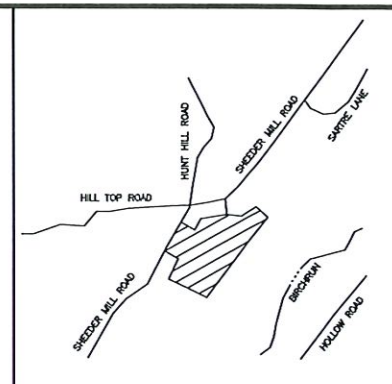
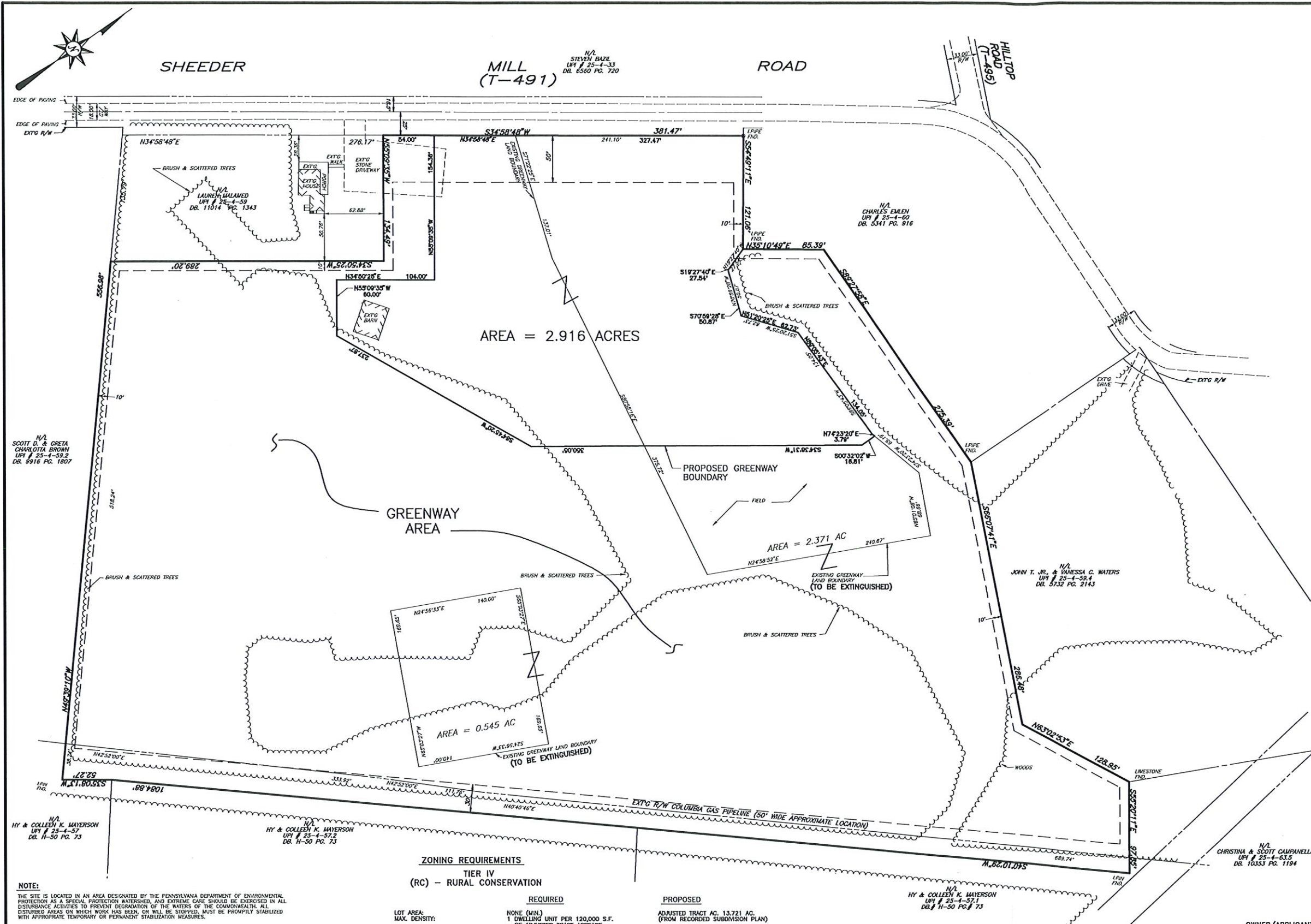




LOCATION MAP
SCALE: 1"=800'

REVIEWED THIS _____ DAY OF _____ 20____, BY THE PLANNING COMMISSION OF
CHESTER COUNTY, PA.
ATTEST: _____

REVIEWED THIS _____ DAY OF _____ 20____, BY THE PLANNING COMMISSION OF
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA.
ATTEST: _____

APPROVED THIS _____ DAY OF _____ 20____, BY THE BOARD OF SUPERVISORS OF
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA.
ATTEST: _____

REVIEWED BY THE TOWNSHIP ENGINEER FOR WEST VINCENT TOWNSHIP.
DATE: _____
TOWNSHIP ENGINEER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
S.S.
ON THE _____ DAY OF _____ 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC FOR
THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ COUNTY, PERSONALLY
APPEARED _____ WHO IN DUE FORM OF LAW ACKNOWLEDGED THAT HE EXECUTED THE
FOREGOING PLAN BY SIGNING SAME AND THAT HE IS THE OWNER OF THE DESIGNATED LAND THAT ALL
NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE
DESIRES THAT THE FOREGOING PLAN BE DULY RECORDED.

OWNER _____ NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

RECORDED THIS _____ DAY OF _____ 20____, IN THE RECORDER OF DEEDS OFFICE AT
WEST CHESTER, CHESTER COUNTY, PA.
DEED BOOK _____ PAGE NUMBER _____
RECORDER _____

I HEREBY CERTIFY TO _____ THAT ALL MONUMENTS EXIST OR WILL BE PLACED
AND THAT ALL DIMENSIONAL & GEODETIC DETAILS ARE CORRECT AND THAT THE PLANS COMPLY WITH
THE TOWNSHIP'S ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

PROFESSIONAL LAND SURVEYOR SJ-032024-E DATE _____

PRELIMINARY/FINAL TITLE PLAN

PLAN OF GREENWAY BOUNDARY ADJUSTMENT FOR PARCEL 25-4-59.3	
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA.	
Edward B. Walsh & Associates, Inc.	
CML ENGINEERS & SURVEYORS	
Whiteland Business Park 855 Springdale Drive, Suite 202 Exton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080	
Project-4428 Date-5-10-23 Scale-1"= 50' Drawn-D.B. Checked-A.J.B. Sheet-1 OF 1	
Plotted: 5/15/2023 File: F:\JBA\4428\FPS\4428-B.pro	

NOTE:
THE SITE IS LOCATED IN AN AREA DESIGNATED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL
PROTECTION AS A SPECIAL PROTECTION WATERSHED, AND EXTREME CARE SHOULD BE EXERCISED IN ALL
DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION OF THE WATERS OF THE COMMONWEALTH. ALL
DISTURBED AREAS ON WHICH WORK HAS BEEN, OR WILL BE STOPPED, MUST BE PROMPTLY STABILIZED
WITH APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES.

NOTES:
1. BOUNDARY DESCRIPTION FROM FIELD SURVEY BY HOPKINS AND SCOTT INC. REGISTERED SURVEYORS.
REFERENCE PLAN: PROPERTY OF HY & COLLEEN K. MAYERSON BY CONVEY AND SMITH ENG. INC. DATED 10-16-01
2. THERE ARE NO WETLANDS PRESENT ON THIS SITE AS PER A FIELD INSPECTION BY OUR OFFICE.
3. THE SITE IS NOT WITHIN THE FLOOD PLAN CONSERVATION DISTRICT OR STEEP SLOPE CONSERVATION DISTRICT.
4. THIS PLAN IS PROVIDED TO ADJUST THE GREENWAY AREA BOUNDARY.

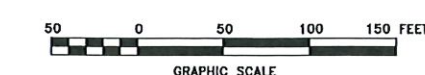
ZONING REQUIREMENTS (RC) - RURAL CONSERVATION	
REQUIRED	PROPOSED
LOT AREA: MAX. DENSITY: LOT WIDTH: FRONT YARD: SIDE YARD: REAR YARD: LOT COVERAGE: MIN. GREENWAY AREA: AGRICULTURAL SETBACKS: TRACT PERMETER SETBACK: BLDG. HEIGHT:	NONE (MIN.) 1 DWELLING UNIT PER 120,000 S.F. OF ADJUSTED TRACT ACREAGE 60' Ø BLDG. LINE / 50' Ø STREET LINE 50' MIN. (FROM ULT. R/W LINE) 10' MIN 30' MIN 20% MAX. (NOT INCLUDING DRIVEWAYS) 10.803 AC (FROM RECORDED SUBDIVISION PLAN) 10.803 AC 100' MIN. 60' MIN. 35' MAX.

