

Date of Mailing of Notice of Decision:

September 21, 2021

GV Commons Lot One LP c/o
Gina M. Gerber, Esquire
Riley, Riper, Hollin & Colagreco
Eagleview Corporate Center
717 Constitution Drive
Exton, PA 19341
P.O. Box 1265

Re: GV Commons Lot One, LP-10 & 12 General Warren Boulevard
Charlestown Township, Chester County
Preliminary/Final Subdivision and Land Development Approval

Dear Ms. Gerber:

As required by Section 508 of the Pennsylvania Municipalities Planning Code, this correspondence will serve to memorialize the decision rendered by the Board of Supervisors on Tuesday, September 7, 2021, conditionally approving the preliminary/final subdivision and land development plan application of GV Commons Lot One, LP for development of the property located at 10-12 General Warren Boulevard further identified as Tax Parcel Number 35-4-108 and 42-2-3.

The conditions of final land development approval are set forth below. Preliminarily, as to each of these conditions, it is the understanding of the Board of Supervisors and the Township Solicitor that each of these conditions is fully acceptable to the applicant based upon communications and discussions which occurred during the meeting of the Board of Supervisors, at which the decision was rendered, on the final land development plan approval.

The Final Plan as referenced in this correspondence is the plan entitled Preliminary/Final Amended Site Plan, prepared by Edward B. Walsh & Associates, Inc. last revised August 5, 2021 (the "Preliminary/Final Land Development Plan"), and including additional materials as referenced in the Township's Engineers' letter of August 6, 2021, as further supplemented by this correspondence. A copy of the August 6, 2021 letter is attached hereto as Exhibit A.

The Applicant shall comply with each of the following conditions of preliminary/final plan approval.

1. Compliance with all outstanding comments set forth in the Township engineer, Advanced Geoservices review letters dated July 9, 2021 and August 6, 2021 of attached as Exhibit A, and receipt of a written letter from the Township engineer confirming the same.

2. The Applicant shall comply with the requirements of Section 601 of the Charlestown Township Subdivision and Land Development Ordinance, pertaining to the provision and execution of a subdivision and land development agreement, the submission of appropriate performance, maintenance and/or escrow financial guarantees (in accordance with construction cost estimates agreed to by the Township Engineer), and agreements, all in a form acceptable to the Township Solicitor.

3. The payment of any outstanding review fees, pursuant to Section 503 of the Municipalities Planning Code, including, but not limited to, professional consultations, engineering review and reporting, legal documentation preparation and submittal, legal research and other legal services, incurred by the Township, within thirty (30) days after invoicing.

4. The Applicant shall obtain all necessary and applicable approvals from the Chester County Conservation District and Pennsylvania Department of Environmental Protection for an NPDES Permit, Erosion and Sedimentation Control Plans, and all other necessary government approvals related to stormwater.

Pursuant to 27-1304.1.E of the Township Subdivision the Board of Supervisors grants the Applicant a waiver to permit parking spaces to be 9 feet in width and 18 feet in length.

Please confirm in writing the acceptance by GV Commons Lot 1 LP of the terms set forth above within 15 days of the date of this correspondence, by signing the enclosed copy and returning the same to this office.

Very truly yours,

LAMB MCERLANE PC

By:


Mark P. Thompson

The above conditions are accepted and
agreed to this ___ day of _____, 2021.

GV Commons Lot 1 LP

By: _____

Enclosures

cc: Board of Supervisors
Linda M. Csete
Daniel Wright, P.E.

EXHIBIT "A"



July 9, 2021

2013-3050

Mr. Frank A. Piliero, Chairman
Charlestown Township Board of Supervisors
1018 Green Lane Road
Malvern, PA 19355

Re: **GV Commons Lot One LP
10 & 12 General Warren Boulevard - Lot 1 Parking Expansion
Land Development Plans - Review #2**

Dear Mr. Piliero:

I have reviewed the submitted items listed below and wish to submit the following comments:

Submitted Items:

- Cover Letter from Edward B. Walsh & Associates, Inc., dated May 18, 2021
- Zoning Hearing Board Approval Letter from William R. Hagner & Associates, PLLC, dated May 7, 2021
- Stormwater Management Report, prepared by Edward B. Walsh & Associates, Inc., dated May 13, 2021
- Preliminary/Final Amended Site Plan, prepared by Edward B. Walsh & Associates, Inc., last revised May 17, 2021

Comments:

1. The proposed improvements will remove one of the rain gardens (Rain Garden 3) that was required to meet stormwater management and water quality requirements for the overall project. The stormwater management calculations do not provide documentation that these impacts have been accounted for in the redeveloped condition of the site. The drainage area to this rain garden managed a significant portion of the parking lot which will need to be accounted for in the redevelopment. The calculations shall be updated accordingly.

