



THE COUNTY OF CHESTER



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April 2, 2021

Maggie Dobbs, AICP, Director of Planning and Zoning
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: Final Subdivision - Sawmill Court
Westtown Township – SD-02-21-16633

Dear Ms. Dobbs:

A Final Subdivision Plan entitled "Sawmill Court", prepared by Inland Design, LLC, and dated December 7, 2020, and last revised February 10, 2021, was received by this office on March 8, 2021. 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.

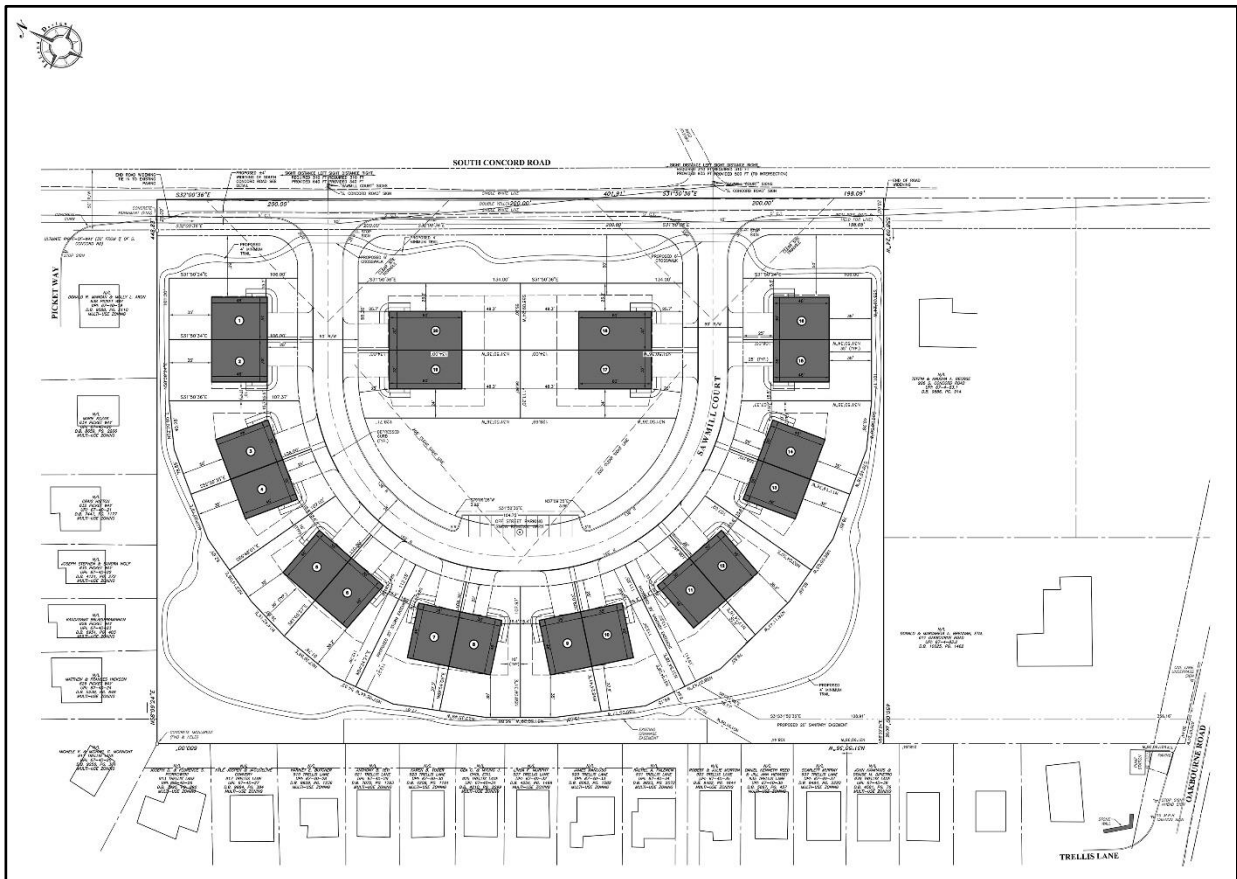
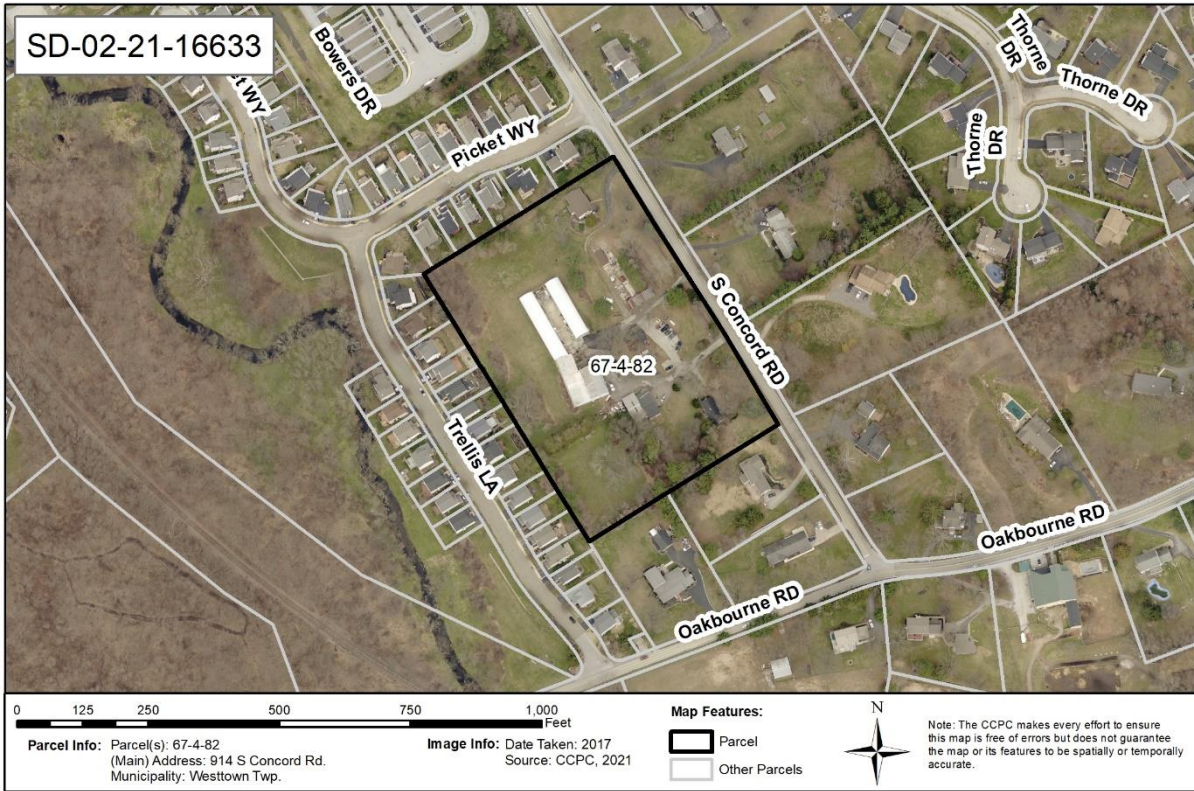
PROJECT SUMMARY:

