



January 24, 2019

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

RE: 1009 Jaine Lane
Reverse Subdivision Application – RESUBMISSION REQUIRED
West Vincent Township
WVT-18-410

Dear Ms. Batdorf,

Per your request, CEDARVILLE Engineering Group, LLC has reviewed the Zoning Permit Application for 1009 Janie Lane. A plan set titled "Thomas Kanavy Reverse Subdivision Plan" consisted of two full-size sheets, was submitted by Wilkinson Associates (Engineer), is dated September 26, 2018, and received by our office on December 26, 2018. The reverse subdivision plan set was reviewed for Zoning Ordinance compliance against the West Vincent Township Zoning Ordinance of 2010 as amended through Ordinance 179-2017, August 21, 2017 (hereinafter called "Ordinance"). We offer the following comments:

Zoning Comments:

1. UPI #25-3-103.2 appears to have the wrong book and page number on the plan.
2. **Section 605.G.2. Minimum Required Greenway Land:** 65% of Adjusted Tract Acreage, plus all primary conservation areas The minimum Greenway Land shall remain undivided to the extent practical. Any required public land dedication in accordance with Section 615C of the Township Subdivision and Land Development Ordinance shall be in addition to the foregoing minimum Greenway Land requirement. Exceptions are permitted, however, allowing larger building lots with conservation easements in accordance with Section 1903 of this Ordinance.

Subdivision plans, and therefore reverse subdivision plans, require a Greenway Land component. The plans as they are submitted have no easement or other stipulations for the required Greenway. Section 1903 in the Ordinance can guide the Applicant through this process.

3. **Section 605.G.6. Maximum Impervious Coverage by Buildings, Structures and Impervious Surfaces:** Maximum of 30% of Adjusted Tract Acreage on each lot for single-family detached dwellings and 50% of Adjusted Tract Acreage on each lot for single-family attached dwellings. The calculation of impervious coverage for the purposes of this provision shall not include impervious coverage attributable to public sidewalks or driveways serving the lot (the scope of such exclusion to include shared driveways, but to exclude discrete parking areas other than those directly in front of an approved garage). With respect to each lot containing a single family detached dwelling unit, an additional 20% of the Adjusted Tract Acreage shall be permitted as impervious coverage to the extent that such additional impervious coverage is required in order to construct pools, patios,



decks and other approved, permitted accessory structures, subject, however, to the property owner satisfying each of the following conditions: [a-d, which aren't included here because they don't apply to this comment.]

The Applicant's impervious area calculations appear to be much lower than how much impervious area is on the property and shall be confirmed or revised. While the impervious area on the parcel falls well below the threshold for zoning approval, the importance of a recorded plan must be considered. As a recorded plan (and corresponding recorded Deed), this plan set will be used to review future permit applications for the Applicant and successive owners. As the Ordinance text describes above, driveways serving the property (from the road) to the approved garage are excluded from impervious area coverage for zoning purposes in West Vincent Township. Paved areas serving sheds and acting as driveway extensions are included in impervious area calculations for zoning purposes.

It is also preferable for the impervious area on a parcel to be itemized, i.e.: buildings, driveway (included in impervious area calculations), driveway (excluded from impervious area calculations), patios, and decks, etc. This method will allow for a more comprehensive and efficient review.

Please contact our office if you have any questions or concerns.

Best Regards,
CEDARVILLE Engineering Group, LLC

Tracey M. Franey
West Vincent Township Zoning Officer

cc: West Vincent Township Board of Supervisors
Wilkinson Associates, Project Engineer
Bryan Kulakowsky, P.E., Arro Consulting, Township Engineer