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VIA ELECTRONIC MAIL

February 14, 2019

Erica L. Batdorf, Township Manager
West Vincent Township
729 Saint Matthews Road
Chester Springs, PA 19425

RE: 1009 Jaine Lane
Minor Subdivision Preliminary/Final Plan Reveiw – **RESUBMISSION REQUIRED**
West Vincent Township
File No: 11084.34

Dear Ms. Batdof:

As requested, we have completed a review of the Final Minor Subdivision application for 1009 Jaine Lane – Kanavy. The site (UPI Nos. 25-3-103.01 & 25-3-103.02) is located on the north side of Jaine Lane within the R-2 Residential Zoning District. The owner is proposing to join the two neighboring lots by eliminating the one shared lot line that separates them. The combination results in a 2.730 acre lot with a single dwelling, 2 sheds, and a garage. No construction or improvements are proposed with this application.

The following information was received by ARRO on January 2, 2019:

- A plan set, consisting of two (2) sheets – Reverse Subdivision 1009 Jaine Lane dated September 26, 2018 and prepared by Wilkinson Associates, Inc. (Plan).

We have reviewed the information for compliance with the following Ordinances:

- West Vincent Township Subdivision and Land Development Ordinance of 1988 (As amended by Ordinance No. 170-2016)

We offer the following comments for your consideration:

Subdivision and Land Development Comments:

Section 403 PRELIMINARY PLAN

1. *§403.B.2: Dimensions shall be set in feet and decimal parts thereof, bearings in degrees, minutes and seconds (errors in closure shall not be more than one part in 10,000).*

A legal description and closure report for the proposed lot must be submitted for review and approval.

2. *§403.B.7: Signature blocks for West Vincent Township Planning Commission, Board of Supervisors, Township Engineer and Chester County Planning Commission shall be provided on the right-hand side of the Title Plan, Improvement Construction Plan and Stormwater Management Plan.*

The signature block for the Board of Supervisors shall be expanded to have signature lines for all three (3) members.

3. *§403.E. – **Preliminary Impact Analysis and Resource Conservation Plan***

A Preliminary Impact Analysis and Resource Conservation Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

4. *§403.F. – **Five-Step Design Process for Residential Subdivisions***

A Narrative for the Five-Step Design Process for Residential Subdivisions shall be provided for review and approval unless this requirement is waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

5. *§403.G.2.d: Zoning information including: applicable district, lot area and bulk regulations, proof of any variance or special exception which may have been granted and conditions, thereof, and any zoning boundaries that traverse or are within 200 feet of the tract.*

The zoning district boundary for the RC – Rural Conservation must be added to the Plan.

6. *§403.H: **Preliminary Improvements Construction Plan***

An Improvements Construction Plan shall be provided for review and approval unless this requirement is waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

7. *§403.I: **Studies and Reports***

Various studies such as a Sewer and Water Feasibility Report, a Hydrogeology and Groundwater Feasibility Report, an Erosion and Sediment Control Plan, and a Stormwater Plan must be provided for review and approval unless this requirement is

waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

8. §403.K: **Proof of Adjacent Property Owner Notification**

Verification that all property owners within five hundred (500) feet of the tract boundaries of the proposed subdivision or land development have been notified of the proposed plans via certified mail, returned receipt required.

Proof of notification to all property owners within five hundred (500) feet shall be provided to the Township prior to Final Plan approval.

9. §403.O: **Ordinance Relief Report**

The applicant shall provide a report which identifies any conditional uses, special exceptions, and/or variances necessary or granted, along with the applicable decisions of the Zoning Hearing Board and/or Board of Supervisors. The report shall also identify all subdivision waivers requested along with reasons why the waivers are needed in accordance with Section 1203 of this Ordinance.

An Ordinance Relief Report listing all the requested waivers must be submitted to the Township in accordance with Section 1203 of the Ordinance.

Section 404 FINAL PLAN

10. §404.D.5 - *Permanent concrete control and reference monuments, as required by Section 603 of this Ordinance.*

Existing found iron pins have been noted on the Plan, but no proposed pins or monuments have been called out on the Plan. Permanent monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property where existing pins were not found. These monuments and pins must be referenced in the legal descriptions for both lots for clarity and completeness

11. §404.E: **Final Improvements Construction Plan**

An Improvements Construction Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

12. §404.F: **Final Stormwater Management and Erosion & Sedimentation Control Plan**

A Final Stormwater Management and Erosion & Sedimentation Control Plan shall be provided for review and approval unless this requirement is waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

13. Section 403.J: **Preliminary Greenway Ownership and Management Plan**
Section 404.G: **Final Greenway Ownership and Management Plan**

A Greenway Ownership and Management Plan demonstrating compliance with Article XIX of the West Vincent Township Zoning Ordinance must be submitted for review. Proposed use restrictions, improvement and building limitations of the greenway lands must be provided on the Greenway Ownership and Management Plan in accordance with the requirements of Zoning Section 1902.

14. Section 404.J: **Final Landscape Plan**

A Final Landscape Plan shall be provided for review and approval unless this requirement is waived by the Board of Supervisors. ARRO offers no objection to this requirement being waived for this Application as no construction is proposed.

15. Section 404.K.3 – *All offers of dedication of realty or structures and all declarations, easements and covenants governing the reservation and maintenance of undedicated open space, for the Final Plan shall be in such form as shall be satisfactory to the Board of Supervisors.*

An offer of dedication, legal description and closure report for the dedication of right-of-way along the property frontage of Jaine Lane must be provided for review and approval. The deed of dedication for the right of way for Jaine Lane will be prepared by the Township Solicitor for execution by the Applicant prior to Final Plan execution and recordation.

Section 507.E: Conditions of Final Approval

16. §507.E.1: *The landowner shall execute a Subdivision and Land Development Agreement in accordance with Section 509.*

The Applicant is advised that a formal resolution of Approval will be used by the Township in lieu of a Subdivision and Land Development Agreement as no improvements are proposed for this application.

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17. §607.A.1: Each lot shall have a sanitary sewer system in accordance with the provisions of the Pennsylvania Department of Environmental Protection and the Chester County Health Department.

The existing on-lot septic disposal area shall be shown on the Plan.

Please note, a revised submission may generate further review comments. Once we receive the revised information addressing the comments in this letter, ARRO will confirm that the application is compliant with the West Vincent Township Ordinances.

Please do not hesitate to contact me via email at bryan.kulakowsky@arroconsulting.com or by phone at our West Chester office with any questions.

Sincerely,



Bryan D. Kulakowsky, P.E.
ARRO Consulting, Inc. – Township Engineer

BDK:ted

CC: Kathy Shillenn – West Vincent Township Secretary
Tracey Franey – West Vincent Township Zoning Officer
Timothy Kanavy. – Applicant (Applicant's Engineer to distribute)
Wilkinson & Associates, Inc. – Applicant's Engineer (dmckenna@wilkinsonassoc.com)
John Mott, P.E. – ARRO