



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission

From: Mark Lucas *ML*

Date: July 25, 2022

Subject: **Schmidt Subdivision #654, 815 Guthrie Road, Downingtown, Pennsylvania 19335, TMP# 51-3-4 (Manley Engineering & Associates, Inc., – Initial Submission, Preliminary/Final Plan, Timothy Manley, P.E.)**

Introduction

Russell Stump has submitted a Preliminary/Final Plan for a 2-lot single family dwelling, residential subdivision of the Scott M. and Laurie D. Schmidt property located at 815 Guthrie Road, located on the north side of Guthrie Road near the intersection of Guthrie Road with Copeland School Road. The property is in the R-2 Residential Zoning District. Single family residential lots are permitted in the District by right under the conventional development option.

Existing development on the property consists of a single-family home, accessory structures, driveway and appurtenances on the southernmost approximate half of the lot, accessed from Guthrie Road. The property is serviced by an on-lot disposal system for sanitary sewer and an on-site water well. The property is moderately sloped generally from north to south, with small areas of steep slopes near the northernmost third of the lot. There are several large trees located on the lot, proposed to remain. Stormwater from the property flows to the southern lot boundary to an existing culvert that conveys it under Guthrie Road that eventually drains to Broad Run, a “High Quality” watershed in the Township as defined by the Pennsylvania Code. Soil types on the lot are in the Manor and Glenelg Serious, which are suitable for the proposed construction, also as evidenced by the existing construction on the lot.

The new lot and dwelling are proposed to be located within the northernmost third of the existing lot. The new dwelling will be serviced by an on-lot disposal system for sanitary sewer and an onsite water well. Stormwater management for the construction of the new lot is proposed to be provided via impervious coverage credits and a subsurface stormwater management facility. The proposed access to the new lot is from the existing lot access from Guthrie Road that provides access to the existing dwelling, modified to access the new lot proposed for development. A new driveway from Guthrie Road is proposed to be constructed to access the existing dwelling.

Presented below is commentary on the Preliminary/Final Plan, reviewed for conformance with the Code of the Township of East Bradford and general residential land development design practices.

The following items were submitted for review:

A plan entitled "815 Guthrie Road, E. Bradford Township, Chester County, PA 19380 – Proposed Development (1 Lot into 2 Lots", Sheet 1 to 6 of 6, prepared by Manley Engineering & Associates, Inc., prepared for Mr. and Mrs. Scott Schmidt, dated June 10, 2022, last revised June 10, 2022. The plan is sealed by Timothy D. Manley, P.E.

Supplementary Documents titled, "815 Guthrie Road – Subdivision Application Packet" containing the Environmental Impact Statement (Appendix "A" - Soils testing, Appendix "B" - Stormwater Management Calculations and Design) and DEP Sewage Facilities Planning Module mailer package, dated May 23, 2022 without revisions.

Subdivision and Land Development Ordinance

95-4: Definitions.

1. **Lot Area:** Stormwater management facility areas must be deducted from gross lot area to obtain net lot area. This item is not delineated from the Lot Area calculations.

95-8: Submission and review of plans.

2. **95-8.C(4):** I assume the applicant intends to provide a fee in lieu of required open space, as there is no open space available to provide in the subdivision. As such, a note must be added to the plan set specifying the amount of the fee and the method to be used to secure and pay that amount, consistent with the terms of 95-34.1E of Chapter 95 of the Township Code.
3. **95-8.C(6):** A stormwater management maintenance agreement must be executed and recorded in the chain of title for the facility to be constructed on the new dwelling lot. The Township standard agreement will suffice in meeting this requirement.

95-14: Final plan.

