



THE COUNTY OF CHESTER



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PLANNING COMMISSION
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January 8, 2021

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

Re: Final Subdivision - Woodlands at Greystone (Phase 2)
West Goshen Township – SD-12-20-16565

Dear Mr. LaLonde:

A Final Subdivision Plan entitled Woodlands at Greystone (Phase 2), prepared by Horizon Engineering Associates LLC, and dated August 4, 2009, and last revised on October 28, 2020, was received by this office on December 10, 2020. 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.

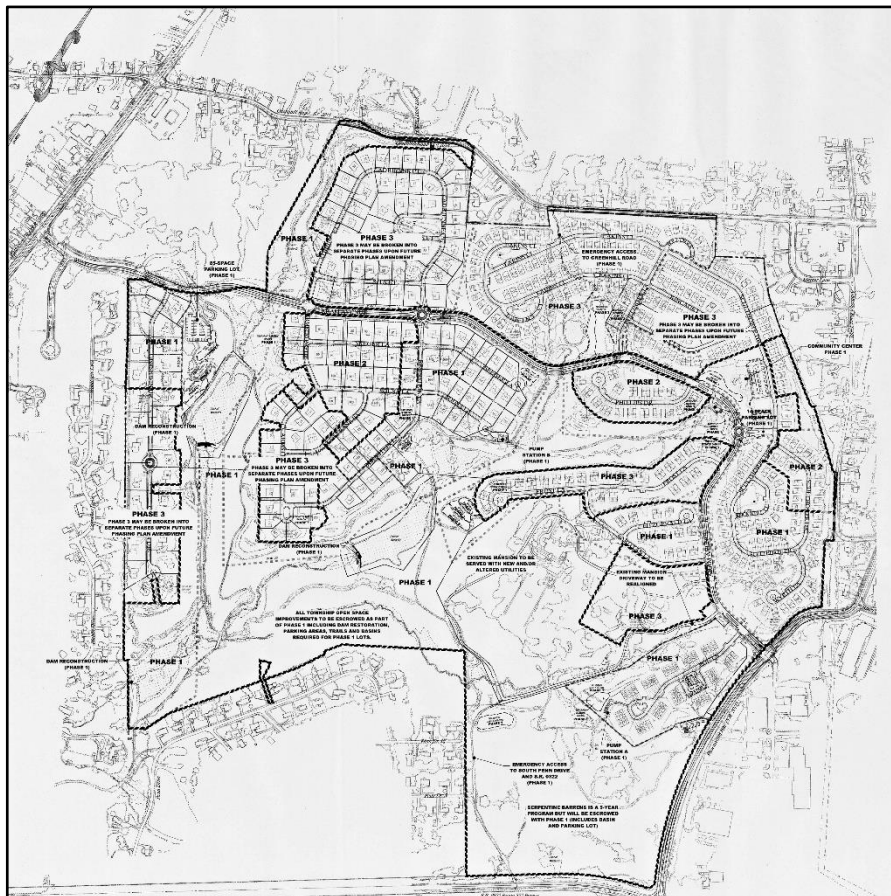
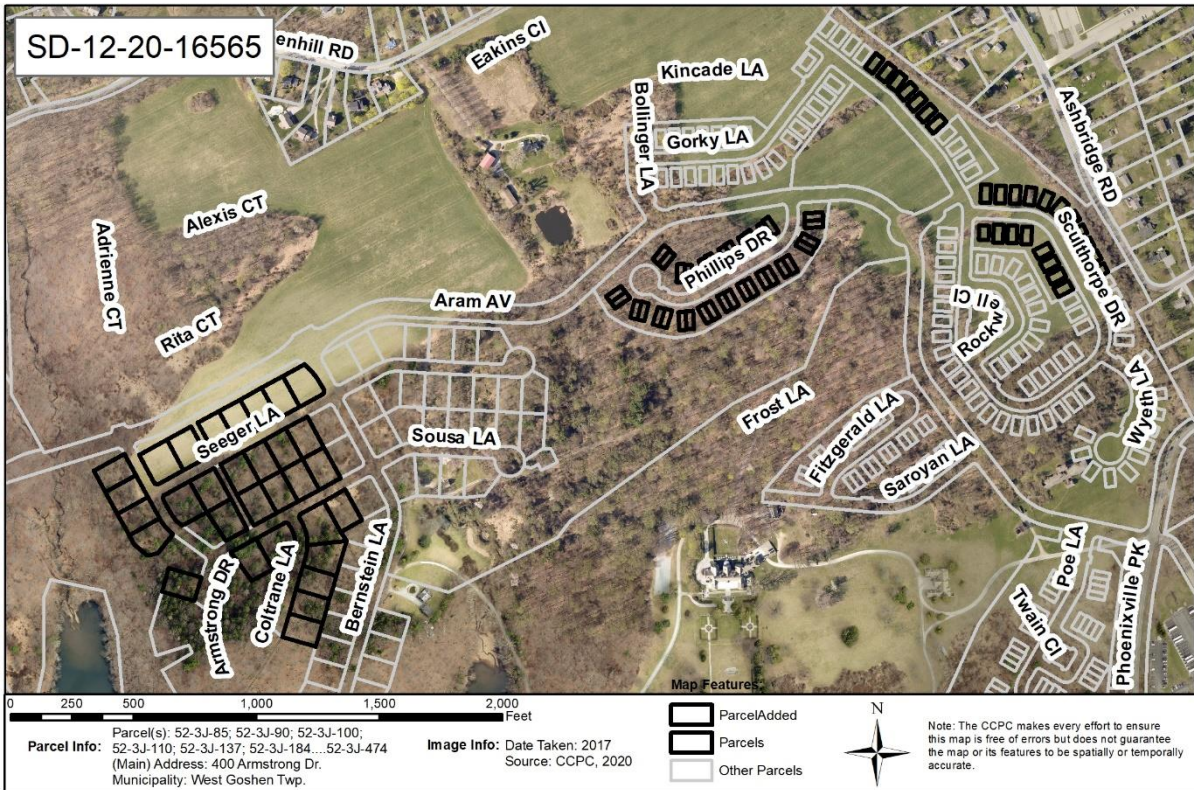
PROJECT SUMMARY:

