



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
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

December 8, 2017

Daniel C. Fox, Manager
Easttown Township
566 Beaumont Road
Devon, PA 19333

Re: Preliminary Subdivision and Land Development - Berwyn Village II
SD-11-17-15184 - Easttown Township and Tredyffrin Township

Dear Mr. Fox:

A Preliminary Subdivision and Land Development Plan entitled "Berwyn Village II", prepared by DL Howell & Associates, Inc., and dated October 16, 2017, was received by this office on November 16, 2017. 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 plan submission for your consideration.

PROJECT SUMMARY:

Location:	east and west sides of Price Avenue, south of Kromer Avenue
Site Acreage:	2.40
Proposed Land Use:	18 Single Family Residential Units
Municipal Land Use Plan Designation:	Easttown: Medium Density Suburban; Tredyffrin: Residential - Medium Density
UPI#:	43-10G-92, 55-2G-9, 55-2G-4.1, 55-2G-10

PROPOSAL:

The applicant proposes the consolidation of four existing parcels into one parcel, and the construction of 18 single-family residential units. The existing Mack Oil Company buildings on the site will be removed. The project site will be served by public water and public sewer. The portion of the project site in Easttown Township is zoned VT Village Transition; while a portion of the site is located in Tredyffrin Township, the plan submission materials indicate this development is planned in accordance with the provisions of the Easttown Township Zoning Ordinance.

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 plan submission.

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The objective of the **Suburban Center Landscape** is to

promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. Additionally, ***Landscapes2*** supports infill development and redevelopment efforts in the **Suburban Center Landscape** based upon infrastructure capacity and environmental constraints. The plan is consistent with the objectives of the **Suburban Center Landscape**.



WATERSHEDS:

2. ***Watersheds***, the water resources component of ***Landscapes2***, indicates the proposed development is located within the Darby Creek watershed. ***Watersheds***' highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and increase public access to and recreational use of streams. ***Watersheds*** can be accessed at www.chesco.org/water.

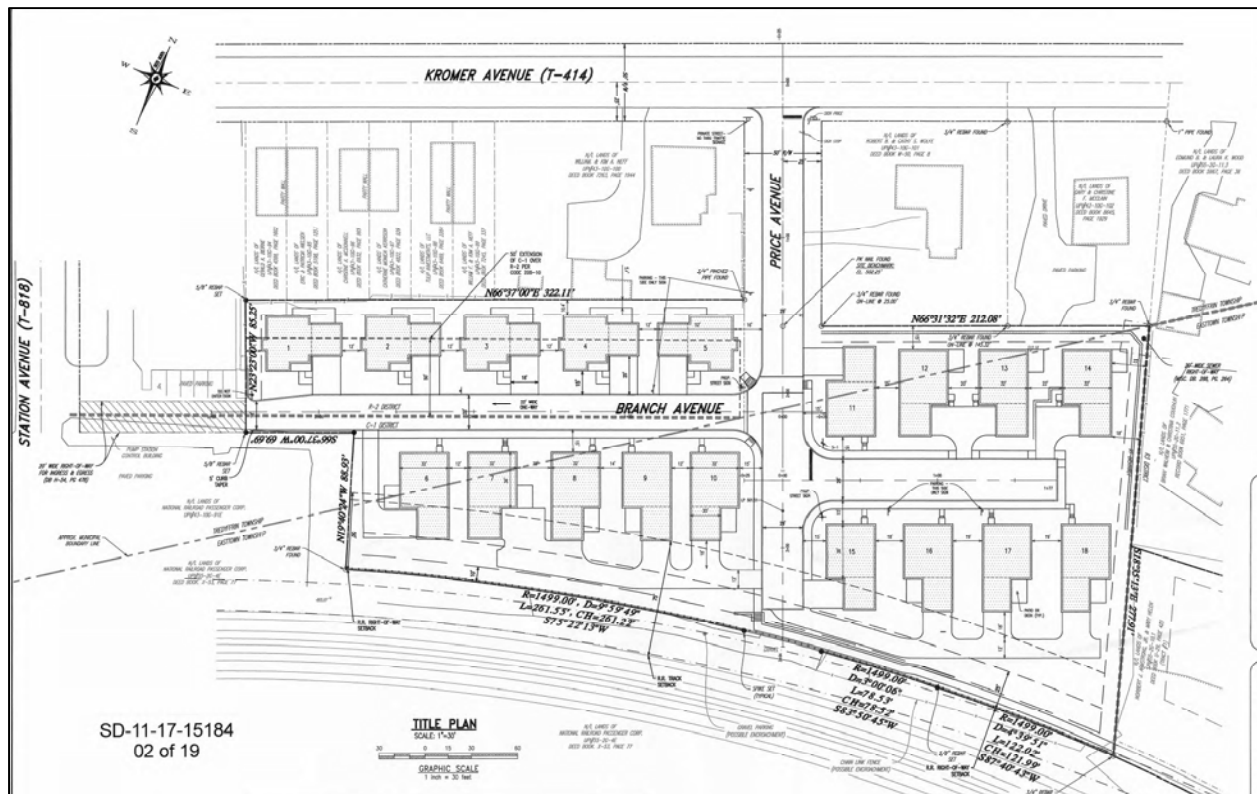
PRIMARY ISSUES:

