



THE COUNTY OF CHESTER



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September 3, 2019

RECEIVED
SEP 06 2019

BY: K.S.

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

Re: Final Subdivision - Parcel 25-6-83
West Vincent Township - SD-08-19-16032

Dear Ms. Shillenn:

A final subdivision plan entitled "Parcel 25-6-83", prepared by Edward B Walsh & Associates Inc, and dated January 15, 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 south side of Black Horse Road, east of Pottstown Pike
Site Acreage: 8.65
Lots/Units: 3 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: Rural
UPI#: 25-6-83

PROPOSAL:

The applicant proposes the creation of 3 lots from an 8.65 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the R-2 zoning district.

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:

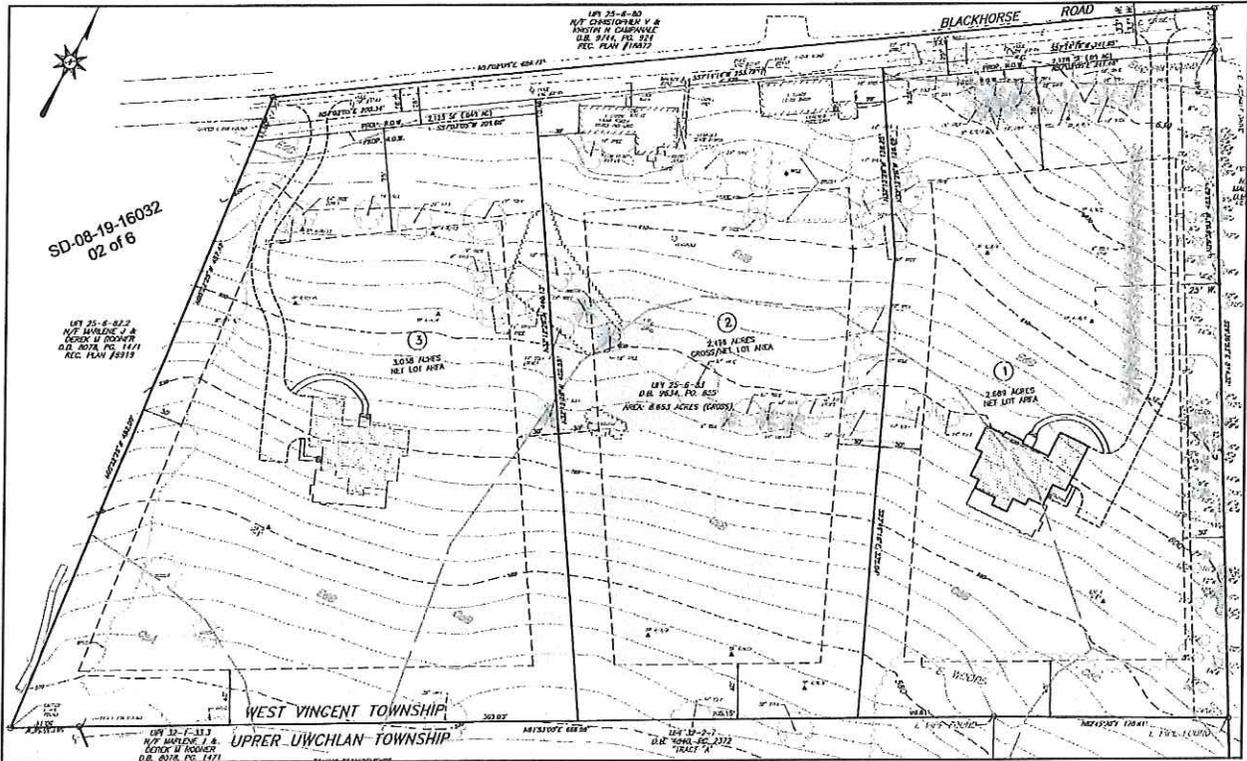
LANDSCAPES:

1. The project site is located within the **Rural Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan and is adjacent to the **Suburban Landscape**, which begins south of the rear property line of the proposed lots. The **Rural 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**. The tract is designated Rural on the 2019 Draft Phoenixville Regional Comprehensive Plan Future Land Use map.



PRIMARY ISSUES:

2. The applicant should consider swapping the location of the proposed dwellings and the primary and replacement sewage absorption areas. This would place the drain fields down gradient of the dwellings and wells and eliminate the need for lift pump, which should make the systems simpler and more reliable.



Detail of Sheet 2 of the plan

ADMINISTRATIVE ISSUES:

3. We note that the plan shows proposed lots 1 and 3 with a 25 foot-wide right-of-way on the south side of Blackhorse Road; we recommend that the area within the expanded right-of-way be offered for dedication to the Township to accommodate future road and utility improvements.
4. 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,


Glenn Bentley
Senior Review Planner

cc: Robert Johnson
Edward B. Walsh and Associates, Inc.
Chester County Health Department
Chester County Conservation District

