



# THE COUNTY OF CHESTER



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October 5, 2023

Joseph Antonelli, Director of Planning and Zoning  
West Bradford Township  
1385 Campus Drive  
Downingtown, PA 19335

Re: Final Land Development - Chestnut Lane Pump Station Improvements  
# West Bradford Township - LD-09-23-17852

Dear Mr. Antonelli:

A final land development plan entitled "Chestnut Lane Pump Station Improvements", prepared by GHD Inc. and dated August 23, 2023, was received by this office on September 19, 2023. 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:	Southwest of Chestnut Lane and Broad Run Road
Site Acreage:	0.72 acres
Units:	1 unit
Proposed Land Use:	Utility
Municipal Land Use Plan Designation:	Growth Opportunity Area
UPI#:	50-4-60.1A

## **PROPOSAL:**

The applicant proposes upgrading an existing sewer pump station located in the West Bradford Township R-5 Residential zoning district. The limit of disturbance to the site will be approximately 8,300 square feet. The applicant has submitted emails from the Pennsylvania Department of Environmental Protection stating that a Water Obstruction and Encroachment Permit and Planning Module are not required.

**RECOMMENDATION:** The Chester County Planning Commission has no planning issues with this land development application. All West Bradford Township issues should be resolved before action is taken on this plan.

**COUNTY POLICY:**

**LANDSCAPES:**

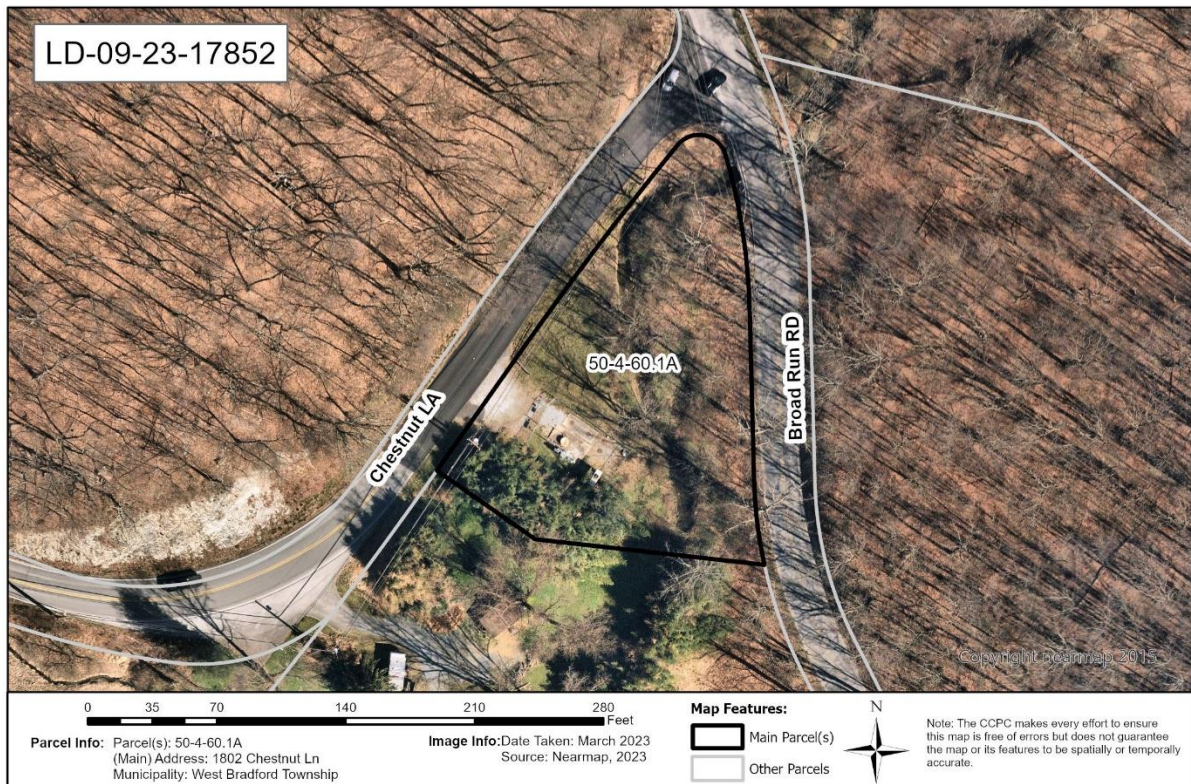
1. The site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. The proposed land development is consistent with the objectives of the **Suburban Landscape**.

