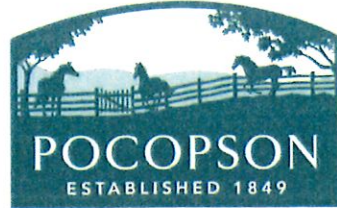


In Re: Application of Edward and Christin Westerman, seeking a special exception under zoning ordinance section 250-87.M(3)(c) and (d) to allow modification of the maximum disturbance of steep slopes and steep slope margins under ordinance sections 250-87.B(8); 250-87.D(1)(a) and 250-87.D(1)(b), so as to allow a 45.7% disturbance of the moderately steep slopes and disturbance of 31.1% of the moderately steep slope margins, all to enable the construction of a single-family residence, driveway, garage, septic system and above-ground stormwater basin on property located at 7 Deblyn V Lane (UPI #63-3-117.3) in the Township's RA – Residential and Agricultural zoning district.

ZONING HEARING BOARD EXHIBITS

- B-1** Applicant's Application with attachments.
- B-2** Chester County aerial photograph/tax parcel map of the subject Property.
- B-3** Copy of official Notice of Hearing, as published, posted and mailed to parties.
- B-4** Proof of Publication showing publication in Daily Local News on October 27, 2020 and November 3, 2020.
- B-5** Verification of Posting the Notice on the subject property.
- B-6** Verification of Mailing the Notice to neighboring property owners.
- B-7** Copy of Craig Kologie's Zoning Opinion dated February 27, 2019.
- B-8** Correspondence dated September 28, 2020 from Applicant's attorney granting an extension of time through November 10, 2020 for commencement of the hearing.
- B-9** Fire Chief's review comments re: emergency access
- B-10** Township Board of Supervisors' November 5, 2020 letter in support of Applicants' application
- B-11** Copy of Township Zoning Ordinances in effect on the date of the Application.



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Application No.: _____

Applicant (s): Edward and Christin Westerman

Address of Record: 423 Homestead Drive
West Chester, PA 19382

Telephone: _____ Cell Phone: _____

Email: _____

Tax Parcel # 63 - 3 - 117.3 - Lot # (if applicable): _____

Location of Property (physical address): 7 Deblyn V Lane
West Chester, PA 19382

Contact for Applicant (if not Applicant, i.e., attorney, engineer, contractor): J. Charles Gerbron, Jr., Esquire / MacElree Harvey, Ltd.

Telephone for Contact: _____

Contact: 610-436-0100

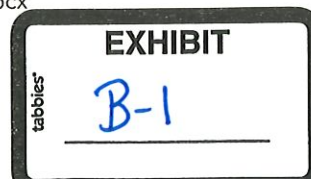
Email for Contact: cgerbron@macelree.com

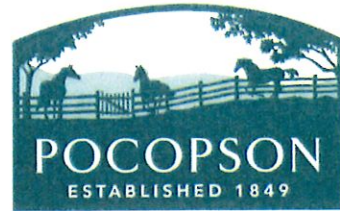
Address for Contact: 17 W. Miner Street, P.O. Box 660
West Chester, PA 19381-0660

Owner of Property (if different from Applicant): N/A

Address of Owner: _____

Brief Description of current use and existing improvements: Undeveloped lot





P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Present zoning classification and use: RA - Residential & Agricultural District

Type of Appeal (please select from the following):

- Appeal from decision of the Zoning Officer dated: _____
- Application for a variance - please specify one of the following:
 - commercial
 - residential
- Application for a Special Exception as authorized by the following Section of the Pocopson Township Zoning Code: 250-87.M(3)(c) for a modification of 250-87.B(8) standards
- Challenge to Validity of the Pocopson Township Zoning Code or Zoning Map
- Appeal from grant/denial of a Subdivision or Land Development Application
- Other: _____

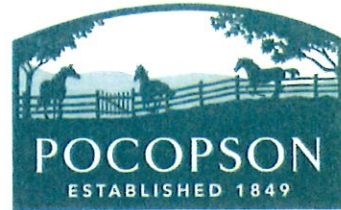
Indicate the Section of the Zoning Code you feel the exception or variance may be allowed and state your reasons why it should be granted (including hardship incurred):
See attached Narrative in Support of Application

Description of proposed improvement or changes, referring to the plans submitted:
See attached Narrative in Support of Application

Name(s) and address(s) of all property owners on the same street within 1,000 feet (attach an additional sheet if necessary):
See attached property information sheet

Name(s) and address(es) of all property owners NOT on the same street within 150 feet (attach an additional sheet if necessary):

See attached property information sheet



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Zoning Hearing Board Fees: Applicant shall deposit with the Township appropriate fees for the purpose of conducting a hearing as set forth in the Township Code:

Appeal from Zoning Officer Determination \$500.00	
Variance fees for residential - Initial fee \$1,000.00 Fee per continuance \$500.00	Variance fees for commercial/industrial - Initial fee \$1,500.00 Fee per continuance \$500.00
Special Exception fees for residential - Initial fee \$1,000.00 Fee per continuance \$500.00	Special Exception fees for commercial - Initial fee \$1,500.00 Fee per continuance \$500.00

PLEASE NOTE: If the Type of Appeal is for a Variance or a Special Exception or if it is an Appeal from Zoning Officer Determination, please submit **15 copies** of this completed and signed Application along with **15 copies** of collateral material associated with the Appeal, by example, site plans, photographs, etc.

IMPORTANT NOTE REGARDING SUBMISSION OF SITE PLANS: plans must show property lines, front, rear, and side yard setback dimensions, location of all structures on the property and location of water well and on-lot sewage facilities. Please contact the Township Secretary regarding the electronic submission of any collateral material.

The Application is deemed incomplete until all requisite copies are submitted.

PLEASE NOTE: If the applicant is not the legal owner, proof of equitable ownership must be provided with the application, i.e., agreement of sale, lease, etc. In addition, the property owner must sign the application.

August 31, 2020
Date

[Signature]
Signature of Applicant/Agent for Applicant

J. Charles Garbano, Jr., Esq.
PRINT NAME

Date

Signature of Property Owner (if not the Applicant)

PRINT NAME

BEFORE THE ZONING HEARING BOARD OF POCOPSON TOWNSHIP

In Re: Application of Edward and Christin Westerman

Narrative in Support of Application for Special Exception

Edward and Christin Westerman ("Applicants"), by and through their undersigned counsel, hereby submit this Narrative in Support of their Application ("Application") for Special Exception. Applicants are the owners of a property located at 7 Deblyn V Lane (the "Property") in Pocopson Township (the "Township"). The Property is assigned UPI No. 63-3-117.3 and is located in the Township's RA – Residential & Agricultural Zoning District.

The Property is currently unimproved. Applicants desire to improve the Property with a residence and related improvements as shown on the Building Permit Plan attached hereto as Exhibit 1. Significant portions of the Property feature moderately steep slopes (10%-20%) and steep slope margin as those terms are defined by the Zoning Ordinance ("Ordinance").

Under Section 250-87.B(8) of the Ordinance, the maximum disturbance of moderately steep slopes and steep slope margin is 25%. Section 250-87.M(3)(c) of the Ordinance permits modifications of these moderately steep slope and steep slope margin disturbance area limits by Special Exception. Applicants request that the Zoning Hearing Board permit such a modification to permit a moderately steep slope disturbance of 45.7% and a steep slope margin disturbance of 31.1% under this section of the Ordinance.

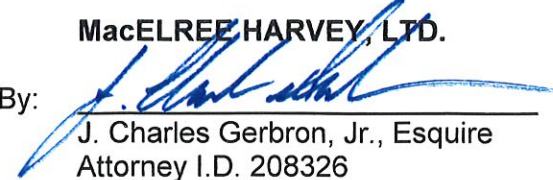
If the Special Exception is granted, the areas of disturbance will not result in an unduly or unusually negative impact on the Property, adjacent parcels, or the neighborhood at large. Evidence of the suitability of the tract, the appropriateness of the development, and the consistency with the existing character of the neighborhood, the Pocopson Township Comprehensive Plan, and the protection and promotion of the public health, safety and welfare of the Township will be presented at the time of the hearing.

Respectfully submitted,

MacELREE HARVEY, LTD.

Dated: August 31, 2020

By:

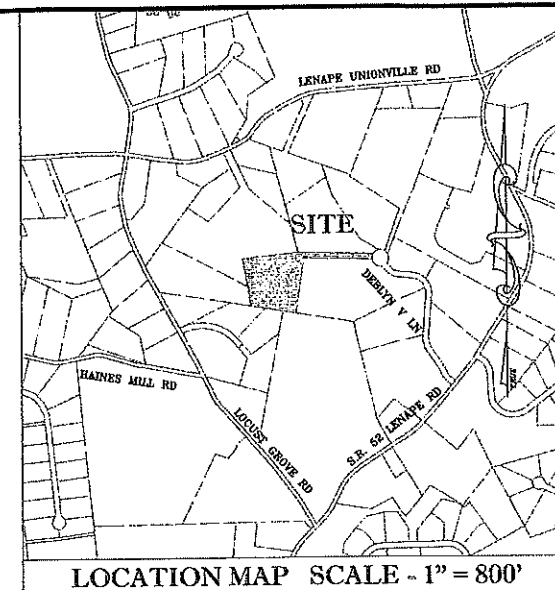


J. Charles Gerbron, Jr., Esquire
Attorney I.D. 208326
17 West Miner Street, P.O. Box 660
West Chester, PA 19381-0660
Attorneys for Edward and Christin Westerman

EXHIBIT 1

BUILDING PERMIT PLAN for EDWARD WESTERMAN SITUATE IN POCOPSON TOWNSHIP CHESTER COUNTY, PENNSYLVANIA

SHEET 1 TITLE SHEET
SHEET 2 BUILDING PERMIT PLAN
SHEET 3 DETAIL SHEET



OPERATION AND MAINTENANCE NOTES

1. REGULAR INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES, TO ASSURE PROPER IMPLEMENTATION OF BMPs, MAINTENANCE AND CARE OF STORMWATER MANAGEMENT BMPs SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR OWNER'S DESIGNEE, ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES:
 - i. ANNUALLY FOR THE FIRST 5 YEARS.
 - ii. ONCE EVERY 3 YEARS THEREAFTER.
 - iii. DURING OR IMMEDIATELY AFTER THE CESSATION OF THE 10-YEAR OR GREATER STORM.
 - iv. AS SPECIFIED IN THE O&M AGREEMENT PURSUANT TO SECTION 602.
2. ALL PIPES, SWALES AND DETENTION FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
3. REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP THE MATERIAL FROM BUILDING IN INFILTRATION STRUCTURES AND THUS REDUCING THE CAPACITY TO INFILTRATE STORMWATER.
4. RE-ESTABLISHMENT OF VEGETATION OF SCOURED AREAS OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY POCOPSON TOWNSHIP.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF BOTH TEMPORARY AND PERMANENT STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THESE RESPONSIBILITIES WILL BE TRANSFERRED TO THE LANDOWNER.