Location: west side of Phoenixville Pike, north side of Route 322 Bypass
Site Acreage: 434.17 (overall tract area)
Proposed Land Use: Phase 2-91 Residential Units (57 Single Family, 34 Twin Units)
Municipal Land Use Plan Designation: High Density Residential; Mixed Use; and Open Space
UPI#: 52-3J-82 to 52-3J-92, 52-3J-94 to 52-3J-104, 52-3J-107 to 52-3J-110, 52-3J-117, 52-3J-137 to 52-3J-140, 52-3J-184 to 52-3J-190, 52-3J-366 to 52-3J-376, 52-3J-414 to 52-3J-421, 52-3J-441 to 52-3J-474

PROPOSAL:

The Chester County Planning Commission has previously reviewed four plans for the development of this site, the latest of which, CCPC# SD-02-19-15781, dated March 15, 2019, addressed the phased construction of 589 residential units. Our copy of the final plan approved by the Township on May 30, 2019 is identified as Phase 1 of the Woodlands at Greystone development, consisting of 182 residential units. The current plan submission addresses revisions for Phase 2 of the project, which are generally minor in nature (ex. changes in the phase boundaries); the current plan submission indicates that Phase 2 consists of 91 residential units. We note that the overall lot layout and road configuration of the development appears to be identical to the previously approved plan. We also note that the Phasing Plan (Sheet 27B) indicates that Phase 3 of the project “may be broken into separate phases upon future phasing plan amendment.” The project site, which will be served by public water and public sewer, is located in the R-3B Flexible Design Conservation zoning district.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Township issues should be resolved before action is taken on this plan.



Site Plan Detail, Sheet 27B: Final Subdivision - Woodlands at Greystone (Phase 2)

Page: 3
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COUNTY POLICY:

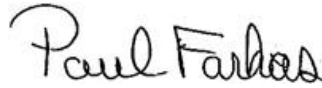
LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of *Landscapes3*, the 2018 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

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: RLD Greystone LLC
Riley Riper Hollin & Colagreco
Horizon Engineering Associates LLC