



# THE COUNTY OF CHESTER



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## PLANNING COMMISSION

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May 24, 2018

William Ethridge, AICP, Director of Planning & Zoning  
Westtown Township  
P.O. Box 79  
Westtown, PA 19395

Re: Preliminary Subdivision - Anthony Stancato  
# SD-05-18-15435 - Westtown Township

Dear Mr. Ethridge:

A Preliminary Subdivision Plan entitled "Anthony Stancato", prepared by DL Howell, and dated May 8, 2018, was received by this office on May 14, 2018. 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: northwest corner of Larchwood Road and South Matlack Street  
Site Acreage: 1.40  
Proposed Land Use: 2 Single Family Residential Lots  
Municipal Land Use Plan Designation: Medium Density Residential  
UPI#: 67-4C-1

### **PROPOSAL:**

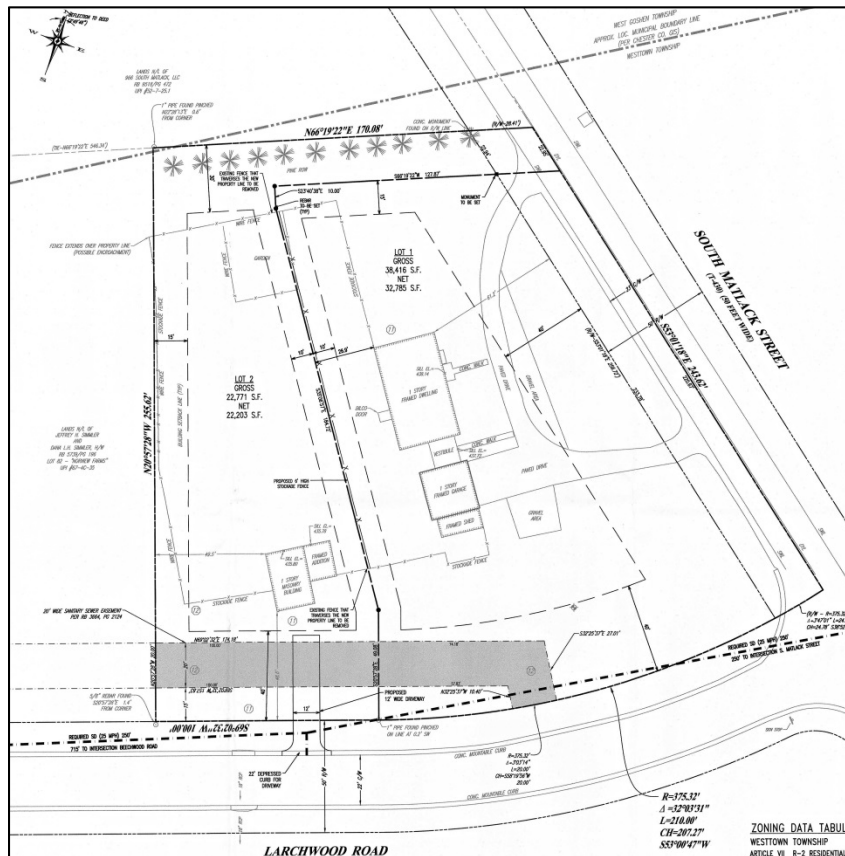
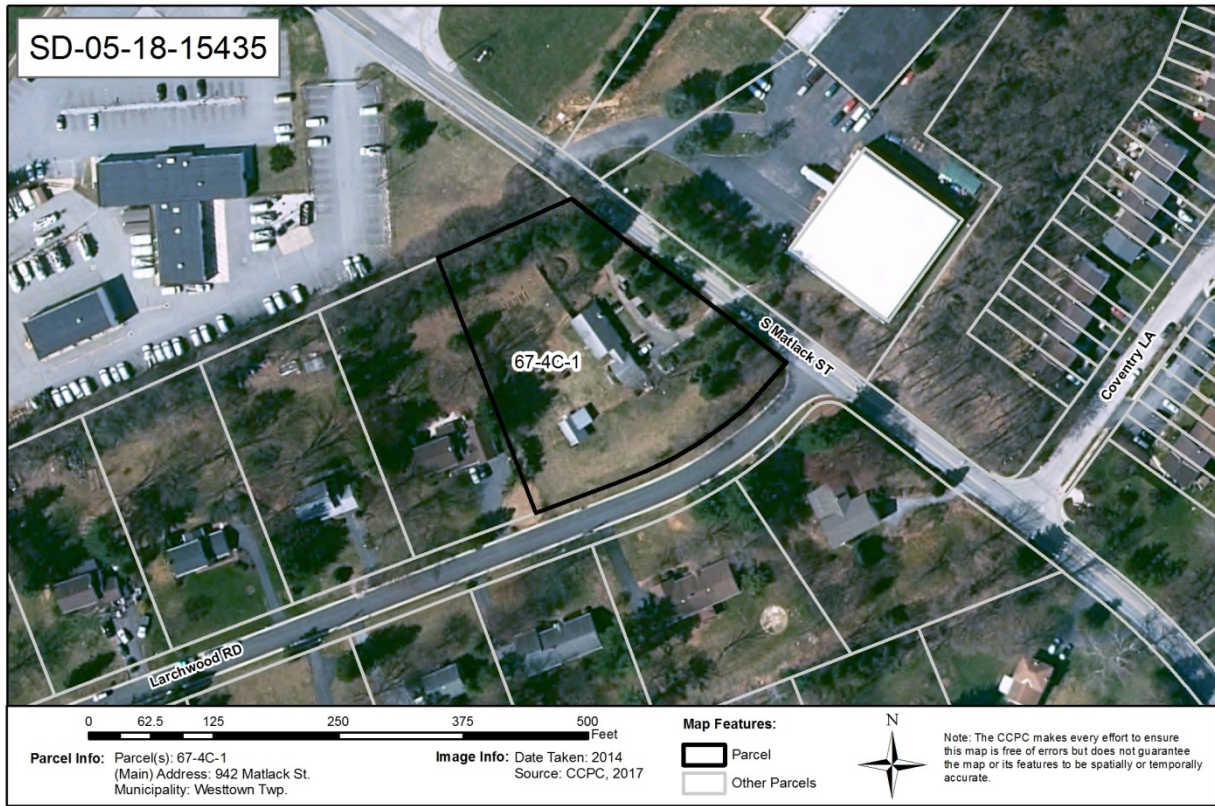
The applicant proposes the creation of 2 single family residence lots. There is an existing residence on each of the proposed lots, both of which will remain. The project site, which will be served by public water and public sewer, is located in the R-2 Residential zoning district. The project site adjoins West Goshen Township to the north.