RESOURCE CONSERVATION DISTURBANCE REQUIREMENTS - POCOPSON TOWNSHIP

RESOURCE	ALLOWABLE DISTURBANCE	PERMITTED DISTURBANCE	PROPOSED DISTURBANCE
FLOODPLAIN	0 SQ.FT.	0	0
VERY STEEP SLOPES (20%+)	2,670 SQ.FT.	267	0
MODERATELY STEEP SLOPE (10%-20%)	135,001 SQ.FT.	33,750 SQ.FT.	45.7% (61,688 SQ.FT.)
STEEP SLOPE MARGINS	18,199 SQ.FT.	4,527 SQ.FT.	31.1% (5,624 SQ.FT.)
RIPARIAN BUFFER'S INNER 50 FT.	0 SQ.FT.	0	0
RIPARIAN BUFFER'S OUTER 50 FT.	0 SQ.FT.	0	0
SEASONAL HIGH-WATER TABLE SOILS	0 SQ.FT.	0	0
HERITAGE TREES	3	0	0
RARE SPECIES SITES	0	0	0
EXCEPTIONAL NATURAL AREAS	0 SQ.FT.	0	0
FOREST INTERIOR HABITAT	0 SQ.FT.	0	0
WOODLANDS	37,971 SQ.FT.	7,594 SQ.FT.	0
WETLANDS	0 SQ.FT.	0	0

NOTES:

1. LANDOWNER: EDWARD V. WESTERMAN & CHRISTIN R. WESTERMAN
423 HOMESTEAD DRIVE
WEST CHESTER PA 19382
2. SITE ADDRESS: 7 DEBLYN Y LN
WEST CHESTER PA 19382
3. TAX PARCEL#: 63-3-117.3
4. SOURCE OF TITLE: DEED BOOK 9839, PAGE 670
5. TOTAL CONTENTS: 5.837 ACRES
6. PERIMETER SHOWN PER FIELD SURVEY PERFORMED BY REGISTER ASSOCIATES, INC. DATED MAY 9, 2019. HORIZONTAL DATUM = NAD83. VERTICAL DATUM NAVD 88.
7. TOPOGRAPHIC INFORMATION SHOWN PER FIELD SURVEY BY REGISTER ASSOCIATES, INC. DATUM NAVD 88. CONTOUR INTERVAL = 2 FEET.
8. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, PENNSYLVANIA, MAP NUMBER 42028C02550, EFFECTIVE SEPTEMBER 29, 2017, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THIS SITE.
10. ACCORDING TO CHESTER COUNTY G.I.S., THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS WISSAHICKON FORMATION OLIGOCENE MICA SCHIST (Xw). WISSAHICKON FORMATION OLIGOCENE MICA SCHIST (Xw) IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 75 G.P.M. AT A MEDIAN WELL DEPTH OF 150-300 FEET; IS MODERATELY EASY TO EXCAVATE; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
11. SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
12. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
13. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL PROPOSED STRUCTURES.

ZONING REQUIREMENTS:

(RA) RESIDENTIAL AND AGRICULTURAL ZONING DISTRICT
CONVENTIONAL DEVELOPMENT OPTION

REQUIRED:	TAX PARCEL 63-3-117.3:
MINIMUM LOT SIZE	TWO NET ACRES
MINIMUM LOT WIDTH AT BUILDING LINE	200 FEET
MINIMUM STREET FRONTAGE	52.67 FEET
MINIMUM REAR YARD	50 FEET
MINIMUM BUILDING SETBACK FROM ANY RESIDENTIAL STREET	50 FEET
MINIMUM BUILDING SETBACK FROM ANY RESIDENTIAL STREET	50 FEET
MAXIMUM IMPERVIOUS COVERAGE	10%
MAXIMUM BUILDING COVERAGE	5%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM SIDE YARD SETBACKS	25 FEET
AGGREGATE	75 FEET

A SPECIAL EXCEPTION FOR MODIFICATIONS PER SECTION 250-87.M.(3)(c) OF THE POCOPSON TOWNSHIP ZONING ORDINANCE MAY BE REQUIRED FROM THE FOLLOWING SECTIONS OF THE POCOPSON TOWNSHIP ZONING ORDINANCE:

- SECTION 250-87.B.(B) REGULATIONS AND DISTURBANCE LIMITS FOR EACH SPECIFIC RESOURCE AREA
- a. MODERATELY STEEP SLOPE (10%-20%) - MAXIMUM DISTURBANCE OF 25%. PROPOSED DISTURBANCE OF 45.7%
 - b. STEEP SLOPE MARGINS-MAXIMUM DISTURBANCE OF 25% . PROPOSED DISTURBANCE OF 31.1%.

NET AREA CALCULATIONS - POCOPSON TOWNSHIP

GROSS TRACT AREA	5.837 ACRES
LESS AREA WITHIN RIGHTS OF WAY OR EASEMENTS FOR PUBLIC OR PRIVATE STREETS	0.000 ACRES
LESS AREAS WITHIN EXISTING OR PROPOSED RIGHTS OF WAY FOR PIPELINES, OR ELECTRICAL TRANSMISSION LINES	0.000 ACRES
LESS AREA WITHIN OTHER EASEMENTS WHICH CLEARLY LIMIT DEVELOPMENT OF THE TRACT	0.000 ACRES
LESS 30% OF AREA WITHIN FLOODPLAIN	0.000 ACRES
LESS 30% OF AREA WITHIN VERY STEEP SLOPES (20%+)	0.055 ACRES
LESS 30% OF AREA WITHIN WETLANDS	0.000 ACRES
LESS 30% OF AREA WITHIN SEASONAL HIGH WATER TABLE SOILS	0.000 ACRES
NET TRACT AREA	5.782 ACRES

*EXCLUSIVE OF PREVIOUSLY DEDUCTED ITEMS

STORM DRAINAGE PLAN CERTIFICATION

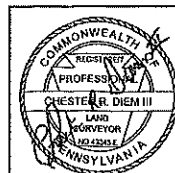
I, CHESTER R. DIEM, III, ON THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE POCOPSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

MARCH 10, 2020

Chester R. Diem III



PENNSYLVANIA ONE CALL SYSTEM
PA ACT 172 OF 196 REQUIRES
THREE WORKING DAYS NOTICE

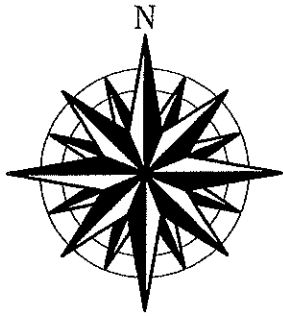


REGISTER ASSOCIATES, INC.

REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS

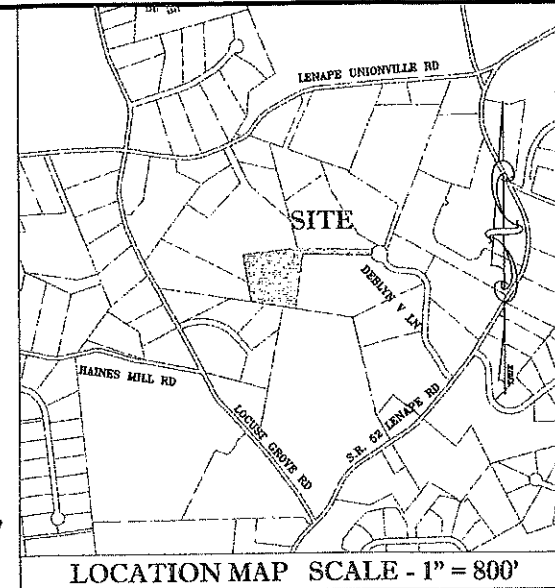
P.O. Box 406 330 WEST STATE STREET
KENNETT SQUARE, PA. 19348 QUARRYVILLE, PA. 17366
(610) 444-5554 (717) 786-8741

Title Sheet	Plan Prepared For	Drawn By: RJD	Sheet
	Edward Westerman	Checked By: JAD	1
		Scale: ---	
		Job Number: 191166	
		Date: 03-10-20	of 3

