



March 9, 2018

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

RE: Bryn Coed Farms–McGeary Property  
Preliminary/Final Subdivision – **Conditions of Approval**  
West Vincent Township  
WVT-18-114

Dear Ms. Batdorf,

On behalf of West Vincent Township, we have completed a review of the Bryn Coed Farms Natural Lands Trust McGeary 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 0.34 acres from land owned by NLT (UPI No. 25-8-25), to Margaret McGeary (UPI No. 25-8-25.3). The entirety of the proposed lot line changes is located within West Vincent Township.

The following information was submitted by Nave Newell Inc., and was received by our office on February 26, 2018:

- A. One (1) copy of the Subdivision and/or Land Development Application, dated February 21, 2018.
- B. One (1) full size set of plans consisting of 1 sheet titled "McGeary Property" prepared by Nave Newell, Inc., dated February 23, 2018 (Plan).
- C. One (1) copy of Description of Property Parcel 25-8-25, dated February 23, 2018.
- D. One (1) copy of Description of Property Parcel 25-8-25.3, dated February 23, 2018.
- E. One (1) copy of Description of Property Bryn Coed Farms Lot 32, dated February 23, 2018.
- F. One (1) copy of Bryn Coed Farm Preliminary/Final Subdivision Plans McGeary Property Ordinance Relief Report dated February 23, 2018.
- G. One (1) copy of the cover letter for McGeary Property Waiver of Planning Approval Request, dated February 23, 2018.
- H. One (1) copy of the Department of Environmental Protection mailer.

Relief (waivers) from the following sections of the West Vincent Township Subdivision and Land Development Ordinance (Ord. No. 170-2016) 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 for the application 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 for the application 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 waived 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 for the application as no construction improvements are proposed as part of this application.

5. *Section 403.I. – Studies and Reports: Requiring the preparation and submission of a Sewer and Water Feasibility Report, Hydrogeology and Groundwater Protection Study, Erosion and Sediment Control Plan, Stormwater Management Plan, Traffic Impact Study, and Fiscal Impact Analysis with the preliminary plans.*

Due to the nature of the application, the applicant is requesting a waiver from providing the various reports required by this section of the ordinance. CEDARVILLE offers no objection to this request as no modifications are proposed to either properties being modified as part of this application and the proposed sewer disposal areas provided on Bryn Coed Farms Lot 32 are not affected by the modification.

6. *Section 403.J. – Preliminary Greenway Ownership and Management Plan: Requiring the submission of a Preliminary Greenway Ownership and Management Plan with the preliminary plan submission.*

Due to the nature of the application, the applicant has requested a waiver from this section of the ordinance. CEDARVILLE offers no objection to this requirement being waived as the plan is for the conveyance of property from one lot to another.

7. *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.

8. *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.

9. *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.

10. *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.

11. *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.

We have reviewed the information for compliance with the Conditions of Approval, along with West Vincent Township Subdivision and Land Development Ordinance (Ord. No. 170-2016), and offer the following conditions of approval:

1. *Section 507.C.4. - No approval of the detailed Final Plan shall be granted by the Board until notification of PaDEP's approval of the Sewage Facilities Planning Module has been received by the Board. Should such notification not be received within the time limitations for detailed final plan approval in accord with the Act, the time limitations shall be extended for not more than ninety (90) days at the written request of the applicant. If the applicant refuses to provide such written request, approval of the detailed Final Plan shall be denied.*

CEDARVILLE has received a copy of the Sewage Facilities Planning Module Mailer sent to the DEP on February 23, 2018. Prior to execution of the final plan by the Board Supervisors, the PADEP Planning Approval must be obtained and provided to the Township.

2. *Section 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.

3. *Section 603.A.1. - Permanent stone or concrete 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 being subdivided.*

A waiver request from this section of the ordinance shall be added to the Plans and Ordinance Relief Report as the existing rebar pins found are not proposed to be replaced. CEDARVILLE offers no objection to a waiver request as modifying the existing pins would require modification of the titles for surrounding properties.

4. The FEMA Flood Insurance Rate Map indicated on the plans does not reflect the most up to date map for the area. The correct September 2017 map panel must be indicated on the final plan prior to recording.

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](mailto:rsebia@hrmml.com))  
Natural Lands Trust (Applicant) – Brian Sundermeir ([bsundermeir@gmail.com](mailto:bsundermeir@gmail.com))  
Margaret McGeary (Applicant) – ([mmtle@gmail.com](mailto:mmtle@gmail.com))  
Nave Newell Inc. (Engineer) – Nick Rakowski ([nrakowski@navenewell.net](mailto:nrakowski@navenewell.net))