The revised design still does not take into account the water quality that was provided by Rain Garden 3 that will be removed from the site. PADEP Worksheets 4 and 5 for the entire POI 1 area shall be updated to account for the new impervious coverage to ensure the required difference in two-year water quality volume will be met after the redevelopment.

This is an open issue.

2. The existing irrigation system will be impacted by the proposed improvements to the site. Irrigation calculations shall be provided indicating that the irrigation system will still have adequate green area to comply with the original water quality requirements of the original project. A plan has been provided showing the layout of the irrigation system and how it relates to the proposed improvements, but the existing and proposed features of the irrigation system are not differentiated.

The Applicant indicates the area impacted by the new parking area was not included in the area to be watered by the irrigation system. The approved irrigation plan showed rotary sprinkler heads along the southern side of the existing parking lot which indicates the new

parking lot area will impact the irrigation system watered area. In addition, the pump station and irrigation controller will now be located within the paved area of the parking lot. This is an open issue.

3. The proposed site plan does not account for the two existing stalls in the existing 9 stall row that will be removed. The row is still labeled as containing 9 stalls when only 7 will remain.

This item is resolved.

4. Approval from East Whiteland Township will be required since improvements will be constructed in both Townships.

The Applicant indicates they are submitting plans to East Whiteland Township for their input.

5. It is our understanding that the existing NPDES Permit for Construction Activities is still active for the site and a major amendment will be submitted to the Conservation District. The updated PCSM Plans and O&M agreement will need to be re-recorded once they are approved by the Township and Conservation District.

The Applicant has already resubmitted to the Conservation District for the major amendment to the permit.

6. The FocalPoint system was designed for a two-year storm event of 3.1 inches of runoff but the two-year storm event is 3.22 inches according to the precipitation data included in the Stormwater Management Report.

The Applicant indicates in their response letter that the focal point worksheet provided by ACF was utilized as a guide only and has provided an updated hydrograph with the corrected data. This item is resolved.

7. The 100-year storm event shall be routed through the FocalPoint system to confirm it will have capacity to handle the runoff without bypassing the system in accordance with Stormwater Management Ordinance 23-303.1.F.(1)(b).

The Applicant's response letter indicates that the report was updated to demonstrate the 100-year event can be routed through the FocalPoint system, and that an inlet system with risers will collect and discharge flows greater than the two-year storm event directly to the underground system. We could not locate any routing analysis that documents the routing of the FocalPoint system and riser system to determine the 100-year water surface elevation. ACF Environmental recommends the above ground portion of the focal point be modeled with an outlet flow of 100 inches per hour flowing into the subsurface portion of the FocalPoint system. We recommend the Applicant contact ACF Environmental to ensure the system is modeled per their requirements. This is an open issue.

8. We recommend replacing the proposed standard curb and curb cuts with flush curb and parking bumpers. Calculations shall be provided to document the depth of flow during the 100-year storm event and also show the inundation area during the 100-year storm event in accordance with Stormwater Management Ordinance 23-303.1.F.(1)(b).

The flush curb and bumper blocks have been provided. A routing analysis of the 100-year storm event through the FocalPoint system is still required to demonstrate the water surface elevation during this storm event and its relation to the parking lot elevation to ensure any parking lot flooding is kept to a minimum. A detail of the flush curb shall be added to the plans.

9. Several trees are shown as being installed within the sight distance line and shall be modified to respect the sight distance line.

This item is resolved.

10. The proposed subsurface basin will be within two feet of the existing outlet pipe from Rain Garden 4, and the cleanout for this outlet system will be located under the proposed refuse collection area. This outlet pipe system will need to be revised to relocate the cleanout and provide adequate separation from the proposed subsurface basin for constructability.

