

Date of Mailing of Notice of Decision:

June 20, 2022

Thomas and Karen Martellucci
4099 Howell Road
Malvern, PA 19355

Re: Subdivision Approval of Minor Subdivision Plan prepared by Hopkins and Scott Inc. dated January 14, 2021, last revised May 2, 2022
Charlestown Township, Chester County

Dear Mr.& Mrs. Martellucci:

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 Monday, June 6, 2022, conditionally approving the Minor Subdivision plan application of Thomas and Karen Martellucci of the property located at 4099 Howell Road further identified as Tax Parcel Number 35-5-8.

The conditions of subdivision approval are set forth below. The Plan as referenced in this correspondence is the plan entitled Minor Subdivision made for Thomas and Karen Martellucci consisting of four sheets prepared by Hopkins and Scott, Inc. dated January 14, 2021, last revised May 2, 2022 (the "Plan"), and including additional materials as referenced in the Township's Engineers' letter of May 20, 2022, as further supplemented by this correspondence.

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 letter dated May 20, 2022 attached as Exhibit A, and the Township planner, Thomas Comitta Associates, Inc. review letter dated June 4, 2022 attached as Exhibit B.

2. As may be applicable, 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,

Thomas and Karen Martellucci

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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. Contemporaneous with recording of the Plan, the Applicant shall record a driveway easement permitting access to Lot 2 over Lot 1.

Please confirm in writing the acceptance 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 _____, 2022.

Thomas and Karen Martellucci

By: _____

Enclosures

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



May 20, 2022

2021-4165

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

Re: **Thomas & Karen Martellucci**
4099 Howell Road
2-Lot Minor Subdivision Plan

Dear Mr. Piliero:

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

Submitted Items:

- Stormwater Management/Erosion and Sediment Control Narrative and Run-Off Calculations, dated May 2, 2022
- Minor Subdivision Plan, prepared by Hopkins & Scott Inc., revised May 2, 2022

Comments:

1. The Applicant proposes to subdivide an existing 4.7-acre flag lot into two lots. The existing dwelling will remain on Lot 1. An existing access easement exists over the current lot for driveway access of UPI 35-5-8.1.
2. The proposed driveway location for Lot 2 shall be provided in accordance with Subdivision and Land Development Ordinance (SLDO) 22-408.5.R.
This item has been resolved.
3. A grading plan shall be provided showing the proposed house, driveway and proposed final grades at two-foot intervals. All proposed improvements, and trees to remain within 50 feet of any proposed disturbance, or as determined to be necessary by the Township Engineer, shall be provided in accordance with SLDO 22-408.5.U. In addition, tree protection details and notes shall be provided.
A Grading/E&S/Utility/ Plan has been provided showing the proposed improvements for the proposed dwelling on Lot 2. Tree protection notes and details have been provided. This item is resolved.
4. A soil, erosion and sedimentation control plan and a stormwater management plan shall be provided in accordance with SLDO 22-408.5.V.
The requested plans have been provided. This item is resolved.
5. Copies of the proposed legal description for each lot shall be provided in accordance with SLDO 22-408.5.GG. The descriptions shall indicate the existing access easement is for access to the two lots plus UPI 35-5-8.1 while the new access easement is for the two new

lots. The descriptions shall also indicate the cost of maintenance and repairs of the common driveway in the easement shall be borne equally by the owners of the lots.

The descriptions for the two lots have been provided along with detailing of the two access easements and their corresponding maintenance requirements. An executed access agreement between the three lots or a new deed for UPI 35-5-8.1 are also required. This is an open issue.

6. The Chester County Health Department's Sewage Enforcement Officer's signature is required on the Sewage Facilities Planning Module Component 1 Section H.

New Comments

7. **All systems shall be underground and shall be designed to minimize disturbance of natural features and contours in accordance with Stormwater Management Ordinance (SMO) 23-303.1.D(1). The proposed stormwater management design incorporates two above ground basins and a landscaped infiltration berm which will require a Waiver from this section of the ordinance.**
8. **If proposing a surface stormwater management facility for a property, the applicant shall request a waiver from the Board of Supervisors, and shall document that the type of facility proposed is designed to meet the objectives of §23-103 to the greatest extent practicable and shall optimize the following:**
 - (a) **The quality of discharged water.**
 - (b) **The quantity of recharged water.**
 - (c) **The availability of safe, additional uses on or within the facility in addition to the handling of stormwater. Creation of natural habitat and passive recreation area would be one of the acceptable additional uses.**
 - (d) **Visual and environmental compatibility with the adjacent natural and built land uses remaining after development of the property.**

Requests for waivers from the subsurface stormwater management requirements shall be subject to prior review and recommendation by the Township Engineer and planning commission for any subdivision or land development. A narrative documenting the above items shall be provided for review.