GENERAL NOTES

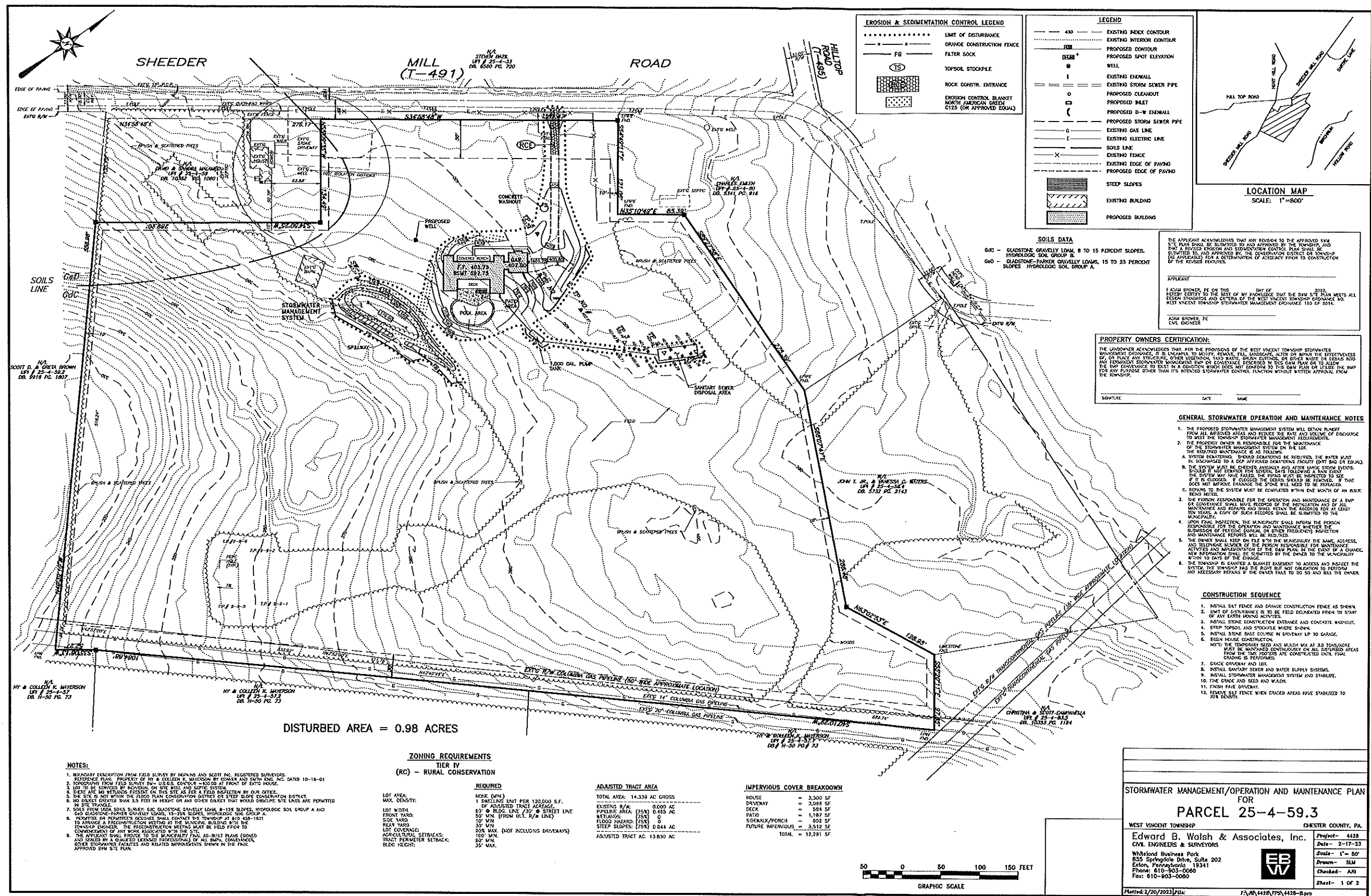
- THE GREENWAY LAND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
A PERMANENT CONSERVATION EASEMENT OVER THE GREENWAY LAND WILL BE
ESTABLISHED AND PROVIDED IN FAVOR OF THE TOWNSHIP.
- THE ADJUSTED GREENWAY BOUNDARY WILL CONTINUE TO PRESERVE PRIMARY AND
SECONDARY CONSTRUCTION AREAS ON THE TRACT.

GREENWAY LAND MANAGEMENT

THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE GREENWAY LAND.
THE GREENWAY LAND IS TO REMAIN IN A PASSIVE CONDITION. NO REMOVAL OF LIVE TREES
IS PERMITTED. ALL INVASIVE VEGETATION IS TO BE REMOVED. A YEARLY INSPECTION MUST BE
PERFORMED TO CHECK FOR NEW INVASIVE PLANTS OR ANY AREAS OF EROSION. ANY EROSION
MUST BE REPLANTED AND STABILIZED WITH EROSION CONTROL BLANKET. THE TOWNSHIP
HAS THE RIGHT BUT NOT THE OBLIGATION TO INSPECT THE GREENWAY AREA TO ENSURE IT IS
BEING PROPERLY MAINTAINED.



UPI # 25-4-59.3



**POST-CONSTRUCTION
STORMWATER MANAGEMENT REPORT**
for
SHEEDER MILL ROAD, PARCEL 25-4-59.3
WEST VINCENT TOWNSHIP

PREPARED BY



EDWARD B. WALSH & ASSOCIATES, INC.
855 SPRINGDALE DRIVE, SUITE 202
EXTON, PA 19341
610-903-0060

February 20, 2023

The calculations contained in this report reflect the drainage areas for the stormwater management system as depicted on sheet 1 of 2, stormwater management site plan / operation and maintenance plan for parcel 25-4-59.3 prepared by EBWA, plan dated 2-17-23

Stormwater Management:

The proposed lot development has been designed to utilize an individual infiltration basin for stormwater management of rate and volume control. It is located to capture the runoff from the improved areas. Flow from the improvements and driveway will drain to the system by overland swales going towards the basin. Infiltration testing was performed to ensure the systems would dewater. The system has been designed with storage volume that exceeds the 100 year increase in volume pre to post developed as provided in the volume control calculations. The system will reduce the flow rate to meet the Township Stormwater Management Ordinance requirements.

Hydrograph Report

Hydraflow Hydrographs by Intellisolve v9.24

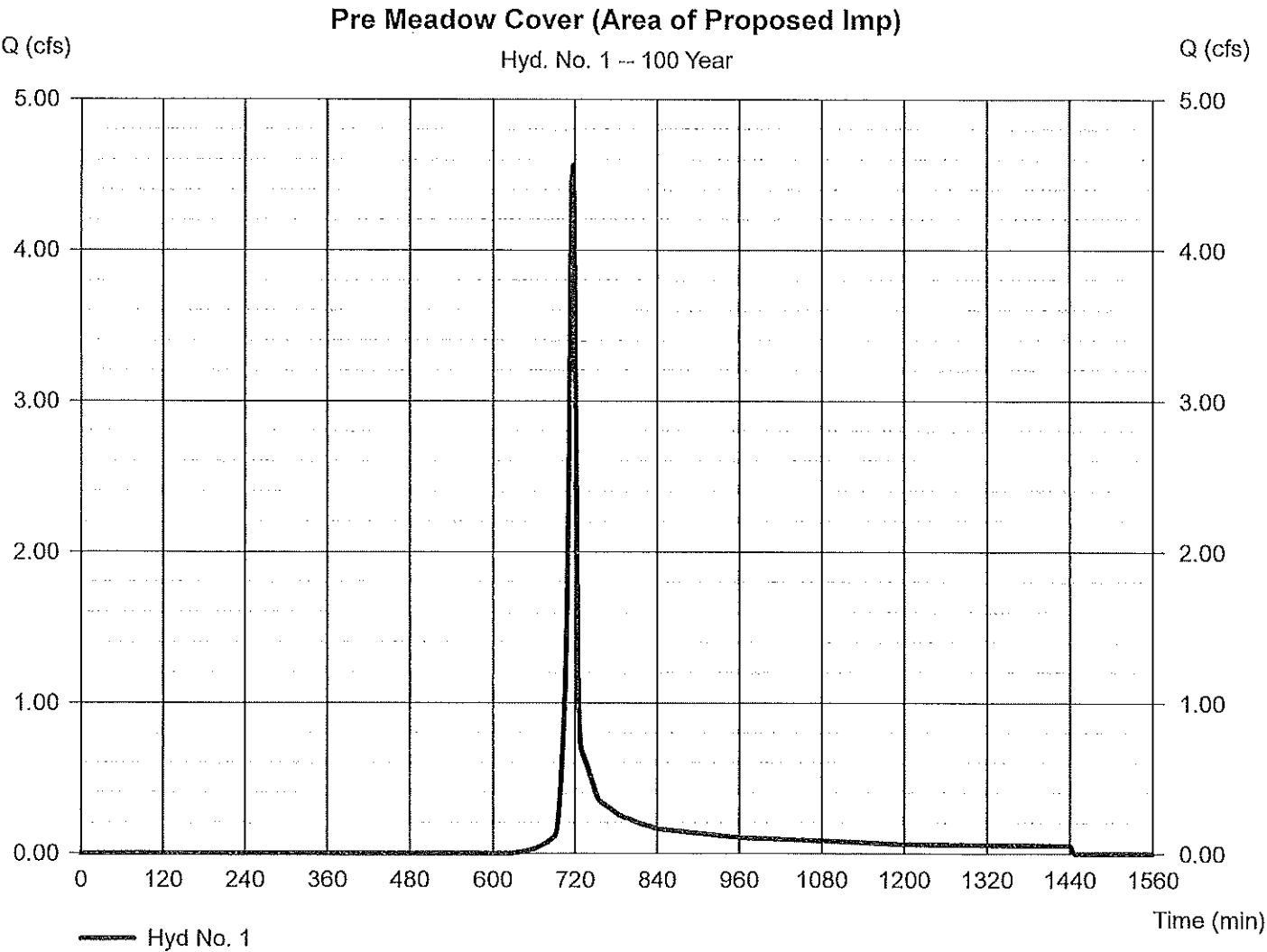
Monday, Feb 20, 2023

Hyd. No. 1

Pre Meadow Cover (Area of Proposed Imp)

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.567 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	9,137 cuft
Drainage area	=	1.000 ac	Curve number	=	58*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.40 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = $[(0.250 \times 71)] / 1.000$



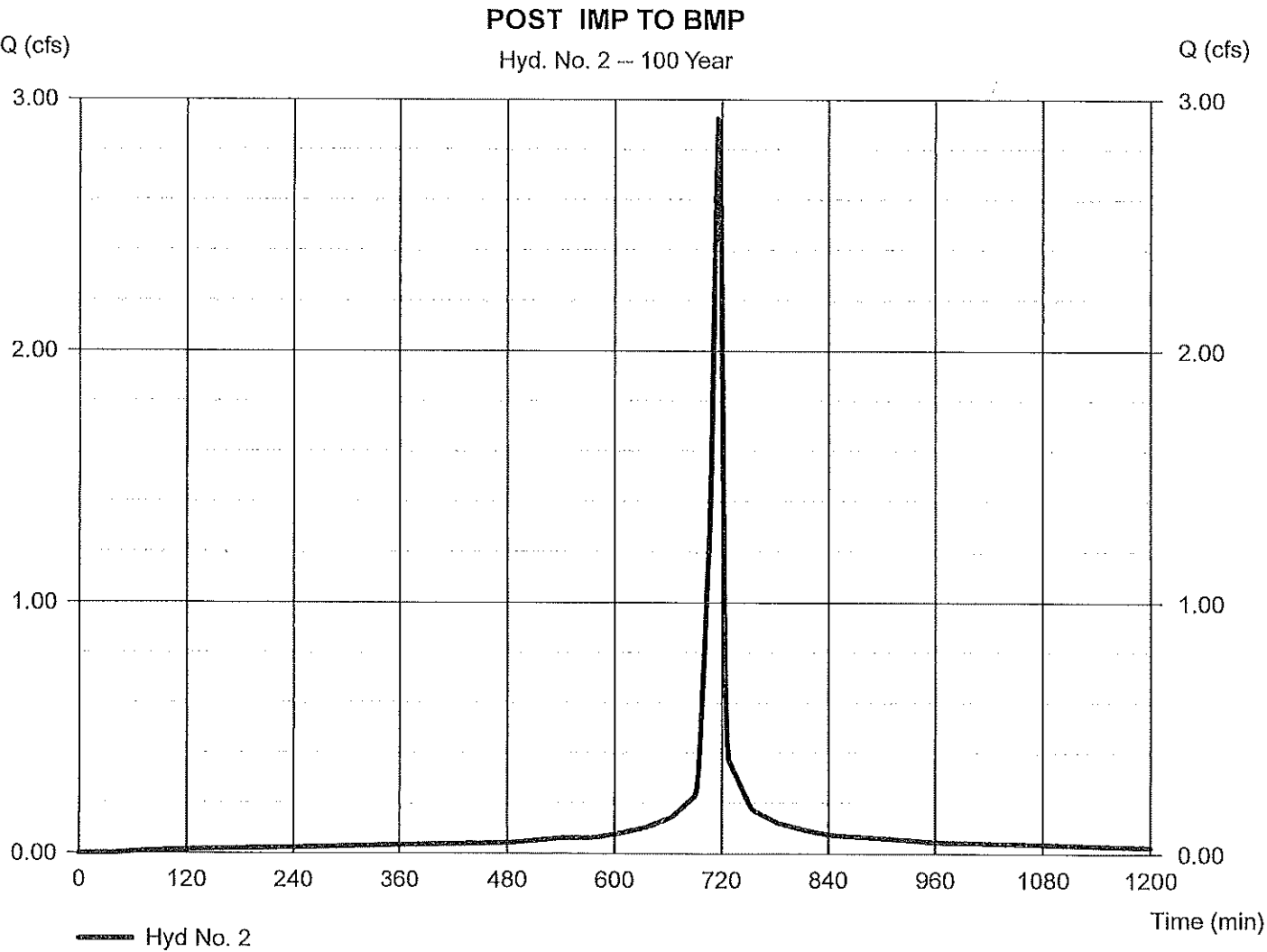
Hydrograph Report

Hyd. No. 2

POST IMP TO BMP

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.924 cfs
Storm frequency	=	100 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	7,067 cuft
Drainage area	=	0.290 ac	Curve number	=	98*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.40 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.095 x 98)] / 0.290