The revised outlet piping is shown on the plan, but no invert data has been provided for the new piping system for the rain garden. This is an open issue.

11. The existing storm sewer system that the proposed subsurface system will tie into also conveys the discharge from existing subsurface storage system to the existing above ground basin across General Warren Blvd. The stormwater routing calculations do not account for the discharge from the existing subsurface basin. The routing analysis shall be updated to ensure the existing storm sewer system can adequately handle the 100-year discharge from both stormwater management basins.

The routing calculations have not been updated as required to ensure there are no tailwater effects between the two basins due to the shared outlet piping. This is an open issue.

12. Additional detail is required to ensure the proposed grading will tie into the existing grades along the eastern and western sides of the proposed parking lot. A grading plan at a scale of 1"=20' shall be added to the plan set. It shall show proposed top and bottom of curb spot elevations where the proposed curb will tie into the existing sidewalk along the western side of the proposed parking lot and along the eastern side of the proposed curb line of the parking lot.

A Detailed Grading Plan was provided; however, the proposed grading for the FocalPoint system is not complete. The proposed contours from the south end at the southern edge of the focal point do not tie into the contours north of the FocalPoint system. In addition, the 20-scale Detailed Grading Plan does not encompass the entire area to be regraded. The Detailed Grading Plan shall be updated accordingly.

13. The FocalPoint Water Quality System detail does not match the proposed grading. It shows the system as being flat with an invert of 326.85, 1 foot of clean stone, and 8 inches of media. This equates to a minimum surface elevation above the system of 328.52. The Construction Plan indicates a top of pavement elevation of 327.60 in the southwestern corner of the parking lot which is lower than the FocalPoint system it is supposed to drain into.

The FocalPoint details still do not match the grading, and there is not enough data provided to construct the system. The section view does not specify grate elevations for the beehive grates. The detail still indicates a vertical curb. The detail notes a maximum 3:1 grading which will not work with the grading shown on the plans, since the grading along the edge

of the parking lot varies from 332 to just under 328. For a 3:1 slope from the parking lot surface elevation of 332 to the 326.85 surface elevation of the focal point would require over 15 feet of horizontal distance between the edge of the parking lot and the bottom of the focal point. This is an open issue.

14. The drainage area for the southwestern corner of the proposed improvements do not match the proposed grading and shall be revised.

The drainage areas now match the proposed conditions. This item is resolved.

15. It is our understanding that the FocalPoint system must be utilized as a complete system with their required bridging layers and RTank underdrain. In addition, the FocalPoint system typically requires 18 inches of media; the proposed detail indicates only 8 inches of media. The detail shall be revised to match the requirements of the FocalPoint system typical details, or documentation provided indicating the system as design is acceptable to the manufacturer and will still attain the water quality benefits with the shallower depth. A note shall be added to the FocalPoint detail indicating that the Applicant will provide shop drawings from the manufacturer to the Township for review prior to construction.

The detail has been updated to comply with the media depth of the typical FocalPoint system. The requested note has not been added to the detail.

16. The top of grate elevations of the two existing M Inlets along the western side of the proposed work area are 327.83 and 326.47. The proposed grading in this area is above 328. These two inlets will need to be altered to match the proposed grade. New top of grate elevations shall be indicated on the plans and profiles.

One inlet is to be removed and the other is to be relocated and converted to a manhole. This item is resolved.

17. The existing two inlets with top of grate elevations of 327.83 and 326.47 will be impacted by the proposed curb line since the curb will be located over these two inlets. The plans shall show the inlets to be relocated or details provided how they will be modified to work with the proposed curb line.

This item is resolved.

18. The Pipe Storage System 1 Detail shall be updated to provide the overall length and width of the system footprint.

The length and width of the system has been added to the plan, this item is resolved.

19. The FocalPoint detail proposes a wetland seed mix. We recommend this mix be replaced with plantings from FocalPoint's Plant Selection Tech Note that can be found on their website due to the unique characteristics of the system:
<https://acfenvironmental.com/wp-content/uploads/2015/09/FocalPoint-Tech-Plant-Selection.pdf>
The Applicant shall discuss the proposed landscaping of the rain garden with the Planning Commission to ensure the aesthetic of the system complies with Stormwater Management Ordinance 23-303.1.E.(3) and E(6)(m). We recommend the landscaping of this system be similar to the existing rain gardens.