9. **The updated plans show proposed improvements which include the single-family dwelling, driveway, and associated utilities. The proposed stormwater management design consists of two above ground basins, a cistern, and an option for a landscaped infiltration berm. The provided calculations show general compliance with the Township's Stormwater Management Ordinance. The following comments could be resolved during the building permit approval stage upon the permission from the Board of Supervisors.**
10. **Soil infiltration tests shall be performed to determine the feasibility and extent to which infiltration systems can be used in accordance with SMO 23-303.1.D(3). The testing shall document a minimum of two feet isolation distance between the high water table**

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or bedrock (SMO 23-303.1.D(5)), and that the facilities will dewater within 48 hours (SMO 23-303.1.D(8)).

11. The drainage area to Basin 1 includes a portion of the driveway that will not drain to it without the installation of an inlet. The drainage area shall be updated accordingly.
12. The proposed diversion berm/swale that captures offsite runoff will divert runoff onto the eastern adjoiner (TMP 35-5-9). The applicant shall design the site to maintain the natural hydrologic regime, drainage patterns and flow conditions in accordance with SMO 23-303.1.A. The diversion berm/swale shall be redesigned accordingly.
13. The volume of storage within the routing of the cistern is overtopped. We recommend the volume of storage for the cistern be accounted for in Basin 1 to simplify the calculations.
14. A section of the proposed retaining wall to the west of the dwelling is greater than 4 feet in height. Design drawings for all walls greater than 4 feet in height are required.

If you have any further questions, please contact me.

Very truly yours,

ADVANCED GEOSERVICES CORP.

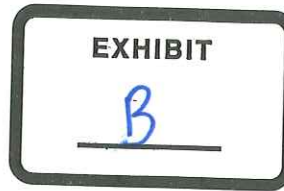
Daniel T. Wright, P.E.
Township Engineer / Zoning Officer
Charlestown Township

DTW:hbd

cc: Charlestown Township Board of Supervisors
Charlestown Township Planning Commission
Linda M. Csete, Township Manager
Mark Thompson, Township Solicitor
Lisa Gardner
Thomas & Karen Martellucci
Hopkins & Scott, Inc.



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects



M E M O R A N D U M

TO: Charlestown Township Officials, Staff, and Consultants
Martellucci Team

FROM: Thomas J. Comitta, AICP, CNU-A, RLA

DATE: December 7, 2021; **Updated: June 7, 2022**

SUBJECT: **REVIEW COMMENTS: MARTELLUCCI SUBDIVISION
MINOR SUBDIVISION PLAN, DATED REVISED 5-2-2022**

Please note the comments below pertaining to the subject Plan that we received on **May 3, 2022**, and to a site visit on December 4, 2021.

1. Proposed Dwelling, Driveway, etc. on Lot #2

- 1.1. Please depict the location of the proposed dwelling, driveway, etc. for Lot #2 on a revised Plan.

The proposed dwelling, driveway, septic field, and stormwater management areas are now shown on the revised Plan.

- 1.2. Based on the site visit on 12-4-21, it appears that there is a good location for the new driveway in the "elbow/curved" section of the existing driveway.

The proposed driveway is now shown in an appropriate location.

2. Existing Trees to be Removed

- 2.1. Please indicate the existing trees to be removed on a revised Plan (in order to determine the quantity of required replacement tree plantings).

Thirteen (13) trees are shown for removal.

- 2.2. Based on the site visit on 12-4-21, it appears that the 30" Oak Tree (shown on Lot #2, where the "Proposed Well" is labeled) has recently fallen down. Please verify.

The 30" Oak Tree still stands. However, it is proposed for removal (as one of the 13 trees to be removed).



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

REVIEW COMMENTS: MARTELLUCCI SUBDIVISION
MINOR SUBDIVISION PLAN, DATED REVISED 5-2-2022

December 7, 2021; Updated: June 7, 2022

- 2.3. Thirteen (13) new trees are proposed to be planted at 3 inch caliper. Six (6) of the proposed trees are in suitable locations north of the proposed dwelling. Seven (7) of the proposed trees are shown on top of the berm to the east of the proposed dwelling. Once we know the proposed species, we will comment on the appropriateness of the plant locations. (Please see comment 2.5.)
- 2.4. Twenty-six (26) shrubs are also proposed in various locations. Once we know that proposed species, we will provide additional comments. (Please see comment 2.5.)
- 2.5. Please indicate the proposed species for the 13 trees and 26 shrubs, so that we can better comment on the appropriateness of the proposed locations.

Please call if there are any questions.