



THE COUNTY OF CHESTER



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PLANNING COMMISSION

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July 16, 2018

Lisa M. Moore, Secretary/Manager
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Final Subdivision - Joel Evan Fishman & Pamela Copeland Biddle
Kennett Township - SD-07-18-15488

Dear Ms. Moore:

A final subdivision plan entitled "Joel Evan Fishman & Pamela Copeland Biddle", prepared by Register Associates Inc., and dated June 26, 2018, was received by this office on July 2, 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: north side of East Hillendale Road, east of Greenwood Road
Site Acreage: 16.23
Lots/Units: 2 lots
Proposed Land Use: Single Family Residential
Municipal Land Use Plan Designation: RR-Rural Residential
UPI#: 62-5-120, 62-5-116

PROPOSAL:

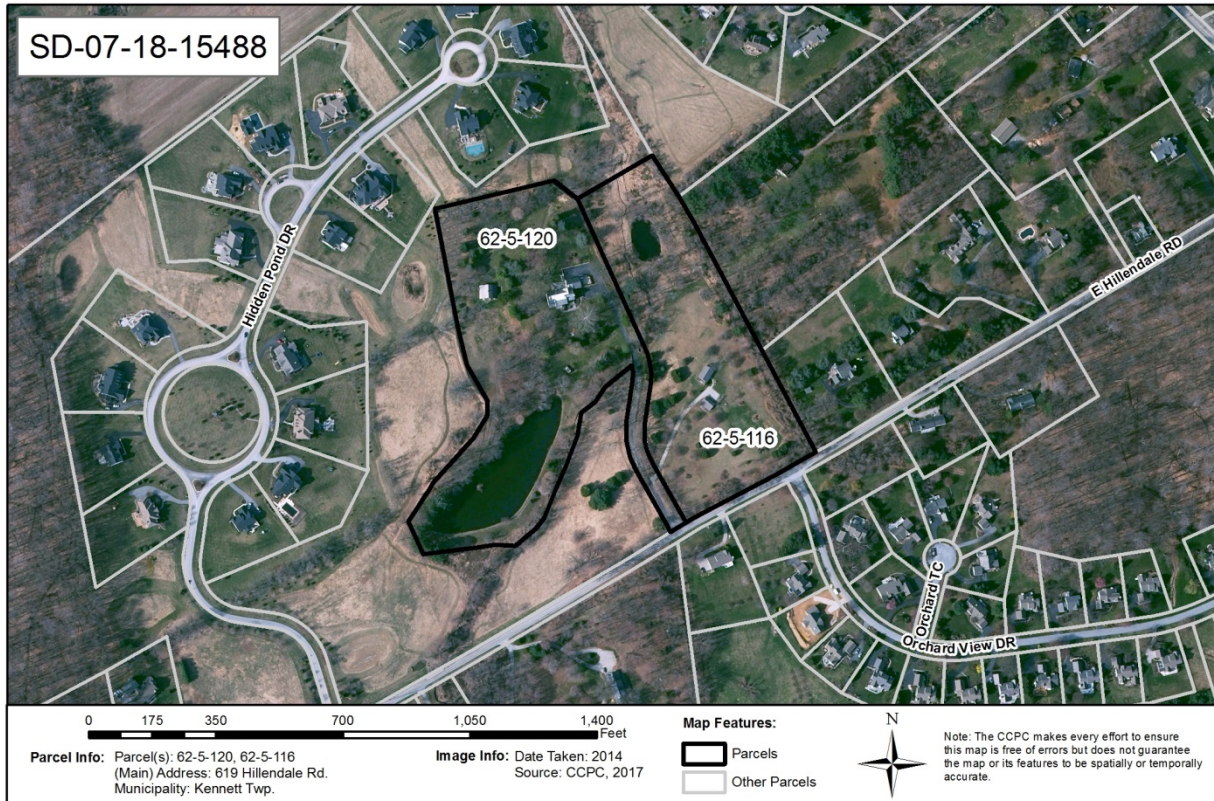
The applicant proposes the revision of the location of the property line between two existing lots each containing an existing single-family dwelling. The project site is located in the R-1 Residential zoning district. No new sewage disposal or water supply is proposed.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Township issues should be resolved before action is taken on this 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**.



ADMINISTRATIVE ISSUES:

2. The applicant is requesting one waiver 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.
3. 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.

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This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Kennett 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: Joel Fishman
Regester Associates, Inc.