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

### **COUNTY POLICY:**

#### **LANDSCAPES:**

1. The project site is located within the **Suburban Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.



Site Plan Detail, Sheet 1: Preliminary Subdivision - Anthony Stancato

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PRIMARY ISSUES:

2. General Note 9 states that Lot 2 shall only be accessed from Larchwood Road, and that the portion of the proposed lot adjoining South Matlack Street shall only be used for a water connection. The Township should determine if any waivers are required from Section 914-General Standards for Lots of the Township Subdivision and Land Development Ordinance, pertaining to the irregular configuration of Lot 2.

We suggest that, instead of the irregular lot configuration, the entire length of the boundary between the two parcels be substantially at a right angle to Larchwood Road, with the water connection to Lot 2 located within an easement area on Lot 1.

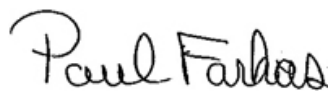
3. The site plan depicts that a portion of the existing driveway for Lot 1 will be situated within the panhandle portion of Lot 2. If the existing driveway will remain within this proposed parcel configuration, then an easement for this access arrangement should be incorporated into the deeds of both proposed parcels.

ADMINISTRATIVE ISSUES:

4. The site plan depicts the location of a 20 foot wide sanitary sewer easement traversing the project site. The details of this easement should be incorporated into the deeds of both proposed parcels.
5. 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 and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Westtown 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,



Paul Farkas  
Senior Review Planner

cc: Dustin Stancato  
Anthony and Kimberly Stancato  
DL Howell  
Casey LaLonde, Manager, West Goshen Township