALK AND ELEVEN FEET (11') ABOVE ALL STREETS.
 - PROPER SIGHT LINES SHALL BE MAINTAINED AT ALL INTERSECTIONS OF STREETS. THERE SHALL BE A CLEAR SIGHT TRIANGLE MEASURING SEVENTY-FIVE FEET (75') ALONG THE INTERSECTING STREET LINES FROM POINT OF INTERSECTION OF STREETS. THIS IS MAINTAINED FREE AND CLEAR OF STRUCTURES, SIGNS AND OTHER VISUAL OBSTRUCTIONS.
 - ALL TREES TO BE RETAINED WITHIN TWENTY-FIVE FEET (25') OF A BUILDING, PARKING OR OTHER PROPOSED IMPROVEMENTS SHALL BE PROTECTED DURING CONSTRUCTION FROM EQUIPMENT DAMAGE BY SNOW FENCING OR OTHER EFFECTIVE BARRIERS.
 - ALL PLANTING BEDS, LAWN AREAS AND TREE BASES ARE TO BE TOP DRESSED WITH 4" OF ORGANIC TOPSOIL.

LANDSCAPE PLAN

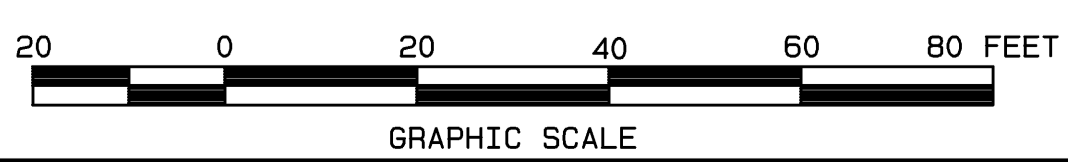
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CIVIL ENGINEERS & SURVEYORS
Lionville Professional Center
125 Doubin Forge Road
Eton, Pennsylvania 19341
Phone (610) 903-0060
Fax (610) 903-0080
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TAX PARCEL 52-7A-43 & 52-7B-20.1 DEED BK Y21, PG 279

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N/L WEST CHESTER STATE UNIVERSITY
TAX PARCEL 52-7-7-E





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:

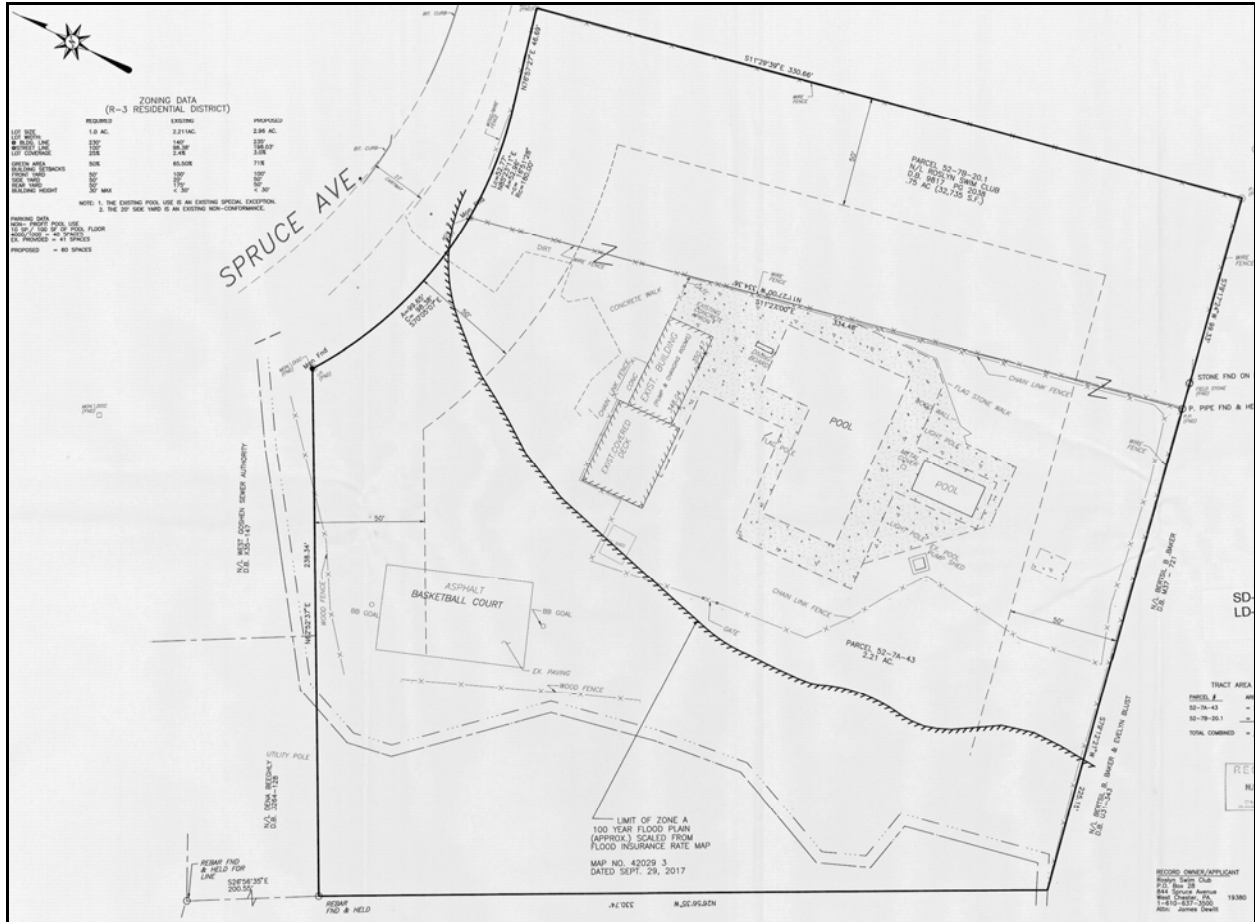
LANDSCAPES:

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.





Site Plan Detail, Sheet 1: Final Subdivision - Roslyn Swim Club

PRIMARY ISSUES:

3. The 2015 Chester County Natural Heritage Inventory, which is available online at chescoplanning.org/natresources/ResourcesChesco.cfm, indicates the project site is located within the core habitat of the Robert B. Gordon Natural Heritage Area (NHA) included in the Pennsylvania Natural Diversity Index (PNDI). **Landscapes3** recognizes NHA core habitat areas as natural resource priority protection areas. Protecting natural areas helps ensure that the critical functions these areas provide will not diminish due to development. Development on this portion of the site could be detrimental to the NHA species population, if they exist on the site. We recommend that the applicant and Township contact the PA Department of Conservation and Natural Resources, Pennsylvania Natural Heritage Program (<http://www.naturalheritage.state.pa.us> or RA-HeritageReview@pa.gov) for further information on this matter. We also note that this NHA is administrated in collaboration with West Chester University’s Office of Sustainability, as identified online at: www.wcupa.edu/gordonNaturalArea/default.aspx.
4. The site contains land within the 100 year floodplain (an unnamed tributary to Plum Run traverses the western portion of the project site). 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. The applicant should contact both of these agencies to determine if the proposed development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.

Page: 5

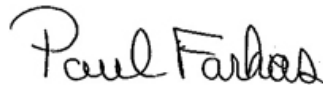
Re: Final Subdivision and Land Development - Roslyn Swim Club

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.