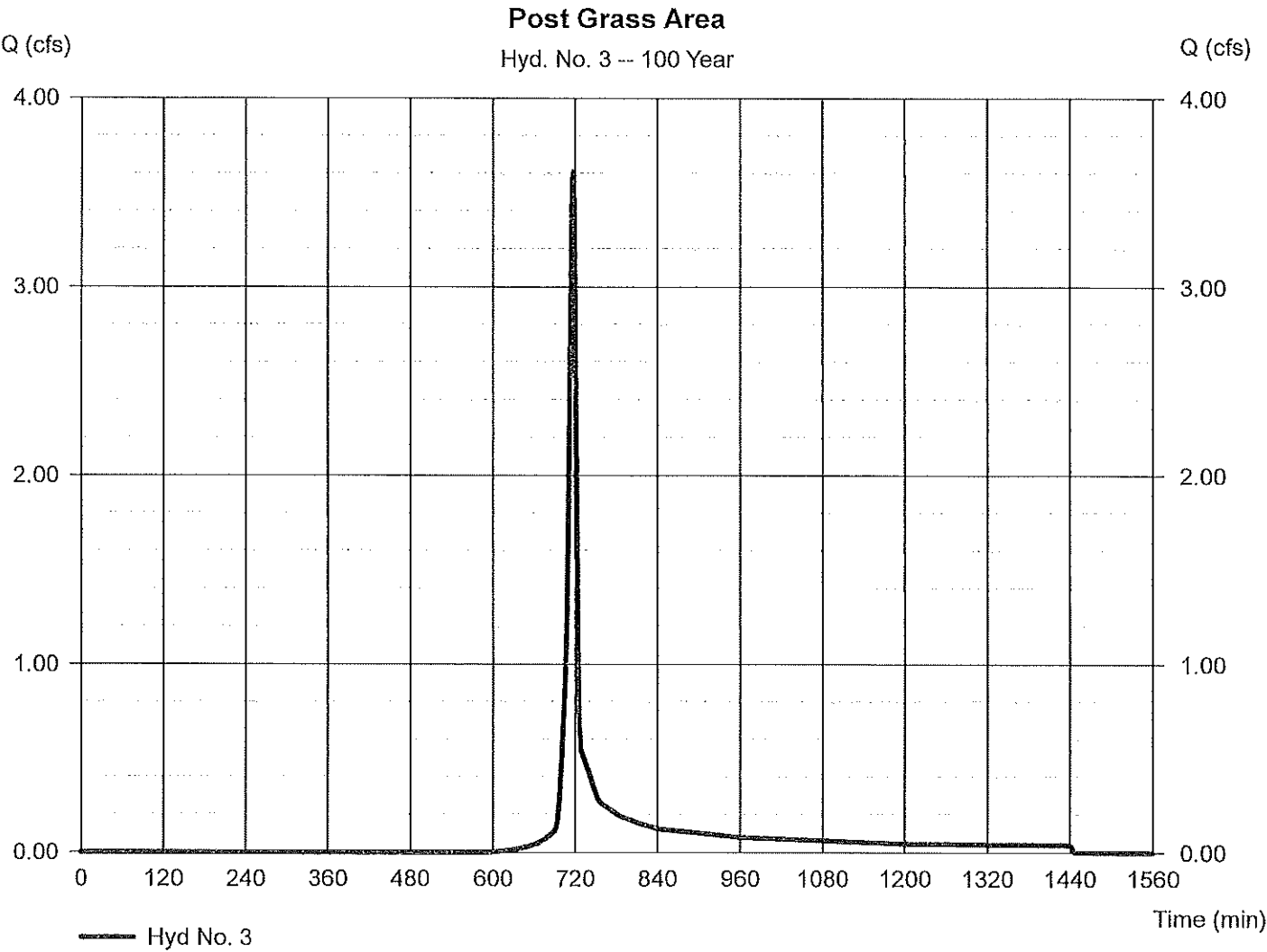


Hydrograph Report

Hyd. No. 3

Post Grass Area

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.611 cfs
Storm frequency	=	100 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	7,234 cuft
Drainage area	=	0.710 ac	Curve number	=	61
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	USER	Time of conc. (Tc)	=	5.00 min
Total precip.	=	7.40 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

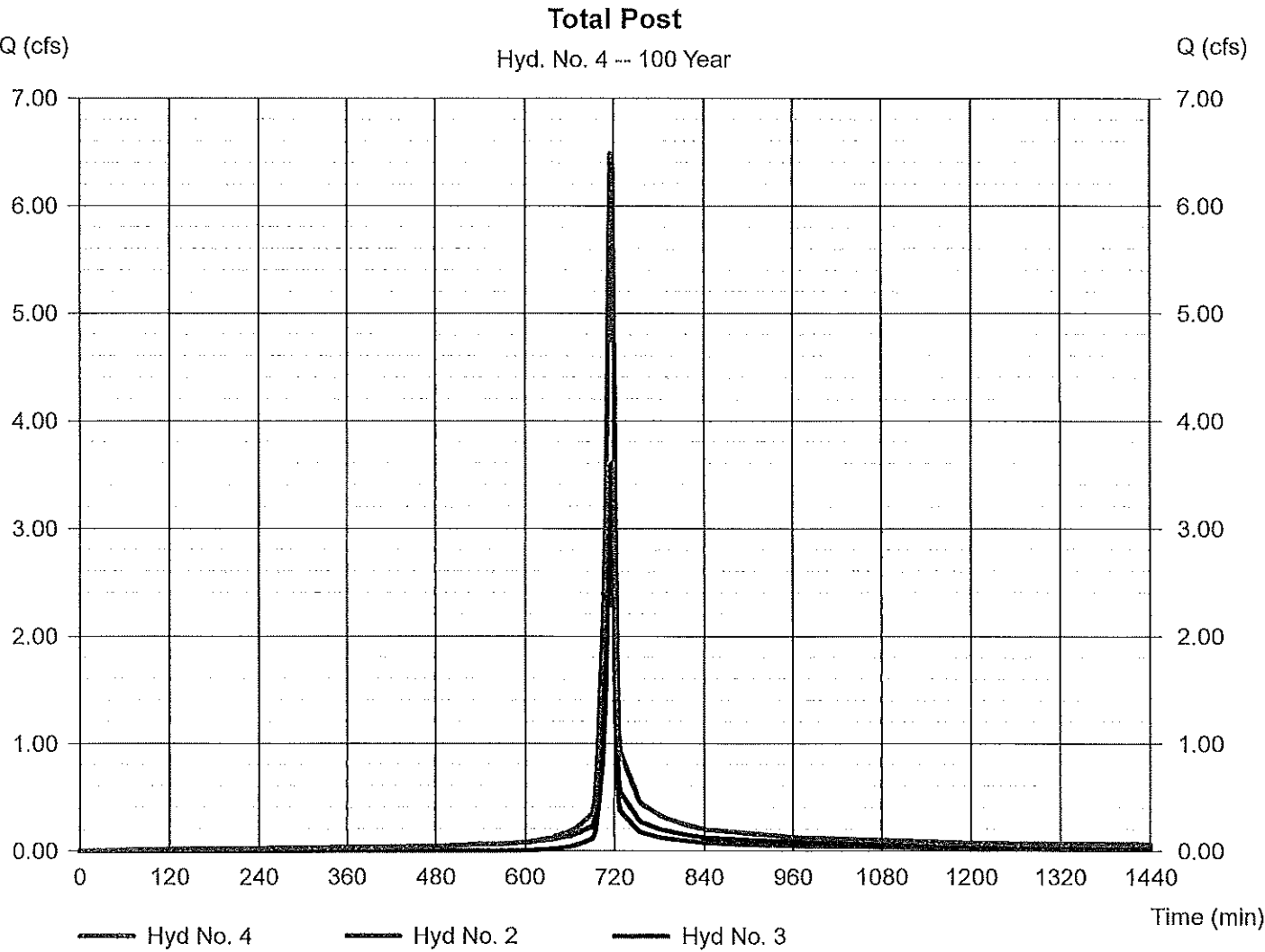
Hydraflow Hydrographs by Intelisolve v9.24

Monday, Feb 20, 2023

Hyd. No. 4

Total Post

Hydrograph type	= Combine	Peak discharge	= 6.490 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 14,301 cuft
Inflow hyds.	= 2, 3	Contrib. drain. area	= 1.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.24

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	4.567	2	718	9,137	-----	-----	-----	Pre Meadow Cover (Area of Propos
2	SCS Runoff	2.924	2	716	7,067	-----	-----	-----	POST IMP TO BMP
3	SCS Runoff	3.611	2	718	7,234	-----	-----	-----	Post Grass Area
4	Combine	6.490	2	716	14,301	2, 3	-----	-----	Total Post
storage volume required = 14,301 - 9137 = 5,164 CF									
SWM Volume Calc 1-18-23.gpw					Return Period: 100 Year			Monday, Feb 20, 2023	

Pond Report

Pond No. 1 - Retention Pond

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 379.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	379.00	00	0	0
1.00	380.00	2,480	827	827
2.00	381.00	3,410	2,932	3,759
3.00	382.00	4,340	3,865	7,624

← 5,691 cF @ 381.50

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 381.40	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	379.00	---	---	---	---	0.00	---	---	---	---	---	0.000
1.00	827	380.00	---	---	---	---	0.00	---	---	---	---	---	0.000
2.00	3,759	381.00	---	---	---	---	0.00	---	---	---	---	---	0.000
3.00	7,624	382.00	---	---	---	---	12.08	---	---	---	---	---	12.08