Location: west side of South Concord Road, north of Oakbourne Road
Site Acreage: 5.84
Proposed Land Use: 20 Twin Residential Lots
Municipal Land Use Plan Designation: Neighborhood Conservation
UPI#: 67-4-82

PROJECT SUMMARY:

The applicant proposes the creation of 20 twin residential lots, 750 linear feet of public roadway, and 2.03 acres of private open space. The existing buildings will be removed. The project site, which will be served by public water and public sewer, is located in the M-U Multi-Use 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.



Site Plan Detail, Sheet 4: Final Subdivision - Sawmill Court

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Landscape** designation 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. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. 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 Goose Creek subbasin of the Chester 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.

PRIMARY ISSUES:

3. Traffic Note 6 on Sheet 4 states that there are no sidewalks proposed along Sawmill Court. We recommend that sidewalks be provided along Sawmill Court. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
4. The site plan depicts the location of a walking trail around the perimeter of the site within the open space areas (a walking trail section detail is provided on Sheet 17). We also note that crosswalks will be provided. We recommend that, instead of the meandering trail along South Concord Road, the applicant and Township provide sidewalks and crosswalk areas along South Concord Road that extend to the adjoining parcels to the north and to the south, and link the walking trail to this sidewalk.

All trail corridor location and design details should 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. While we acknowledge that a subsurface infiltration basin will be provided in the central open space area (Open Space 'A'), we recommend that the applicant and Township consider providing community facilities, such as a tot lot or gazebo, within this open space area, to serve the residents of this subdivision.
6. We commend the layout of the townhomes along South Concord Road for having its primary entrance facing this public street. We recommend that the applicant treat these units with dual porches or wraparound porches on the front and side facades so they engage both street frontages in a pedestrian friendly manner.
7. We recommend that the applicant provide at least two variations in building design, such as changes in floor plans, fenestration patterns, facade articulation, and roof form. We also encourage variety in garage placements to deemphasize garage doors, and avoid garages dominating the streetscape and the front of the homes.

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8. A site plan note on Sheet 4 appears to indicate that the nine off-street parking spaces located on the south side of the central open space area will also be utilized as a snow removal area. If this is correct, then we suggest that the applicant and Township investigate the feasibility of providing separate designated snow disposal area(s) on this site. Designated parking areas should not be utilized for snow disposal.

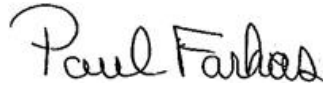
ADMINISTRATIVE ISSUES:

9. 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.
10. The site plan depicts the location of stormwater, sanitary, drainage, and snow removal easements. The details of these easements should be incorporated into the deeds of the affected lots.
11. The plan indicates 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.
12. The Waivers Requested table on Sheet 1 indicates that the applicant is requesting four waivers from the provisions of the Township Subdivision and Land Development Ordinance, including a waiver from the requirement of planting the required number of compensatory trees in Section 149-924.D(12)(b). 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.
13. 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.
14. 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.

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This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown 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,

A handwritten signature in black ink that reads "Paul Farkas". The signature is written in a cursive, slightly slanted style.

Paul Farkas
Senior Review Planner

cc: Huntrise Builders, LLC
Inland Design, LLC
Chester County Conservation District