

May 11, 2018

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

RE: Weatherstone Commercial Area, Phase II
Preliminary/Final Land Development Plan Review - **RESUBMISSION REQUIRED**
West Vincent Township
WVT-16-044

Dear Ms. Batdorf,

As requested, we have completed a review of the proposed Modification to Weatherstone Settlement Plan for the proposed Weatherstone Commercial Area, Phase II, prepared by Edward B. Walsh & Associates, Inc. The project area (UPI No. 25-6-61 and UPI No. 25-7-318) is located in the UDA (Unified Development Area) Overlay and the LVCC (Ludwigs Village Commercial Center) Districts. The project is located south of Birch Run Road (S.R. 1030) and north of Conestoga Pike (S.R. 0401) and contains approximately 24.472 acres.

The following information was submitted by the Hankin Group and was received by our office on April 27, 2018:

1. One (1) full size plan, consisting of 23 sheets named "Land Development Plan for Weatherstone Town Center Phase II" prepared by Edward B. Walsh & Associates, Inc., dated April 20, 2018. including Lighting Plan prepared by Ultra Services, Inc. and Landscaping Plans prepared by Carter Van Dyke Associates. (Plans)
2. One (1) copy of the "Post Construction Stormwater Management Report and Narrative - Weatherstone Commercial Area (Phase II)" prepared by Edward B. Walsh & Associates, Inc., dated April 19, 2018. (Report)
3. One (1) copy of a letter titled "Additional Documents in Support of Request for Modification to Weatherstone Settlement Plan" prepared by Neal Fisher, P.E. dated April 20, 2018.
4. Chester County Planning Commission review letter dated April 20, 2018.
5. Two (2) copies of "Shared Parking Analysis" prepared by McMahan Associates, Inc., dated April 26, 2018. (Analysis)

Weatherstone Town Center LP (Applicant) is proposing a major modification to the Weatherstone Settlement Development in accordance with Paragraph 68 of the Settlement Agreement between West Vincent Associates, Ltd. and Township dated December 17, 2007. The project includes: the construction of a Clubhouse and in-ground pool to serve the Weatherstone Community, seven (7) ten (10) unit Manor House buildings, and four (4) apartment buildings, parking lot, sidewalk, driveways and stormwater BMPs. The site will be served by public water and public sewer via connection to the previously installed utilities in the commercial area.

Ordinance Relief

The following relief has been requested by the applicant in accordance with the Settlement Agreement on December 17, 2007.

- Section 1856.D.3 - To allow reduction in number of required parking spaces in accordance with shared parking study.
- Section 2106 - Relief as necessary to allow landscaping in accordance with landscaping plan.
- Section 202 and Section 2201 - Apartments are permitted above the offices and shall not be considered an accessory use.
- Section 2102.A.3 - To allow parking to be located between street right-of-way and building setback line.
- Section 2103.D - To reduce yard area associated with collector roads to 13'.
- Section 1856.A.1 - To permit a YMCA as a use by right within the UDA Zoning District.
- Section 2202.B - To allow Geothermal heat pumps as a permitted, by-right use; conditional use approval shall not be needed. The applicant shall supply the Township with specific testing to determine site suitability for Geothermal use prior to building construction. Approval for each specific site will be determined by field testing.
- Section 2221.B - To allow the import and/or export of excavated materials between the settlement plan properties to satisfy proposed cut and/or fill conditions associated with the projects.
- Section 2105.H - Relief is requested to reduce the required loading zones as shown herein.
- Section 2109.E.4, 2102.B - To allow a reduction to the minimum cartway width where parallel parking is proposed along Windgate Drive. The maximum cartway width shall be twenty-two feet (22') for Windgate Drive.

We have reviewed the information for compliance with the West Vincent Township Zoning of 2003 as amended by Ordinance 138-2007, Subdivision and Land Development Ordinance (SALDO) of 1998, as amended by Ordinance No. 117 of 2002 and Stormwater Ordinance No. 160 of 2014, 2015 International Building Code (IBC) Chapter 11, 2009 ICC ANSI A117.1 (ADA), and offer the following comments for your consideration:

Zoning Comments:

1. *Section 1854.D.6.b. Shared Parking. One or more parking lots may be designed to service a group of semi-detached, attached, or multi-family residential units so long as the total number of such parking spaces is no less than two and one-half (2-1/2) spaces per dwelling unit served thereby has convenient access to the associated parking.*

The Parking Requirement Notes state there are 573 spaces provided, however, 550 spaces are shown on the plan as being built with this phase of development. The parking calculations on the plan and the notes shall be confirmed and the plans revised accordingly.