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The wetland mix is still specified and a note has been added referencing the use of plantings from the above referenced document. The plans shall be updated to specify the actual plantings along with their size and quantity.

New Comments

- 20. A trench drain has been added to capture a portion of the drainage area previously controlled by Rain Garden 3. The area to the trench drain was previously treated for water quality by the rain garden and will no longer be treated for water quality in the revised condition.**
- 21. Detailing of the trench drain and how it will attach to the existing inlet shall be provided on the plans. The detailing shall document whether there is enough cover over the existing underground basin to fit the trench drain.**
- 22. Since the existing inlet the trench drain ties into is the outlet structure for the underground basin, the Applicant shall indicate if this area will drain to the existing underground basin or bypass this basin. If runoff captured by the trench drain is to drain to the underground basin, updated routing calculations for the basin shall be provided.**
- 23. Since the subsurface detention basin will be sealed with a waterproof liner, the notes regarding infiltration testing during construction on the basin detail can be removed.**
- 24. A note shall be added to the plan indicating that the option to use the previously approved reserve parking spaces will be permanently abandoned.**

If you have any further questions, please contact me.

Very truly yours,

ADVANCED GEOSERVICES CORP.

Daniel T. Wright, P.E.
Township Engineer / Zoning Officer
Charlestown Township

DTW:hbd

cc: Charlestown Township Board of Supervisors
Charlestown Township Planning Commission
Linda M. Csete, Township Manager
Mark Thompson, Township Solicitor
Lisa Gardner
GV Commons Lot One, L.P.
Edward B. Walsh & Associates, Inc.

August 6, 2021

2013-3050

Mr. Frank A. Piliero, Chairman
Charlestown Township Board of Supervisors
1018 Green Lane Road
Malvern, PA 19355

Re: **GV Commons Lot One LP
10 & 12 General Warren Boulevard - Lot 1 Parking Expansion
Land Development Plans - Review #3**

Dear Mr. Piliero:

I have reviewed the submitted items listed below and wish to submit the following comments:

Submitted Items:

- Stormwater Management Report, prepared by Edward B. Walsh & Associates, Inc., dated August 5, 2021
- Preliminary/Final Amended Site Plan, prepared by Edward B. Walsh & Associates, Inc., last revised August 5, 2021

Since all of the planning issues have been worked out to the satisfaction of the Zoning Hearing Board and the Planning Commission, we have been working closely with the design engineer to resolve the outstanding stormwater management related issues which were highlighted in our last letter. Below is the list of remaining comments to be considered at the next Planning Commission meeting

Comments:

4. Approval from East Whiteland Township will be required since improvements will be constructed in both Townships. The Applicant indicates they are submitting plans to East Whiteland Township for their input.

This item is still open.

5. It is our understanding that the existing NPDES Permit for Construction Activities is still active for the site and a major amendment will be submitted to the Conservation District. The updated PCSM Plans and O&M agreement will need to be re-recorded once they are approved by the Township and Conservation District. The Applicant has already resubmitted to the Conservation District for the major amendment to the permit.

This item is still open.

19. The FocalPoint detail proposes a wetland seed mix. We recommend this mix be replaced with plantings from FocalPoint's Plant Selection Tech Note that can be found on their website due to the unique characteristics of the system:

<https://acfenvironmental.com/wp-content/uploads/2015/09/FocalPoint-Tech-Plant-Selection.pdf>

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The Applicant shall discuss the proposed landscaping of the rain garden with the Planning Commission to ensure the aesthetic of the system complies with Stormwater Management Ordinance 23-303.1.E.(3) and E(6)(m). We recommend the landscaping of this system be similar to the existing rain gardens.

The wetland mix notes have been removed, but the plans shall be updated to specify the actual plantings along with their size and quantity.

If you have any further questions, please contact me.

Very truly yours,

ADVANCED GEOSERVICES CORP.

Daniel T. Wright, P.E.
Township Engineer / Zoning Officer
Charlestown Township

DTW:hbd

cc: Charlestown Township Board of Supervisors
Charlestown Township Planning Commission
Linda M. Csete, Township Manager
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GV Commons Lot One, L.P.
Edward B. Walsh & Associates, Inc.