PROJECT	Karkaska	PROJECT NUMBER	3721-00-530	SUBDIVISION	NA
SITE LOCATION	1684 Sheeder Mill Rd	MUNICIPALITY	West Vincent	COUNTY	Chester
TEST DATE	11/14/2021	PERFORMED BY	RHW	LOT # / TEST AREA	SW-1 Deep Test
WEATHER CONDITIONS	Sun	PRECIPITATION	None		
TEMPERATURE	40's	SOIL CONDITIONS	WET	DRY x	

[illegible]

SOIL TYPE:		GdC	SOIL DEPTH CLASS		SOIL DRAINAGE CLASS			
CARBONATE DERIVED		No	☐ X DEEP ☐ MODERATELY DEEP ☐ SHALLOW		☐ WELL DRAINED ☐ MODERATELY WELL DRAINED ☐ SOMEWHAT POORLY DRAINED ☒ POORLY DRAINED		SLOPE: 3% COVER: grass	
LIMITING CONDITION								
TYPE: Bottom of pit								
DEPTH: 84"								

HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME: 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE INDIOSLEY SOLUTION $K = \frac{[A] - [C] + [D]}{(t_2 - t_1)}$	
SW-1A	60"	6"	6"	10:00 AM	1.000"	0.750"	30 min	0.250"	0.125"	0.125"	0.125"						0.250	0.072
SW-1B	60"	6"	6"	10:00 AM	0.125"	0.125"	30 min	0.125"	0.000"	0.125"	0.125"						0.250	0.072
AVERAGE (IN/HR):																0.250	0.072	

Testing conducted in general conformance with ASTM 6391-11. A 8" diameter hole is dug to the proposed infiltration depth. A 6" non-perforated casing is installed at the bottom of the 8" hole and sealed in place with a bentonite seal.



PROJECT	Karkaska	PROJECT NUMBER	3/21-00-530	SUBDIVISION	NA
SITE LOCATION	1684 Sheeder Mill Rd	MUNICIPALITY	West Vincent	COUNTY	Chester
TEST DATE	11/14/2021	PERFORMED BY	RHW	LOT # / TEST AREA	SW-1 Shallow Test
WEATHER CONDITIONS	Sun		PRECIPITATION	None	
TEMPERATURE	40's		SOIL CONDITIONS	WET DRY x	

[illegible]

NOTES:

SOIL TYPE:		G&C	SOIL DEPTH CLASS		SOIL DRAINAGE CLASS			
CARBONATE DERIVED		No	☐ X DEEP ☐ MODERATELY DEEP ☐ SHALLOW		☐ WELL DRAINED ☐ MODERATELY WELL DRAINED ☐ SOMEWHAT POORLY DRAINED ☒ X POORLY DRAINED		SLOPE: 3% COVER: 8/155	
LIMITING CONDITION								
TYPE: Bottom of pit								
DEPTH: 84"								

REDOX - Redoxomorphic features (Drainage Mottling) A/S/C - Abundance/Size/Contrast
f-few, c-common, m-many; f-fine, m-medium, c-coarse; f-faint, d-distinct, p-prominent

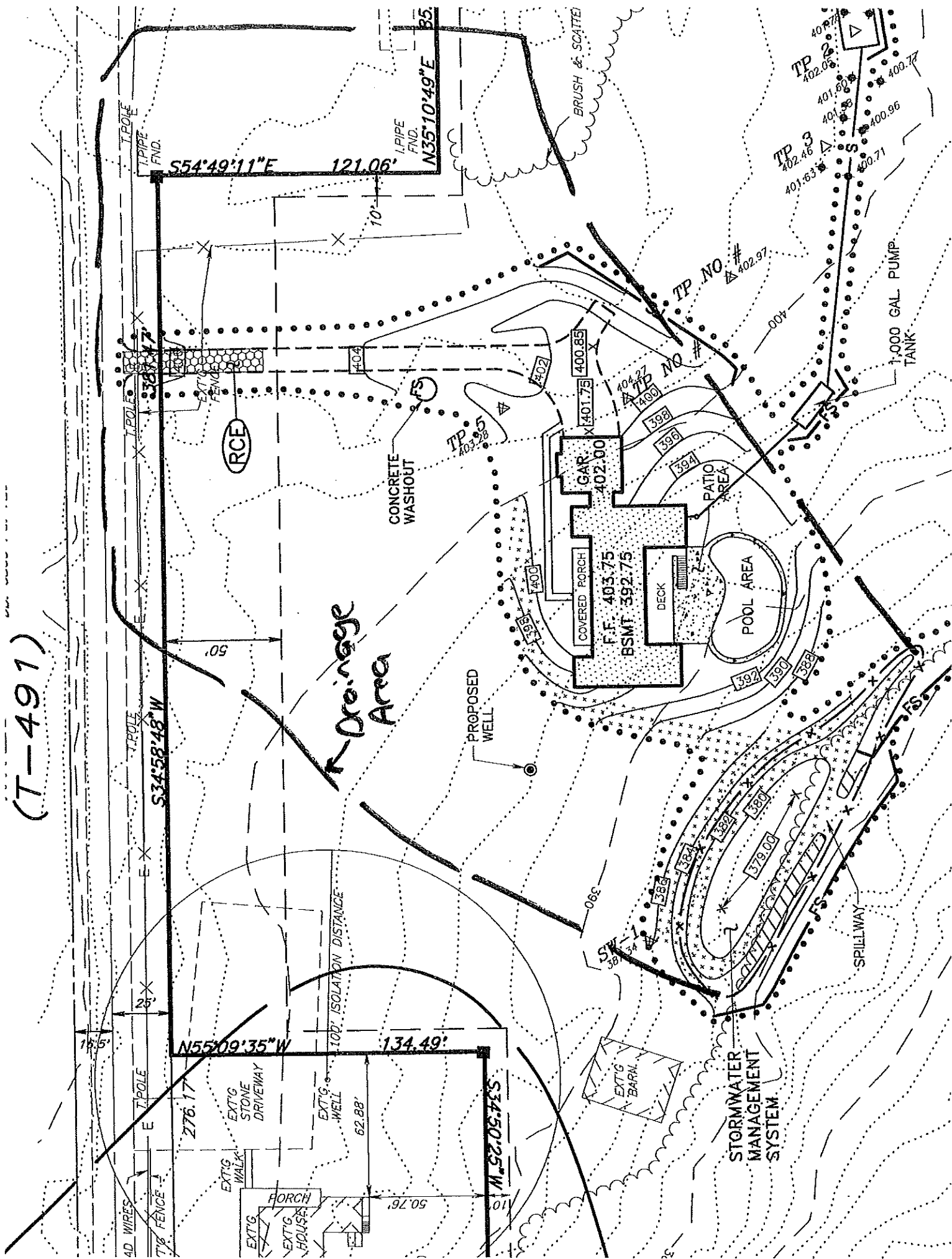
HOLE #	DEPTH OF TEST	CASING DIA. (IN)	INITIAL HEIGHT OF WATER COLUMN (IN)	INITIAL FILL TIME	DROP AFTER 1st PRE-SOAK (IN)	DROP AFTER 2nd PRE-SOAK (IN)	TIME 15 MIN OR 30 MIN	READING #1 DROP (IN)	READING #2 DROP (IN)	READING #3 DROP (IN)	READING #4 DROP (IN)	READING #5 DROP (IN)	READING #6 DROP (IN)	READING #7 DROP (IN)	READING #8 DROP (IN)	FIELD RATE OF DROP (in/hr)	INFILTRATION RATE UTILIZING THE HYDRAULIC SOLUTION $K = \frac{(A)(H_1 - H_2)}{L(t_2 - t_1)}$
SW-1C	6"	6"	6"	10:30 AM	6.000"	6.000"	15 min	3.125"	3.125"	3.000"	3.000"					12.000	4.751
SW1D	6"	6"	6"	10:30 AM	0.875"	0.750"	30 min	0.750"	0.750"	0.875"	0.750"					1.500	0.458
																AVERAGE (IN/HR):	2.604

DIAGRAM/COMMENTS:

Testing conducted in general conformance with ASTM G391-11. A 8" diameter hole is dug to the proposed infiltration depth. A 6" non-perforated casing is installed at the bottom of the 8" hole and sealed in place with a bentonite seal.



(T-491)



May 17, 2023

Mr. John Granger, Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

RE: Modification to Previous Subdivision Plan
Greenway Land Modification Proposal
Karkoska Property
1684 Sheeder Mill Road

Dear Mr. Granger:

As requested by the Township, LTL Consultants has reviewed the above referenced plan for conformance with Township Ordinances and common civil engineering practice. The plan is titled "Plan of Greenway Boundary Adjustment for Parcel 25-4-59.3." The purpose of the plan is to modify the Greenway Lands boundary on a property that was originally part of the Nizio Subdivision Plan, which was recorded on 5/23/2003.

Mr. and Ms. Karkoska recently purchased the 14.3 acre property located at 1684 Sheeder Mill Road, which is UPI #25-4-59.3. The property was created in 2003, as Lot 1 of the three lot Nizio Subdivision. Lot 2 contained the old farmhouse on UPI #25-4-59 and Lot 3 is UPI #25-4-59.4. As part of the Subdivision Plan, Greenway Lands (open space) were required to be provided and preserved. A Greenway Land area of 10.083 acres was created and described on the Nizio Plan by metes and bounds. The Greenway Lands were located entirely on Lot 1, which is now the Karkoska Property.

The Karkoska's intend to construct a single-family dwelling on the property and obtain a Building Permit, Zoning Permit, Driveway Permit, Sewage Permit and a Stormwater & Grading Permit. They applied for the Stormwater & Grading Permit and LTL issued a review letter dated 4/26/23, recommending the permit not be issued because the proposed dwelling and grading encroached into the protected Greenway Lands.

