CEDARVILLE
Engineering Group, LLC
Sustaining Communities by Design

July 12, 2017

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

RE: Weatherstone Day Care
Sketch Plan Review
West Vincent Township
WVT-16-044

Dear Ms. Batdorf,

As requested, we have completed a Sketch Plan review of the Weatherstone Day Care for the proposed day care and parking lot adjustment, prepared by Edward B. Walsh & Associates, Inc. The project area is UPI No. 25-7-317 located in the UDA (Unified Development Area) Overlay District. The parcel is located south of Windgate Drive and north of Conestoga Pike (S.R. 0401) and contains approximately 4.224 acres with an existing library, paved parking lot, and associated stormwater management facilities.

The project includes: construction of a proposed day care and play area, in addition to adjustments to the existing parking lot and stormwater BMP.

The following information was submitted by the Hankin Group and was received by our office on June 26, 2017:

1. One (1) full size plan, consisting of 1 sheet named "Sketch Plan for Weatherstone Day Care" prepared by Edward B. Walsh & Associates, Inc., dated June 21, 2017. (Plans)

2. One (1) full size plan, consisting of 1 sheet named "Plan of Resubdivision – Residential units 260 to 265 and Building IX – A Part of Phase 1 Weatherstone and Sanitary Sewer Extension Plan" prepared by Edward B. Walsh & Associates, Inc., dated June 22, 2007. (Plans)

We have reviewed the information for compliance with the West Vincent Township Zoning of 2003 and Subdivision and Land Development Ordinance (SALDO) of 1998, as amended by Ordinance no. 117 of 2002, and offer the following comments for your consideration:

<u>Zoning Comments:</u>

1. *Section 1853.C.4 - In order to promote unified and harmonious development and to further establish continuity between areas of the UDA designated for Residential Use, Farmstead Use and/or Office Park Use, all proposed buildings and structures (with the exception of existing or proposed Farmstead use buildings or structures) shall conform to the following minimum Architectural Guidelines (a-d).*

1033 S. Hanover Street, Suite 300
Pottstown, PA 19465

152 E. High Street, Suite 410
Pottstown, PA 19464

610-705-4500 (office) • 610-705-4900 (fax) • www.cedarvilleeng.com

Architectural drawings for the building must be submitted in accordance with this section of the Ordinance along with the Preliminary Plan application package.

2. *Section 2102.D.1 - Any parking for non-residential uses consisting of five (5) or more vehicles on a lot which abuts a residential district or a lot for residential purposes, whether single family or multi-family, shall be screened from the adjacent property by an effective screen the entire length of the parking lot, according to the requirements of Section 2106B.*

   Section 2102.D.2 - Parking areas shall be landscaped in accordance with Section 2106A.

   Landscaping must be shown on the plans in accordance with this section of the Ordinance on the Preliminary Plan for review.

3. *Section 2102.D.4.c – Handicap Parking: The following shall apply to Commercial and Industrial Districts and other applicable uses, unless superseded or preempted by the Americans with Disabilities Act of 1990, as amended: Each space shall be twelve (12) feet wide to allow room for persons in wheelchairs or on braces or crutches to get in and out of either side of an automobile onto level, paved surface suitable for wheeling and walking.*

   Parking spaces compliant with current ANSI standards must be shown, dimensioned and detailed on the Preliminary Plan.

4. *Section 2102.D.4.e - Where applicable, curb ramps shall be provided to permit handicapped people access from the parking lot to the sidewalk or building entrance.*

   An ADA compliant ramp must be shown in a location to provide access to the proposed day care on the Preliminary Plan.

5. *Section 2103.H - All driveways, aisles, maneuvering spaces, vehicular service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated according to Section 2108 of this Ordinance.*

   Proposed/existing lighting meeting the above referenced section of the Ordinance must be shown on the Preliminary Plan.

<u>SALDO Comments:</u>

The Preliminary Plan will be reviewed for compliance with the Subdivision and Land Development Ordinance (SALDO) of 1998, as amended by Ordinance no. 117 of 2002 as specified in the December 17. 2007 Settlement Agreement.

<u>General Comments:</u>

6. The layout of the proposed day care building is directly over a portion of the existing underground recharge facility. A notation on the Sketch Plan indicates that this facility will be modified during Land Development. The modifications to the underground recharge bed must be submitted for review with the Preliminary Plan review.

7. Per current ANSI standards, an accessible route from the proposed day care facility to the intersection of the parking area with Fairmont Drive and Windgate Drive must be shown, dimensioned and detailed on the Preliminary Plan.

Recommendations:

CEDARVILLE does not offer any objections to the general concept of the Sketch Plan. All of the comments listed in this letter can be addressed during the Land Development and Preliminary Plan process. If the Planning Commission is inclined to provide a positive recommendation to the Board of Supervisors for the Sketch Plan and Day Care concept, CEDARVILLE recommends the following conditions be considered:

- Sewage Planning Approval for connection of the Day Care to the Weatherstone Wastewater Treatment Plant be obtained from the PADEP.
- Approval of the modification to the existing underground recharge facility be obtained from the Chester County Conservation District and/or PADEP as the facility was approved by an NPDES permit.
- A Stormwater Management Operation and Maintenance Agreement for the modified recharge facility will be recorded in the Chester County Courthouse in accordance with Act 167 requirements.

Please do not hesitate to contact me with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC

Bryan D. Kulakowsky, P.E.
Township Engineer

cc: Neil Fisher, Hankin Group
Tammy Swavely, West Vincent Township Secretary