2. *Section 2104.C. Fire lane easements shall have minimum unobstructed right-of-way width of forty (40) feet, and there shall be constructed within this right-of-way an all-weather and well drained surfaced cartway with a minimum width of twenty (20) feet. The extension of fire lane easements shall begin from one or more existing and improved public streets.*

Section 2104.D. Fire lane easements which curve, turn or change directions shall have a minimum radius of fifty-five (55) feet of pavement. Fire lane easements containing reverse curves shall have a minimum centerline tangent length of fifty (50) feet between curves.

Section 2104.E. Dead-end fire lane easements shall be terminated with an unobstructed vehicular turn-around or cul-de-sac with a right-of-way radius of forty-five (45) feet and shall have a minimum surfaced radius of thirty-five (35) feet. Dead end fire lane easements shall have a maximum length of five hundred (500) feet. The location of fire lane easements shall conform to plans for extension of streets, sanitary sewers, water mains, storm sewers, and other drainage facilities and public utilities as contained in this and other ordinances of the Township and shall provide adequate access to buildings by firemen or other emergency services.

Section 2104.F. Fire lane easements may be paved or constructed of a stabilized base with sod cover, porous pavement, or other alternate material. Construction details shall be approved by the Township Engineer and the Board of Supervisors.

The plans shall be revised to include the missing required fire lane easements according to Section 2104 of the Zoning Ordinance. This comment to include Section 2104.D to 2104.F.

3. *Section 2105 Loading and Unloading In connection with any building or structure which is erected or substantially altered and which Requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided a sufficient number of off-street loading and unloading berths not less than the minimum requirements specified in this Section: Subsections A through H.*

Retail uses require loading and unloading areas. The plans shall be revised to provide and/or indicate the required loading/unloading areas.

4. *Section 2106.A.4.b. The interior of each parking lot shall have at least two (2) three-inch (3") caliper deciduous shade tree for every five (5) parking spaces, if there are no existing shade trees to satisfy this requirement. Shrubs and other plant materials shall be used to complement the trees at a ratio of two shrubs for each tree. Shrubs shall be a minimum of twenty-four inches (24") in height. These requirements shall be in addition to those required as an effective screen per Section 2106.B. of this Ordinance.*

The Landscape Schedule calls for 2.5"-3" caliper trees and 18"-24" height shrubs to be planted. The Zoning Ordinance requires 3" caliper trees and 24" minimum height shrubs in the parking area. The Landscape Schedule shall be revised on the plan to comply with the Ordinance.

5. *Section 2108.C.1. Outdoor lighting facilities listed below shall provide an illumination level within the following range of footcandle values:*

*Maintained Horizontal
Illuminance Recommendations
(footcandles)*

	<i>Minimum</i>	<i>Average</i>	<i>U.Ratio</i>
<i>a. Community shopping parking areas</i>	0.6	2.4	4:1
<i>c. Office Parking</i>	0.6	2.4	4:1
<i>d. Multiple Family Parking</i>	0.6	2.4	4:1
<i>l. Multiple Family Common Areas</i>	0.2	0.4	4:1
<i>p. Pedestrian walkways</i>	0.2	0.4	4:1

There are many areas on the plans where the footcandle measurement falls as low as 0.0 in areas where there is a minimum requirement. The plans shall be revised to meet the minimum footcandle requirements in all areas of the commercial and multi-family uses.

6. General Codes Comment:

- a. The applicant needs to provide construction details for the Handicap Curb Ramps and the sidewalks along Birchrun Road, Pottstown Pike, and Conestoga Road for compliance with the 2015 Building Code Chapter 11 and the 2009 ANSI A117.1 as they pertain to grades, cross slope, etc.
 - b. An Accessible Route from Birchrun Road to the front door is required for compliance with the 2015 Building Code Chapter 11 and the 2009 ANSI A117.1 as they pertain to grades, cross slope, curb ramps, etc.
7. The list of *Zoning Relief Granted* on the Title Plan must be revised to include all relief granted for Phase I of the development.

Subdivision and Land Development Ordinance (SALDO) Comments:

Section 403 - Preliminary Plan

1. *Section 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).*

Closure reports must be submitted to the Township for review and approval prior to final plan approval.

