



February 9, 2018

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

RE: Bryn Coed Farms– Blumenthal Property
Preliminary/Final Subdivision – Resubmission Required
West Vincent Township
WVT-18-063

Dear Ms. Batdorf,

On behalf of West Vincent Township, we have completed a review of the Bryn Coed Farms Natural Lands Trust Blumenthal Property. Natural Lands Trust (NLT) proposes to purchase lands known as Bryn Coed Farms (+/- 1500 acres in West Vincent Township, West Pikeland Township, and East Pikeland Township, Chester County, Pennsylvania. This application is for the conveyance of approximately 0.35 acres of land owned by NLT (UPI No. 25-4-167), previously subdivided as part of Bryn Coed Farms Subdivision 1, to Martin and Joyce Blumenthal (UPI No. 25-4-167.2). The entirety of the proposed subdivision is located within West Vincent Township.

The following information was submitted by Nave Newell Inc., and was received by our office on January 16, 2018:

- A. One (1) full size set of plans consisting of 1 sheet titled “Blumenthal Property” prepared by Nave Newell, Inc., dated January 15, 2018. (Plan)
- B. One (1) copy of Description of Property Parcel 25-4-167.2, dated January 15, 2018.
- C. One (1) copy of Bryn Coed Farm Preliminary/Final Subdivision Plans Blumenthal Property Ordinance Relief Report dated January 15, 2018.
- D. One (1) copy of the cover letter for Bryn Coed Farm Minor Final Subdivision Plan Blumenthal Property, dated January 15, 2018.

We have reviewed the information for compliance with the West Vincent Township Subdivision and Land Development Ordinance of 1988 as amended by Ord. No. 170-2016, and offer the following comments for your consideration:

Relief (waivers) from the following Ordinance have been requested by the applicant:

1. *Section 403.D. – Existing Resources and Site Analysis Plan: Requiring submission of an existing resources and site analysis plan for review.*

Due to the application being for the conveyance of land to an adjacent property, the applicant has requested a waiver from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived as no construction improvements are proposed as part of this application.

2. *Section 403.E. – Preliminary Impact Analysis and Resources Conservation Plan: Requiring submission of preliminary impact analysis and resources conservation plan for review.*

Due to the application being for the conveyance of land to an adjacent property, the applicant has requested a waiver from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived as no construction improvements are proposed as part of this application.

3. *Section 403.F. - Five-Step Design Process for Residential Subdivisions: Requires all preliminary plans in the residential districts to prepare a Five-Step Design Process for Residential Subdivisions.*

The applicant is requesting a waiver from this section as no development is proposed on the site with this application. CEDARVILLE offers no objection to this requirement being waved for the application as no construction improvements are proposed as part of this application.

4. *Section 403.H. - Preliminary Improvements Construction Plan: Requiring submission of a preliminary improvements construction plan for review.*

The applicant is requesting a waiver from this section as no construction improvements are proposed on the site with this application. CEDARVILLE offers no objection to this requirement being waived as no construction improvements are proposed as part of this application.

5. *Section 403.I – Studies and Reports*

CEDARVILLE recommends that a waiver be request from Section 403.1 rather than obtaining relief from each subsection listed below:

- *Section 403.I.1. - Sewer and Water Feasibility Report: Requiring the preparation of a Sewer and Water Feasibility Report.*
- *Section 403.I.2. – Hydrogeology and Groundwater Feasibility Report: Requiring the preparation of a Hydrogeology and Groundwater Protection Study.*
- *Section 403.I.4. - Stormwater Management Plan: Requiring submission of a preliminary plan for the management of stormwater.*

6. *Section 403.1.5.a.(1) - Traffic Impact Study: Requiring the preparation of a traffic impact study for a development of twenty-five (25) or more units.*

This waiver is not required as the application does not meet the criteria required to provide a Traffic Impact Study.

7. *Section 403.I.6. - Fiscal Impact Analysis: Requiring preparation of a fiscal impact analysis for any proposed development consisting of twenty-five (25) or more residential dwelling units.*

This waiver is not required as this application as the submission does not meet the minimum criteria required to provide a Fiscal Impact Analysis.

