



# THE COUNTY OF CHESTER



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Brian N. O'Leary, AICP  
Executive Director

September 3, 2019

RECEIVED  
SEP 06 2019

BY: KS

Kathryn Shillenn, Secretary  
West Vincent Township  
729 St. Matthews Road  
Chester Springs, PA 19425

Re: Final Subdivision - Harry Price  
# West Vincent Township - SD-08-19-16029

Dear Ms. Shillenn:

A final subdivision plan entitled "Harry Price", prepared by DL Howell & Associates, Inc., and dated August 6, 2019, was received by this office on August 16, 2019. 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 subdivision for your consideration.

**PROJECT SUMMARY:**

|                                      |  |
|--------------------------------------|--|
| Location:                            | on the north side of Jaine Lane, west of Birchrun Road |
| Site Acreage:                        | 40.00  |
| Lots/Units:                          | 2 lots   |
| Proposed Land Use:                   | Single Family Residential                              |
| Municipal Land Use Plan Designation: | Rural  |
| UPI#:                                | 25-3-101.1B  |

**PROPOSAL:**

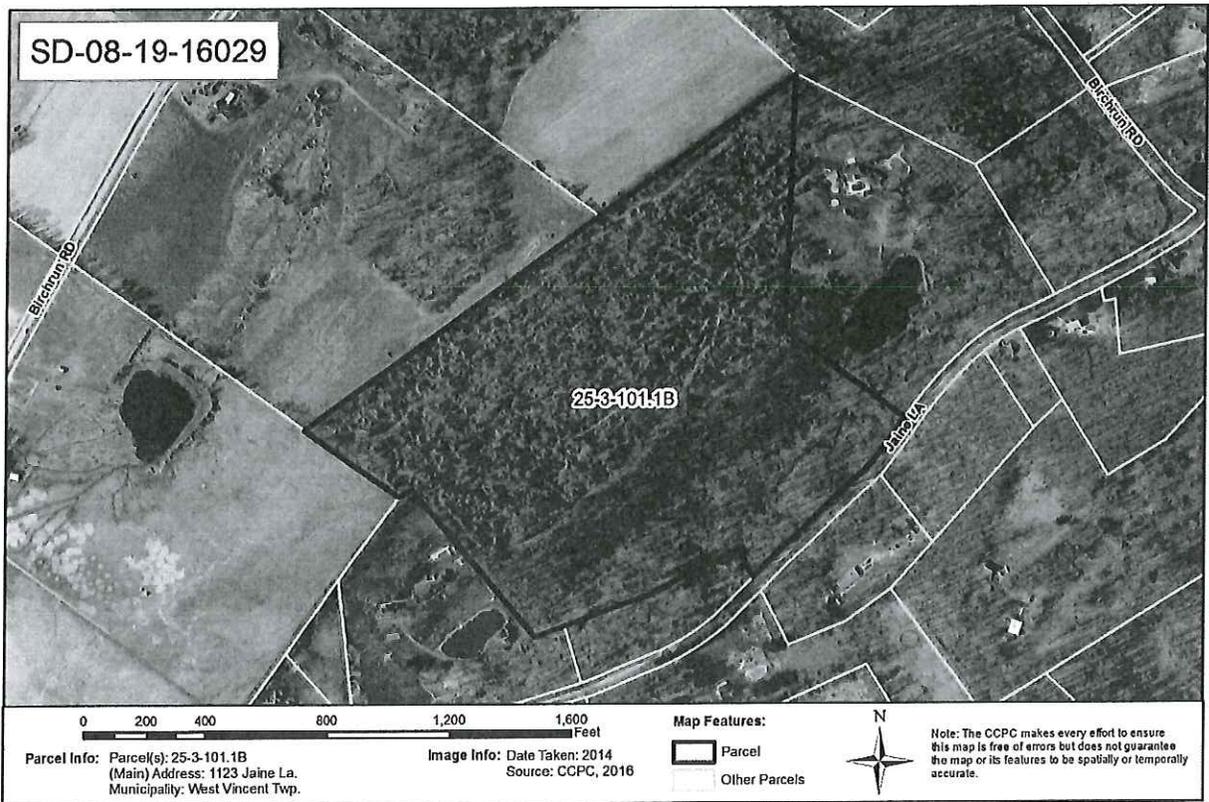
The applicant proposes the creation of 2 lots from the existing 40.00 acre parent tract. The project site, which will be served by onsite water and onsite sewer, is located in the R-3 Residential zoning district. No development activity is proposed.

