



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

April 24, 2020

Lori Kolb, Secretary
Elverson Borough
101 South Chestnut Street, PO Box 206
Elverson, PA 19520

Re: Final Land Development - Blue Rock at Elverson
Elverson Borough - LD-04-20-16319

Dear Ms. Kolb:

A final land development plan entitled "Blue Rock at Elverson", prepared by Ludgate Engineering Corporation, dated January 10, 2006 and last revised on October 25, 2019, was received by this office on April 16, 2020. 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 land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Park Avenue, to the east of North Chestnut Street
Site Acreage:	10.06 acres
Units:	28 units
Proposed Land Use:	Townhouse dwellings
New Parking Spaces:	14 spaces
Municipal Land Use Plan Designation:	Site Responsive/Recreation
UPI#:	13-2-25, 13-2-24

PROPOSAL:

The applicant proposes the construction of a 28 residential units and 14 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Elverson Borough SR Site Responsive Development zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Borough issues should be resolved before action is taken on this land development plan.

BACKGROUND:

1. That review, CCPC# 11874, was submitted to the Chester County Planning Commission on August 5, 2005. The plan was for 11 lots, and according to our records, was approved by the Borough on August 5, 2005.

- The plan indicates that the applicant obtained conditional use approval for this project on December 9, 2013. Prior to granting final plan approval, the Borough should verify that any conditions of approval are incorporated into the final plan. The final plan should accurately note any conditions set as part of the conditional use approval.

COUNTY POLICY:

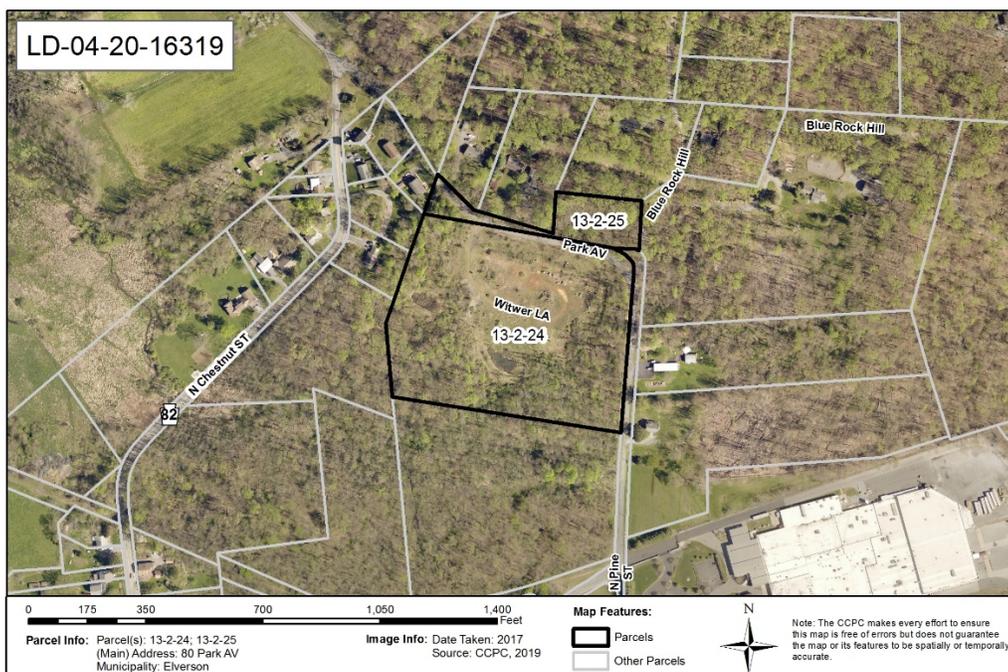
LANDSCAPES:

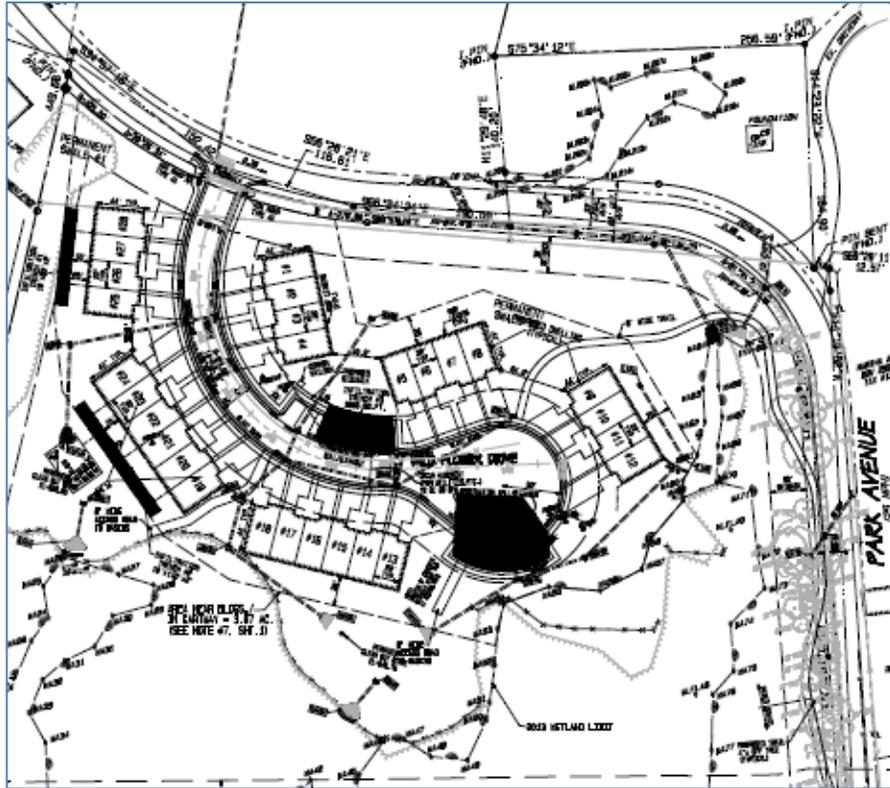
- The site is located within the **Urban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Urban Center Landscape** is historic downtown and established neighborhoods serving as civic, economic, and population centers with a traditional town character, accommodating substantial future growth at a medium to high intensity. Transportation infrastructure improvements and amenities supporting a walkable community should be provided and integrated into the public transportation and roadway systems. The proposed land development is consistent with the objectives of the **Urban Center Landscape**.

WATERSHEDS:

- Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Conestoga Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - restore water quality of “impaired” streams, and
 - protect ground water quality.

Watersheds can be accessed at www.chesco.org/water.

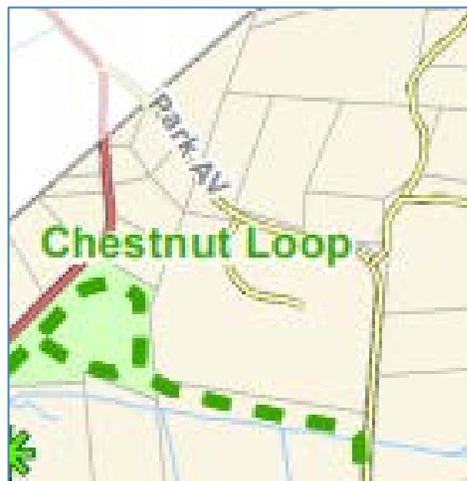




Detail of Blue Rock at Elverson Final Land Development Plan

PRIMARY ISSUES:

5. We endorse the planned connection to the proposed Chestnut Loop trail as shown in Map 8-B Recreation and Open Space Plan in the 2104 Elverson Borough Comprehensive Plan (see the detail below). We recommend that the entire length of the trail on the site should be paved instead of using gravel to minimize potential erosion and maintenance issues. The trail connection is also specifically mentioned in conditions 3 and 4 of the Conditional Use Order.



