



August 6, 2018

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

RE: 289 Blackhorse Road
Minor Subdivision Final Plan Review - **RESUBMISSION REQUIRED**
West Vincent Township
WVT-18-260

Dear Ms. Batdorf,

On behalf of West Vincent Township, we have completed a review of the 289 Blackhorse Road Plan for Minor Subdivision. According to the submitted plan of Minor Subdivision, this project involves UPI No. 25-5-68.1 and UPI No. 32-1-30.1 owned by Sophie Ann Pomanto. The intent of the proposed project is to extinguish the existing parcel boundary between the referenced parcels and convey a portion of UPI 32-1-30.1 to UPI 25-6-58.1. This will allow the parcel boundaries to coincide with the municipal boundary between West Vincent Township and Upper Uwchlan Township. No construction of any improvements is proposed.

The following information was submitted by Edward B. Walsh & Associates, Inc., and was received by our office on July 18, 2018:

1. One (1) full size set of plans consisting of 1 sheet titled "Plan of Minor Subdivision" prepared by Edward B. Walsh & Associates, Inc., dated March 20, 2018. (Plan)
2. West Vincent Township Subdivision and/or Land Development Application dated June 14, 2018.

The following waivers have been requested by the applicant for this application:

1. Section 404.B, requiring submission of an Existing Resource and Site Analysis Plan.
2. Section 404.C, requiring submission of a Fiscal Impact analysis and Resource Conservation Plan.
3. Section 404.E, requiring submission of a Final Improvements Construction Plan.
4. Section 404.F, requiring submission of a Final Stormwater Management and Erosion and Sedimentation Control Plan.
5. Section 404.G, requiring submission of a Final Greenway Ownership and Management Plan.
6. Section 404.H, requiring a Final Landscape Plan.
7. Section 404.J, requiring a Performance Guarantee.

CEDARVILLE has reviewed the information for compliance with the West Vincent Township Zoning Ordinance (Ord. No. 179-2017) and Subdivision and Land Development Ordinance (Ord. No. 170-2016), and offer the following comments for your consideration:

ZONING ORDINANCE

1. *Section 601.B – In order to achieve these purposes, this Article provides for flexibility in designing new residential subdivisions by allowing five optional forms of development (from which the landowner shall be required to select one or, if permitted by the Township, more than one), referred to as “tiers”, as summarized below. These design options shall not apply to “lot line changes” for parcels in existence prior to January 2, 1999 or created by any approved subdivision plan filed with the Township prior to January 2, 1999. The reconfigured lots resulting from the lot line changes to such parcels shall comply with the area and bulk requirements set forth in Exhibit F to this Zoning Ordinance.*

A note must be added to the plan confirming the date in which the applicable parcels were created.

2. *Exhibit F, Section 603.D – Every lot shall have an area of not less than two (2) acres, provided that, in the case of an interior lot, any right-of-way or accessway connecting such lot to a road or street shall be in addition to the minimum lot area of two (2) acres.*

The zoning data table must be revised to reference the minimum gross lot area as indicated.

3. *Exhibit F, Section 603.D.c – For every dwelling, there shall be two side yards, neither of which shall be less than thirty (30) feet in width.*

The side yard setbacks for Parcel 25-6-58.1 must be shown and dimensioned as indicated.

4. *Exhibit F, Section 603.D.d – For every principal building other than a dwelling there shall be two side yards neither of which shall be less than fifty (50) feet in width.*

The referenced setback must be shown, labeled and dimensioned on Parcel 25-6-58.1.

5. *Exhibit F, Section 603.E – There shall be a rear yard on each lot which shall not be less than forty (40) feet in depth, unless the lot is reverse frontage lot, in which case the requirement of Section 1803.D of this Ordinance shall apply.*

The rear yard setback for Parcel 25-6-58.1 must be shown and dimensioned as indicated.

6. *Exhibit F, Section 603.F – Not more than fifteen (15%) percent of the area of each lot shall be occupied by buildings or other impervious cover.*

The zoning data table must be revised to reference the maximum impervious coverage percentage as indicated.

SUBDIVISION & LAND DEVELOPMENT ORDINANCE

7. *Section 404.B - Existing Resources and Site Analysis Plan.*

A waiver has been requested by the applicant from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived for the application due to the application being limited to conveyance of land to an adjacent property.

8. *Section 404.C - Final Impact Analysis and Resource Conservation Plan.*

A waiver has been requested by the applicant from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived for the application due to the application being limited to conveyance of land to an adjacent property.

9. *Section 404.E – Final Improvements Construction Plan*

A waiver has been requested by the applicant 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.F – Final Stormwater Management and Erosion and Sedimentation Control Plan.*

A waiver has been requested by the applicant 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.

11. *Section 404.G - Final Greenway Ownership and Management Plan.*

A waiver has been requested by the applicant from this section of the Ordinance. CEDARVILLE offers no objection to this requirement being waived for the application as no greenway areas are proposed as part of this application.

12. *Section 404.H - Final Landscape Plan.*

A waiver has been requested by the applicant 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.

13. *Section 404.J - Performance Guarantee.*

A waiver has been requested by the applicant 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.

14. *Section 611.B.2.g – Subdivisions abutting existing streets shall provide at least the minimum right-of-way width for those streets in accordance with the provisions of this Section for dedication.*

The existing right-of-way width for Blackhorse Road must be provided on the plan, including the dimension from the title line to the existing right-of-way line. If inadequate right-of-way exists per the criteria set forth in Section 611.B.2.a., additional right-of-way will need to be offered for dedication to West Vincent Township, or a waiver from this Section of the Ordinance will need to be requested.

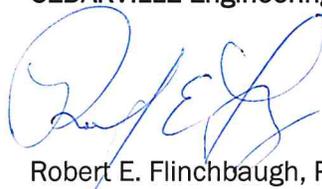
GENERAL COMMENTS

15. Hatch patterns associated with the conveyance of land to the respective parcels should be included in the legend for clarification.
16. Plan review correspondence from Upper Uwchlan Township shall be provided to West Vincent Township upon receipt. Proof of plan approval from Upper Uwchlan Township will be required prior recording of the plan.
17. The legal description for Parcel 25-6-58.1 must be submitted for review and approval prior to recording of the plan.

Please note, revised submissions may generate further review comments. Upon receipt of 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 contact me with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC



Robert E. Flinchbaugh, P.E.
Senior Municipal 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
Sophie Ann Pomanto (Applicant)
Edward B. Walsh & Associates, Inc, - Adam J. Brower., P.E., (Applicant's Engineer) (abrower@ebwalshinc.com)