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed, and all Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

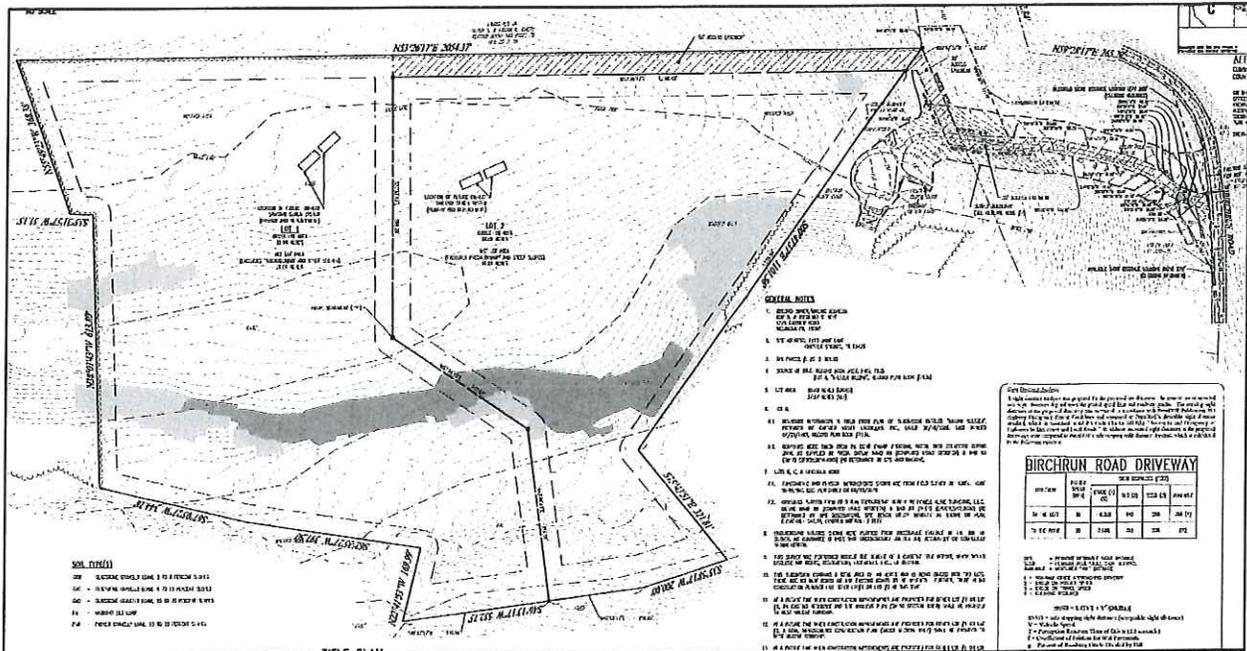
**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. This landscape consists of open and wooded lands with scattered villages, farms and residential uses. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**. This site is designated as Rural in the draft of the 2019 Phoenixville Regional Comprehensive Plan Future Land Use map.



**PRIMARY ISSUES:**

2. Because of the location within the **Rural Landscape**, the steep slopes, extensive woodlands and limited access to this tract, we recommend that the proposed lots be deed restricted from further subdivision. This tract is also in close proximity to a significant area of protected open space, the applicant should consider placing the property under a conservation easement.
3. The Township should verify that the proposed driveway is consistent with the Design Standards of Section 606 of the Subdivision and Land Development Ordinance, particularly Section 606.M related to shared driveways.



Detail of the Subdivision Plan

4. The southern property line appears to be in the vicinity of Jaine Lane, however this road is not shown on the plan. While we acknowledge that the proposed access point is on Birchrun Road, we suggest that details related to Jaine Lane be shown on the plan especially if the southern property line falls within the road or the right-of-way.
5. While we note the content of plan notes # 7.1 and 7.2 related to the topography of the site; no elevations are shown for existing contour lines. This should be corrected prior to the Township taking action on this submission.
6. Because of the sensitive natural features found on this site, we recommend that when construction is proposed that the design create minimum disturbance of the woods and steep slopes.

ADMINISTRATIVE ISSUES:

7. According to County Tax Assessment records, the project site appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: [www.chesco.org/256/Act-319--Clean-Green](http://www.chesco.org/256/Act-319--Clean-Green).
8. The applicant is requesting nine (9) waivers from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
9. We acknowledge that plan shows primary and replacement sanitary sewage disposal areas, the Township should determine if proposed well locations should be shown on the plan.

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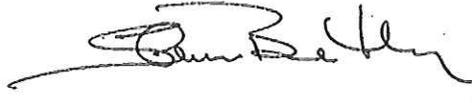
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10. A minimum of five (5) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.

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 Vincent 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,

A handwritten signature in black ink, appearing to read "Glenn Bentley", with a long horizontal flourish extending to the left.

Glenn Bentley  
Senior Review Planner

cc: Roy S. & Rosalind S. Neff c/o Harry Price  
DL Howell & Associates, Inc.  
Chester County Health Department  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Assessment Office