



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Planning Commission

From: Mark Lucas *ML*

Date: September 2, 2022

Subject: **Starr Farm Subdivision #655, 1001 Skelp Level Road, 881 Skelp Level Road, 930 Valley Creek Road, West Chester, Pennsylvania 19380, TMP#s 51-2-128, 51-2-132, 51-4-8.1 (Chester Valley Engineers, Inc., – Initial Submission, Preliminary/Final Plan, J. David Shula, P.L.S.)**

Introduction

East Bradford Township has submitted a Preliminary/Final Plan for a lot line change type subdivision located on the east side of Skelp Level Road, south of the intersection of Skelp Level Road with Harmony Hill Road and adjacent to the existing Starr Farm Park owned by the Township. The properties are in the R-1 Residential Zoning District. Single family residential lots are permitted in the District by right. The purpose of the subdivision is to establish a new lot for the existing farmstead to be conveyed to a future private owner with restrictions.

Existing development on the property (TMP 51-2-128) consists of two single family homes, accessory structures, driveway and appurtenances on the easternmost approximate half of the lot, accessed from Skelp Level Road. The property is serviced by an on-lot disposal system for sanitary sewer and an on-site water well. The property is moderately to steeply sloped generally from west to east, to Valley Creek at the easternmost portion of the lot. There are several trees located in partially wooded areas on the lot, proposed to remain. Stormwater from the property flows to Valley Creek, an impaired watershed in the Township as defined by the Pennsylvania Code. Soil types (not yet depicted on the plan) on the improvable portion of the proposed lot are in the Manor and Glenelg Series, which are suitable for common residential improvements as evidenced by the existing construction on the lot. No improvements on the lot are proposed via the subdivision application.

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 “Final Plan of Subdivision – Lot Line Change – for East Bradford Township,” East Bradford Township, Chester County, Pennsylvania, Sheet 1 of 1, prepared by Chester Valley Engineers, Inc., prepared for East Bradford Township, dated July 22, 2022, last revised August 16, 2022. The plan is sealed by J. David Shula, P.L.S.

Zoning Ordinance

Official Zoning review being completed by Andrea Campisi. Review pending.

Subdivision and Land Development Ordinance

95-13: Preliminary plan.

1. **95-13.C(1)(c)[3 and 4]:** The steep slope depiction shown on the plan must be modified to the criteria listed in these sections, which indicate that areas of steep slopes less than 1,000 square feet can be eliminated from the analysis, and non-steeply sloped areas completely enclosed within an area of steep slopes must be averaged into the adjacent steeply sloped area.
2. **95-13.C(1)(d and f):** The existing soil types and limitations must be delineated and noted on the plans.
3. **95-13.C(1)(j):** Any soil percolation test areas completed for the proposed lot must be shown on the plan.
4. **95-13.C(1)(l):** The generalized geological characteristics must be noted on the plan.
5. **95-13.C(1)(m):** While no construction is proposed at this time, areas of woodlands, groups of trees or individual large trees must be shown on the plan for future planning purposes. Use of the latest aerial photography will suffice in meeting this requirement.
6. **95-13.C(1)(n):** The boundaries of the Brandywine Scenic River District and visually significant landscapes must be added to the plan.
7. **95-13.C(2)(b):** The cartway width of Valley Creek Road and Skelp Level Road must be added to the plan. CADD measurements from the submitted plan will suffice in meeting this requirement. While Skelp Level Road is relatively uniform in width, Valley Creek Road is not, and the applicant should provide a width measurement at critical locations where the width changes.
8. **95-13.C(2)(c):** The future easement condition of existing driveway to the farmstead should be generally discussed. Will this area be eased to allow access to the farmstead in the future for the owners, emergency services, etc., or will the proposed driveway be used exclusively for access? If the portion of the driveway to the farmstead is proposed to be abandoned, will this area be restored or left in current conditions?

95-14: Final plan.

9. **95-14.C(8):** Tenley Adams, Township Postal Services Coordinator, must be contacted to confirm the address for the proposed lot. Once confirmed, this information must be added to the plan.

95-24: Sidewalks.

10. **95-24.A:** Sidewalks along both Skelp Level Road and Valley Creek Road are required to be provided. However, the future trail network on the overall property should suffice as an equal to the required ordinance provision. Therefore, I recommend the Board of Supervisors consider a modification be granted for this requirement.

95-28: Lots and lot sizes.

11. **95-28.B:** TMP 51-2-128 may not have the possibility of direct access to Valley Creek Road due to the Brandywine Conservancy Easement on the lot and if access were desired to Skelp Level Road, would need to cross TMP 51-4-8.1, which is not permitted by this section. If access to Valley Creek Road is prevented by the BC easement, this lot could be considered landlocked, since theoretically TMP 51-4-8.1 could be conveyed separately to a third party in the future.

95-29: Sanitary sewers.

12. **95-29.J(1):** The proposed on lot sewage disposal system must be permitted by the Chester County Health Department.

95-30: Water supply.

13. **95-30.D(4):** The proposed water supply well must be permitted by the Chester County Health Department.

95-32: Driveways and easements.

14. **95-32.B:** The proposed access to the farmstead must be paved from the proposed ROW line of Skelp Level Road to a point 25 feet beyond the ROW line.
15. **95-32.D:** The applicant must demonstrate that the slope of the proposed driveway within the portion required to be paved does not exceed five percent and that slope of the portion of the proposed driveway within 100 feet of the ROW line does not exceed twelve percent.
16. **95-32.K:** The applicant must demonstrate that the proposed driveway access to the farmstead is setback at least 5 feet from the proposed property boundary of TMP 51-2-142.

General Commentary

17. For legal reasons, the plan should be labeled as a "Preliminary/Final Plan."
18. The applicant may wish to consider merging TMP 51-4-8.1 and TMP 51-2-142 to address the issues mentioned above and related ones that may be contained in the pending Zoning review, assuming that is possible per the BC easement language.

Conclusion/Recommendation

The aforementioned comments are relatively minor in nature and appear to be resolvable 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
Mandie Cantlin
Andrea Campisi
Rich Phifer
J. David Shula, P.L.S.