8. *Section 404.B. - Final Existing Resources and Site Analysis Plan: Requiring submission of a final existing resources and site analysis plan for review.*

Due to the application being for the consolidation of lots, the applicant has requested a waiver from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived for the application as no construction improvements are proposed as part of this application.

9. Section 404.C. - Final Impact Analysis and Resource Conservation Plan: Requiring submission of a final impact analysis and resource conservation plan for review.

Due to the application being for the consolidation of lots, the applicant has requested a waiver from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived for the application as no construction improvements are proposed as part of this application.

10. Section 404.E. - Final Improvements Construction Plan: Requiring submission of a final improvements construction plan for review.

The applicant is requesting a waiver from this section as no construction improvements are proposed on the site with this application. CEDARVILLE offers no objection to this requirement being waived for the application as no construction improvements are proposed as part of this application.

11. Section 404.F. - Final Stormwater Management and Erosion and Sediment Control Plan: Requiring submission of a final plan for the management of stormwater.

The applicant is requesting a waiver from providing a Stormwater Management Plan as no construction improvements are proposed. CEDARVILLE offers no objection to this request as no construction improvement are proposed with this application.

12. Section 404.H. - Final Landscape Plan: Requiring submission of a final landscape plan to be prepared to meet all requirements of Section 614.

Due to the nature of the application and the fact that no improvements are proposed to the site, the applicant has requested a waiver from providing a Final Landscaping Plan. CEDARVILLE offers no objection to this requirement being waived as no improvements are proposed in the application.

13. Section 504 - Submission of Preliminary Plans: Requiring submission and approval of preliminary plans prior to the submission of final plans.

This waiver is not required as the submitted application meets the criteria to be classified as a Minor Subdivision. Preliminary Plans are not required to be submitted per Section 502.A. of the Subdivision and Land Development Ordinance.

SECTION 403 PRELIMINARY PLAN

1. Section 403.C.9 - Existing Property Lines.

The property line dividing Lot 3-1 and Preserve 3A, owned by Natural Lands Trust must be added to the Plan.

2. Section 403.G.2.a. - Proposed subdivision or land development name or identifying title and deed book and page reference(s) applicable to the subject property.

The deed book, page numbers, and updated tax parcel number for the properties owned by Natural Lands Trust should be added to the Plan if established by Chester County.

3. *Section 403.G.h. – The names of all owners of all adjacent lands with appropriate deed references.*

There is a typographical error in the Lot 3-1 information label. The lot information for the parcels directly across St. Matthews Road must be added to the Plan.

4. *Section 403.I.3. - Erosion and Sediment Control Plan*

A waiver request from this section of the Ordinance must be added to the Plan and the Ordinance Relief Report as no construction activities are proposed with this application. CEDARVILLE offers no objection to a waiver request from this section of the Ordinance as no construction activities are proposed on the site.

5. *Section 403.J. - Preliminary Greenway Ownership and Management Plan*

A waiver request from this section of the Ordinance must be added to the Plans and Ordinance Relief Report due to the nature of the application. CEDARVILLE offers no objection to a waiver request from this section of the Ordinance due to the nature of the application.

6. *Section 403.K. - Proof of Adjacent Property Owner Notification*

Proof that all property owners within 500 feet of the tract boundaries of the proposed subdivision must be presented to the Township.

Please do not hesitate to call with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC



Bryan D. Kulakowsky, P.E.
Township Engineer

cc: West Vincent Township Board of Supervisors (Township to distribute)
West Vincent Township Planning Commission (Township to distribute)
Joseph J. McGrory, Jr., West Vincent Township Solicitor
Tracey Franey – West Vincent Township Code Official
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. – Rob Sebia (rsebia@hrmml.com)
Natural Lands Trust (Applicant) – Brian Sundermeir (bsundermeir@gmail.com)
Martin and Joyce Blumenthal (Applicant)
Nave Newell Inc. (Engineer) – Nick Rakowski (nrakowski@navenewell.net)