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Board of Supervisors

CASEY LALONDE, *Township Manager*

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610-696-5266 ~ Fax: 610-429-0616
twp@westgoshen.org
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July 3, 2019

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

Subject: Subdivision Application No. 20190005
Land Development 5,060 Square Foot COMAG Building and Accessory Structures
848 South Concord Road

Gentlemen:

West Goshen Township is in receipt of the following information prepared by HRG, Inc. for a 5,060 square foot lot COMAG building and accessory structures located at 848 South Concord Road in West Goshen Township.

1. The Application dated May 20, 2019.
2. Drawings for Project No. 7608.044, sheets 1 thru 15 of 15, latest revision dated May, 2019.
3. Electronic Plan Submission latest revision dated May, 2019.
4. Stormwater Management Report latest revision dated May 20, 2019
5. Chester County Planning Commission comments dated June 18, 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 9, 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
Jason Leonard, EIT, HRG, Inc.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichiline
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

June 18, 2019

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

Re: Final Land Development - WWTP Improvements Project - Phase 2
West Goshen Township - LD-05-19-15924

Dear Mr. LaLonde:

A Final Land Development Plan entitled "WWTP Improvements Project - Phase 2", prepared by HRG Engineering & Related Services, and dated May 19, 2019, was received by this office on May 21, 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 land development for your consideration.

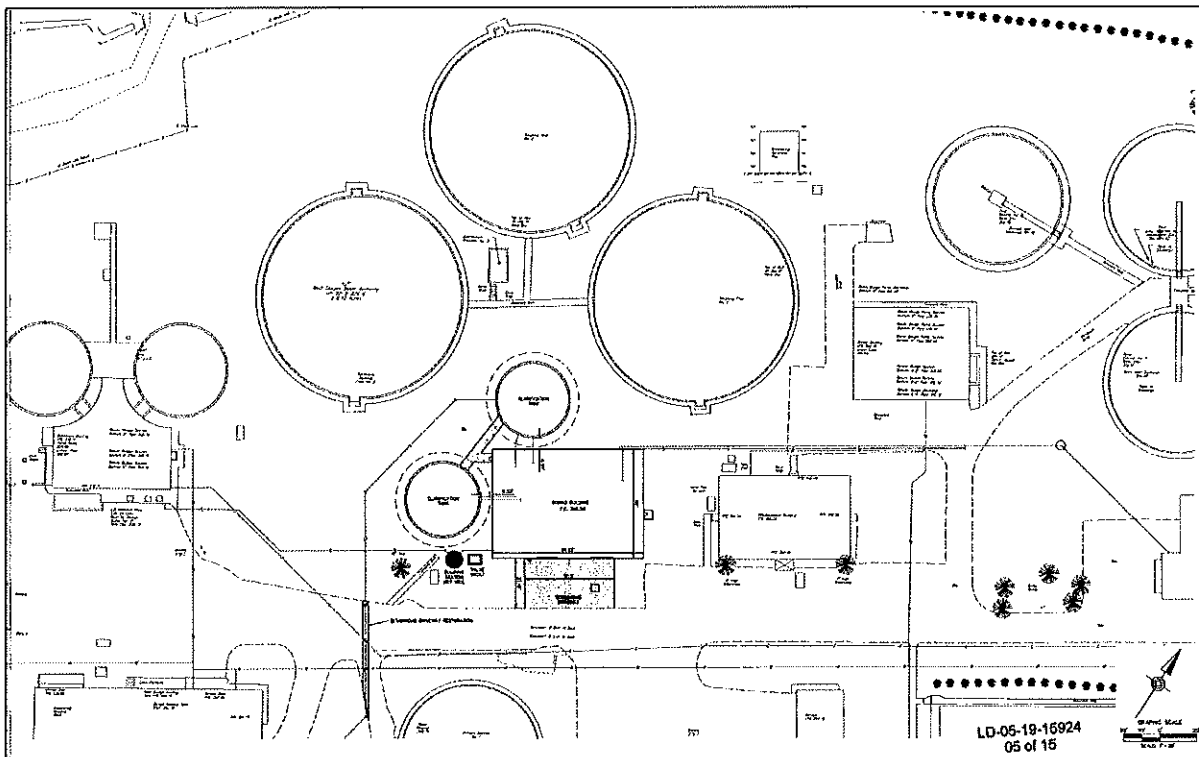
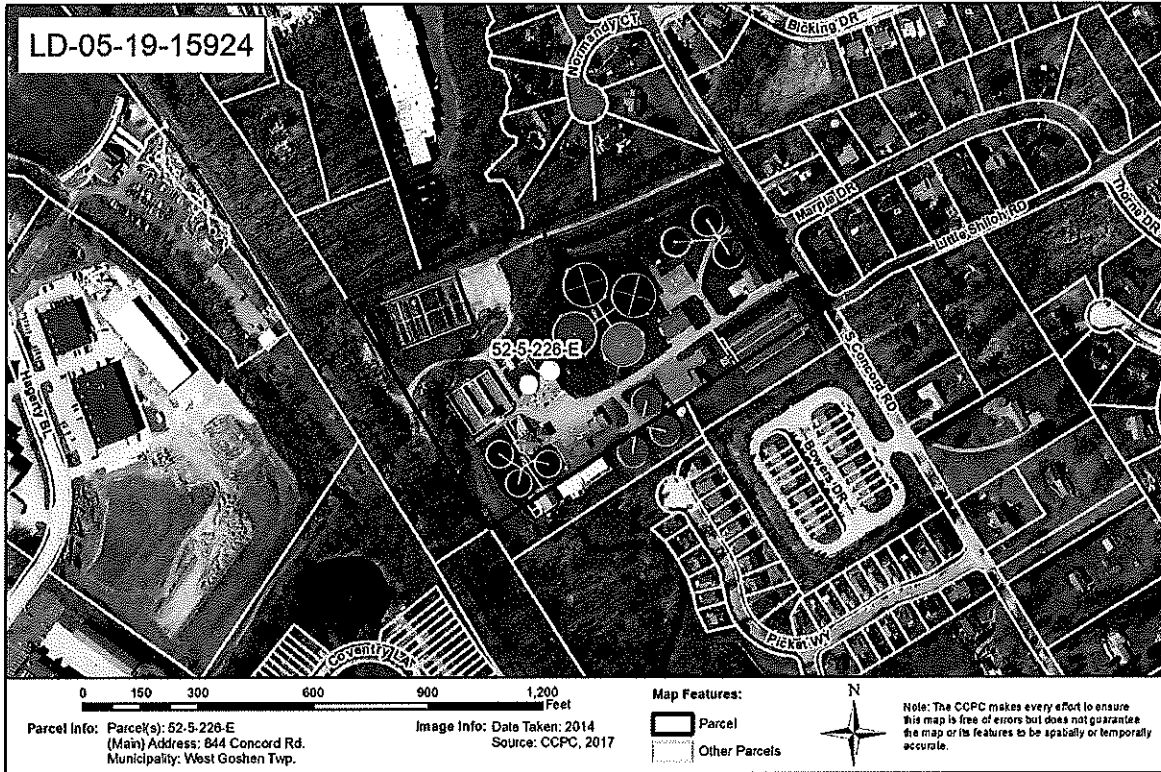
PROJECT SUMMARY:

