



THE COUNTY OF CHESTER



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July 8, 2022

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

Re: Final Subdivision - 815 Guthrie Road
East Bradford Township – SD-06-22-17244

Dear Ms. Cantlin:

A Final Subdivision Plan entitled "815 Guthrie Road", prepared by Manley Engineering & Associates, Inc., and dated June 10, 2022, was received by this office on June 17, 2022. 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.

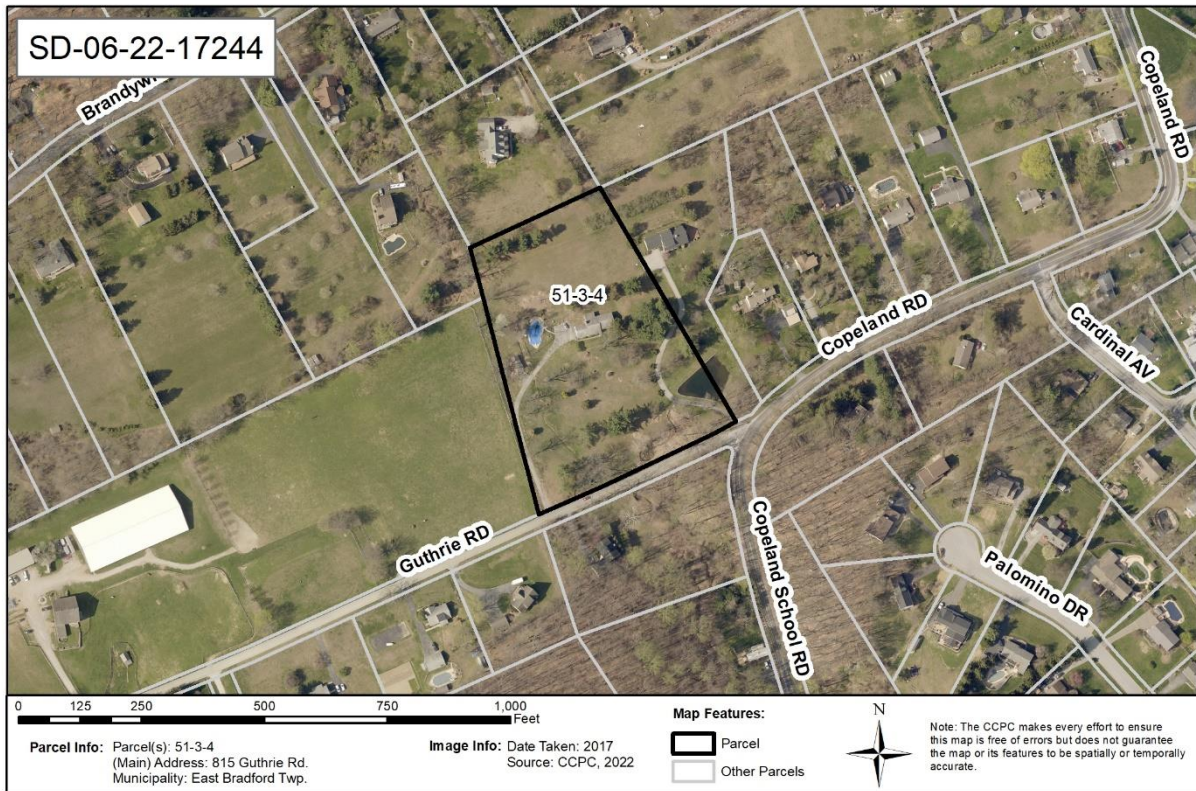
PROJECT SUMMARY:

Location:	north side of Guthrie Road, west of Copeland School Road
Site Acreage:	4.40
Lots/Units:	2 Lots
Non-Res. Square Footage:	0
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Low Density Residential
UPI#:	51-3-4

PROPOSAL:

The applicant proposes the creation of 2 single family residential lots. The existing residence will remain on Lot 1. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 Residential zoning district. A note on Sheet 1 states that the lots created by this subdivision shall be deed restricted from further subdivision. The project site adjoins West Whiteland Township to the east.

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.



