



# THE COUNTY OF CHESTER



COMMISSIONERS  
Josh Maxwell  
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Brian N. O’Leary, AICP  
Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
601 Westtown Road  
P. O. Box 2747  
West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

March 20, 2024

Robert Zienkowski, Manager  
East Vincent Township  
262 Ridge Road  
Spring City, PA 19475

Re: Final Subdivision - Richard A., Jr. & Lovertus Kitchen  
# East Vincent Township - SD-02-24-18004

Dear Mr. Zienkowski:

A Final Subdivision Plan entitled "Richard A Jr. & Lovertus Kitchen", prepared by Bercek & Associates, and dated February 7, 2024, was received by this office on March 1, 2024. 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: south side of Hallman Mill Road, east of Keyser Drive  
Site Acreage: 4.94  
Lots/Units: 2 lots  
Proposed Land Use: Single Family Residential  
Municipal Land Use Plan Designation: Rural Low Density  
UPI#: 21-7-2

**PROPOSAL:**

The applicant proposes the creation of 2 lots from a 4.7 acre parent parcel. The project site, which will be served by onsite water and onsite sewer, is located in the LR-Low Density Residential zoning district.

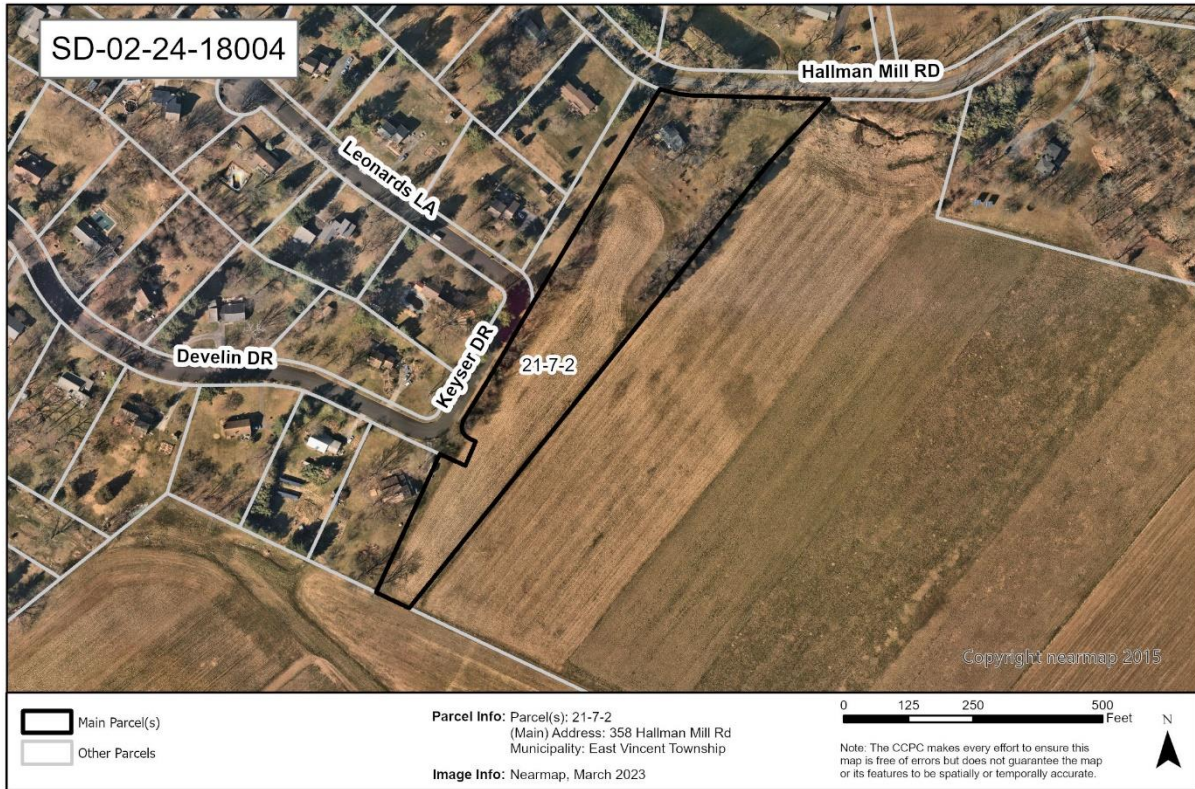
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this subdivision plan.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The project site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. 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**.

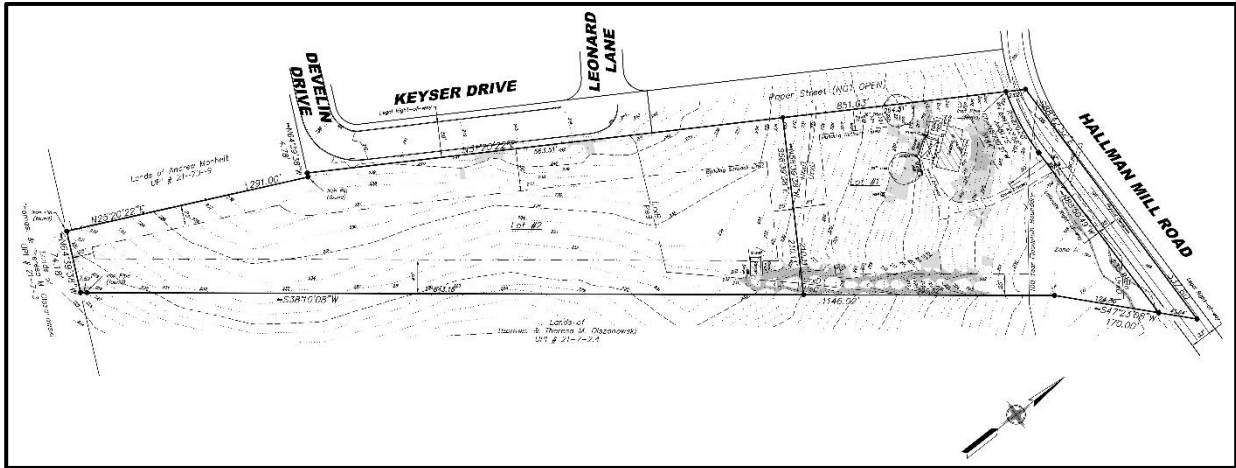


#### WATERSHEDS:

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the French Creek watershed. The *Watersheds 2045* plan's highest priority objectives within this watershed are: addressing causes of stream impairments; maintaining water quality in high performing and critical habitat streams; continuing land preservation efforts; and restoring and enhancing vegetated riparian buffers and floodplains. *Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

#### PRIMARY ISSUES:

3. The plan does not indicate the proposed locations of either wells and/or sewage absorption areas. This plan should not be approved until both these features are shown on the plan. This information is necessary to verify that the proposed lot will have proper water supply and sewage disposal, and to demonstrate that minimum isolation distances between wells, sewage absorption areas and/or other features can be achieved.
4. The Township should also ask the applicant to show a proposed driveway location for lot #2.



*Detail of Subdivision plan*

5. County mapping indicates that there is a short right-of-way stub on the east side of Keyser Drive opposite Develin Drive. The applicant's engineer should verify that the plot of Tax Parcel 21-7-2 is correct and includes any applicable additions or exceptions to the deed.

ADMINISTRATIVE ISSUES:

6. A minimum of four (4) 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, the Health Department, and the municipality.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of East 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". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Glenn Bentley  
Senior Review Planner

cc: Richard A., Jr., & Lovertus Kitchen  
Bercek & Associates  
Chester County Health Department  
Chester County Conservation District