

September 5, 2019

David Boelker, Zoning Officer  
Borough of Phoenixville  
351 Bridge Street, 2<sup>nd</sup> FL  
Phoenixville, PA 19460

Re: Black Rock Sanctuary Trailhead P/F Plan, 2<sup>nd</sup> Review

Project Scope: Trailhead, canoe/kayak launches, parking and associated improvements  
Applicant: Chester County  
Property Address: 123 Black Rock Road  
Parcel Number: 15-3-10, 15-3A-14, 15-3-12  
Parcel Size: 1.4 ac (Black Rock Sanctuary = 130.7ac)  
Zoning District: RI – Residential Infill  
CN: 1042.01.251

Dear David:

We have reviewed the above-referenced Preliminary/Final Land Development Plan composed of 21 sheets and a plan color rendering.

| Title  | Date/Latest Revision |
|--|----------------------|
| Preliminary/Final Land Development Plan for Black Rock Sanctuary Trailhead | August, 2019         |

***Below are comments from our first review of this plan on June 6, 2019. Plan changes appear to address engineering comments and slight modifications of the entrance roadway. We have no new comments on this plan.***

### Site

The site includes several parcels owned by Chester County, including the 135-acre Black Rock Sanctuary. The map at the right shows the County-owned parcels at the site. We have also highlighted the approximate locations of the existing Phoenixville Iron Canal Trail Association (PICTA) trail and the proposed canoe/kayak dam portage ramps. The location of the site in the context of all the County-owned parcels along the river is shown on a map on the following page.

### Proposed Plan

The plan proposes to create a main trail head parking (29 spaces) and drop-off area for buses and trailers, pave the existing entrance road and provide two canoe/kayak dam portage ramps. Another parking (5 spaces) and turn-around area closer to the river is



Proposed Trail Head Site

# RAY OTT & ASSOCIATES

PLANNING AND LANDSCAPE ARCHITECTURE

Dave Boelker

Re: Black Rock Trailhead

September 5, 2019

Page 2

proposed as a future project. Associated projects include stormwater management basins and the creation of wetland mitigation areas.

## Zoning

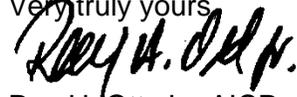
The site is in the RI-Residential Infill zoning districts which permits recreational facilities as a By-right Municipal Use.

## Comments

1. Zoning. There are no design parameters for recreational facilities.
2. Site Impact. Existing wetlands, slopes and flood areas severely restrict development options at this site and the plan includes measures to limit grading with a retaining wall, address stormwater management requirements and mitigate disturbance of existing wetlands.
3. Existing Trail. This trail is the Phoenix Iron Canal Tail (PICTA), not the Schuylkill River Trail as labeled on the plan.
4. Existing House. The status of the existing house was discussed during the November 8, 2018 Planning Commission review of the Sketch Plan. The house is still proposed to be demolished and no additional information has been provided. We recommend that the house history and current condition be documented prior to demolition.

Should you wish to discuss these comments, please do not hesitate to call.

Very truly yours,



Ray H. Ott, Jr., AICP  
Borough Planner

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County-owned Parcels and Trail Head Site