2. *Section 403.B.3 - Each sheet shall be numbered and shall show its relationship to the total number of sheets.*

The Plans must be revised to be numbered in numerical order and show the proper number of total sheets. The order of the sheets and number of the EB Walsh plans is confusing as the final sheet of the Plans is currently labeled sheet 15 of 23, while multiple sheets (Landscape and Lighting Plans) within the submission are between sheet 11 and sheet 12.

3. *Section 403.G.2.c - A map or series of maps, prepared according to Section 403.B, above, with accompanying narrative as needed, showing the following: Name and address of the registered engineer or surveyor responsible for the plan. If an architect or landscape architect collaborated in the preparation of the plan, his name and address also shall appear.*

The name and address of the landscape architect must appear on the Title Plan to meet the above referenced requirements of this section of the Ordinance.

4. *Section 403.G.2.h - The names of all owners of all adjacent lands with appropriate deed references.*

The Title Plan and Land Development Plan must be revised to show the appropriate Deed references for adjacent lands.

5. *Section 403.H.8 - Limit of disturbance line.*

The limit of disturbance line must be revised to include "Recharge Bed #11".

6. *Section 403.H.12 - Typical street cross-section drawing(s) for all proposed streets shall be shown, including details relating to thickness, crowning and construction materials.*

A street cross-section must be shown on the plan showing the above referenced information for the proposed street "Windgate Drive".

7. *Section 403.H.13 - Location of all proposed street, traffic, and other signs, including identification and entrance signs, indicating the type, material, and any lighting of such signs.*

Identification, including the type, material, and any lighting for the entrance signs at the entrances to the site must be noted on the Plans as required by the above referenced section of the Ordinance.

Section 404 - Final Plan

8. *Section 404.D.5. – A plan that shall contain: Permanent concrete control and reference monuments, as required by Section 603 of this Ordinance.*

Monuments at all angle points and beginning and ending of curves for the overall tract and along the proposed right-of-way lines shall be added to the Plans. The monuments must be referenced in the legal descriptions for clarity and completeness.

9. *Section 404.E.3.b – The following data for the cartway edges (curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets and sidewalks within or abutting the property. The width (in feet) of the cartway, existing right-of-way and of the ultimate right-of-way, and (in degrees, minutes and seconds) of the delta angle of all curved lines, including curved lot lines.*

The delta angle for the curved lot lines must be added to the Improvements Construction Plan.

10. *Section 404.E.4 – Notification from PennDOT or the Township shall be provided confirming that a Highway Occupancy Permit will be issued after preliminary approval.*

The Township must be copied on all correspondence regarding the Highway Occupancy Permit required for the project, including any extensions to permits that would otherwise expire.

11. *Section 404.E.8 – Where off-site or central water service or water supply is to be provided, the final design, including location and size of water service facilities within the subdivision, shall be shown, including wells, storage tanks, pumps, mains, valves, and hydrants. The plan shall contain a statement that the placement of fire hydrants and the components of the system have been reviewed by the appropriate Fire Chief and that both are compatible with the firefighting methods and equipment utilized by local fire companies.*

The plans must be reviewed by the Fire Chief and a note added to the Improvement Construction Plan stating that the fire hydrants and components of the system are adequate and compatible for firefighting methods and equipment utilized by the local fire companies.

12. *Section 404.J – Performance Guarantee.
Section 511 – Performance Guarantee (Escrow Agreements).*

A performance guarantee must be posted by the applicant/developer meeting the requirements of section 511 of this Ordinance and to the satisfaction of the Township Solicitor.

13. *Section 404.K.2 – A statement duly acknowledged before an officer authorized to take such acknowledgement and signed by the owner or owners of the property, to the effect that the owner or owners freely consent to the subdivision or land development shown on the Final Plan and desire to record the same.*

The notes stating the owner of record are to be signed and notarized all reference different owner names and corporations. These notes and statement must be revised to provide consistent information and a second note to be notarized added to the plan for the second UPI parcel if the two parcels have separate owners.

14. *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.*

All offers of dedication must be provided in a form satisfactory to the Board of Supervisors and the Township Solicitor.

15. *Section 610.A – Erosion, Sediment Control and Stormwater Management. No grading, excavating, removal, or other movement of the topsoil and no removal or destruction of trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been reviewed by the Township Engineer and approved by the County Conservation District and the Board of Supervisors, or there has been a determination by the Planning Commission and the Board of Supervisors that such plans are not necessary. Appropriate earthmoving and NPDES permits from the Township and the Department of Environmental Protection shall be required.*

The Applicant must provide a copy of all correspondence with the CCCD and PADEP regarding the required erosion and sedimentation control facilities and NPDES stormwater discharge permits. Copies of permits and approvals by these agencies shall be provided prior to Final Plan approval.