3. While we acknowledge, and endorse, that sidewalks will be provided for Units 6 through 18, we recommend that sidewalks be provided for all units, and the sidewalk network should be extended along Price Avenue to Kromer Avenue. Sidewalks are an essential design element in the **Suburban Center Landscape**.

The County Planning Commission recently reviewed a subdivision plan for the proposed "Berwyn Village" development to the east (CCPC# SD-09-17-15099, dated October 19, 2017). This subdivision plan depicts a 10 foot wide pedestrian easement on the south side of proposed Lot 7, and it appears that this pedestrian easement will connect to the proposed pedestrian network shown on the current "Berwyn Village II" development.

4. In its review of the proposed landscaping plan (Sheet 17), Easttown Township should verify that adequate landscaping/vegetative screening is provided between the residences and the adjoining railroad corridor to the south.
5. The Zoning Relief table on Sheet 1 indicates that, on July 27, 2017, the Tredyffrin Township Zoning Hearing Board granted seven variances for this project, with two conditions of approval. Prior to granting final plan approval, Tredyffrin Township should verify that the plan conforms to the decision issued by the Zoning Hearing Board.

While condition #2 of the Zoning Board decision states that the applicant shall provide adequate landscaping and fencing along the rear property line of units 1-5 and 11-13 in order to provide private and screening to/from the adjacent properties which front along Kromer Avenue, no landscaping is shown along the northern border on the landscaping plan (Sheet 17). This should be clarified by the applicant. We note that the 2011 Tredyffrin Township Historic Resources Atlas indicates that the adjoining parcel to the north on the southwest corner of Kromer Avenue and Price Avenue (UPI# 43-10G-100, 634 Kromer Avenue) contains a Class 2 historic resource.



Site Plan Detail, Sheet 2: Preliminary Subdivision and Land Development - Berwyn Village II

6. We suggest that the applicant and Tredyffrin Township investigate the feasibility of shifting Units 1 through 5 closer to Branch Avenue, in order to provide a greater rear yard for these buildings.

Page: 4

Re: Preliminary Subdivision and Land Development - Berwyn Village II

SD-11-17-15184 - Easttown Township and Tredyffrin Township

7. While the site plan depicts a “contamination area” along the southernmost portion of the project site to the immediate south of units 15 and 16, no specific details about this area are provided with the plan submission. The applicant should demonstrate that the site meets all applicable federal, state and local standards related to soil contamination and/or remediation for this contamination area, the details of which should be identified on the plan.

ADMINISTRATIVE ISSUES:

8. In order for Easttown Township and Tredyffrin Township to better coordinate their respective reviews, we suggest that signature blocks be provided for both municipalities; the current plan submission only provides signature blocks for Easttown Township.
9. 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.
10. The Requested Waivers table on Sheet indicates that the applicant is requesting three waivers from the Easttown Township Subdivision and Land Development Ordinance, including a waiver from the cartway width requirements in Section 400-34.A. Additionally, a note in the Site Disturbance Calculations table on Sheet 2 indicates that a waiver is also requested from steep slope protection standards in Section 274-24.A(1) of the Easttown Township Code. 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. For clarity purposes, we suggest that all waivers granted for this project be identified on a single plan sheet.
11. The plan indicates that a Homeowners’ Association (HOA) will be responsible for the proposed common facilities/areas; General Note 15 states that the internal roadway network will owned by the HOA. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Township to: intervene and maintain common owned facilities; determine the schedule for Association formation; timing for construction of common facilities; and determine the schedule for transfer of ownership from developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the municipality to be reviewed by an attorney versed in homeowners' association documents to evaluate the document for its completeness and compliance.
12. The applicant should demonstrate how snow disposal (i.e. snow storage) will be handled for this development. Consideration should be provided for a designated snow disposal area(s) on the project site.
13. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.

Page: 5

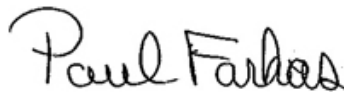
Re: Preliminary Subdivision and Land Development - Berwyn Village II

SD-11-17-15184 - Easttown Township and Tredyffrin Township

14. 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 Easttown 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,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, flowing style.

Paul Farkas
Senior Review Planner

cc: Stonehaven Homes, Inc.
DL Howell & Associates, Inc.
Chester County Conservation District
Matt Baumann, Assistant Manager, Tredyffrin Township