The Karkoska's are proposing to modify the Greenway Land boundary to accommodate their proposed dwelling and grading area. In order to modify the Greenway Land boundary, the following procedure is to be followed:

- Prepare a Title Plan to modify the previously approved Subdivision Plan from 2003

- Comply with current Township Zoning Ordinance requirements for Greenway Lands
- Obtain plan approval from Township Supervisors
- Record the modified Title Plan

Based on my review of the proposed plan, the following comments are offered:

1. Zoning Ordinance Compliance – The Township Zoning Officer shall determine compliance with zoning regulations.
2. Original Greenway Land – The Nizio Subdivision complied with the zoning requirement that Greenway Lands consist of 60% of the Adjusted Tract Area (ATA), plus the Primary Conservation Areas, which totaled 10.803 acres. This area was clearly shown on the Nizio Subdivision Plan and resulted in two Non-Greenway Land areas being shown. The Non-Greenway Land area was 2.916 acres.
3. Current Proposal – The proposed plan “Plan of Greenway Boundary Adjustment – Title Plan” depicts the modification of the Greenway Land and Non-Greenway Land boundaries. The modification is relatively minor in nature. The Greenway Land area is still 10.803 acres and the Non-Greenway Land area is still 2.916 acres. The Non-Greenway Land is proposed to be located along Sheeder Mill Road which is a benefit. The Non-Greenway Land area will be used to construct the new dwelling and all accessory uses.
4. Greenway Land Zoning Compliance
 - a) Uses – Section 390-122 – The proposed Greenway Land will comply as conservation of open land in its natural state.
 - b) General Design Standards – Section 390-123 – It will comply and will include conservation areas. The proposed plan will improve the design by eliminating a small Non-Greenway Land area and provide the only area for a proposed dwelling along the road frontage. Section 390-123.D requires the Greenway Land be permanently protected and the Applicant intends to comply.
 - c) Ownership & Maintenance – Section 390-125 – The Greenway Land will be owned by individuals, which is allowed by Section 390-125.B(4). It must be subject to a Permanent Conservation Easement.
 - d) Conservation Easement – Section 390-125.C – The Applicant shall execute and record a Permanent Conservation Easement on the Greenway Land with the Township as the Easement Holder. The Easement will set forth for the ownership and maintenance standards. The Township and Solicitor should work with the Applicant to supply the Easement document text and confirm its provisions and see that it is recorded.
 - e) Corner Markers – Section 390-124.F – Greenway Land shall be marked where they meet residential lot lines. Revise the plan to provide and label ten metal markers at the boundary line between the buildable area and Greenway Land.

5. Subdivision Ordinance Issues

- a) Seal – The responsible professional surveyor shall sign and seal the Title Plan.
- b) Plan Signatures – The Applicant and Township representatives shall sign the Plan.
- c) Plan Note – Provide a General Note on the Plan that states the purpose of this plan is to modify the Greenway Land boundary shown on the Nizio Subdivision Plan, recorded on 5/23/2003, and provide a new Greenway Land boundary as shown on this plan. The intent is to improve the quality of the Greenway Land area and confine development to the area along Sheeder Mill Road.

In summary, the Greenway Land Adjustment Plan generally complies with Township Ordinances as long as the above stated issues are resolved. Do not hesitate to contact me if further assistance is needed with this matter.

Very truly yours,

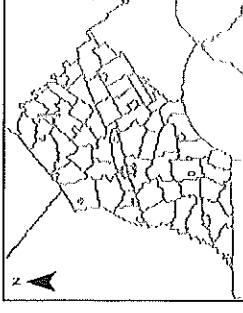


Edgar R. Latshaw, P.E.
LTL Consultants, Ltd.
Township Engineer

Enclosures

cc:

Kathy Shillenn, Township Secretary (via email only)
Christina Casey, Assistant Township Secretary (via email only)
Jason Barron, Township Permit Coordinator (via email only)
Tracey Franey, Township Zoning Officer (via email only)
Mark Thompson, Esq., Township Solicitor (via email only)
Craig & Jean Karkoska, Applicants (via email only)
Adam Brower, E.B. Walsh Associates (via email only)
File: W:\West Vincent\Engineering\2023\1684 Sheeder Rd Karkoska Mod to Subdiv Plan Greenway Land Mod Ltr
051623.doc
0272-2304



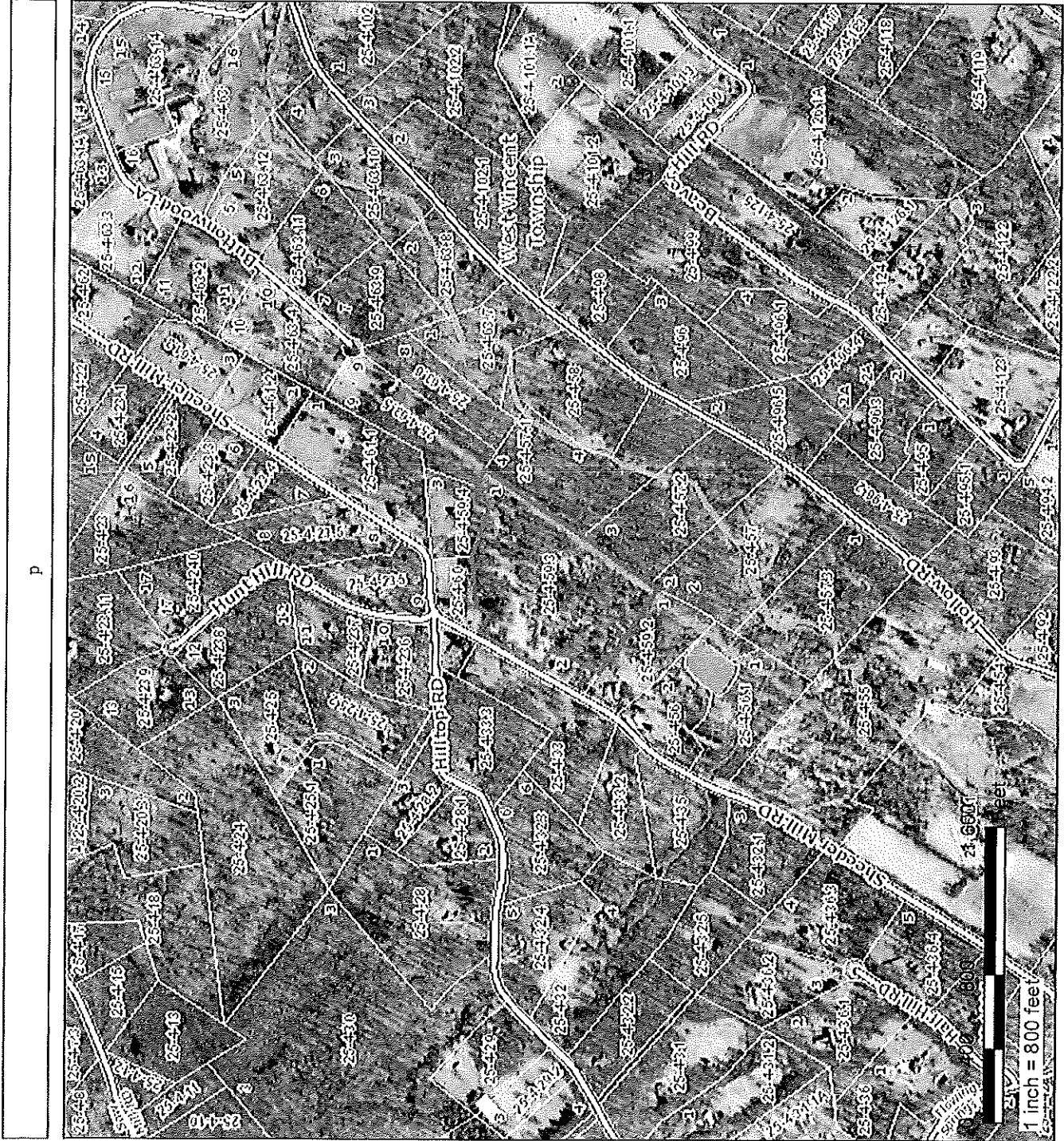
PARID: 2504 00590300

PAR ID: 2304 005903 00
UPT 23-4-59.3
Owner1: KA RKOSKA CRAIG SR
Owner2: KA RKOSKA JEAN
Mail Address 1: 130 GRUBB RD
Mail Address 2: POTTSTOWN PA
Mail Address 3:
ZIP Code: 19465
Deed Book: 1 0952
Deed Page: 1537
Deed Recorded Date: 09/26/2022
Legal Desc 1: ES OF SHEEDER MILL RD
Legal Desc 2: 14.5 AC LOT 1
Acre: 14.55
LUC: V-10
Lot Assessment: \$89.20
Property Assessment: 0
Total Assessment: \$89.20
Assessment Date: 12/16/2022 7:49:49 AM
Property Address: 1684 SHEDDER MILL RD
Municipality: WEST VINCENT
School District: Owen J. Roberts

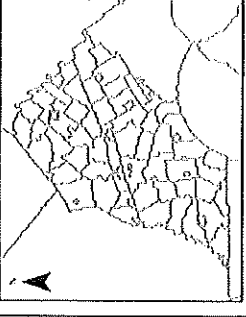


Map Created:
Monday, April 17, 2023
p
County of Chester

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COUNTY OF CHESTER
PENNSYLVANIA