16. *Section 612.C - Sidewalks/Walking Paths.*

The slopes and spot elevations of the sidewalks and handicap ramps must be shown on the Plan to demonstrate ADA accessibility. Spot elevations must be added to the Plan for the transition of full face to depressed curbs.

Stormwater Management Ordinance Comments:

17. *Section 303 - Erosion and Sediment Control.*

Preliminary review of the plan shows proposed and existing inlets without protection. These inlets are primarily located in the south-western portion of the project site. Inlet protection must be added in all these locations.

18. *Section 305.A - The Post-construction total runoff volume shall not exceed the Predevelopment total runoff volume for all storms equal to or less than the two (2)-year, twenty-four (24)-hour duration precipitation (design storm). The water quality and runoff volume to be managed shall consist of any runoff volume generated by the proposed Regulated Activity over and above the Predevelopment total runoff volume and shall be captured and permanently retained or infiltrated on the Site. Permanent retention options may include, but are not limited to, reuse, evaporation, transpiration, and infiltration.*

Recharge Bed #11 is showing a total recharge volume on page 86 of the Report of 21,757 cubic feet. Calculations and/or documentation substantiating this volume must be provided. Additionally, the area

information for Recharge Bed #2 does not match the data provided in Phase I. These values must be verified and revised as necessary to be consistent between both phases (Phase I and Phase II).

19. *Section 305.C – The design of the facility outlet shall provide for protection from clogging and unwanted sedimentation.*

A means of preventing sediment and clogging must be added to the stormwater system prior to the recharge beds.

20. *Section 306.J.3 – The Infiltration Facility shall completely drain the retention (infiltration) volume within three (3) days (seventy-two (72) hours) from the end of the design storm.*

Dewatering calculations must be provided in the stormwater report to demonstrate that the facility can drain within 72 hours of the end of the design storm. The recharge analysis on Page 96 of the report indicates that Recharge Bed #2 dewateres in 96 hours. Bed #2 must be evaluated and revised to meet the maximum dewatering time of 72 hours from the end of the storm event.

21. *Section 306.M - During Site construction, all infiltration practice components shall be protected from compaction due to heavy equipment operation or storage of fill or construction material. Infiltration areas shall also be protected from sedimentation. Areas that are accidentally compacted or graded shall be remediated to restore soil composition and porosity. Adequate documentation to this effect shall be submitted to the Municipal Engineer for review. All areas designated for infiltration shall not receive runoff until the contributory drainage area has achieved final stabilization.*

Section 306.R – The following procedures and materials shall be required during the construction of all subsurface facilities:

- a. Excavation for the Infiltration Facility shall be performed with equipment that will not compact the bottom of the seepage bed/trench or like facility.*
- b. The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate.*
- c. Only clean aggregate with documented porosity, free of fines, shall be allowed.*
- d. The tops, bottoms and sides of all seepage beds, trenches, or like facilities shall be covered with drainage fabric. Fabric shall be non-woven fabric acceptable to the Municipal Engineer.*
- e. Stormwater shall be distributed throughout the entire seepage bed/trench or like facility and provisions for the collection of debris shall be provided in all facilities.*

The above referenced notes must be added to the details for the recharge beds.

22. *Section 308.A - Post-construction peak flow rates from any Regulated Activity shall not exceed the Predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.*

The pond reports and drainage areas shown for Recharge Bed 1 and 2 do not match those submitted for the Phase I submission. The design information used in the stormwater report for both phases (Phase I and Phase II) must be verified and revised as necessary and consistent values utilized.

23. *Section 309.F - Runoff coefficients (C) for both Predevelopment and proposed (Post-construction) conditions for use in the Rational Method shall be obtained from Table C-2 in Appendix C of this Ordinance.*

The C values used in calculation for the peak rate controls must be revised to account for the Type C soils found on the site as listed in Table F-2 of the West Vincent Township Stormwater Management Ordinance.

24. *Section 402 - The SWM Site Plan shall consist of a general description of the project including items described in Section 304, calculations, maps, and plans. A note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date. All SWM Site Plan materials shall be submitted to the Municipality in a format that is clear, concise, legible, neat, and well organized; otherwise, the SWM Site Plan shall not be accepted for review and shall be returned to the Applicant.*

The note referencing the stormwater report on sheet 11 of 23 must be revised to reference the proper report by title and most recent revision date.