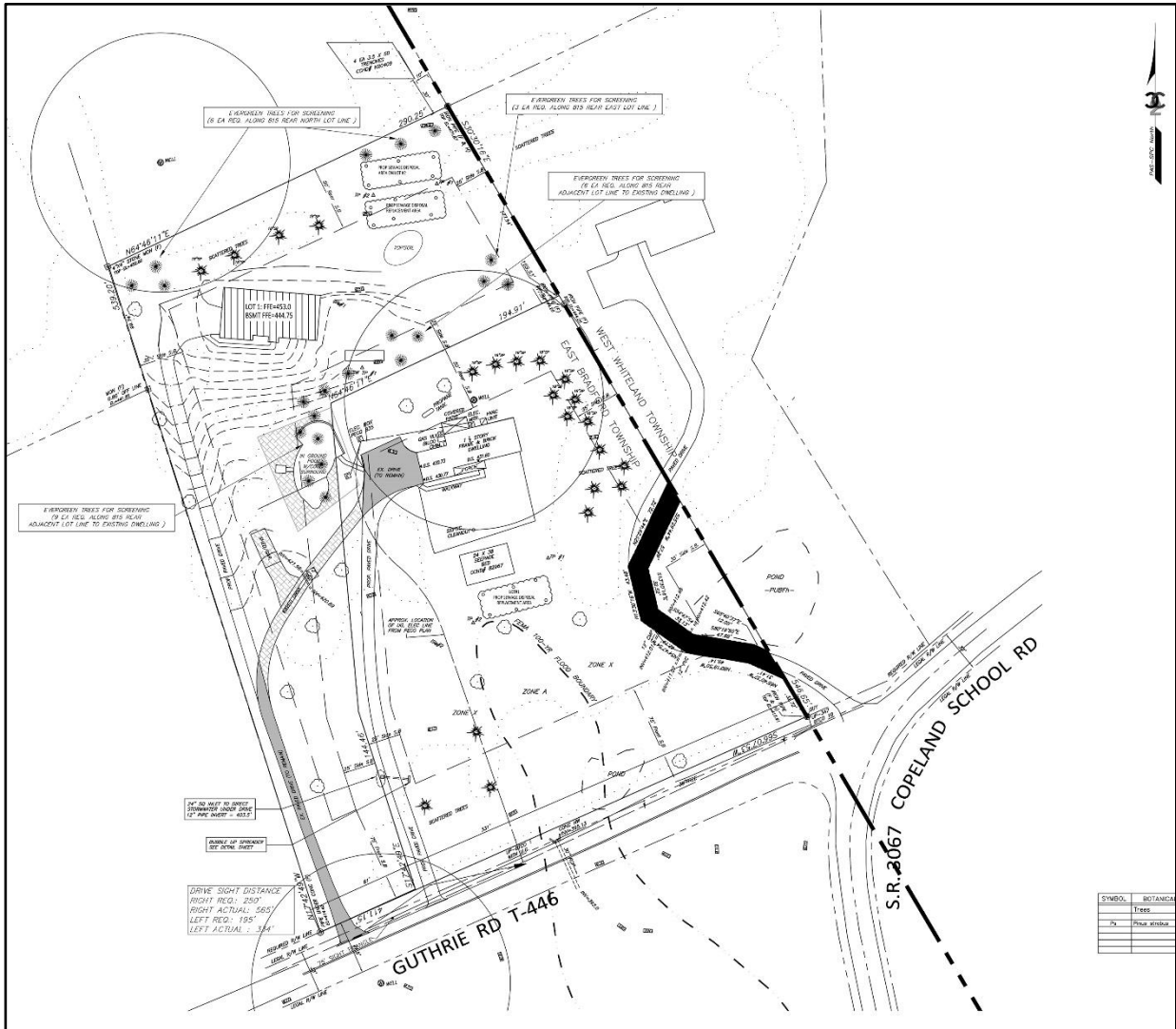
COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the 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.



Site Plan Detail, Sheet 6: Final Subdivision - 815 Guthrie Road

PRIMARY ISSUES:

3. While the existing driveway entrance on Guthrie Road will provide vehicular access to Lot 2, a new driveway entrance will be provided for the existing residence on Lot 1. We suggest that the applicant and the Township consider the use of a shared driveway entrance. Shared driveways can reduce the number of new access points on public roads, limit impervious coverage, reduce earth disturbance and lower construction costs.
4. The site contains land within the 100 year flood plain. Although it does not appear that any development activity will encroach into the floodplain, we note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems.

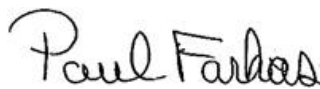
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ADMINISTRATIVE ISSUES:

5. Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.
6. The signature blocks on Sheet 1 should be revised to identify County Planning Commission review, and municipal approval dates, in the correct calendar year (20__, rather than 2018).
7. The site plan depicts that a portion of the existing driveway for the adjoining parcel to the east is located on proposed Lot 1. The details of this access arrangement should be incorporated into the deeds of both lots.
8. 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/or 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>.
9. 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: Russell Stump
Turnkey Management Inc.
Manley Engineering & Associates, Inc.
Steve Schmidt
Chester County Health Department
John Weller, AICP, Director of Planning & Zoning, West Whiteland Township