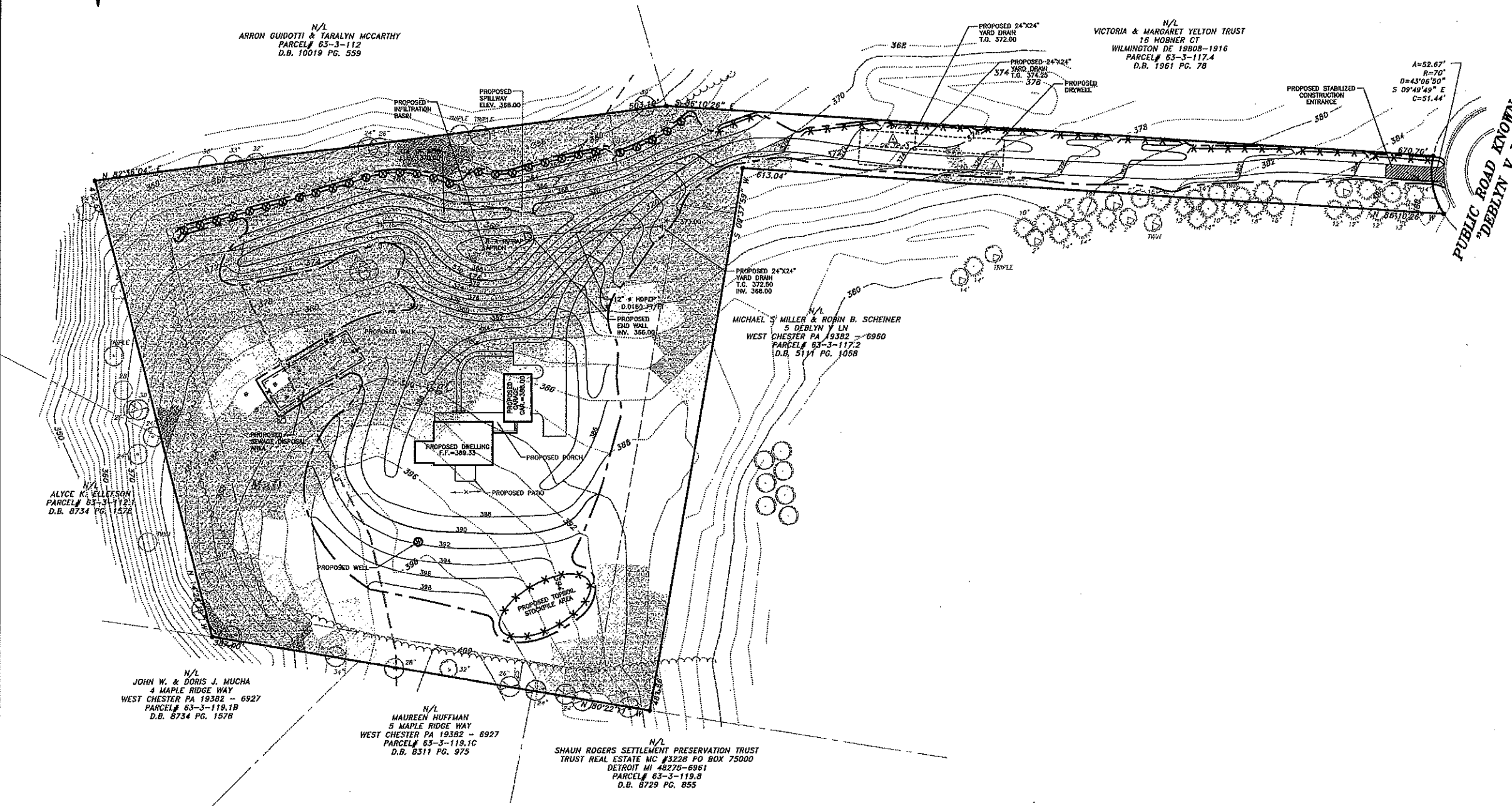


N/L
ARRON GUIDOTTI & TARALYN MCCARTHY
PARCEL# 63-3-112
D.B. 10019 PG. 539

N/L
VICTORIA & MARGARET YELTON TRUST
15 HOBNER CT
WILMINGTON DE 19808-1916
PARCEL# 63-3-117.4
D.B. 1961 PG. 78



PUBLIC ROAD KNOWN AS
"DEBLYN V LANE"



N/L
ALYCE K. ELLERSON
PARCEL# 63-3-112.1
D.B. 8734 PG. 1578

N/L
JOHN W. & DORIS J. MUCHA
4 MAPLE RIDGE WAY
WEST CHESTER PA 19382 - 6927
PARCEL# 63-3-119.1B
D.B. 8734 PG. 1578

N/L
MAUREEN HUFFMAN
5 MAPLE RIDGE WAY
WEST CHESTER PA 19382 - 6927
PARCEL# 63-3-119.1C
D.B. 8311 PG. 975

N/L
SHAUN ROGERS SETTLEMENT PRESERVATION TRUST
TRUST REAL ESTATE MC #3228 PO BOX 75000
DETROIT MI 48275-6961
PARCEL# 63-3-119.8
D.B. 8729 PG. 855

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- ADJOINERS LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING SOILS LINE
- EXISTING SOILS TYPE
- EXISTING TREELINE
- SLOPES 10-20%
- SLOPES 20%+
- STEEP SLOPE MARGIN
- PROPOSED SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED ORANGE CONSTRUCTION FENCE

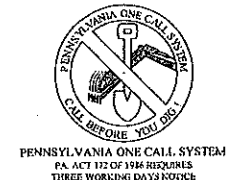
TREE LEGEND

- FIR
- HEMLOCK
- PINE
- POPLAR
- SPRUCE
- CHERRY
- MAPLE
- DAK
- WILLOW

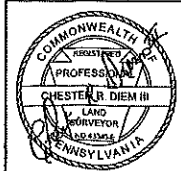
GRAPHIC SCALE



LIMITS OF DISTURBANCE = 2.99 ACRES ±



SOIL TYPE	SOIL NAME	SLOPE	DEPTH TO SEASONAL HIGHWATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR ON-SITE SEWAGE (BED)
GgC	Glenelg silt loam	8 - 15%	80" PLUS	80" PLUS	WELL DRAINED
MaD	Manor loam	15 - 25%	80" PLUS	59" - 100"	WELL DRAINED



REGISTER ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS
P.O. BOX 406
KENNETT SQUARE, PA. 19348
(610) 444-5534
330 WEST STATE STREET
QUAHRYVILLE, PA. 17566
(717) 786-8741

Building Permit
Plan

Plan Prepared For
Edward Westerman

Drawn By: KJD
Checked By: JAD
Scale: 1" = 50'
Job Number: 191166
Date: 03-10-20

Sheet
2
of 3

SEDIMENT AND EROSION CONTROL NARRATIVE

The purpose of this report is to prevent the accelerated erosion of exposed soils during construction and to retain, on-site, all sediment produced by the proposed construction. This will be accomplished through the use of fabric silt fences, temporary erosion control measures, and through the proper phasing of earthmoving activities, and by the rapid stabilization of all disturbed areas.

SEQUENCE OF CONSTRUCTION

- All earth disturbance activities shall proceed in accordance with the following sequence. Each slope shall be completed before any following activity is initiated. Clearing and grubbing shall be limited only to those areas described in each stage.
- The limits of disturbance must be clearly marked in the field prior to general earth disturbance.
- Install stabilized construction entrance.
- Install all fence and erosion control measures at the locations shown on the plan. The contractor shall insure that run-off from all areas that are disturbed will pass through an erosion control device before leaving the lot.
- Clear and grub site of proposed house and driveway and strip and stockpile topsoil. Silt fence shall surround stockpile completely.
- Seed and mulch any disturbed areas.
- Extreme care should be taken to remove only the minimum amount of existing vegetation as required for construction and grading of the house.
- Rough grade driveway and install utilities as construction allows. Take whatever precautions are necessary to prevent erosion of substrate.
- Final grade driveway and place crushed stone.
- Rough grade lot and begin construction of house.
- Install yard drains piping and construct stormwater infiltration basin and drywell. The yard drains are to be blocked until all contributing drainage areas to the yard drains are stabilized. If unfavorable conditions are encountered at the time of stormwater infiltration basin or drywell installation, such as groundwater, bedrock or unsuitable soils, the design engineer shall be consulted and the stormwater infiltration basin or drywell shall be relocated to a more suitable location on the property. The stormwater infiltration basin and drywell shall be protected from sediment until all contributing drainage areas are stabilized with a minimum uniform 70% perennial vegetative cover.
- Seed, mulch, and stabilize all areas which will not be further disturbed.
- Final grade lot areas and seed, mulch, and stabilize all disturbed areas.
- Once house construction is complete, seed and stabilize all disturbed areas.
- Complete driveway construction.
- After the lot has been stabilized, remove the temporary erosion control devices and permanently stabilize these areas.
- Any substantial changes in the location of the house and/or erosion and sediment controls shall be reviewed for adequacy by the Township Engineer prior to beginning construction.

Note: Sediment barriers (i.e., silt fences) shall be installed below all areas disturbed for the establishment of laws and shall be maintained until the laws have been permanently stabilized.

The contractor shall remove from the site, recycle, or dispose of all building material and wastes in accordance with the Department's solid waste management regulations at PA Code 260.1 et seq., 271.1, et seq., and 287.1 et seq. The contractor shall not bury, dump, or discharge any building material wastes at the site.

SEEDING, MULCHING AND SODDING: All seeding, mulching and sodding will be done in accordance with the specifications of the Chester County Conservation District. All slopes 3:1 and all areas which will be stabilized with either seed or permanent seeding and mulch unharmed in place with an erosion control blanket (North American Green S-75 or equal). No proposed slopes will be steeper than 3:1. All disturbed areas will be stabilized immediately with either temporary or permanent seeding and mulch. Hay or straw mulch shall be applied at a rate of at least 3.0 tons per acre. All seeded areas and all erosion and sediment control measures shall be inspected weekly and following each rain until permanent cover is established.

