



# THE COUNTY OF CHESTER



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## PLANNING COMMISSION

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September 13, 2018

David R. Burman, Manager  
Willistown Township  
688 Sugartown Road  
Malvern, PA 19355

Re: Preliminary Subdivision and Land Development - 1720 W. Chester Pike, L.P.  
# Willistown Township – SD-08-18-15556 and LD-08-18-15557

Dear Mr. Burman:

A Preliminary Subdivision and Land Development Plan entitled "1720 W. Chester Pike, L.P.", prepared by Bursich Associates, Inc., and dated August 9, 2018, was received by this office on August 17, 2018. 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 and land development for your consideration.

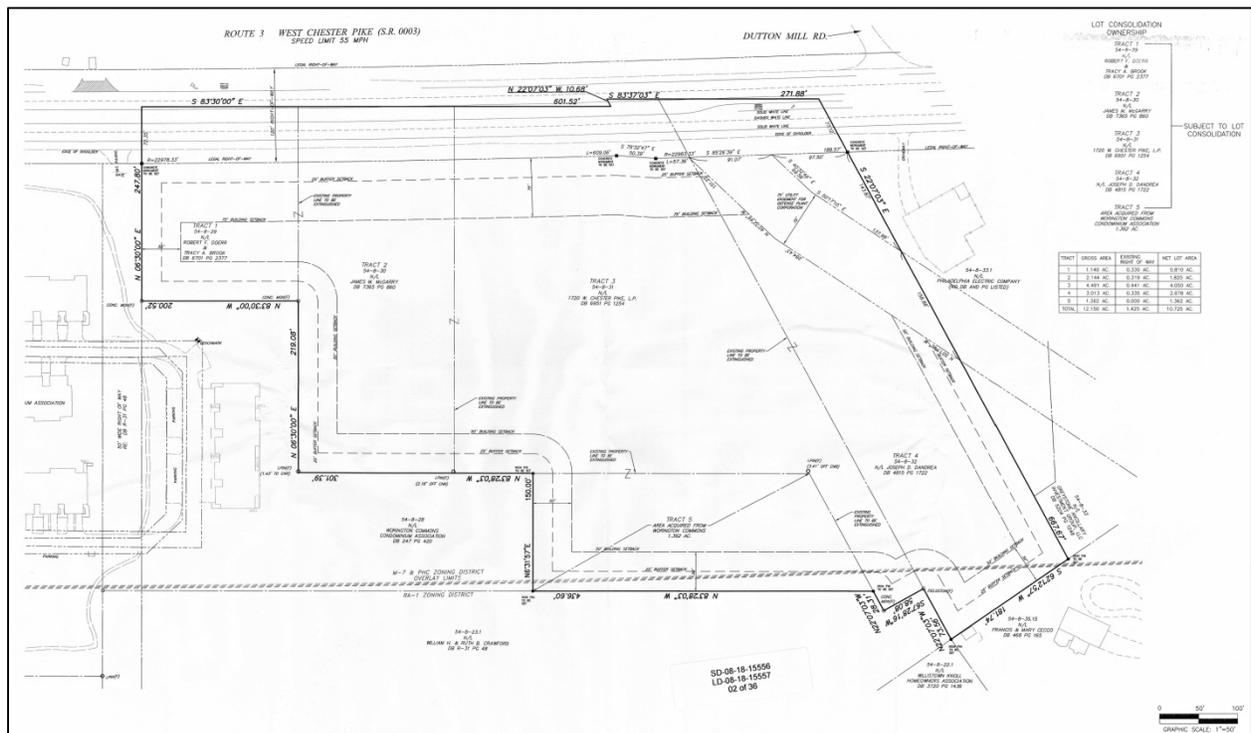
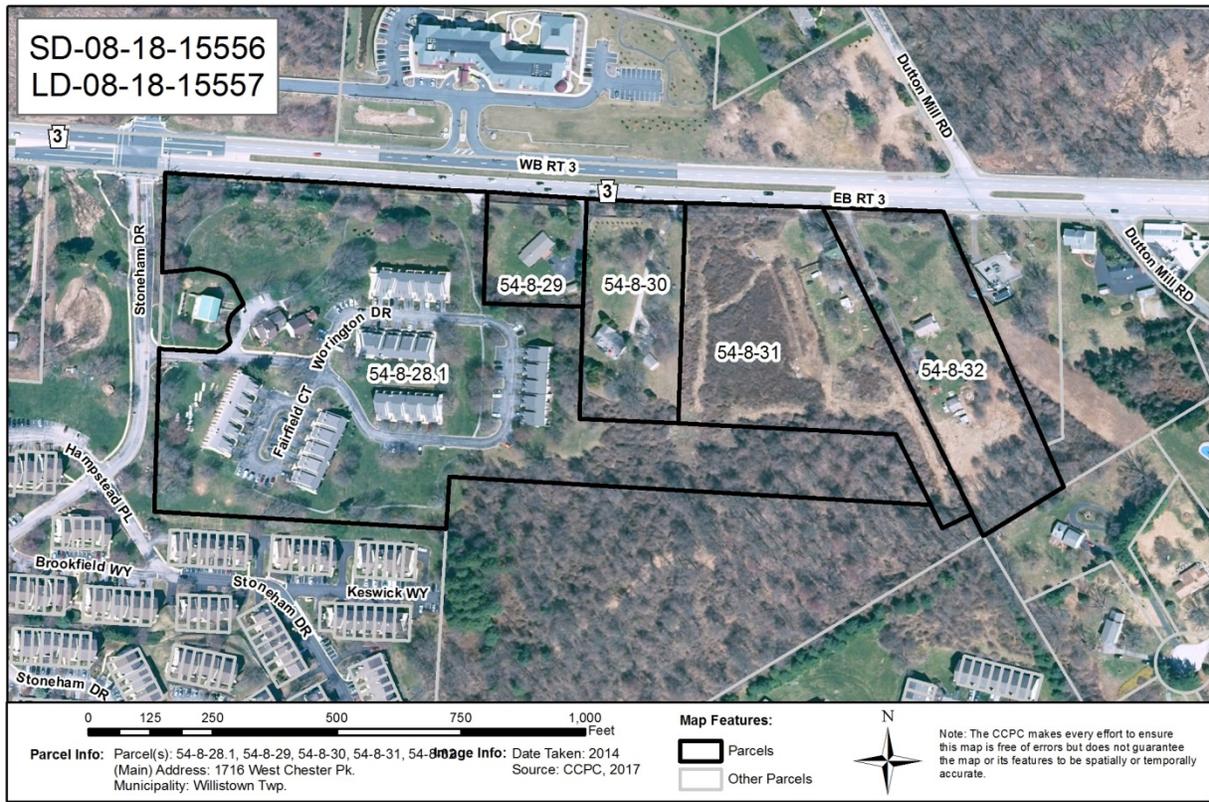
### **PROJECT SUMMARY:**

