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## Board of Supervisors

CASEY LALONDE, *Township Manager*

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October 7, 2020

Dulin Developers, Inc.  
1019 North New Street  
West Chester, PA 19380

Subject: Subdivision Application No. 20200006  
3-Lot Residential Subdivision  
839 South New Street

Gentlemen:

West Goshen Township is in receipt of the following information prepared by D. L. Howell and Associates, Inc. for a proposed three lot residential subdivision located at 839 South New Street in West Goshen Township.

1. The Application dated July 28, 2020.
2. Stormwater Management Report, latest revision dated September 17, 2020.
3. Drawings for Project No. 3699, sheets 1 thru 9 of 19, latest revision dated September 17, 2020.
4. Electronic Plan Submission latest revision dated September 17, 2020.
5. Chester County Planning Commission comments dated August 20, 2020.

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 subdivision for the Planning Commission meeting to be held on October 13, 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., CSM  
Township Engineer

Copy: Casey LaLonde, Township Manager  
Derek Davis, Asst. Township Manager  
Amanda Schneider, P.E., D. L. Howell & Associates, Inc.





# THE COUNTY OF CHESTER



COMMISSIONERS  
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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

August 20, 2020

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

Re: Preliminary/Final Subdivision - 839 S. High Street  
# West Goshen Township – SD-07-20-16425

Dear Mr. LaLonde:

A Preliminary/Final Subdivision Plan entitled "839 S. High Street", prepared by DL Howell & Associates, Inc., and dated July 27, 2020, was received by this office on July 29, 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.

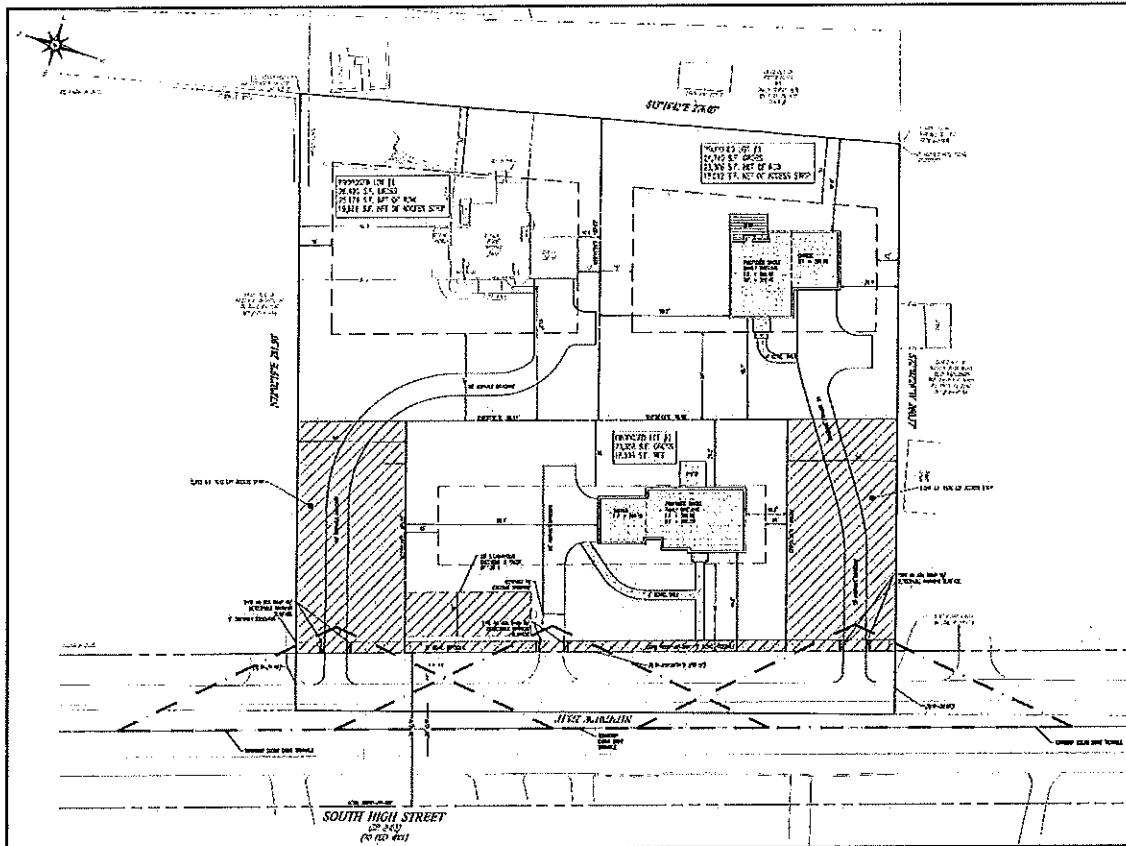
**PROJECT SUMMARY:**

Location:	east side of South High Street, north of Snyder Avenue
Site Acreage:	1.50
Lots/Units:	3 Proposed Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Residential Infill Development
UPI#:	52-5P-65

**PROPOSAL:**

The applicant proposes the creation of 3 single family residential lots. The existing residence will remain on Lot 1. 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 plan.



Site Plan Detail, Sheet 2: Preliminary/Final Subdivision - 839 S. High Street

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation 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. The proposed subdivision 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).

**PRIMARY ISSUES:**

3. We endorse the installation of sidewalks on South High Street. Sidewalks are an essential design element in the **Suburban Landscape**.
4. We suggest that the applicant and the Township consider the use of shared driveways. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.

**ADMINISTRATIVE ISSUES:**

5. 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.
6. The Stormwater Management Operation & Maintenance Statement on Sheet 6 indicates that the individual property owner will be responsible for the ownership and maintenance of all stormwater management facilities on their lot. Ongoing efforts by the municipality may be needed to educate the homeowners so that they can fully understand and fulfill the operation and maintenance requirements for these facilities.
7. The site plan depicts the location of a 20 foot wide stormwater easement on Lot 2 in favor of Lot 1. The details of this easement should be incorporated into the deeds of both lots.
8. A Pennsylvania Department of Transportation (PennDOT) permit is required for new or revised access and should be identified on the final plan as required by Section 508(6) of the Municipalities Planning Code.

Page: 4  
Re: Preliminary/Final Subdivision - 839 S. High Street  
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9. 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: Dulin Developers Inc.  
Dulin Construction Inc.  
DL Howell & Associates, Inc.  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT