



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 17, 2023

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

Re: Conditional Use – Construction of stormwater management facilities on Steep Slopes
West Vincent Township - CU-05-23-17644

Dear Mr. Granger:

A Conditional Use Plan entitled "Post Construction Stormwater Management Plan for a Proposed Residential Dwelling", prepared by OTM, LLC, and dated November 25, 2022, was received by this office on May 1, 2023. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of the applicant and the Township. This review does not replace the need for an official referral by the applicant of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

PROJECT SUMMARY:

Location:	on the south side of Flowing Springs Road northwest of Sheeder Mill Road
Site Acreage:	18.80
Lots/Units:	1 lot
Proposed Land Use:	Single Family Residential
Municipal Land Use Plan Designation:	Rural
UPI#:	25-4-42

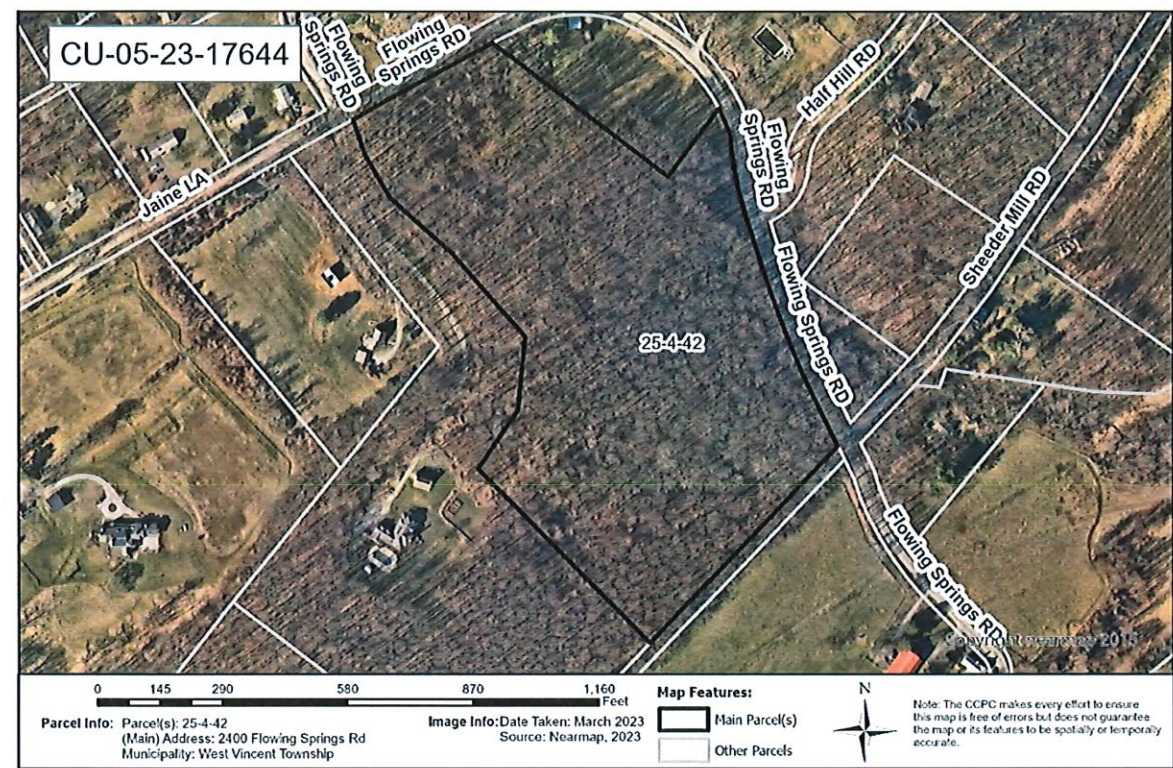
PROPOSAL:

The applicant proposes the construction of stormwater facilities in an area of precautionary slopes on a 19.027 acre lot. The project site, which will be served by on-site water and sewer, is located in the RC-Residential Conservation zoning district.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the conditional use application.

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 residential construction is consistent with the objectives of the **Rural Landscape**.



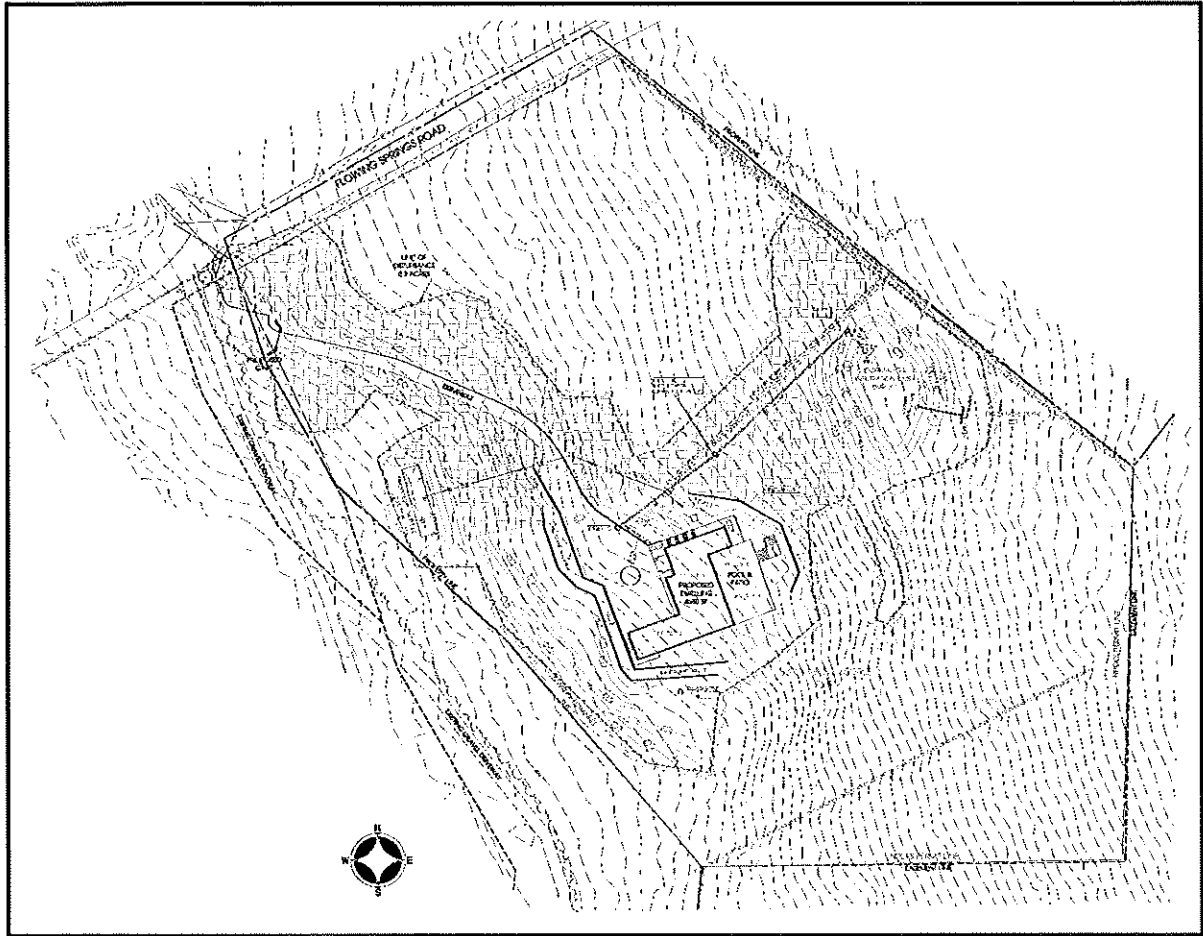
WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Birch Run subbasin of the French Creek 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. The notes on sheet 1 of the plan indicate that the site has a conservation easement and declaration of restrictions and covenants assigned to the West Vincent Land Trust and since assigned to the French and Pickering Conservation Trust. The applicant and the Township should ensure that the proposed activity is consistent with all applicable covenants and restrictions.
4. The plan should be in coordination with West Vincent Township's woodland clearing ordinance language.

5. The Township and its Engineer should closely review the plans for content and consistency with ordinance requirements. As submitted the plan appears to be lacking some of the requirements of Section 390-99 of the Zoning Ordinance.



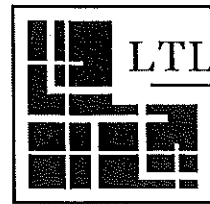
Detail of Sheet 3 of the plan

We appreciate the opportunity to comment on this proposal. Approval of this conditional use does not imply approval of the proposed plan, nor release the requirement of the applicant to submit a subdivision/land development plan under other Township ordinances and the Pennsylvania Municipalities Planning Code.

Sincerely,

Glenn Bentley
Senior Review Planner

cc: Ronnie Fy & Wendy Tangsipshiong
OTM, LLC Attn: Bradford Grauel, PLS



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

ONE TOWN CENTRE DRIVE
PO BOX 241 • OLEY, PA 19547
610.987.9290 • 1.888.987.8886

RECEIVED

MAY 17 2023
MAY 17 2023

May 11, 2023

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

RE: Conditional Use Application
Tangshipshong New Home
2400 Flowing Springs Road
2nd LTL Review Letter

Dear Mr. Granger:

As requested by the Township, I have reviewed the Conditional Use Application for the above referenced project. The Applicant is proposing to build a new residential dwelling on a 19.0 acre vacant property which is UPI No. 25-4-42. The property was created as part of the Sherman Perkins Subdivision back in 2002.

The Applicant submitted a Grading Permit Application #2022031-SG and LTL previously issued a review letter dated 1/24/23. The Township Zoning Officer reviewed the application and issued a review letter dated 3/30/23, which identified zoning issues to be resolved. One zoning issue to be resolved required the Applicant to obtain Conditional Use approval from the Supervisors before constructing a Stormwater Management Facility in the Precautionary Steep Slope (15% to 25%) District as required by Section 390-98.B(1)(a).

The following information was provided for review by the Township Engineer:

- Cover Letter from OTM Surveyors, dated 4/18/23
- Conditional Use Application
- Zoning Compliance Plan, two sheets dated 3/4/23, and last revised 3/20/23, prepared by OTM Surveyors

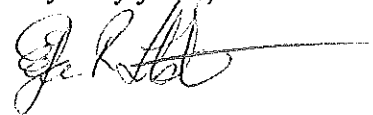
The following comments are offered for consideration:

1. Steep Slope Delineation – The Steep Slope areas delineated on the Zoning Plan are a reasonable and compliant delineation and comply with delineation requirements in Z.O. Article XVII Steep Slope Conservation District Overlay.
2. Stormwater Facility Encroachment – Based on the grading and earth disturbance as depicted on Sheet 2, an approximate area of 0.5 acre to 0.75 acre will be disturbed within the Precautionary Steep Slope area.

3. Conclusion – The area of disturbance appears to be the typical size of a stormwater facility for a residential dwelling. There are no alternative locations for the stormwater facility that are “outside” of the Precautionary Steep Slope area. The Precautionary Steep Slope area covers almost the entire buildable area of the property. Standard erosion control measures will adequately stabilize the construction area and protect downhill properties. The Township will be reviewing the stormwater, erosion control and grading design. When the plan is complete and deemed compliant, by the Township Engineer, a Township Grading Permit will be issued.

Do not hesitate to contact me if further assistance is needed with the Conditional Use application.

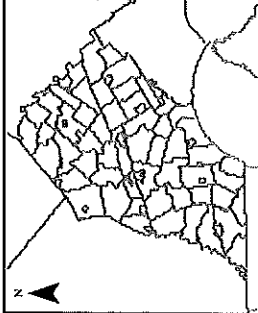
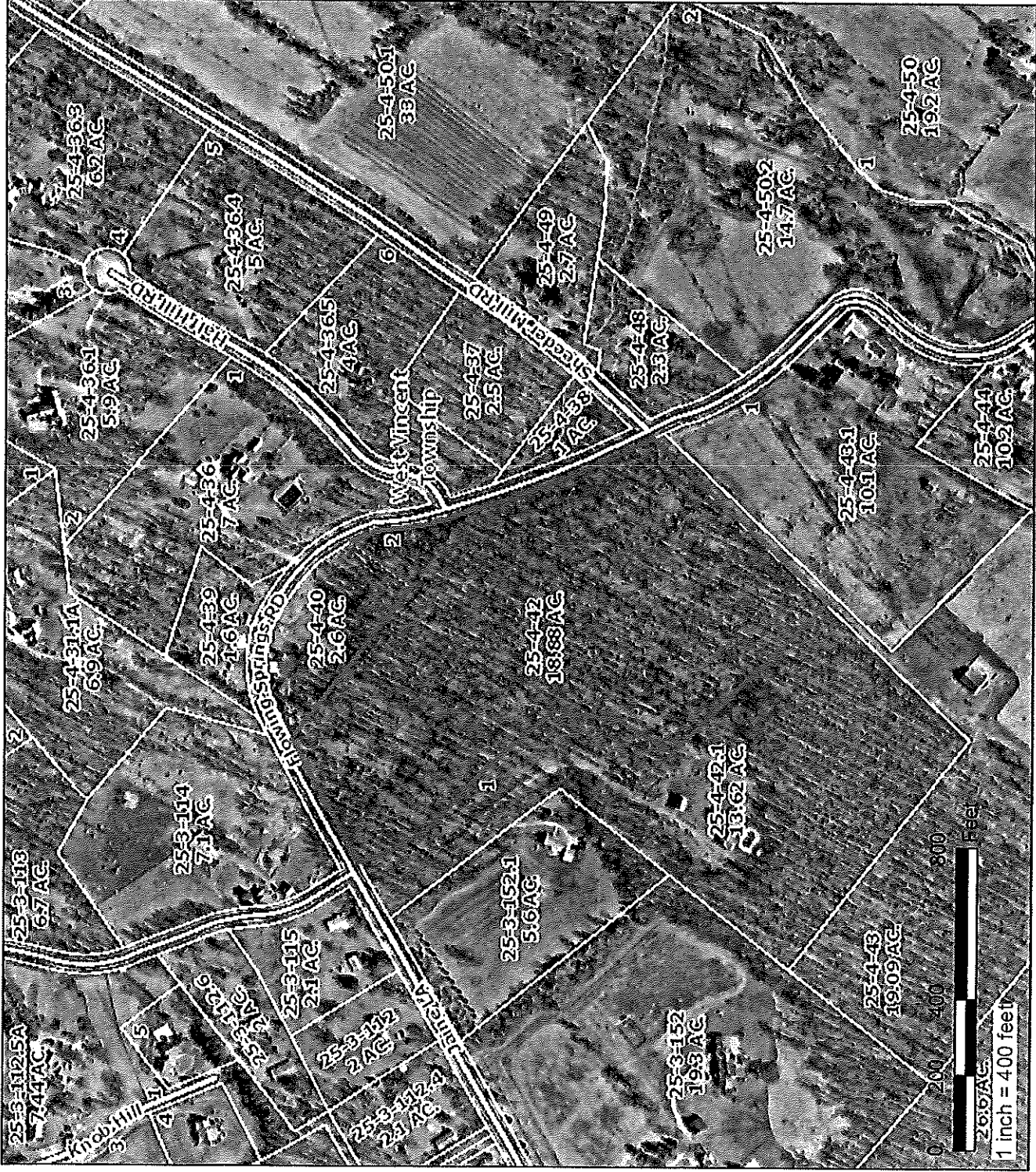
Very truly yours,



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

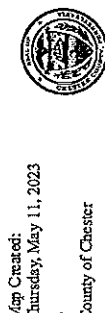
Enclosures

cc: Jason Barron, Township Permit Coordinator (via email only)
Kathy Shillenn, Township Secretary (via email only)
Christina Casey, Asst. Township Secretary (via email only)
Tracey Franey, Township Zoning Officer (via email only)
Mark Thompson, Esq. Township Solicitor (via email only)
Brad Grauel, OTM Surveyors, LLC (via email only)
Ronnie & Wendy Tangsipshiong, Applicant (via email only)
Pam Brown, French & Pickering Trust (via email only)
File: W:\West Vincent\Engineering\2023\2400 Flowing Springs Rd Conditional Use 2nd LTL Review 051123.doc
0672-2301



Find UFI Information

PARID: 2504 004 20000
UPI: 25-4-42
Owner1: TANGSPHONG RONNY
JFY
Owner2: TANGSPHONG WENDY
W
Mail Address 1: 513 ANTHONY S DR
Mail Address 2: EXTON PA
Mail Address 3:
ZIP Code: 19341
Deed Page: 226
Deed Recorded Date: 10/13/2021
Legal Desc 1: SS OF FLOWING
SPRINGS RD
Legal Desc 2: 18.8 AC LOT 2
ACRES: 18.9
LUC: V-10
Lot Assessment: 1240
Property Assessment: 0
Total Assessment: 1240
Assessment Date: 12/16/2022 7:49:49
AM
Property Address: 2400 FLOWING
SPRINGS RD
Municipality: WEST VINCENT
School District: Owen J. Roberts



Map Created:
Thursday, May 11, 2023

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County of Chester

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Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claim to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the veracity of any such warranties to be implied or inferred with respect to the information contained herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

OTM, LLC *Surveying, Land Planning & Design Services*

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454; www.otm-surveying.com

Tuesday, April 18, 2023

West Vincent Township
729 Saint Matthews Road
Chester Springs, Pa. 19425

RECEIVED

APR 24 2023

Re:
Transmittal and request for conditional use hearing
Tangslpshiong Residence 2400 Flowing Springs Road

Dear Sir/madam

Enclosed please find applications, fee and plans as a submission and request for a conditional use hearing regarding the placement of a stormwater management system within an area of Precautionary Slopes as it relates to section 390-98.B(1)(a) of the Township zoning ordinance.

Should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at bradgr.otm@gmail.com.

Sincerely,

Bradford R. Grauel, PLS
Owner/President
OTM, LLC



RECEIVED

APR 24 2023

CONDITIONAL USE APPLICATION

(Required for change in use, ownership, and/or occupancy)

Application for Conditional Use requirements/Checklist:

- ☐ Provide one (1) copy of this completed application.
- ☐ Three (3) copies of the proposed plans and related information described in Zoning Ordinance (attached).
- ☐ A list of names and addresses of all property owners and tenants within 500 feet of the subject property* as described in Section 2902B of the Township Zoning Ordinance (*see last page of this application for instructions on how to obtain names and addresses meeting the 500' requirement).
- ☐ FEES: For Residential, the fee is \$1,000. For Commercial, the fee is \$4,000. The Chester County Planning Commission Act 247 County Referral Form needs to be completed and submitted to the Township with this application and fee (cash or check only).
- ☐ If applicant is not the owner, provide a copy of the agreement of sale, lease, or other proof of legal interest.

Township Staff Only:

Submission Date: _____

Received by: _____

1. LOCATION

Parcel Site/Site Address: 2400 Flowing Springs Road

Tax Parcel ID # 25-4-42 Lot # 2 Subdivision Sherman Perkins

Applicant: Ronnie Fy & Wendy J. Tangsipshiong Phone: (484) 678-8299

Applicant Address (if different): 513 Anthonys Drive, Exton, Pa. 19341

Applicant Email: wendy_tang2001@yahoo.com

Legal Owner (if different): _____ Phone: _____

Legal Owner Address (if different): _____

Legal Owner Email: _____

Equitable Owner (if different): _____ Phone: _____

Equitable Owner Email: _____

2. REASON FOR APPLICATION/PETITION

- ☒ Applicant desires to use property in the following manner as permitted as a Conditional Use under Section 390-98.B(1)(a) of the West Vincent Township Zoning Ordinance.

Owner's Signature _____

Applicant's Signature _____

TOWNSHIP USE ONLY

Township Signature _____

Date (mm/dd/yyyy) _____

☐ Residential and Non-Profit Conditional Use (\$1,000)

☐ Commercial Conditional Use (\$4,000)



West Vincent Township
300 West Vincent Road
West Vincent, PA 19381

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- ☒ Applicant desires to use property in the following manner as permitted as a Conditional Use under Section 390-98.B(1)(a) of the West Vincent Township Zoning Ordinance.

Dee 04/18/2028
Owner's Signature

Dee 04/18/2023
Applicant's Signature

TOWNSHIP USE ONLY

Township Signature _____

Date (mm/dd/yyyy) _____

☐ Residential and Non-Profit Conditional Use (\$1,000)

☐ Commercial Conditional Use (\$4,000)



ZONING COMPLIANCE PLAN
 PREPARED FOR
 RONNIE FY AND WENDY J. TANGSIPSHIONG
Situate In:
The Township of West Vincent
Chester County, Pennsylvania

REVISIONS	OTM LLC	© 2022 OTM, LLC
BY: GARNETT, FLS	SURVEYING, LAND PLANNING	
02/20/2023	& DESIGN SERVICES	
	200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610	
	(484) 336-6454 www.otm-surveying.com	
DRAWN	CHECK	SCALE
BY: GARNETT, FLS		1" = 40'
02/20/2023		PROJECT NO. 21-169
		SHEET 2 of 2