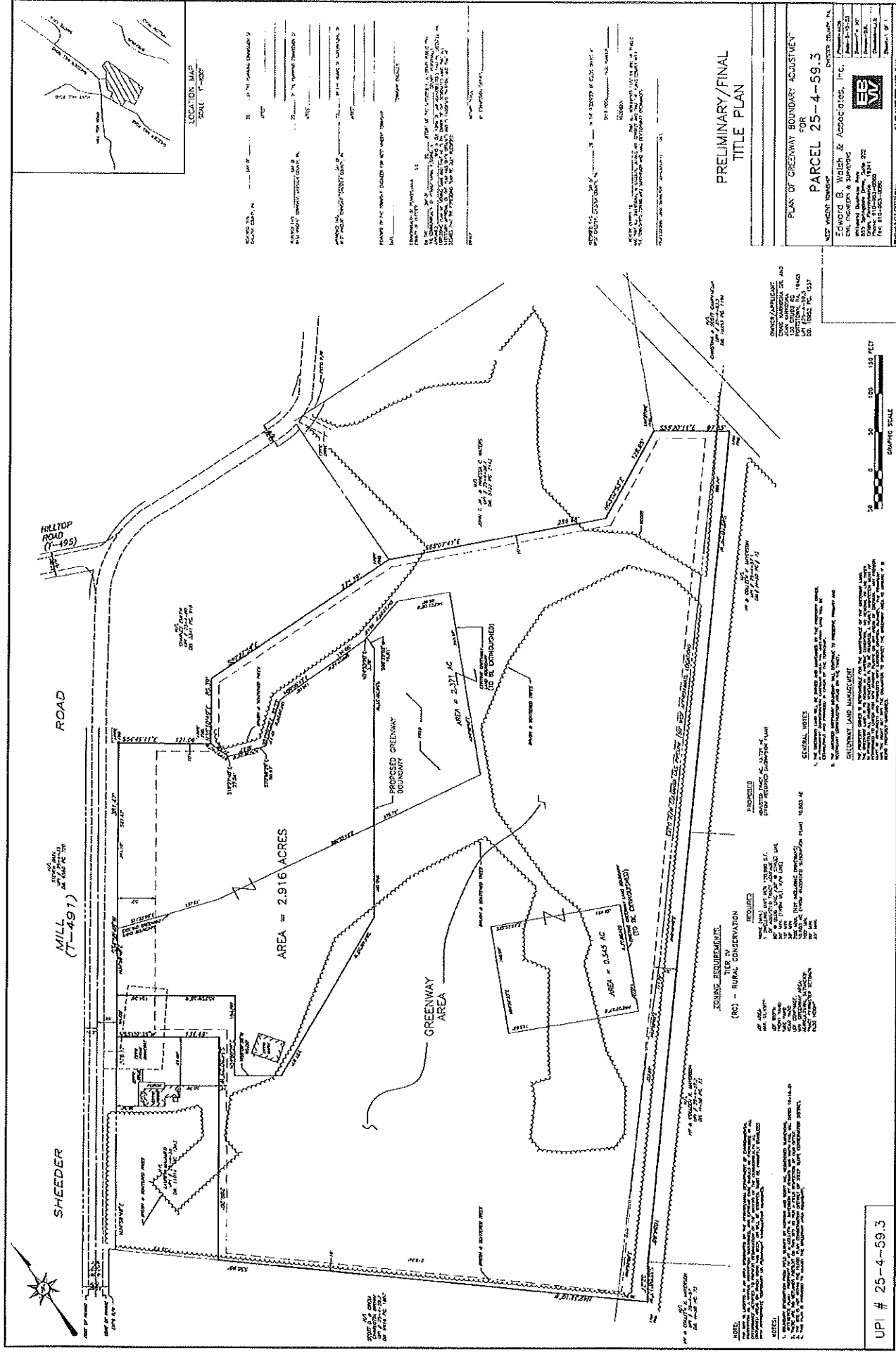
Find UPL Information

PAR ID: 2504 00590300
UPL: 25-44-59.3
Owner1: KARLOSKA CRAIG SR
Owner2: KARLOSKA JEAN
Mail Address 1: 130 GRUBB RD
Mail Address 2: POTTS TOWN PA
Mail Address 3:
ZIP Code: 19465
Deed Page: 10952
Deed Recorded Date: 09/26/2022
Legal Desc 1: ES OF SHEEDER MILL RD
Legal Desc 2: 14.5 AC LOT 1
Acres: 14.55
LUC: V-10
Lot Assessment: \$89,200
Property Assessment: 0
Total Assessment: \$89,200
Assessment Date: 12/16/2022 7:49:49 AM
Property Address: 1684 SHEEDER MILL RD
Municipality: WEST VINCENT
School District: Owen J. Roberts



Map Created:
Monday, April 17, 2023
P
County of Chester
P

Limitations of Liability and Use:
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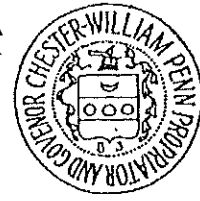


THE COUNTY OF CHESTER

COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

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



May 18, 2023

John Granger, Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

Re: Final Subdivision - Greenway Boundary Adjustment Plan 5-15-23
West Vincent Township - SD-05-23-17673

Dear Mr. Granger:

A Final Subdivision Plan entitled "Greenway Boundary Adjustment Plan 5-15-23", prepared by Edward B. Walsh & Associates, Inc., and dated May 10, 2023, was received by this office on May 17, 2023. 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:	eastside of Sheeder Mill Road, west of Hollow Road
Site Acreage:	14.55
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-4-59.3

PROPOSAL:

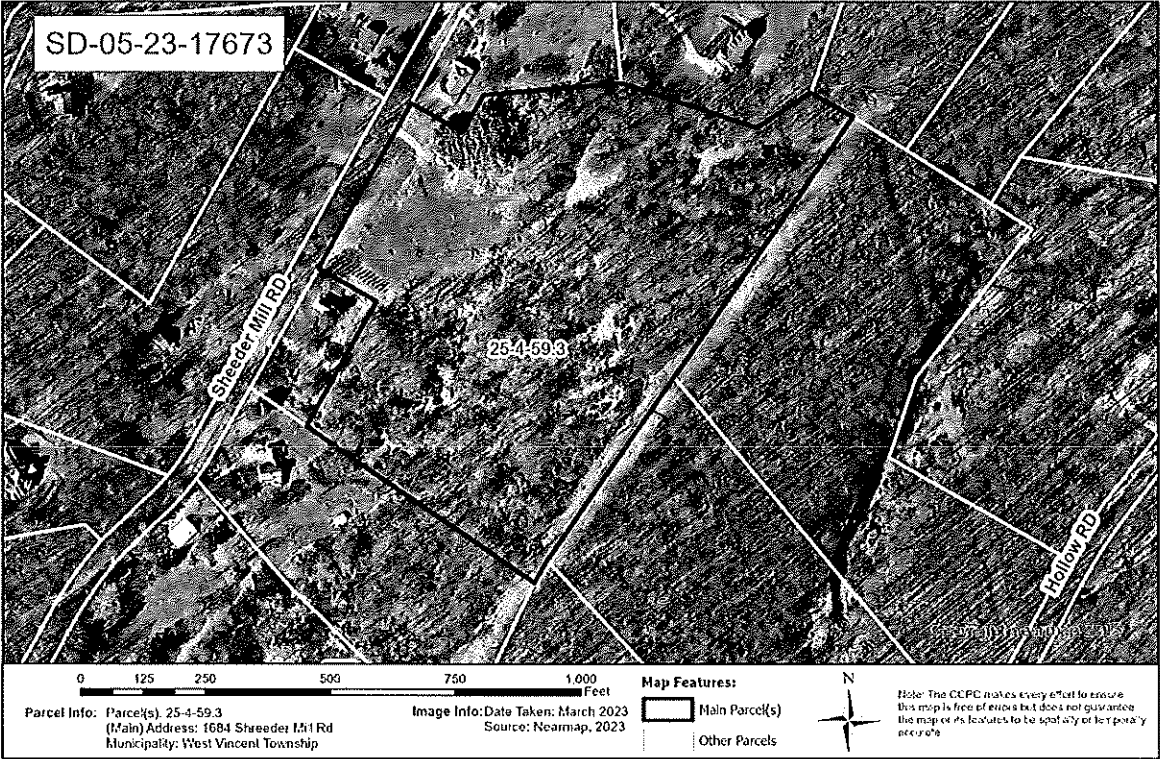
The applicant proposes the relocation of Greenway Land on an existing lot. The project site, which will be served by on-site water and sewer, is located in the RC-Rural Conservation zoning district.

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**.



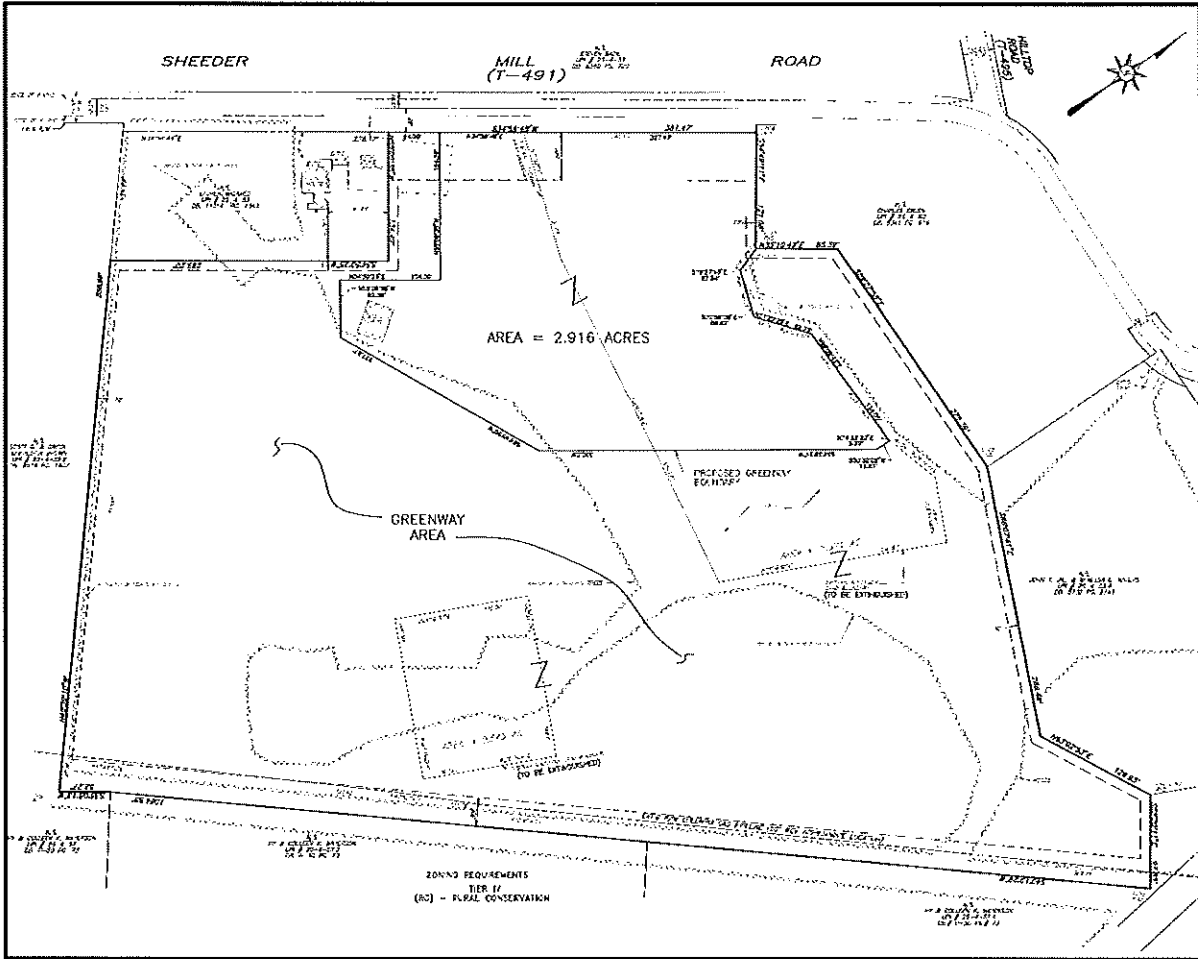
WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the French Creek subbasin of the Schuylkill River watershed. *Watersheds'* highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of water quality from nonpoint source pollutants, and protection of vegetated riparian corridors. *Watersheds* can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. We recommend that any habitable development be set back consistent with the guidelines provided in accordance with the "Potential Impact Radius" shown in the graph located at the Chester County Pipeline Information Center: www.chescoplanning.org/pic/introduction.cfm. We note that the relocation of the Greenway Lands would increase the distance between any future dwelling and the Columbia Gas Pipeline that crosses the southern part of the property.

- 4. Section 390-125.C of the Zoning Ordinance requires the applicant to execute and record a Permanent Conservation Easement on the Greenway Land with the Township as the Easement Holder. The Easement should specify ownership and maintenance standards. The Township and its Solicitor should work with the Applicant to provide the Easement document text, confirm its provisions and ensure that it is recorded.
- 5. The Township should determine if permanent Greenway Boundary markers are required at the corners of the Greenway Boundary area and whether any existing Boundary markers for the previous Greenway area should be removed.



Detail of the Greenway Boundary adjustment plan

ADMINISTRATIVE ISSUES:

- 6. 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.

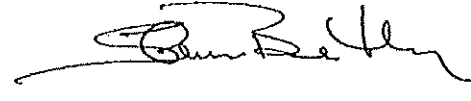
Page: 4

Re: Final Subdivision - Greenway Boundary Adjustment Plan 5-15-23

West Vincent Township - SD-05-23-17673

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.