25. *Section 402.A.2 – A listing of all regulatory approvals required for the proposed project and the status of the review and approval process for each. Final approval or adequacy letters must be submitted to the Municipality prior to (or as a condition of) the Municipality's issuing final approval of the SWM Site Plan. Proof of application or documentation of required permit(s) or approvals for the programs listed below shall be part of the SWM Site Plan, if applicable:*
- a. NPDES Permit for Stormwater Discharges from Construction Activities;*
 - b. PADEP permits as needed;*
 - c. PennDOT Highway Occupancy Permit;*
 - d. Erosion and Sediment Control Plan letter of adequacy; and*
 - e. Any other permit under applicable State or Federal regulations*

A listing of the required approvals and status of each approval must be added to the Plan.

26. *Section 402.A.4 - The following signature block signed and sealed by the qualified Licensed Professional responsible for the preparation of the SWM Site Plan:*

"I (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of the West Vincent Township Ordinance No. ____, [followed by title of Ordinance]." [Note: include signature, name, discipline of professional license, and license stamp or seal here]

The above referenced signature block must be added to the Post Construction Stormwater Management Plan, Sheet 11, and signed and sealed by a Licensed Professional.

27. *Section 402.B.2 – The name of the project, tax parcel number(s), and the names, addresses and phone numbers of the owner of the property, the Applicant, and firm preparing the plan.*

The phone number of the owner and applicant must be added to the Plan.

28. *Section 402.B.8.f.i - The Designated Use as determined by PADEP (25 PA Code Chapter 93);*

General Note 9 must be revised to include Migratory Fish (MF) as part of the wetlands designation.

29. *Section 402.B.8.i – Topography using contours (with elevations based on established bench marks) at intervals of two (2) feet. The datum used and the location, elevation and datum of any bench marks used shall be shown.*

The benchmark and datum information must be added to the Plan.

30. *Section 402.B.8.k – Soil names and boundaries, general type of soils with Hydrologic Soil Group noted, and in particular note areas most conducive to infiltration BMPs, such as groups A and B, etc., estimated permeabilities in inches per hour, and location and other results of all soil tests and borings.*

The results of the soil testing must be added to the Plan.

31. *Section 402.B.11 – Existing and proposed structures including roads, paved areas, buildings, and other Impervious and Pervious Surfaces on the project property (or an appropriate portion of the property as determined in consultation with the Municipal Engineer) and within the proposed Disturbed Area, and including the type and total area of the following:*

- a. Existing Impervious Surfaces;*
- b. Existing Impervious Surfaces proposed to be replaced;*
- c. Existing Impervious Surfaces to be permanently removed and replaced with pervious ground cover;*
- d. New or additional Impervious Surfaces; and*
- e. Percent of the Site covered by Impervious Surfaces for both the existing and proposed Post-construction conditions.*

The above referenced information must be added to the Plan to meet the requirements of this section of the Ordinance.

32. *Section 402.B.16 – A grading plan, including all areas of proposed Earth Disturbance and the proposed Regulated Activity and delineating the boundary or limits of Earth Disturbance of the Site. The total Disturbed Area of the Site shall be noted in square feet and acres.*

The limit of disturbance must be revised to include Recharge Bed #11. Additionally, the total disturbed area of the site must be noted in square feet in addition to acres.

33. *Section 402.F - The following documents shall be prepared and submitted to the Municipality for review and approval as part of the SWM Site Plan, in accordance with the requirements of Article VII, for each BMP and Conveyance included in the SWM Site Plan (including any to be located on any property other than the property being developed by the Applicant):*

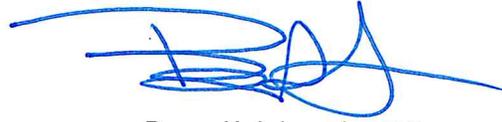
- 2) An O&M Agreement;*

An O&M Agreement must be provided to the Township prior to Final Approval of the Plan

Please note, revised submissions may generate further review comments. Once we receive the revised information addressing the comments identified in this letter, CEDARVILLE will confirm that the Application is compliant with the West Vincent Township Subdivision and Land Development Ordinance.

Please do not hesitate to call with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC



Bryan 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 (jmcgrory@hrmml.com)
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