Should unforeseen erosion conditions develop during construction, the contractor shall take action to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement. Stockpiles of wood chips, hay bales, crushed stone and/or other mulches shall be held in readiness to deal immediately with emergency problems of erosion.

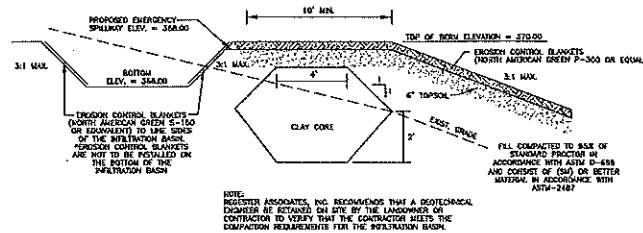
The contractor is advised to become thoroughly familiar with the Provisions of Appendix 54, Erosion Control Rules and Regulations; Title 25, Part 1, Department of Environmental Protection; Sub-Part C, Protection of Natural Resources; Article III, Water Resources; Chapter 102, Erosion Control.

A COPY OF THESE EROSION AND SEDIMENT CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

SEEDING AND MULCHING REQUIREMENTS

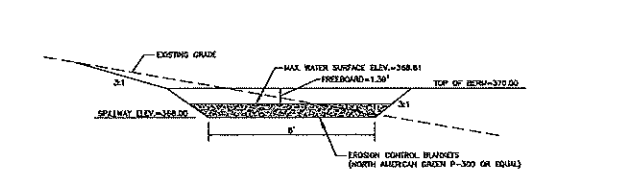
- If soil test results are not available, apply of least six (6) tons of agricultural grade limestone and 100-200-200 (100 pounds of N, 200 pounds of P205 and 200 pounds of K2O) per acre to disturbed areas.
- All on-lot disturbed areas shall be permanently stabilized by seeding with the following seed mixture at the rate of 170 pounds per acre: 50 % Kentucky Bluegrass/Brown Top Mix, 25 % Red Fescue/Pennsylvania Perennial Ryegrass, and 5 % Annual. The seeding dates for this mixture shall be March 15 to June 15 end/or August 15 to October 15. After seeding is complete, mulch the seeded areas with clean un-rolled small grain straw or hay at a rate of three (3) tons per acre. (Other seed mixtures may be substituted if approved by the Township Engineer).
- If the above seed mixtures do not germinate satisfactorily in areas of the site due to wet soil conditions, those areas shall be reseeded with Reed Canarygrass at the rate of 100 pounds per acre.
- Permanent seeding shall only occur during the dates listed above. If areas are prepared for seeding at other times, the prepared seedbed shall be heavily mulched with clean un-rolled small grain straw or hay at the rate of three (3) tons per acre. The mulch shall then be removed and the area shall be dressed, seeded and reseeded as described above.
- Disturbed areas on which activities have ceased and which will remain exposed for more than 15 days must be stabilized immediately. During non-germinating periods, mulch must be applied at the recommended rates. Disturbed areas which are not finished at grade and which will be re-disturbed within one year may be seeded and mulched with a quick growing, temporary seeding mixture (Annual Ryegrass, 40 pounds per acre, or see Pennsylvania State University Agronomy Guide for other seeding recommendations). Apply 1 ton of agricultural limestone per acre, plus fertilizer, at the rate of 50-50-200 per acre. (50 lbs. of N, 50 lbs. of P205, and 200 lbs. of K2O).

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, AND REMEDIATION MUST BE PERFORMED IMMEDIATELY.



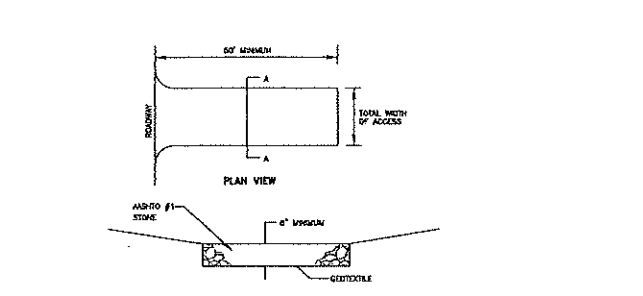
PROPOSED STORMWATER INFILTRATION BASIN

- NOT TO SCALE
- IF UNSUITABLE SOILS ARE ENCOUNTERED AT THE TIME OF INFILTRATION BASIN INSTALLATION, THEN A REVISED STORMWATER INFILTRATION BASIN DESIGN SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL.
 - NO TRACES OF BOLLARDS SHALL BE ALLOWED IN THE BOTTOM OF THE INFILTRATION BASIN.
 - THE BOTTOM OF ALL INFILTRATION BASINS SHALL BE UNDISTURBED OR UNCOMPACTED SUBSTRATE.
 - PLACE TOPSOIL.
 - PERMANENTLY STABILIZE ALL OTHER DISTURBED AREAS WHEN THE BASIN IS COMPLETE.
 - TOP OF BERM SHALL BE LEVEL TO WITHIN 0.2" ±. UPON STABILIZATION, BERM ELEVATIONS WILL BE CHECKED AND PORTIONS OF BERM NOT WITHIN THE SPECIFIED LEVEL TOLERANCE SHALL BE REPAIRED IMMEDIATELY.
 - DURING CONSTRUCTION, REMOVE ALL SILT THAT ENTERS THE BASIN. REPLACE WITH GRANULAR MATERIAL AND SEED. IMMEDIATELY REPAIR ANY EROSION CHANNELS OR SIGN EROSION THAT OCCURS.
 - DURING SITE CONSTRUCTION, ALL NECESSARY STABILIZATION SHALL BE PROVIDED FROM CONVENTIONAL SOIL TO HEAVY CONSTRUCTION OPERATIONS OR SURFACE OF FILL OR CONSTRUCTION MATERIAL. REPAIR AREAS SHALL ALSO BE PROTECTED FROM CONSTRUCTION.
 - CONSTRUCTION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT WHICH WILL NOT COMPACT THE BOTTOM OF THE INFILTRATION FACILITY.
 - CLAY CORE TOP ELEVATION TO BE 2 INCHES TO 4" BELOW SURFACE AND EXPANDED TO SPECIFIED ELEVATION IN THE REMAINING LENGTH OF BERM.
 - MINIMUM SLOPE FOR THE CLAY CORE SHALL CONFORM TO THE UNIFIED SOIL CLASSIFICATION GC, SC, CL, OR CL AND MUST HAVE AT LEAST 50% PASSING A #100 SIEVE.



EMERGENCY SPILLWAY STORMWATER INFILTRATION BASIN

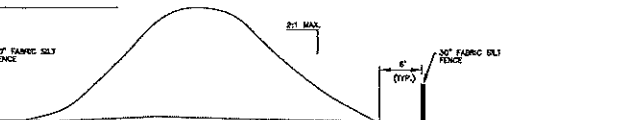
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

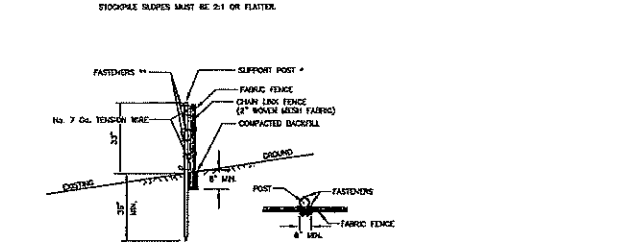
MAINTENANCE: STABILIZED CONSTRUCTION ENTRANCE THROUGH SHALL BE CONSTANTLY MAINTAINED BY ADDING ROCK, A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT ACCUMULATED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.



TYPICAL STOCKPILE CROSS SECTION

NOT TO SCALE

NOTE: SILT FENCE MUST COMPLETELY ENCLOSE THE STOCKPILE. SEED AND STABILIZE ALL STOCKPILES WITH TEMPORARY SEDIMENT BARRIERS. STOCKPILE HEIGHTS MUST NOT EXCEED 25 FEET. STOCKPILE SLOPES MUST BE 3:1 OR FLATTER.



RIPRAP APRON OUTLET PROTECTION

NOT TO SCALE

OUTLET NO.	PIPE DIA.	RIPRAP SIZE	L ₁ (ft.)	L ₂ (ft.)
PIPE	12"	R-4	8'	8'

POSTS SPACED @ 10' MAX. USE 3" 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.

CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 8 GA. ALUMINUM WIRE OR NO. 8 GALVANIZED STEEL. PRE-EMBEDDED CHAINS. FABRIC LINKS TO POST FASTENERS SPACED @ 8" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN LINK FASTENERS SPACED @ 24" MAX. C. TO C.

NO. 7 GA. TENSION WIRE. 12" MIN. OVERLAP.

NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE.

FILTER FABRIC MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIERS MUST BE EMBEDDED AT LEAST 6 FEET INTO SOIL TO AVOID BARRIER MOVEMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE-GROUND HEIGHT OF THE FENCE.