*Detail of the Map 8-B
Recreation and Open Space Plan in the
2104 Elverson Borough Comprehensive Plan*

6. The plan indicates that a Homeowners' Association (HOA) will be created. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any common held amenities should be written into the HOA document. The HOA document should include provisions which allow the Borough 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.
7. Conditional Use Order number 8 refers to the aesthetics of the units facing Park Avenue. We suggest that the Homeowner Association document ensure that these units will continually observe the Borough Council's provisions regarding aesthetics.
8. Note #11 on the Title Sheet under the "General Notes" section references FEMA Firm Panel 42029C00402D dated November 20, 1996. FEMA approved an updated FIRM Panel (42029C0265F) for this area that was effective April 5, 2016. The applicant should reference this updated FIRM Panel for accurate FEMA Flood Zone information and should review the approximate floodplain limits included on the plan sheets to determine if these limits need to be adjusted based on the latest FEMA mapping determinations.
9. The plans indicate that the majority of roof leader drains will be directed into four subsurface infiltration trenches. The applicant should ensure that all roof leader drains will be provided with appropriate measures (e.g. leaf traps, gutter guards, or regular cleanouts) to prevent clogging. Requirements for regular inspections of roof drains should be included in the operation and maintenance plan to ensure these systems maintain their designed functions.
10. The two stormwater basins located on the southern end of the parcel are planned as detention basins that will be lined with impervious clay liners. Infiltration rates determined from on-site percolation tests (1.75 to 6.88 inches per hour) and information contained in the USDA's Soil Survey (well-drained Neshaminy silt loam) indicate that this site may support stormwater infiltration. Unless site conditions are not conducive to infiltration at the location of these basins, the applicant should consider designing and installing them as infiltration basins. This will maximize the infiltration of stormwater from the site and will minimize the hydrologic impacts to the down-gradient wetlands.
11. The Operation and Maintenance plan should include regular inspection of the observation wells at each infiltration trench and the removal of accumulated debris and sediment as needed to ensure that these systems continue to function as designed.
12. Stormwater runoff from Park Avenue will be discharged into a delineated wetland at the outlet located at EW-N at the northeastern corner of the project site. The applicant should consider incorporating additional energy dissipation measures, such as a level spreader similar to the one planned at EW #4, to reduce discharge velocity to prevent erosion from occurring in the delineated wetland.

13. The Chester County Water Resources Authority recognizes the inclusion of forebays in the designs for the planned basins. The applicant should consider additional practices to naturalize the planned basins and the planned swales, such as conducting mowing once annually to allow for the growth of herbaceous vegetation and incorporating low-flow channels. Naturalizing basins and swales can increase infiltration, improve nutrient and sediment uptake, and improve wildlife and pollinator habitat. Annual mowing should be conducted after July 15 to minimize disturbance to ground-nesting bird species.
14. The applicant should consider installing educational signage along the planned walking path to provide residents with information on the benefits of wetlands and to highlight components of the community's stormwater management system.
15. The applicant should consider installing native shrub species and other ground-covering vegetation along the margins of the wetlands at the southern and eastern limits of disturbance. This additional vegetation would increase sediment trapping and would slow runoff prior to entering the delineated wetlands. We recommend that the applicant preserve as much of the wooded areas on the site as possible. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in all planting areas.
16. Given the proximity of earth disturbance and grading to delineated wetlands along the headwaters of the East Branch of the Conestoga Creek, the applicant should regularly inspect the erosion and sediment control measures adjacent to these features, including the compost filter socks and orange construction fencing, to reduce inputs of sediment and unfiltered stormwater and to eliminate unintended intrusions by construction vehicles and equipment.
17. Given the development of new roadways, driveways, and sidewalk areas, the applicant should consider establishing a de-icing plan and material storage area that minimizes the volume of de-icing chemicals and pollutants that will directly infiltrate to groundwater or runoff to streams. Monitoring results throughout Chester County show rapid increases in baseline chloride concentrations, and pronounced increases in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources.

ADMINISTRATIVE ISSUES:

18. The applicant should contact the office of the Chester County Conservation District 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.
19. A minimum of four 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.

Page: 6

Re: Final Land Development - Blue Rock at Elverson

Elverson Borough - LD-04-20-16319

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Elverson Borough. 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 cursive script that reads "Wes Bruckno". The signature is written in black ink and is positioned below the word "Sincerely,".

Wes Bruckno, AICP
Senior Review Planner

cc: Ludgate Engineering Corporation
Joe Margusity
Chester County Conservation District