Location:	the south side of West Chester Pike (Route 3), west of Dutton Mill Road
Site Acreage:	23.87
Proposed Land Use:	39 Townhouse Units on a proposed 12.15 acre parcel
New Parking Spaces:	24
Municipal Land Use Plan Designation:	Office/Campus
UPI#:	54-8-29, 54-8-30-E, 54-8-31, 54-8-32, 54-8-28.1

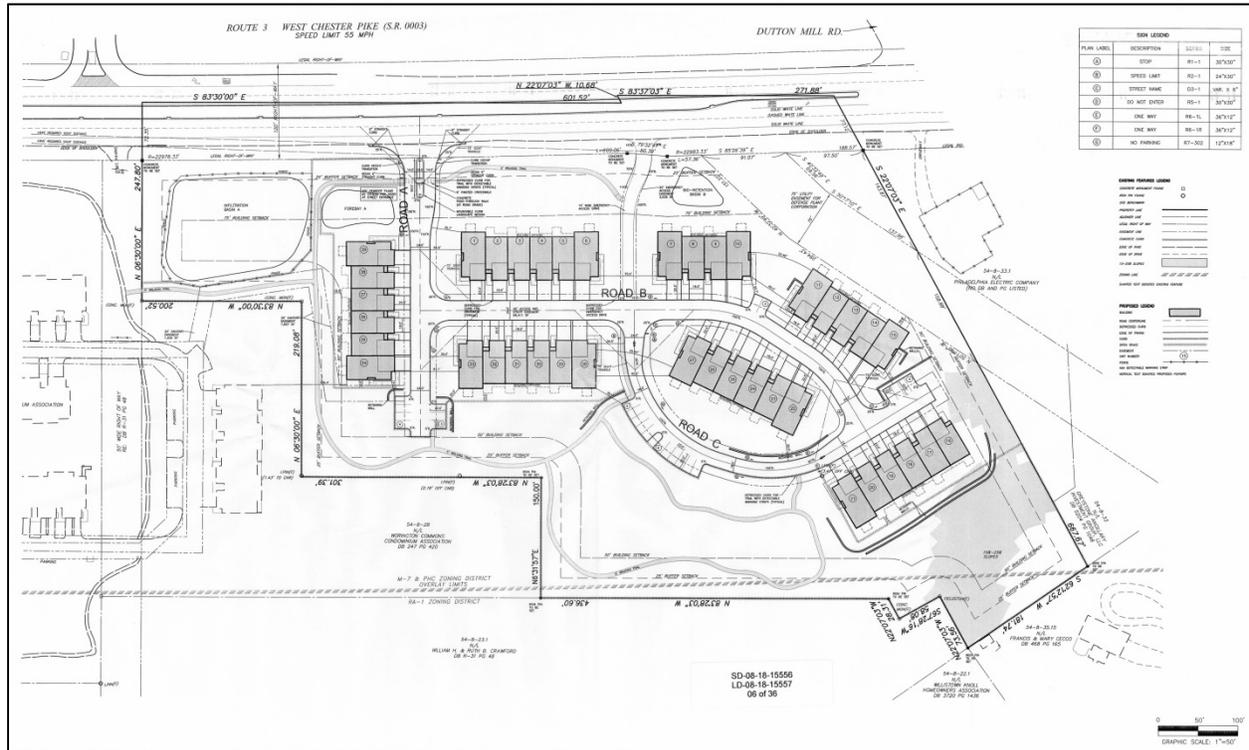
### **PROPOSAL:**

The applicant proposes the consolidation of four existing parcels and a 1.36 acre portion of a fifth parcel (UPI# 54-8-28.1) into a 12.15 acre parcel, along with the construction of 39 townhouse units, 1,404 linear feet of private roadway, 24 off-street parking spaces, and the creation of 3.62 acres of private open space, on the proposed 12.15 acre parcel. The project site, which will be served by public water and public sewer, is located in the RA-1 Residence zoning district. The existing buildings on UPI# 54-8-29, 54-8-30-E, 54-8-31 and 54-8-32 will be removed.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Willistown Township issues should be resolved before action is taken on this subdivision and land development plan.



Site Plan Detail, Sheet 2 (Proposed Subdivision): 1720 W. Chester Pike, L.P.



Site Plan Detail, Sheet 6 (Proposed Land Development): 1720 W. Chester Pike, L.P.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of **Landscapes2**, the 2009 County Comprehensive Plan. The objective of the **Suburban 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 Landscape** based upon infrastructure capacity and environmental constraints. The proposed subdivision and land development is consistent with the objectives of the **Suburban Landscape**.

**WATERSHEDS:**

2. **Watersheds**, the water resources component of **Landscapes2**, indicates the proposed development is located within the Ridley Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

PRIMARY ISSUES:

Conditional Use Decision:

3. The notes on Sheet 5 of the plan indicate that, on December 19, 2016, the Township Board of Supervisors granted conditional use approval for this project, with 10 conditions of approval. We note that the conditions of approval include the following:
  - Condition #5: The area of the Worington Commons property conveyed to the applicant (the 1.36 acre portion of a UPI# 54-8-28.1) shall be preserved as open space and rehabilitated including removing and/or treating all invasive plant species, to create a visually attractive wooded area to be maintained as open space and for passive recreational uses; and
  - Condition #6: The applicant shall be required to provide the Township with a Traffic Impact Study. We acknowledge that a copy of the Traffic Impact Study, prepared by Traffic Planning and Design, Inc., and dated August 9, 2017, was included with the plan submission to the County Planning Commission.

Prior to granting final plan approval, the Township should verify that all applicable conditions of approval are incorporated into the final plan. We note the Traffic Impact Study has made the following recommendations in relation to the design of the proposed driveway entrance on Route 3:

- Provide adequate ingress/egress radii to facilitate access to/from the site. Specifically, the eastbound ingress radii should be maximized for right-turn ingress;
- Provide a stop sign on the north bound egress approach of the driveway; and
- Provide ADA compliant ramps in conjunction with the proposed trail located within the proposed driveway, but outside of the legal right-of-way for Route 3.