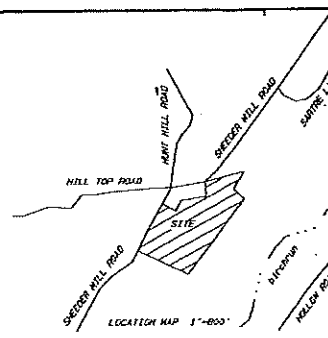
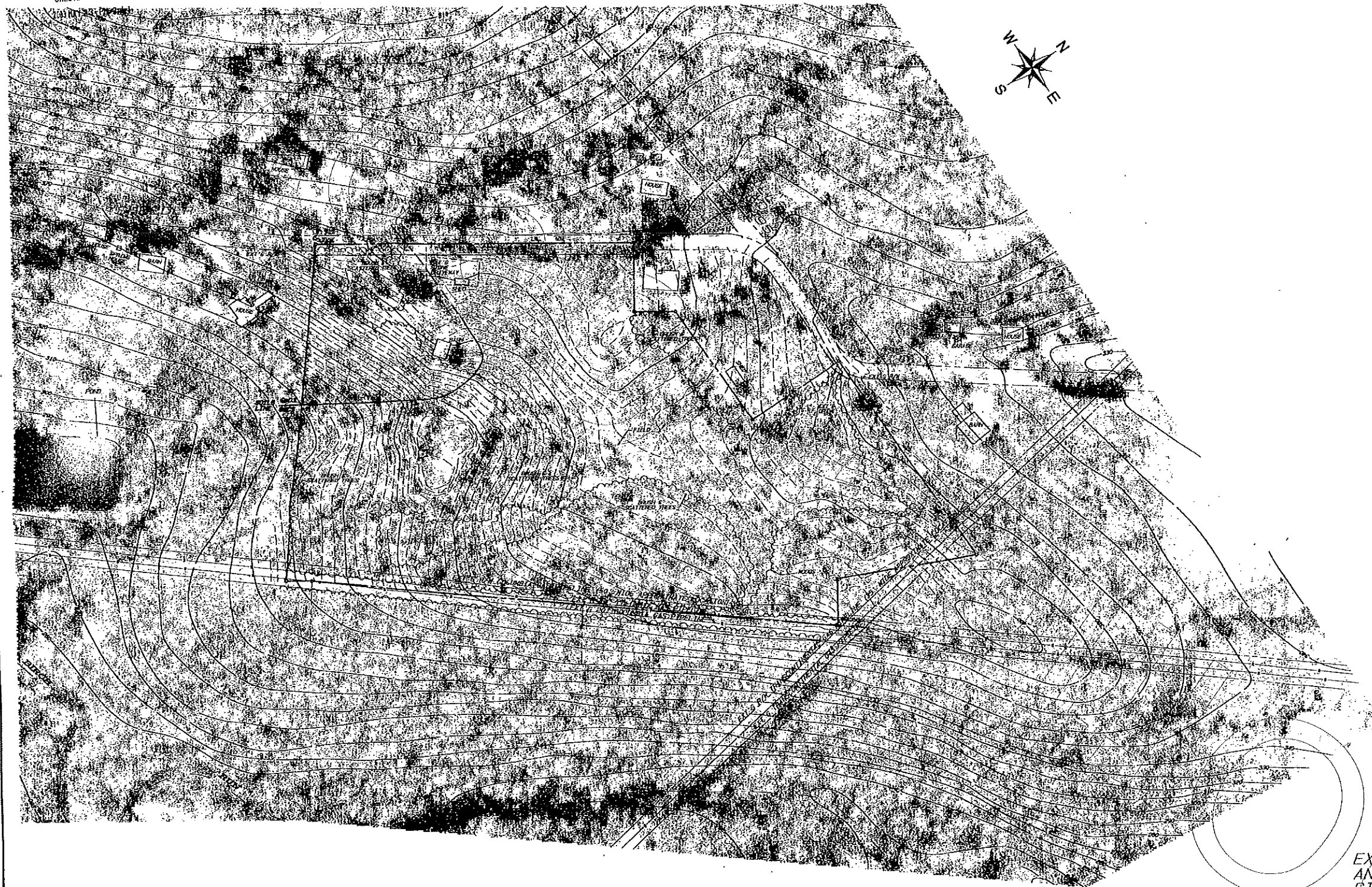
Sincerely,

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: Craig, Snr. & Jean Karkoska
Edward B. Walsh & Associates, Inc. Attn: Adam Brower
Chester County Health Department

RECORDER OF DEEDS
CHESTER COUNTY, PA

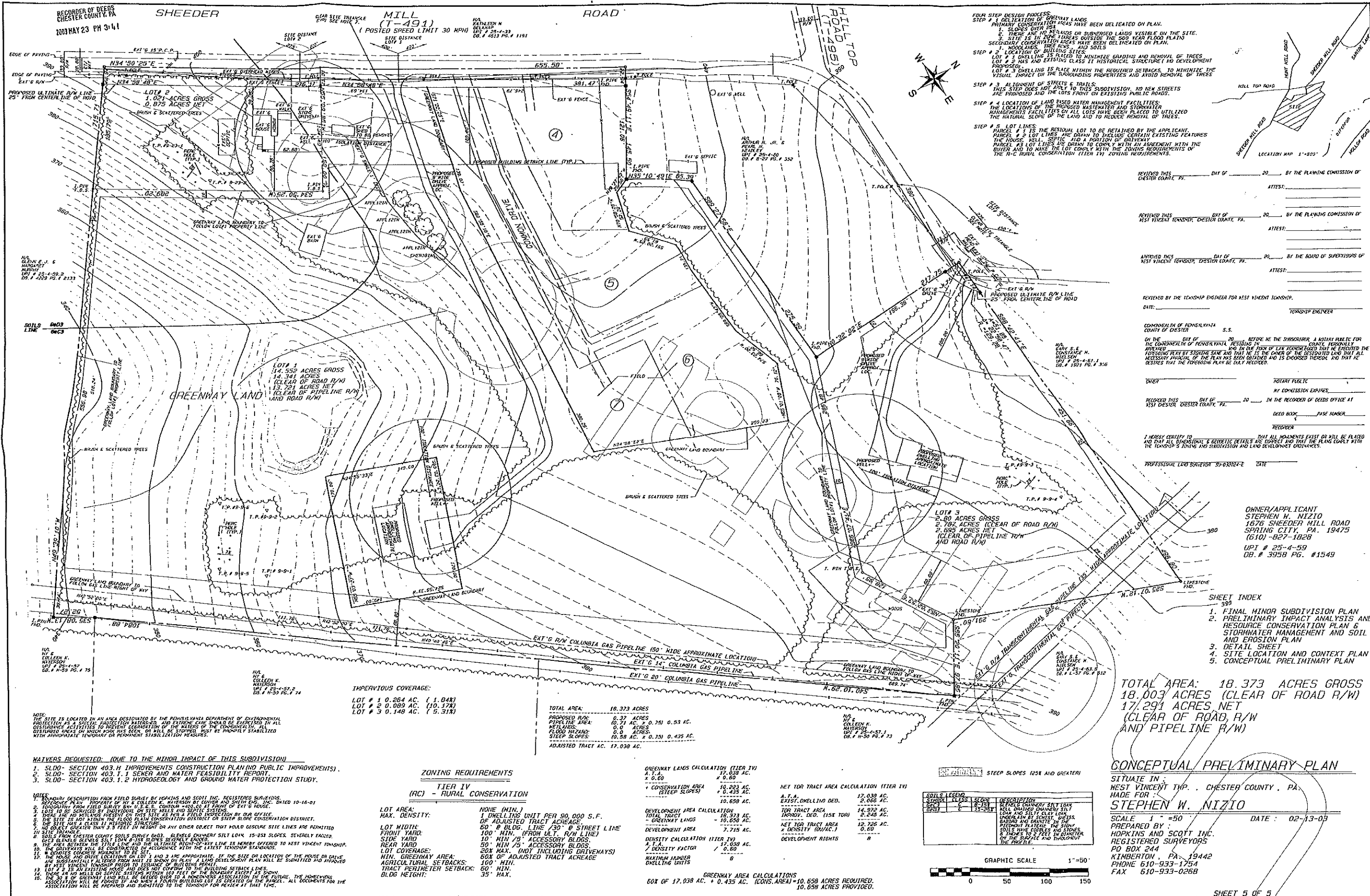


EXISTING RESOURCES
AND SITE ANALYSIS &
SITE LOCATION
AND CONTEXT PLAN

SITUATE IN:
WEST VINCENT TWP., CHESTER COUNTY, PA.
MADE FOR:
STEPHEN W. NIZIO

SCALE 1" = 100'
PREPARED BY:
HOPKINS AND SCOTT INC.
REGISTERED SURVEYORS
PO BOX 244
KIMBERTON, PA 19442
PHONE 610-933-1754
FAX 610-933-0268

DATE: 02-07-03



FOUR STEP DESIGN PROCESS
STEP # 1 DELINEATION OF GREENWAY LANDS
PRIMARY CONSERVATION AREAS HAVE BEEN DELINEATED ON PLAN.
SLOPES OVER 25%
THERE ARE NO REMAINS OR SUBMERSED LANDS VISIBLE ON THE SITE.
SITE IS IN AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN
SECONDARY CONSERVATION AREAS HAVE BEEN DELINEATED ON PLAN.
WOODLAND, TREE ROWS, AND SOILS
STEP # 2 LOCATION OF BUILDING SITES
LOT # 1 DWELLING IS PLACED TO MINIMIZE GRADING AND REMOVAL OF TREES
LOT # 2 DWELLING IS PLACED TO MINIMIZE GRADING AND REMOVAL OF TREES
LOT # 3 DWELLING IS PLACED TO MINIMIZE GRADING AND REMOVAL OF TREES
STEP # 3 ALIGNMENT OF STREETS & TRAILS
THIS STEP DOES NOT APPLY TO THIS SUBDIVISION. NO NEW STREETS
ARE PROPOSED AND THE LOTS FRONT ON EXISTING PUBLIC ROADS.
STEP # 4 LOCATION OF LAND RISED WATER MANAGEMENT FACILITIES
THE LOCATIONS OF THE PROPOSED WASTEWATER AND STORMWATER
MANAGEMENT FACILITIES ON ALL LOTS HAVE BEEN PLACED TO UTILIZE
THE NATURAL SLOPES OF THE LAND AND TO REDUCE REMOVAL OF TREES.
STEP # 5 LOT LINES
PARCEL # 1 IS THE RESIDUAL LOT TO BE RETAINED BY THE APPLICANT.
PARCEL # 2 LOT LINES ARE DRAWN TO INCLUDE CERTAIN EXISTING FEATURES
THE HOUSE, WELL, SEPTIC AND A PORTION OF DRIVEWAY
PARCEL # 3 LOT LINES ARE DRAWN TO COMPLY WITH ALL APPLICABLE
ZONING AND SUBDIVISION REQUIREMENTS OF THE R-C RURAL CONSERVATION (TIER IV) ZONING REQUIREMENTS.

