



THE COUNTY OF CHESTER



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PLANNING COMMISSION

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November 8, 2018

Lisa M. Moore, Secretary/Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Preliminary Subdivision - Craig J. & Donna M. Novak
Kennett Township - SD-10-18-15638

Dear Ms. Moore:

A preliminary subdivision plan entitled "Craig J. & Donna M. Novak", prepared by Edward B. Walsh and Associates, Inc., and dated October 12, 2018, was received by this office on October 22, 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 for your consideration.

PROJECT SUMMARY:

Location: west side of Norway Road, north of Burnt Mill Road
Site Acreage: 49.76
Lots/Units: 7 lots
Proposed Land Use: Single Family Residential, Open Space Conservation
Municipal Land Use Plan Designation: RC-Rural Conservation
UPI#: 62-4-307.3, 62-4-308.1

PROPOSAL:

The applicant proposes the creation of six single family residential lots and one conservation lot from two existing lots. Five new dwellings are proposed. The project site, which will be served by onsite water and onsite sewer, is located in the R-1 Residential zoning district.

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.

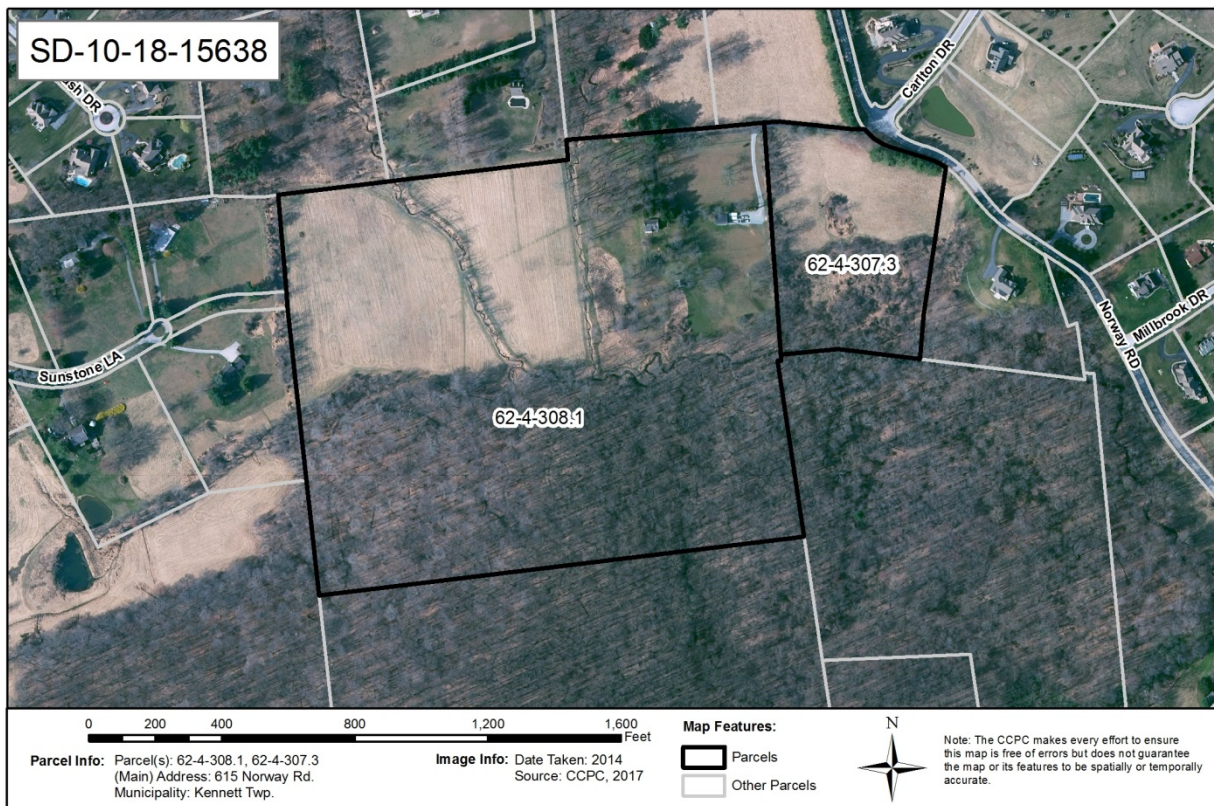
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a preliminary subdivision proposal for this site. That review, CCPC# SD-8-11-4739, dated September 1, 2011, addressed the creation of lots 1-4 in the current submission with the remaining parcel including lots 5-8 in the current submission. Our records indicate that the plan was approved by the Township on June 25, 2013.

COUNTY POLICY:

LANDSCAPES:

2. The project site is located within the **Rural Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The objective of the **Rural Landscape** is to preserve the open, rural character of Chester County, enhance villages within their historic settings, and accommodate appropriate developments in rural centers. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



WATERSHEDS:

3. **Watersheds**, the water resources component of *Landscapes2*, indicates the proposed development is located within the Burrows Run subbasin of the Red Clay Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of the water quality of "impaired" streams, and protection of vegetated riparian corridors.. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

4. The plan indicates that a stream is to be crossed by the construction access drive for Lot #8. The applicant should be aware that an encroachment permit may be required by the Pennsylvania Department of Environmental Protection in accordance with Section 105.293 of its Rules and Regulations. The applicant should supply information on the installation technique and materials to ensure that there will be no stream degradation.
5. The site contains areas of hydric (wet) soils, 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.
6. The Township should verify that the proposed driveway configuration is consistent with any ordinance requirement that limits the number of dwellings that are permitted on a private drive.
7. We endorse the applicant's intent to place a conservation easement on the 21.5 acre portion at the southern end of the site. The plan does not indicate what organization will hold the easement. We note the proximity of the conservation parcel to the Stateline Woods Preserve of the Land Conservancy of Southern Chester County. We support the conservation of the remaining wooded areas on the Pennsylvania/Delaware state line.

ADMINISTRATIVE ISSUES:

8. According to County Tax Assessment records, the land of the proposed subdivision appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) regarding this subdivision. Additional information on this topic is provided online at: <http://www.chesco.org/256/Act-319---Clean-Green>.
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 Kennett 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.

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Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Bentley". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley
Senior Review Planner

cc: Craig J. & Donna M. Novak
Edward B. Walsh & Associates, Inc.
Chester County Health Department
Chester County Assessment Office