Location:	the west side of South Concord Road and the north side of the municipal border with Westtown Township
Site Acreage:	16.73
Lots/Units:	1 Lot
Non-Res. Square Footage:	5,060
Proposed Land Use:	Utility (Sewage Treatment Plant)
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Utilities
UPI#:	52-5-226-E

PROPOSAL:

The applicant proposes the construction of a 5,060 square foot COMAG building and associated improvements at the existing sewage treatment plan. An existing tank will be removed. The project site, which is served by public water and public sewer, 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 land development plan.



Site Plan Detail, Sheet 05: Final Land Development - WWTP Improvements Project - Phase 2

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 land development 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 Goose Creek 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.

ADMINISTRATIVE ISSUES:

3. 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.
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.

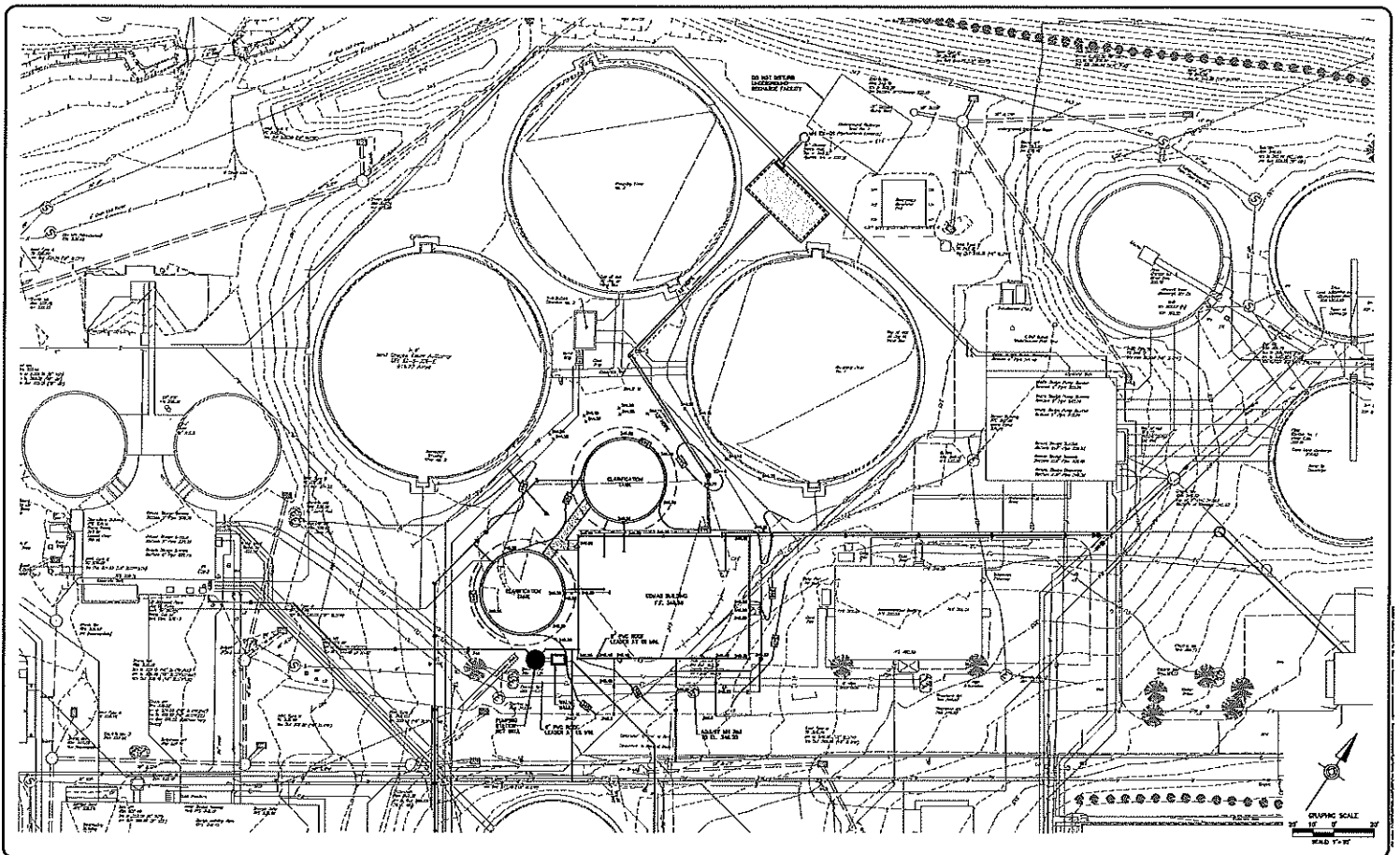
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of West Goshen Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Paul Farkas
Senior Review Planner

cc: West Goshen Sewer Authority
HRG Engineering & Related Services
Chester County Conservation District
William Ethridge, AICP, Director of Planning & Zoning, Westtown Township



NO.	REVISION	DATE	BY



HRG
 HARRISBURG REGIONAL
 ENGINEERING & CONSULTING
 ALL INFORMATION COMPANY

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 Harrisburg, PA 17111
 P: 717.651.1111
 F: 717.651.1118
 hrge.com

WEST GOSHEN SEWER AUTHORITY
 1025 PAOLI PIKE
 WEST CHESTER, PA 19380
 (610) 688-0418

GRADING AND DRAINAGE PLAN
 FOR
 WWTP PHASE 2 IMPROVEMENTS PROJECT
 WEST GOSHEN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

PROJ. NO. - 1111
 DESIGNED - JPL
 CHECKED - ALM
 SCALE - AS NOTED
 DATE - MAY 2018

DRAWING NO. - **GR-1**
 SHEET NO. - **08** OF **15**
 PROJECT NUMBER - 1111