SUPER FILTER FABRIC FENCE

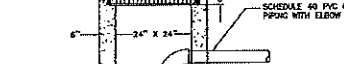
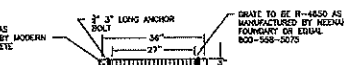
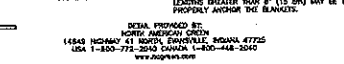
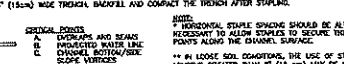
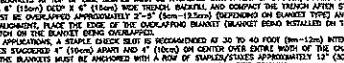
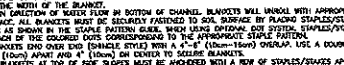
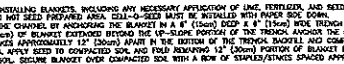
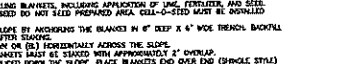
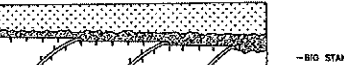
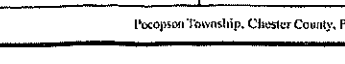
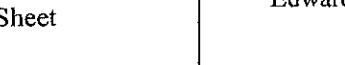
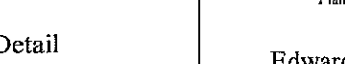
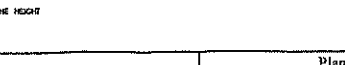
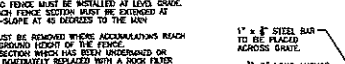
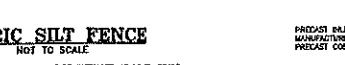
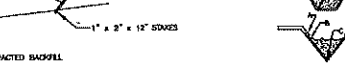
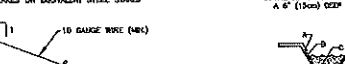
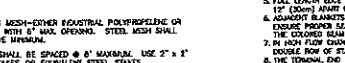
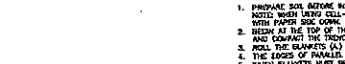
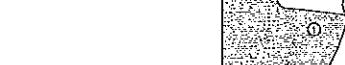
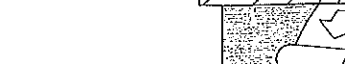
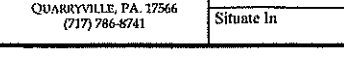
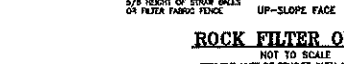
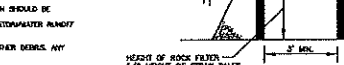
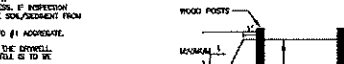
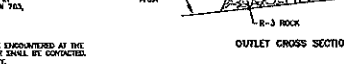
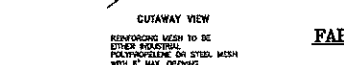
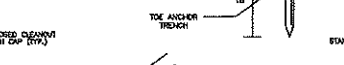
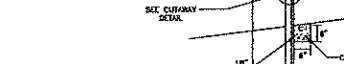
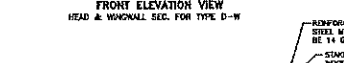
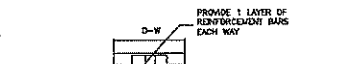
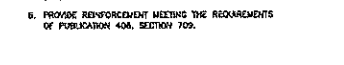
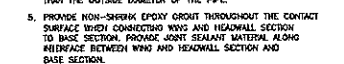
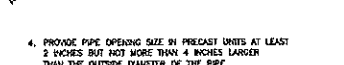
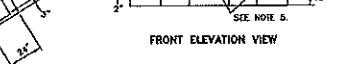
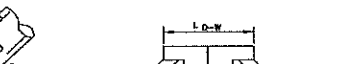
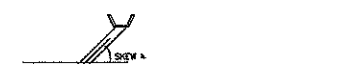
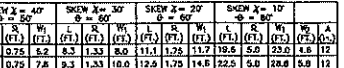
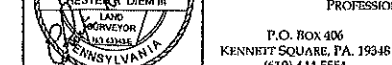
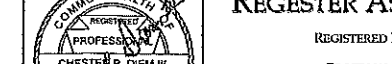
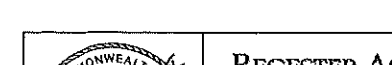
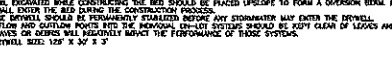
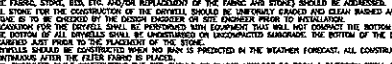
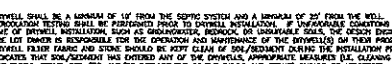
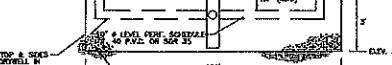
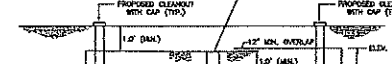
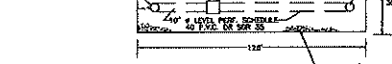
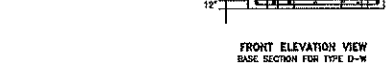
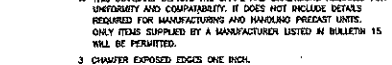
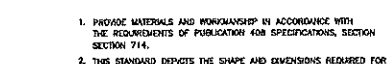
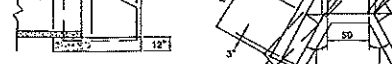
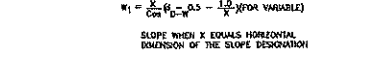
NOT TO SCALE

TABLE A
2:1 EMBANKMENT SLOPES

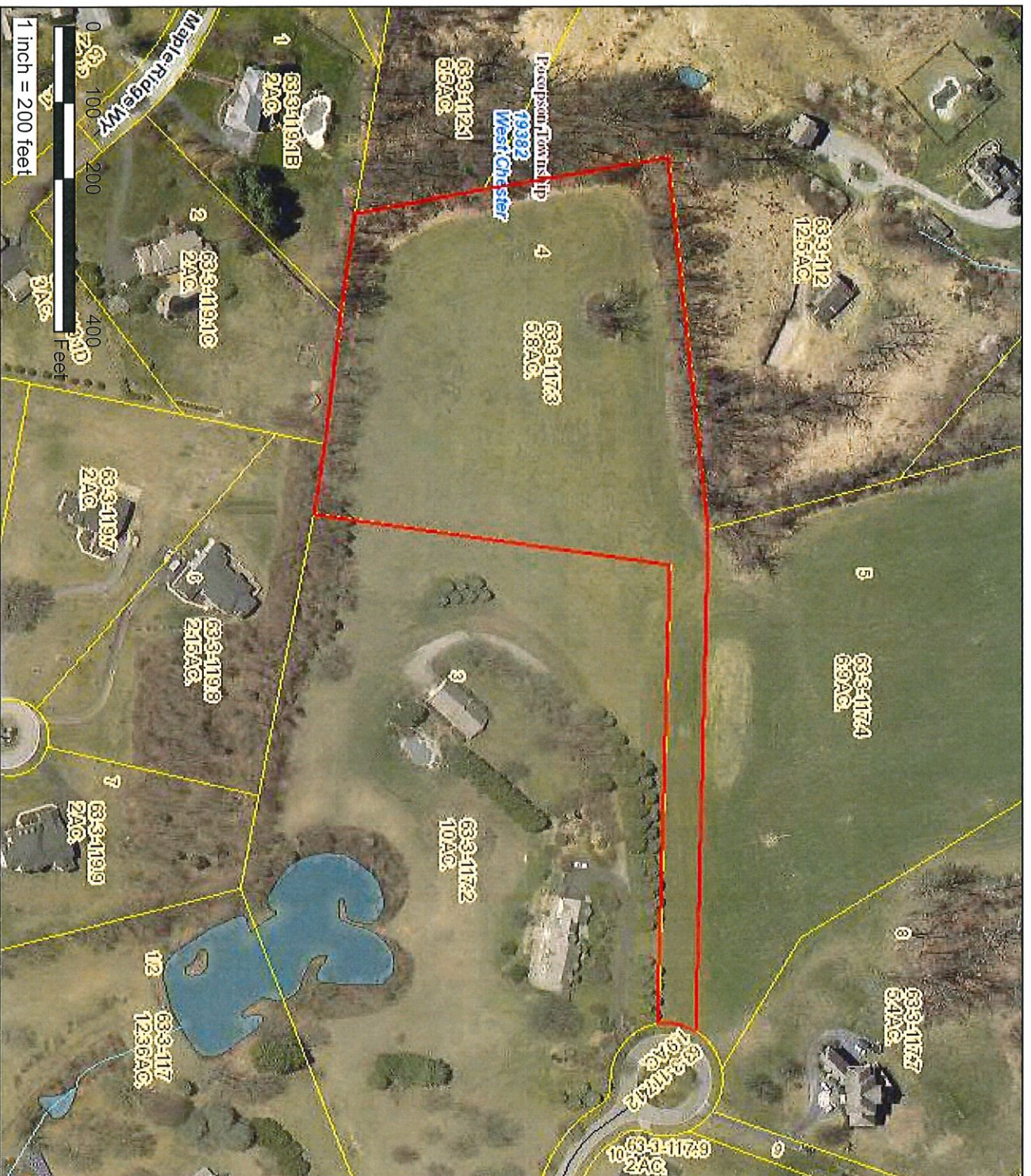
PIPE DIA. (in.)	SWAY 2'-0" TO 3'0"	SWAY 3'-0" TO 4'-0"	SWAY 4'-0" TO 5'-0"	SWAY 5'-0" TO 6'-0"	SWAY 6'-0" TO 7'-0"	SWAY 7'-0" TO 8'-0"	SWAY 8'-0" TO 9'-0"	SWAY 9'-0" TO 10'-0"	SWAY 10'-0" TO 11'-0"	SWAY 11'-0" TO 12'-0"	SWAY 12'-0" TO 13'-0"	SWAY 13'-0" TO 14'-0"	SWAY 14'-0" TO 15'-0"	SWAY 15'-0" TO 16'-0"	SWAY 16'-0" TO 17'-0"	SWAY 17'-0" TO 18'-0"	SWAY 18'-0" TO 19'-0"	SWAY 19'-0" TO 20'-0"
36	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
42	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
48	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
54	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
60	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
66	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
72	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8

$S = \frac{D - W}{D + W}$
 $D = 2.3'$
 $W = 24 - 2'$ (FOR 2:1 SLOPES)
 $W = \frac{D}{C \times D - W}$ (FOR VARIABLE)