REVIEWED THIS _____ DAY OF _____ 20____ BY THE PLANNING COMMISSION OF
CHESTER COUNTY, PA. ATTEST: _____
REVIEWED THIS _____ DAY OF _____ 20____ BY THE PLANNING COMMISSION OF
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA. ATTEST: _____
APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF SUPERVISORS OF
WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA. ATTEST: _____
TOWNSHIP ENGINEER
DATE: _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
ON THE _____ DAY OF _____ 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR
THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ COUNTY, PENNSYLVANIA,
APPEARED _____ WHO IN THE PRESENCE OF ME, A NOTARY PUBLIC, DECLARED THAT HE IS THE OWNER OF THE
FOREGOING REAL ESTATE AND THAT HE IS THE OWNER OF THE FOREGOING LAND AND THAT ALL
NECESSARY AFFIDAVITS OF THE PLAN HAS BEEN OBTAINED AND IS ENCLOSED HERETO, AND THAT HE
DESIRES THAT THE FOREGOING PLAN BE DULY RECORDED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, IN THE PRESENCE OF ME, A NOTARY PUBLIC, ON THE
DATE OF RECORDING THIS INSTRUMENT.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
RECORDED THIS _____ DAY OF _____ 20____ IN THE RECORDER OF DEEDS OFFICE AT
WEST CHESTER, CHESTER COUNTY, PA.
DEED BOOK _____ PAGE NUMBER _____
RECORDED
I HEREBY CERTIFY TO _____ THAT ALL DOCUMENTS EXIST OR WILL BE PLACED
AND ARE CORRECT AND THAT THE PLAN IS IN ACCORDANCE WITH THE
TOWNSHIP'S ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.
PROFESSIONAL LAND SURVEYOR 55-030024-E DATE _____

OWNER/APPLICANT
STEPHEN W. NIZIO
1876 SHEEDER MILL ROAD
SPRING CITY, PA. 19475
(610)-827-1828
UPI # 25-4-59
OB. # 3959 PG. #1549

- SHEET INDEX
399
1. FINAL MINOR SUBDIVISION PLAN
2. PRELIMINARY IMPACT ANALYSIS AND
RESOURCE CONSERVATION PLAN &
STORMWATER MANAGEMENT AND SOIL
AND EROSION PLAN
3. DETAIL SHEET
4. SITE LOCATION AND CONTEXT PLAN
5. CONCEPTUAL PRELIMINARY PLAN

TOTAL AREA: 18.373 ACRES GROSS
18.003 ACRES (CLEAR OF ROAD R/W)
17.291 ACRES NET
(CLEAR OF ROAD, R/W
AND PIPELINE R/W)

CONCEPTUAL PRELIMINARY PLAN
SITUATE IN:
WEST VINCENT TWP., CHESTER COUNTY, PA.
MADE FOR:
STEPHEN W. NIZIO
SCALE 1" = 50' DATE: 02-13-03
PREPARED BY:
HOPKINS AND SCOTT INC.
REGISTERED SURVEYORS
PO BOX 244
KIMBERTON, PA. 19442
PHONE 610-933-1754
FAX 610-933-0268
SHEET 5 OF 5

NOTE:
THE SITE IS LOCATED IN AN AREA DESIGNATED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL
PROTECTION AS A SPECIAL PROTECTION WATERSHED. AND EXTENSIVE CARE SHOULD BE EXERCISED IN ALL
DISTURBANCE ACTIVITIES TO PREVENT CONTAMINATION OF THE WATERS OF THE COMMONWEALTH. ALL
DISTURBED AREAS MUST BE RESTORED TO ORIGINAL OR BETTER CONDITION. BEST MANAGEMENT PRACTICES
WITH APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES.

WAIVERS REQUESTED: (DUE TO THE MINOR IMPACT OF THIS SUBDIVISION)
1. SLOD- SECTION 403.H IMPROVEMENTS CONSTRUCTION PLAN AND PUBLIC IMPROVEMENTS).
2. SLOD- SECTION 403.I. 1 SEWER AND WATER FEASIBILITY REPORT.
3. SLOD- SECTION 403.I. 2 HYDROLOGY AND GROUND WATER PROTECTION STUDY.

NOTES:
1. BOUNDARY DESCRIPTION FROM FIELD SURVEY BY HOPKINS AND SCOTT INC., REGISTERED SURVEYORS,
REFERENCE PLAN PROPERTY OF H. & C. GREEN K. MAYSON BY CONDON AND SMITH INC., DATED 10-16-01
2. TOPOGRAPHY FROM FIELD SURVEY BY H. & C. GREEN K. MAYSON BY CONDON AND SMITH INC., DATED 10-16-01
3. LOTS 1 & 2 ARE SERVED BY INDIVIDUAL ON SITE EXISTING AND SOILS SYSTEMS
4. THERE ARE NO WETLANDS PRESENT ON THIS SITE AS PER A FIELD INSPECTION BY OUR OFFICE
5. THE SITE IS NOT WITHIN THE FLOOD PLAIN CONSERVATION DISTRICT OR STEEP SLOPE CONSERVATION DISTRICT.
6. THE SITE HAS A CLASS II HISTORIC STRUCTURE
7. NO OBJECT GREATER THAN 3.5 FEET IN HEIGHT OR ANY OTHER OBJECT THAT WOULD OBSCURE SITE LINES ARE PERMITTED
8. SOILS FROM CHESTER COUNTY SOILS SURVEY 6003, GLENDELMAN SILENT LOAN, 15-25% SLOPES, SEVERELY ERODED
9. GLENDELMAN SILENT LOAN 8-10% SLOPES SEVERELY ERODED
10. THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED TO WEST VINCENT TOWNSHIP.
11. THE GRADIENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST TOWNSHIP STANDARDS.
12. IN SITUATION TO BE SET
13. THE HOUSE AND DRIVE LOCATIONS ON LOT 1 AND 3 ARE APPROXIMATE. IF THE SIZE OR LOCATION OF THE HOUSE OR DRIVE
ON LOT 2 OR 3 IS CHANGED, THE ULTIMATE RIGHT-OF-WAY LINE WILL BE SUBMITTED AND APPROVED
BY WEST VINCENT TOWNSHIP PRIOR TO ASSUANCE OF BUILDING PERMITS.
14. THE HOUSE AND DRIVE LOCATIONS ON LOT 1 AND 3 ARE APPROXIMATE. IF THE SIZE OR LOCATION OF THE HOUSE OR DRIVE
ON LOT 2 OR 3 IS CHANGED, THE ULTIMATE RIGHT-OF-WAY LINE WILL BE SUBMITTED AND APPROVED
BY WEST VINCENT TOWNSHIP PRIOR TO ASSUANCE OF BUILDING PERMITS.
15. THERE ARE NO WETLANDS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE BOUNDARY EXCEPT AS SHOWN.
16. THE LAND IS NOT BEING OFFERED TO A HOMEOWNERS ASSOCIATION IN THE FUTURE. THE HOMEOWNERS
ASSOCIATION WILL BE FORMED IF AND WHEN A FORTH BUILDING LOT IS CREATED IN THE PARCEL. ALL DOCUMENTS FOR THE
ASSOCIATION WILL BE PREPARED AND SUBMITTED TO THE TOWNSHIP FOR REVIEW AT THAT TIME.

IMPERVIOUS COVERAGE:
LOT # 1 0.264 AC. (1.04%)
LOT # 2 0.099 AC. (10.17%)
LOT # 3 0.148 AC. (5.31%)

TIER IV
(RC) - RURAL CONSERVATION

LOT AREA:
MAX. DENSITY:
LOT WIDTH:
FRONT YARD:
SIDE YARD:
REAR YARD:
LOT COVERAGE:
MIN. GREENWAY AREA:
AGRICULTURAL SETBACKS:
TWO FEET SETBACK:
BLOG HEIGHT:

NONE (MIN.)
1 DWELLING UNIT PER 90,000 S.F.
OF ADJUSTED TRACT ACREAGE.
60' BLDG. LINE (30' B STREET LINE
100' MIN. (FROM ULT. R/W LINE)
10' MIN. /5' ACCESSORY BLDGS.
50' MIN. /5' ACCESSORY BLDGS.
20% MAX. (NOT INCLUDING DRIVEWAYS)
60% OF ADJUSTED TRACT ACREAGE
100' MIN.
60' MIN.
35' MAX.

TOTAL AREA: 18.373 ACRES
PROPOSED R/W: 0.37 ACRES
PIPELINE AREA: 0.71 AC. X 0.25) 0.53 AC.
METLANDS: 0.0 ACRES
FLOOD HAZARD: 0.0 ACRES
STEEP SLOPES: 10.58 AC. X 0.75) 0.435 AC.
ADJUSTED TRACT AC. 17.038 AC.

GREENWAY LANDS CALCULATION (TIER IV)
A.T.A. 17.038 AC.
X 0.60
= 10.223 AC.
CONSERVATION AREA
(STEEP SLOPES)
10.223 AC.
X 0.435 AC.
= 4.447 AC.
TOTAL TRACT
17.038 AC.
- 10.659 AC.
= 6.379 AC.

DEVELOPMENT AREA CALCULATION
TOTAL TRACT
17.038 AC.
- GREENWAY LANDS
- 10.659 AC.
= 6.379 AC.
DEVELOPMENT AREA
6.379 AC.
X 0.60
= 3.827 AC.
DEVELOPMENT RIGHTS
3.827 AC.

GREENWAY AREA CALCULATIONS
BOX OF 17.038 AC. + 0.435 AC. (CONV. AREA) = 10.659 ACRES REQUIRED.
10.659 ACRES PROVIDED.

NET TRACT AREA CALCULATION (TIER IV)
A.T.A. 17.038 AC.
EXIST. DWELLING DEED. 2.066 AC.
TOTAL TRACT AREA 14.972 AC.
IMPROV. DEED. (15% TRM) 2.245 AC.
NET TRACT AREA 12.727 AC.
X DENSITY (0.60 AC. / 1 A.)
= 7.636 AC.
DEVELOPMENT RIGHTS
7.636 AC.

SOILS	CLASS	PERCENT	DESCRIPTION
SH-1	CL-1	1.7%	SH-1 CL-1
SH-2	CL-2	1.7%	SH-2 CL-2
SH-3	CL-3	1.7%	SH-3 CL-3
SH-4	CL-4	1.7%	SH-4 CL-4
SH-5	CL-5	1.7%	SH-5 CL-5
SH-6	CL-6	1.7%	SH-6 CL-6
SH-7	CL-7	1.7%	SH-7 CL-7
SH-8	CL-8	1.7%	SH-8 CL-8
SH-9	CL-9	1.7%	SH-9 CL-9
SH-10	CL-10	1.7%	SH-10 CL-10