Access and Circulation:

4. The site plan depicts the location of a five foot wide walking trail within the proposed open space, along with a crosswalk within the main driveway entrance. We acknowledge that a Macadam Paved Trail detail is provided on Sheet 20, and we also acknowledge that the proposed trail will extend to the adjoining Worington Commons development to the west. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that any trails be constructed prior to the Township issuing any building occupancy permits for this development.
5. We recommend that sidewalks be provided for all proposed units, which should provide direct access to the proposed trail network. Sidewalks are an essential design element for new construction in the Suburban Landscape.

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6. While we acknowledge that an emergency access connection is being provided, we note that this connection is located approximately 280 feet to the east of the main entrance on Route 3, and that this section of Route 3 is limited to eastbound traffic only. We suggest that the applicant and Township investigate the feasibility of providing an emergency access connection from an adjoining parcel, particularly the adjoining Worington Commons development to the west. Additional information on emergency access is available online at: [www.chesco.org/DocumentCenter/View/27034](http://www.chesco.org/DocumentCenter/View/27034).
7. The site plan depicts an existing 120 foot wide right-of-way for this section of Route 3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Route 3 as a major arterial road. The Handbook (page 183) recommends a 150 foot-wide right-of-way for major arterial roads in suburban areas to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Route 3.

#### Natural Features Protection:

8. The project is located in an area designated by the PaDEP as a Special Protection Watershed. Chester County's High Quality and Exceptional Value Watersheds are especially sensitive to degradation and pollution that could result from development. Therefore, stricter DEP or municipal limitations to wastewater and stormwater discharges may apply in this watershed. A map of Special Protection Watersheds in Chester County, PA may be viewed here: [www.chesco.org/DocumentCenter/View/17339](http://www.chesco.org/DocumentCenter/View/17339).
9. The site contains areas of hydric (wet) soils (GdB and GdD Gladstone) which have limitations to development. These limitations include drainage problems due to low permeability, low runoff rates and sub-surface saturation. When construction takes place on these soils, it interferes with the natural drainage of the land. If construction occurs on this site, on-site alterations to existing drainage patterns should be carefully inspected by the Township Engineer to insure that off-site drainage conditions are not negatively affected.

#### Transmission Pipelines:

10. The site plan depicts the location of a 75 foot wide utility easement in the northeast corner of the project site which contains three transmission pipelines. The Chester County Pipeline Information Center mapping application indicates that these pipelines are: a Sunoco Pipeline (Energy Transfer) hazardous liquids pipeline; an Enbridge natural gas pipeline; and a Laurel Pipeline Company/Buckeye Partners hazardous liquids pipeline. The applicant should contact the pipeline operators to ensure that the application does not result in any encroachments into the pipeline right-of-way. It is recommended that the plan include the field survey location of the pipeline, the size, material and depth (if known), and the type of product typically being transported through the pipeline. Pipeline operator contact information is located on the pipeline markers within the easement and can also be found at the Chester County Pipeline Information Center Pipeline Operators page: [www.chescoplanning.org/pic/introduction.cfm](http://www.chescoplanning.org/pic/introduction.cfm).

Stormwater Management:

11. 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.
12. According to the Waiver Request table on Sheet 1, the applicant is requesting a waiver from the permanent stormwater management design parameters in Section 73-37.G of the 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.

ADMINISTRATIVE ISSUES:

13. General Notes 15 and 16 on Sheet 5 indicate that a Homeowners' Association will be responsible for the proposed common facilities/areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the Homeowners' Association (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.
14. The site plan depicts the location of several retaining walls. The Township should verify that all necessary ordinance relief measures to permit grading in steep slope areas have been granted and that the design of the slopes is consistent with all ordinance requirements related to permitted grades, the design and specifications of retaining walls and slope stabilization.
15. 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. Central off-street parking areas should not be utilized for snow storage.
16. The site plan depicts the location of a 20 foot wide sanitary easement along the western portion of the project site. The details of this easement should be incorporated into the deed of the proposed lot.
17. 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.
18. 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.

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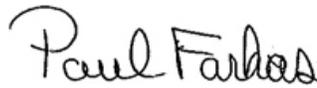
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19. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, 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 Willistown 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: Rouse Chamberlin LTD  
Bursich Associates, Inc.  
1720 W. Chester Pike, L.P.  
Matthew Miele, District Permits Manager, PennDOT  
Francis J. Hanney, P.E., PennDOT  
Chester County Conservation District