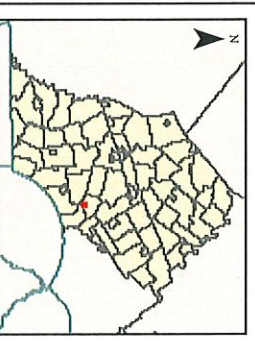
SLOPE WHEN X EQUALS HORIZONTAL DIMENSION OF THE SLOPE DESIGNATION



Map



COUNTY OF CHESTER
P E N N S Y L V A N I A



Find UPR Information

PARID: 6303 01170300
 UPR: 63-3-117.3
 Owner1: WESTEMAN EDWARD V
 Owner2: WESTEMAN CHRISTIN R
 Mail Address 1: 423 HOMESTEAD DR
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Deed Book: 9939
 Deed Page: 670
 Deed Recorded Date: 6/12/2019
 Legal Desc 1: WS DBLYN V LA
 Legal Desc 2: 5.8 AC LOT 4
 Acres: 5.8
 LUC: V-10
 Lot Assessment: \$ 109,080
 Property Assessment: \$ 0
 Total Assessment: \$ 109,080
 Assesment Date: 12/19/2019
 Property Address: 7 DEBLYN V LA
 Municipality: POCOPSON
 School District: Umonville-Chadds Ford

Map Created:
Thursday, October 8, 2020

County of Chester

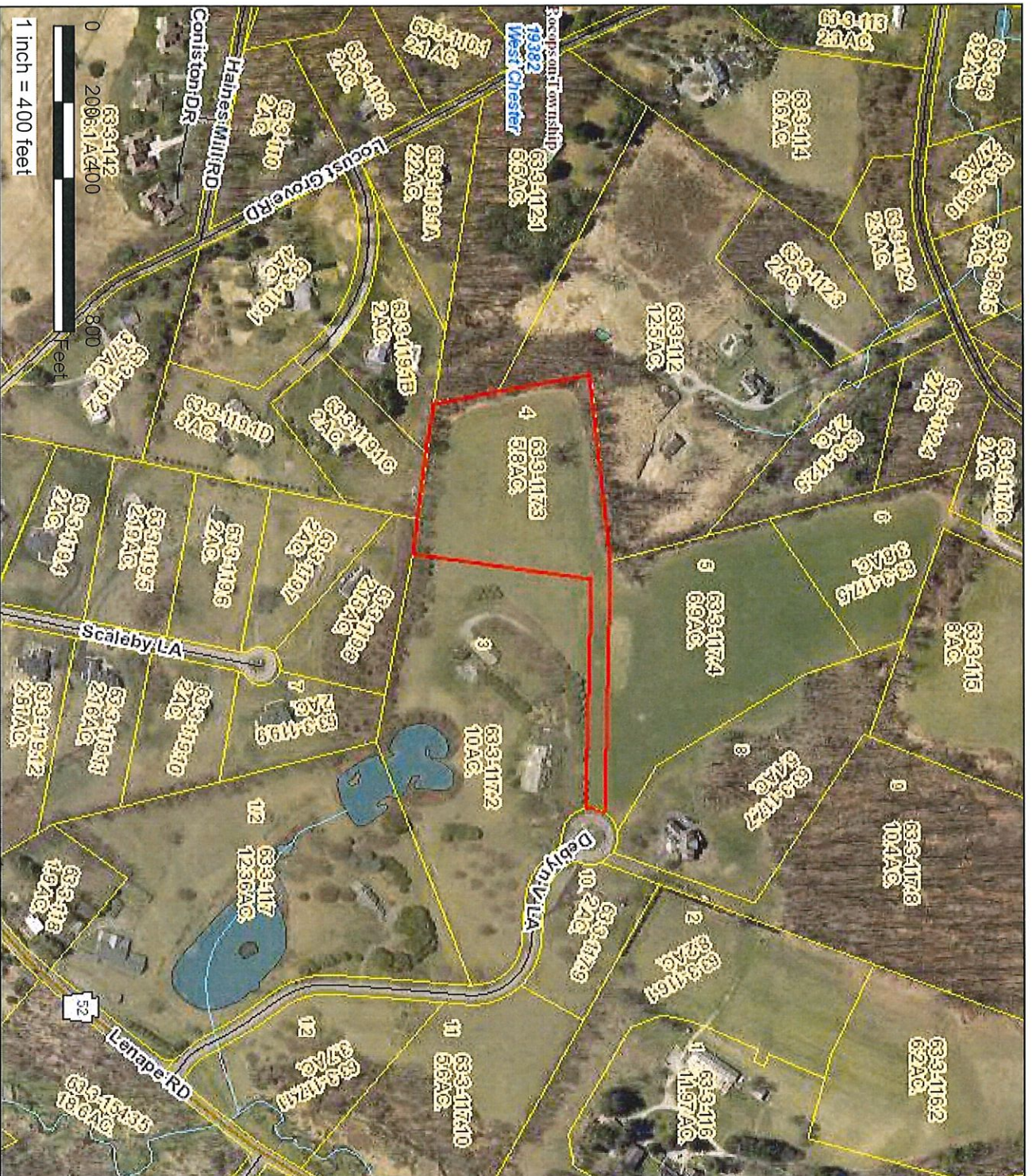


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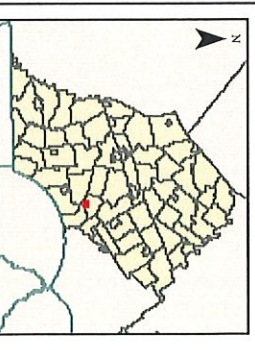
tabbles®
EXHIBIT

B-2

Map



COUNTY OF CHESTER
PENNSYLVANIA



Find UPL Information

PAR ID: 6303 01170300
 UPL: 63-3-1173
 Owner1: WESTERMAN EDWARD V
 Owner2: WESTERMAN CHRISTIN R
 Mail Address 1: 423 HOMESTEAD DR
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19382
 Dead Book: 9939
 Dead Page: 670
 Deed Recorded Date: 6/12/2019
 Legal Desc 1: WS DEBLYN V LA
 Legal Desc 2: 58 A C LOT 4
 Acres: 5.8
 LLC: V-10
 Lot Assessment: \$109,080
 Property Assessment: \$0
 Total Assessment: \$109,080
 Assessment Date: 12/19/2019
 Property Address: 7 DEBLYN V LA
 Municipality: POCOPSON
 School District: Unionville-Chadds Ford

Map Created:
Thursday, October 8, 2020

County of Chester



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 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

NOTICE – POCOPSON TOWNSHIP ZONING HEARING BOARD

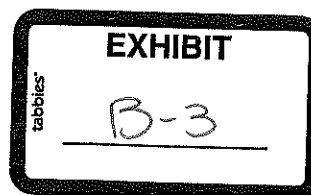
NOTICE is hereby given that the Zoning Hearing Board of Pocopson Township will hold a Public Hearing at the Pocopson Township Garage, 1440 Lenape Road (Route 52), West Chester, Pennsylvania, 19382, on Tuesday, November 10, 2020, at 7:00 p.m. at which time the Board will hear the following matter:

Application of Edward and Christin Westerman, seeking a special exception under zoning ordinance section 250-87.M(3)(c) and (d) to allow modification of the maximum disturbance of steep slopes and steep slope margins under ordinance sections 250-87.B(8); 250-87.D(1)(a) and 250-87.D(1)(b), so as to allow a 45.7% disturbance of the moderately steep slopes and disturbance of 31.1% of the moderately steep slope margins, all to enable the construction of a single-family residence, driveway, garage, septic system and above-ground stormwater basin on property located at 7 Deblyn V Lane (UPI #63-3-117.3) in the Township's RA – Residential and Agricultural zoning district.

In addition, in view of the ongoing COVID-19 pandemic, persons who wish to attend the hearing remotely via the "GoToMeeting" platform may do so by contacting Susan Simone at 610-793-2151 to obtain the meeting number and access code.

If you are a person with a disability and wish to attend the public meeting scheduled above and require an auxiliary aide, service or other accommodation to participate in the proceedings, please contact Susan Simone at 610-793-2151 to discuss how Pocopson Township may best accommodate your needs.

Edward M. Foley, Solicitor
Brutscher, Foley, Milliner, Land & Kelly, LLP
213 East State Street
Kennett Square, PA 19348



RECEIPT

10/12/20

MediaNews Group

PENNSYLVANIA GROUP

Account: 885098	Date: 10/12/20	Stop Date: 11/03/20
Name:	Start Date: 10/27/20	
Company: BRUTSCHER FOLEY MILLINER & LAN	Class: 1201 - Legal Notices	
	Ad ID: 2076928	
Address: 213 E. STATE STREET	Ad Taker: CRRDEAN	
KENNETT SQUARE, PA 19348	Sales Person: Ryan Dean (018303)	
	Words: 259	
Telephone: (610) 444-4848	Lines: 70	
Fax: (000) 000-0000	Agate Lines: 70	
Description: NOTICE POCOPSON TOWNSHIP ZONING HEAR	Depth: 7.778	
	Inserts: 4	
	Blind Box:	
	PO Number:	

Ad sample

NOTICE - POCOPSON TOWNSHIP ZONING HEARING BOARD

Simone at 610-793-2151 to obtain the meeting number and access code.

NOTICE is hereby given that the Zoning Hearing Board of Pocopson Township will hold a Public Hearing at the Pocopson Township Garage, 1440 Lenape Road (Route 52), West Chester, Pennsylvania, 19382, on Tuesday, November 10, 2020, at 7:00 p.m. at which time the Board will hear the following matter:

If you are a person with a disability and wish to attend the public meeting scheduled above and require an auxiliary aide, service or other accommodation to participate in the proceedings, please contact Susan Simone at 610-793-2151 to discuss how Pocopson Township may best accommodate your needs.

