



THE COUNTY OF CHESTER



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September 23, 2021

Amanda M. Cantlin, Township Manager
East Bradford Township
666 Copeland School Rd
West Chester, PA 19380

Re: Final Subdivision - 1355 Skelp Level Road
East Bradford Township – SD-08-21-16883

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "1355 Skelp Level Road", prepared by Carta Engineering, and dated July 22, 2021, was received by this office on August 30, 2021. 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.

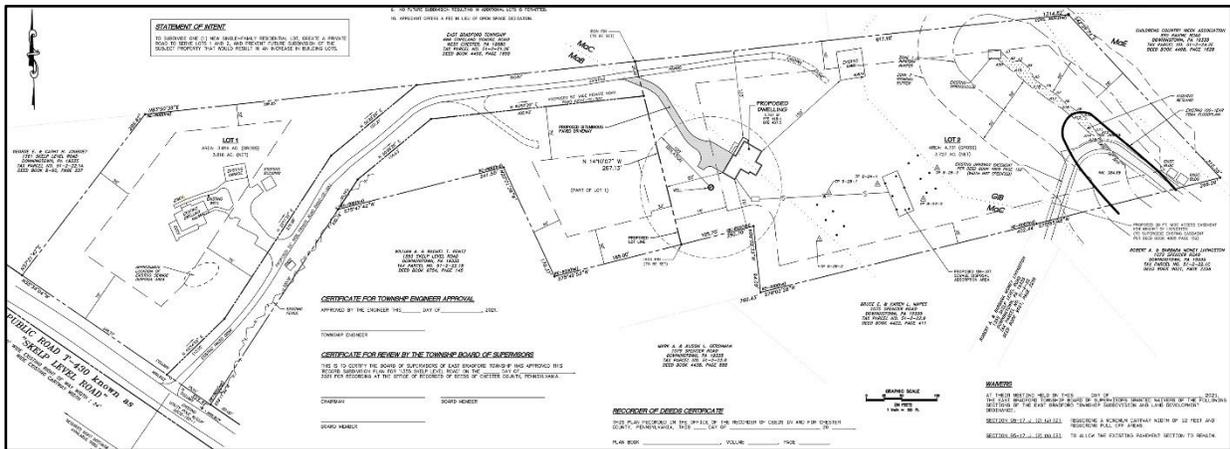
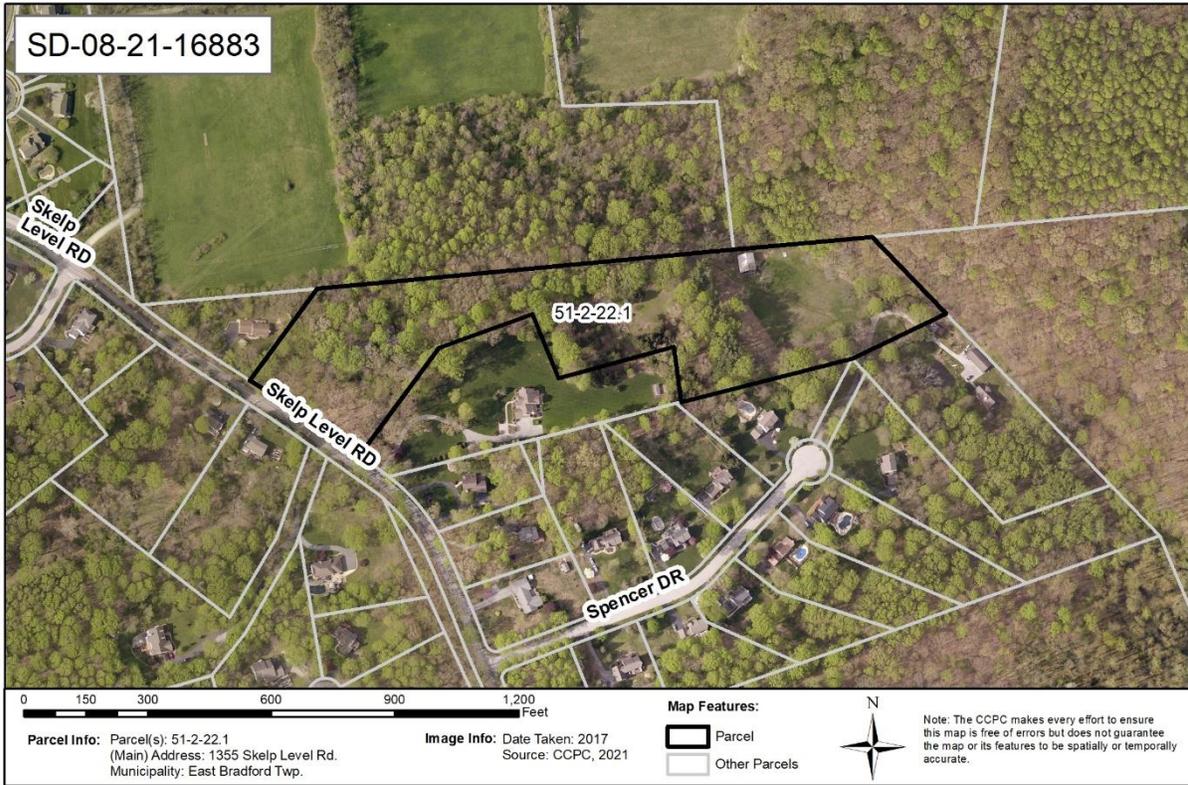
PROJECT SUMMARY:

Location:	east side of Skelp Level Road, north of Spencer Drive
Site Acreage:	9.50
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural Residential
UPI#:	51-2-22.1

PROPOSAL:

The applicant proposes the creation of two single family residential lots. The existing residence will remain on Lot 1. General Subdivision Note 9 states that “no future subdivision resulting in additional lots is permitted.” The project site, which will be served by onsite water and onsite sewer, is located in the R-1 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 1: 1355 Skelp Level Road

COUNTY POLICY:

LANDSCAPES:

- The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within 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.

PRIMARY ISSUES:

3. The plan and 2017 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and "limits of disturbance" should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
4. The Township's 2016 Historic Resources Map identifies the project site contains a Class II Historic Resource. The applicant and Township should work to mitigate any negative impacts on the integrity of the existing historic resource.

ADMINISTRATIVE ISSUES:

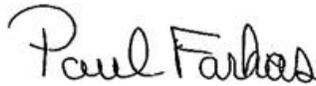
5. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. Vehicular access to both lots will be provided from a private road that, according to General Subdivision Note 8, shall be jointly owned and maintained by the owners of Lot 1 and Lot 2 in perpetuity. The details of this access arrangement should be incorporated into the deeds of both lots.
7. The applicant is requesting two waivers from the private street design standards set forth in Section 95-17.J(2) of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
8. The site plan depicts the location of an access easement on Lot 2 for UPI# 51-2-22.1C to the south. The details of this easement should be provided in the deed for Lot 2.

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9. A copy of the plan should be submitted to the Chester County Health Department for their review and comment on the proposed sewage disposal and water supply. The municipality should receive confirmation on the availability of sufficient sewer and water capacity from the appropriate authority and/or company prior to final plan approval. Additional information on this topic is provided online at: <https://www.chesco.org/365/Sewage-Water>.
10. A minimum of five (5) 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, the Assessment Office, and the Health Department.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East Bradford 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: Ryan Journey
Carta Engineering
Carol Grigson
Rotelle Development Co.
Chester County Health Department