**COMMENT:**

2. We recommend that the Township Engineer review the proposed double driveway entrance to make sure it meets the Township's standards.

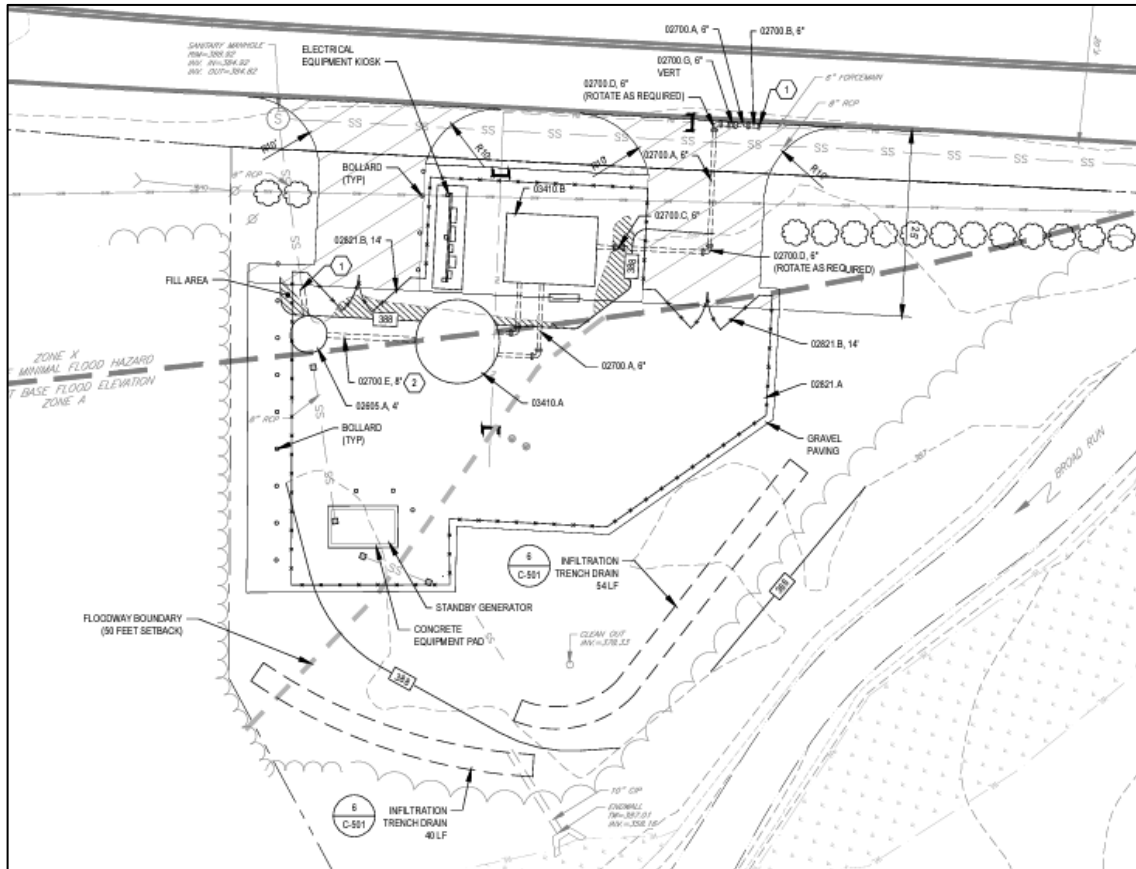
**ADMINISTRATIVE ISSUE:**

3. 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.



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***Detail of Chestnut Lane Pump Station Improvements  
Final Land Development Plan***

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

*Wes Bruckno*

Wes Bruckno, AICP  
Senior Review Planner

cc: GHD Inc.  
Community Services of PA – Broad Run