Application of Edward and Christin Westerman, seeking a special exception under zoning ordinance section 250-87.M(3)(c) and (d) to allow modification of the maximum disturbance of steep slopes and steep slope margins under ordinance sections 250-87.B(8); 250-87.D(1)(a) and 250-87.D(1)(b), so as to allow a 45.7% disturbance of the moderately steep slopes and disturbance of 31.1% of the moderately steep slope margins, all to enable the construction of a single-family residence, driveway, garage, septic system and above-ground stormwater basin on property located at 7 Deblyn V Lane (UPI #63-3-117.3) in the Township's RA - Residential and Agricultural zoning district.

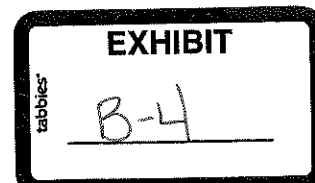
Edward M. Foley, Solicitor Brutscher, Foley, Milliner, Land & Kelly, LLP
213 East State Street
Kennett Square, PA 19348
DLN 10/27, 11/3; 1a

In addition, in view of the ongoing COVID-19 pandemic, persons who wish to attend the hearing remotely via the "GoToMeeting" platform may do so by contacting Susan

Total: **\$412.96**
Paid Amount: **\$0.00**
Amount Due: **\$412.96**

Publication
Daily Local News, Daily Local News Digital

We Appreciate Your Business!
Thank You !

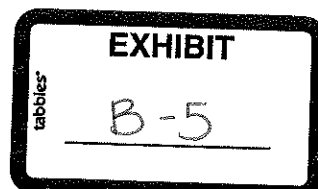


VERIFICATION

In Re: Application of Edward and Christin Westerman, seeking a special exception under zoning ordinance section 250-87.M(3)(c) and (d) to allow modification of the maximum disturbance of steep slopes and steep slope margins under ordinance sections 250-87.B(8); 250-87.D(1)(a) and 250-87.D(1)(b), so as to allow a 45.7% disturbance of the moderately steep slopes and disturbance of 31.1% of the moderately steep slope margins, all to enable the construction of a single-family residence, driveway, garage, septic system and above-ground stormwater basin on property located at 7 Deblyn V Lane (UPI #63-3-117.3) in the Township's RA – Residential and Agricultural zoning district.

I, _____, _____ of Pocopson Township, do hereby verify that with respect to the above referenced matter I posted a copy of the attached Notice upon property of Edward and Christin Westerman in Pocopson Township on the _____ day of _____, 2020.

Name: _____
Title: _____




VERIFICATION

In Re: Application of Edward and Christin Westerman, seeking a special exception under zoning ordinance section 250-87.M(3)(c) and (d) to allow modification of the maximum disturbance of steep slopes and steep slope margins under ordinance sections 250-87.B(8); 250-87.D(1)(a) and 250-87.D(1)(b), so as to allow a 45.7% disturbance of the moderately steep slopes and disturbance of 31.1% of the moderately steep slope margins, all to enable the construction of a single-family residence, driveway, garage, septic system and above-ground stormwater basin on property located at 7 Deblyn V Lane (UPI #63-3-117.3) in the Township's RA – Residential and Agricultural zoning district.

I, Samantha Stapley, of Brutscher, Foley, Milliner, Land & Kelly, LLP, do hereby verify that on October 16, 2020, I mailed to the neighboring property owners pursuant to the Zoning Ordinance requirements, a copy of the Notice of the hearing in the above matter.

A true and correct copy of the Notice as delivered and a list of the property owners are attached hereto.



Samantha Stapley



James K. Jackson, Jr.
Judy M. Jackson
1776 Lenape Unionville Rd.
West Chester, PA 19382

Emily J. Evans
Nathaniel M. Evans
1786 Holmes Dr.
West Chester, PA 19382

Thomas M. Hillary
Stephany C. Hillary
798 Locust Grove Rd.
West Chester, PA 19382

Aaron Guidotti
Taralyn McCarthy
721 Pheasant Run Rd.
West Chester, PA 19382

Chol Ho Shin
Susana W. Shin
1782 Lenape Unionville Rd.
West Chester, PA 19382

Andrew M. Schmidt
Nicole Schmidt
1798 Lenape Unionville Rd.
West Chester, PA 19382

Bruce Yelton Revocable Trust
Madelyn Yelton Trust
295 Woods Rd.
Elkton, MD 21921

Adam Ginsberg
1774 Lenape Unionville Rd.
West Chester, PA 19382

Amol Dhargalkar
Aneesha Dhargalkar
13 Deblyn V. Lane
West Chester, PA 19382

Michael A. Parisi
Veronica Parisi
761 Locust Grove Rd.
West Chester, PA 19382

Jack W. Walter
Lois W. Walter
1770 Holmes Dr.
West Chester, PA 19382

Michal J. Tomaszewicz
Paige M. Tomaszewicz
748 Locust Grove Rd.
West Chester, PA 19382

Darwin G. Wika
Kathleen S. Wika
778 Locust Grove Rd.
West Chester, PA 19382

Alyce K. Ellefson
751 Locust Grove Rd.
West Chester, PA 19382

James K. Jackson, Jr.
Judy M. Jackson
1776 Lenape Unionville Rd.
West Chester, PA 19382

Richard Moore
737 Locust Grove Rd.
West Chester, PA 19382

Stephen Figgatt
5 Deblyn V Lane
West Chester, PA 19382

Raymond P. Gamble
Terry J. Gamble
10 Deblyn V Lane
West Chester, PA 19382

Trust Madelyn Wharton
Yelton
c/o Madelyn Baetz Yelton
295 Woods Rd.
Elkton, MD 21921

John W. Mucha
Doris J. Mucha
4 Maple Ridge Way
West Chester, PA 19382

Patricia P. McNeill
1780 Holmes Dr.
West Chester, PA 19382

Veronica M. Bell
Frank T. Conlin, Jr.
732 Locust Grove Rd.
West Chester, PA 19382

Sally Bauman Palic
James Palic
788 Locust Grove Rd.
West Chester, PA 19382

Steven G. Lewis
1784 Lenape Unionville Rd.
West Chester, PA 19382

James M. Leonard
Geraldine E. Barbeau
1778 Lenape Unionville Rd.
West Chester, PA 19382

Bradley Galer
Anna Galer
1740 Lenape Rd.
West Chester, PA 19382

Victoria Margaret Yelton
Trust
16 Hobner Crt.
Wilmington, DE 19808

Everett Baetz Yelton Trust
585 Bunker Rd.
New London, NH 03257

Michael Cook
Angela Renee Cook
1 Maple Ridge Way
West Chester, PA 19382

Maureen Huffman
5 Maple Ridge Way
West Chester, PA 19382

Christopher Braithwaite
Kathryn M. Braithwaite
2 Maple Ridge Way
West Chester, PA 19382

Kevin P. Wilson, II
Melissa A. Wilson
4 Scaleby Lane
West Chester, PA 19382

Jeffrey A. Almeida
10 Scaleby Lane
West Chester, PA 19382

Hans Tsung-Han Liu
Yang Susan
9 Scaleby Lane
West Chester, PA 19382

Kendal Croslands
Kendal At Longwood
Attn: Finance Department
P. O. Box 100
Kennett Square, PA 19348

Dennis P. Degnan
825 Locust Grove Rd.
West Chester, PA 19382

Jonathan A. Blome
6 Scaleby Lane
West Chester, PA 19382

Shaun Rogers Settlement
Preservation Trust,, et al.
Trust Real Estate MC #3228
P. O. Box 75000
Detroit, MI 48275

Christos Kotanidis
Maria D. Kotanidis
7 Scaleby Lane
West Chester, PA 19382

Bradley D. Krapf
2 Scaleby Lane
West Chester, PA 19382

Justin V. Lowry
Laura L. Devinney
8 Scaleby Lane
West Chester, PA 19382

Hyun Tang
Michelle Tang
11 Scaleby Lane
West Chester, PA 19382

Chad M. Gobel
5 Scaleby Lane
West Chester, PA 19382



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

February 27, 2019

Mr. Edward Westerman
423 Homestead Drive
West Chester, PA 19382

VIA EMAIL (tedwest@gmail.com)

Subject: **ZONING OPINION - 7 Deblyn V Lane**
CODE OF THE TOWNSHIP OF POCOPSON, as amended
Chapter 250 - Zoning
Chester County Uniform Parcel I.D. No. 63-3-117.3

Dear Mr. Westerman:

As requested, I have prepared this Zoning Opinion Letter based on a review of the material listed below.

Material Reviewed:

1. Application for Request for Written Zoning Opinion submitted by Edward Westerman.
2. Final Subdivision Plan for "Deblyn V" - Dated 8/19/1988, Last Revised 3/1/1990, Recorded 4/17/1990.
3. Code of the Township Of Pocopson, amended Chapter 250 - Zoning.

Existing Conditions:

The existing 5.837 acre (gross area) parcel is zoned Residential and Agricultural (RA) and is currently vacant. Access to the site is provided from 50' wide fee-simple access from Deblyn V Lane, a private road. Water and sewer needs are to be provided by onlot systems. The parcel is identified as Lot 4 on the Final Subdivision Plan for "Debly V", dated 8/19/1988, last revised on 3/1/1990 and recorded on 4/17/1990.

The area and bulk regulations as established by Section 250-19.A.(2) apply as the parcel is greater than 2 net acres. Section 250-19.A.(2) refers to Section 250-20 for the area and bulk requirements which are provided below.