4. **95-14.C(1):** The name and address of the applicant (Mr. Stump) must be added to the plans.
5. **95-14.C(2):** The cartway width of Guthrie Road at the property frontage must be added to the plans. The width appears to be variable in this location, therefore, a CAD measurement from the existing survey plans will suffice in meeting this requirement.
6. **95-14.C(3):** Note 8 on Sheet 1 indicates that the plans were prepared without the use of a title report. A title report must be obtained for the property, to demonstrate that there aren't any public easements on the existing lot that would impact the subdivision or net lot area(s).
7. **95-14.C(4):** This section requires all existing features to be located on the plans. Note 7 on Sheet 1 indicates that the plans may not show all physical features. The applicant must explain the meaning of this note.
8. **95-14.C(6):** While the existing property to the south is technically not abutting the subdivision as it is buffered from the development by Guthrie Road, it is the property that will be receiving the stormwater discharges from the lot. Therefore, I recommend the owner information for this lot be added to the plans.
9. **95-14.C(8):** Tenley Adams, Township Postal Services Coordinator, must be contacted to obtain an address for the proposed lot.
10. **95-14.C(18 and 21):** Trees to be preserved must be delineated on the plans and methods of tree protection must be presented in details. Currently, no trees are proposed to be removed. However, grading for the proposed lot appears to be necessary in the area of a few trees noted on the plan, which may necessitate removal. The applicant must provide clarity on this issue.

95-17: Street System

11. **95-17.I:** Adequate sight distance requirements per PennDOT regulations must be demonstrated at the existing access point since an additional lot is being added to the driveway.
12. **95-17.J(4):** A private street meeting the requirements of 95-17.J(2)(a) must be provided for access of the existing and proposed lot. Applicant has requested a waiver of this provision.

95-25: Vegetation preservation, management and compensatory planting.

13. **95-25.B(1)(a and b):** See comment 10. Further commentary may be provided by the Zoning Officer and/or the Township Landscape Architect.

95-26: Stormwater management.

14. **95-26:** A complete review of the stormwater management design vs. Chapter 94 requirements will be provided via a separate memorandum. The project is akin to a building permit submission for a new dwelling and the proposed design shown on the plan appears to be reasonable for a project of this size and nature.

95-29: Sanitary sewers.

15. **95-29.J(1):** The proposed on lot sewage disposal system must be permitted by the Chester County Health Department.

95-29: Water supply.

16. **95-30.D(4):** The proposed water supply well must be permitted by the Chester County Health Department.

95-32: Driveways and easements.

17. **95-32.B:** While the Township does not specify a required driveway pavement section, 6" of PennDOT 3A topped with 1.5 inches of wearing course is recommended.

95-34.1: Recreational and open space land.

18. **95-34.1.D and E:** Dedication of open space land for recreational purposes is required for the project. Alternatively, a fee in lieu of dedication may be provided by the applicant, if approved by the Board of Supervisors. There are no remaining areas on the proposed lots for the dedication of recreational open space, therefore, the fee in lieu of will apply.

95-35: Earth disturbance.

19. **95-35:** A complete review of the erosion control design vs. Chapter 95-35 requirements will be provided via a separate memorandum. The project is akin to a building permit submission for a new dwelling and the proposed design shown on the plan appears to be reasonable for a project of this size and nature.

General Commentary

20. The driveway for the access to the Boyd property traverses the existing lot and was constructed outside the intended access easement area. This issue should be corrected as part of the proposed plan. In addition, if a driveway easement agreement does not exist for this access, one should be executed. The Township Solicitor can furnish a standard boilerplate for this purpose, if necessary.
21. The signature blocks on the Title Plan reference the year 2018. This should be updated to 2022.

22. The title plan contains a note to deed restrict the lots from further subdivision, which appears to be unnecessary for the proposed project. Please clarify the intent of this note.
23. The limits of disturbance acreage must be added to the plans to determine if an NPDES permit is required for the project.
24. Steep slope areas less than 1,000 square feet can be eliminated from the steep slope analysis and any manmade steep slopes should be noted on the plans. This will be helpful if the plans are used for future improvements on the lots.

Conclusion/Recommendation

The aforementioned comments are relatively minor in nature and appear to be resolvable per the currently proposed layout. While the proposed stormwater management and erosion control plans are yet to be reviewed, the plans as presented are reasonable and demonstrate that the project can be constructed in conformance with the applicable codes. Therefore, I recommend an approval conditioned upon resolving all outstanding comments contained within the current and forthcoming staff/consultant review memoranda.

Copy:

Board of Supervisors
Environmental Advisory Council
Mandie Cantlin
Andrea Campisi
Russell Stump
Scott and Laurie Schmidt
Tim Manley, P.E.