Section 250-20 Conventional Development Option

Area and bulk regulations. The following area and bulk regulations shall apply to any subdivision utilizing the conventional development option as well as any lot or parcel existing at the time of adoption of this section



None of the above requirements will necessarily prevent the construction of buildings and related improvements, but may impact the size and location of improvements based on the physical characteristics of the property.

A determination as to the ability to construct specific improvements is beyond the scope of the Zoning Opinion request.

2. With an approximately 3,000 sq. ft. house and detached garage, are there any concerns regarding the impervious surface area, taking into account the length of driveway that will be required?

Section 250-20 of the Township Code establishes a Maximum Building Coverage of 5% and Maximum Lot Coverage of 10%. As noted above, a determination as to the ability to construct specific improvements is beyond the scope of the Zoning Opinion request.

3. Assuming the house would be built in the middle of the lot, are there any concerns regarding the disturbance of slope, or any other concerns about the topography of the lot?

The location of the new dwelling and the length of driveway will impact the amount of disturbance required. Section 250-87 - Conservation of Natural Features in the Township Code regulate impacts to steep slopes and other natural features. The Grading/Stormwater Management Plan prepared as part of the Building Permit process must identify the natural features and quantify the impacts.

The approved subdivision plan appears to identify an area that will minimize impacts to steep slopes and other protected natural features. Your engineer would be better able to address the disturbance questions and impact on steep slopes, as this is beyond the scope of the Zoning Opinion.

4. Are there any aesthetic requirements or prohibitions for single family houses that we should be aware of?

Aesthetics are not regulated by the Township Code, but there may be requirements or prohibitions contained in the Declaration of Restrictions and Covenants recorded as part of the Deblyn V Final Plan.

5. Are there any other considerations?

As noted above, it is recommended that you review the Declaration of Restrictions and Covenants as well as review the approved Final Plan for Deblyn V, paying particular attention to any notes on the plan that may impact the use of the property or on-going financial obligations.



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

Application for Request for Written Zoning Opinion by Zoning Officer

What is a Zoning Opinion Letter? A Zoning Opinion Letter provides information regarding the zoning and land use of a property in Pocopson Township. It may provide information on allowed uses, development standards, and regulations applicable to a specific parcel. In accordance with the Township Omnibus Fee Resolution, the fee for the Written Opinion Letter is \$150.00 payable upon submission with this Application.

Requirements: Applicant must submit an engineered sketch plan showing property lines and all existing development improvements. Please include a list of specific questions and zoning issues you would like addressed in the letter.

Note: Please send completed application, site plan, and your \$150.00 check payable to Pocopson Township to P.O. Box 1, Pocopson, PA 19366. Application and required documents may be hand delivered to Pocopson Township Administration Office, 740 Denton Hollow Road, West Chester, PA 19382. Public Office Hours are 9:00 a.m. to 12:00 noon.

FOR INTAKE, STAFF USE ONLY

DATE RECEIVED: 2/26/2019 RECEIVED BY: RS/SS
PAYMENT RECEIVED: \$150.00 #1448

Subject Property Address of Record: 7 Deblyn V Lane West Chester PA 19382

Tax Parcel # 63 - 3 - 117.3

Location of Property (cross streets, nearest intersection, etc.):

Development is off of ~~the~~ route 52, between Lenape Unionville road and Locust Grove Rd. The lot is at the end of the cul-de-sac and is a flag lot that is behind 5 Deblyn V.

September 28, 2020

VIA ELECTRONIC MAIL

Edward M. Foley, Esquire
Brutscher, Foley, Milliner & Land, LLP
213 East State Street
Kennett Square, PA 19348

**RE: Zoning Hearing Board Application of Edward & Christin Westerman
Pocopson Township—UPI No. 63-3-117.3**

Dear Ed:

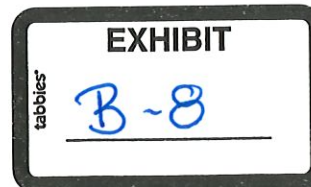
As you know, I represent Edward & Christin Westerman in connection with their above-referenced Application ("Application"). By this letter, my client hereby extends the timeframe within which the Township is required to commence the hearing on the Application through November 10, 2020. Thus, commencement of the hearing on the Application on or before November 10, 2020 shall be considered timely under the applicable timeframes of the Municipalities Planning Code. Please contact me if you have any questions or require further information.

Very truly yours,



J. Charles Gerbron, Jr.

JCG/cfg



Ed Foley

From: Susan Simone <secretary@pocopson.org>
Sent: Thursday, November 5, 2020 11:30 AM
To: A.J. McCarthy; Craig Kologie; Amanda Sundquist; Elaine DiMonte; Ray McKay; Ricki Stumpo
Cc: 'James E. Fritsch'; cgerbron@macelree.com; Ed Foley
Subject: RE: Pocopson Township Review Request - New Construction - 7 Deblyn V Lane

November 5, 2020

Thank you Chief McCarthy for your time and quick response to the request. I'm copying the Board of Supervisors and Township Consultants for their information and file.

Susan Simone, Administrative Secretary
Open Records Officer
Pocopson Township
secretary@pocopson.org
Phone: 610-793-2151

This message and the attachment(s), if any are confidential and intended only for the person to whom this is addressed. If you are not the intended recipient or have received this message in error, please delete and destroy this message and any attachments immediately and notify me at the above address or phone number. Thank you.

From: A.J. McCarthy <amccarthy@longwoodfireco.com>
Sent: Thursday, November 5, 2020 11:27 AM
To: Susan Simone <secretary@pocopson.org>
Cc: 'James E. Fritsch' <jim@regesterassociates.com>; cgerbron@macelree.com
Subject: Re: Pocopson Township Review Request - New Construction - 7 Deblyn V Lane

Good Morning,

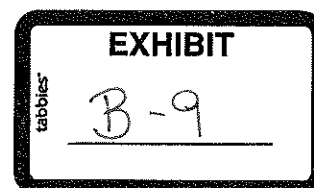
I looked at the property today and don't see an issue as it's designed.

Thanks,

A.J. McCarthy

Fire Chief
Longwood Fire Co.
1001 E. Baltimore Pike
Kennett Square, Pa. 19348
(O) 610.388.6880 Ext 111
www.longwoodfireco.com

From: Susan Simone <secretary@pocopson.org>
Date: Wednesday, November 4, 2020 at 2:29 PM
To: A.J. McCarthy <amccarthy@longwoodfireco.com>



Cc: 'James E. Fritsch' <jim@regesterassociates.com>, cgerbron@macelree.com <cgerbron@macelree.com>

Subject: Pocopson Township Review Request - New Construction - 7 Deblyn V Lane

November 4, 2020

Hello Chief McCarthy,

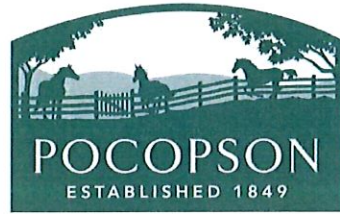
During its regularly scheduled public meeting on October 26, 2020, the Pocopson Township Board of Supervisors considered the above-referenced application and building permit plan. Consultants for the Applicants appeared and reviewed the proposed plan to build a single-family detached dwelling and detached garage on the lot which is part of the Deblyn V Subdivision approved in 1988. The Applicants seek a Special Exception pursuant to Township Code 250-87.M(3)(c) in order to disturb 45.7% of the moderately steep slopes and 31.1% of the steep slope margin.

The Board noted that the Township file did not include correspondence from Longwood Fire Company regarding the ability of emergency response vehicles to access the site given the steep slopes.

Would you please review the attached plan sheets and provide the Township with your comments on or before Friday, November 6th. Thank you.

Susan Simone, Administrative Secretary
Open Records Officer
Pocopson Township
Phone: 610-793-2151
Fax: 610-793-1944

This message and the attachment(s), if any are confidential and intended only for the person to whom this is addressed. If you are not the intended recipient or have received this message in error, please delete and destroy this message and any attachments immediately and notify me at the above address or phone number. Thank you.



P.O. Box 1, Pocopson PA 19366
Office: 610.793.2151 Fax: 610.793.1944
www.pocopson.org

November 5, 2020

Zoning Hearing Board
Attn: Edward Foley, Solicitor
213 East State Street
Kennett Square, PA 19348

via email to emf@bfmlk.com

IN RE: 7 Deblyn V Lane, West Chester, PA 19382 – Tax Parcel 63-3-117.3
Zoning Hearing Board Application/Edward and Christin Westerman

Dear Zoning Hearing Board Members,

At its regularly scheduled public meeting on October 26, 2020, the Pocopson Township Board of Supervisors (the "Board") considered the above-referenced application and building permit plan. Consultants for the Applicants appeared and reviewed the proposed plan to build a single-family detached dwelling and detached garage on the lot, which is part of the Deblyn V Subdivision approved in 1988. The Special Exception requested is pursuant to Section 250-87.M(3)(c) of the Zoning Ordinance in order to disturb 45.7% of the moderately steep slopes and 31.1% of the steep slope margin.

During discussion, Board inquired as to any proposed disturbance of the existing tree line and wooded area. James Fritsch, Engineer for the Applicants, clarified that the designation on the site plan is for the super silt fence for erosion measures and not a tree line. Fritsch confirmed that existing trees on the property will remain undisturbed. The Board noted the Township file did not include correspondence from Longwood Fire Company regarding the ability of emergency response vehicles to access the site given the steep slopes.

At the conclusion of the discussion, the Board voted to recommend support for the Applicant's Application as presented and discussed, conditioned upon confirmation by Longwood Fire Company that accessibility as proposed is within thresholds acceptable to emergency responders.

Respectfully,

Susan Simone

Susan Simone, Administrative Secretary
secretary@pocopson.org

cc: Pocopson Township Board of Supervisors
Applicant's Representatives

