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VIA ELECTRONIC MAIL

September 13, 2018

Erica L. Batdorf, Township Manager
West Vincent Township
729 Saint Matthews Road
Chester Spring, PA 19425

RE: 1830 Saint Matthews Road (Maxwell)
Minor Subdivision Preliminary/Final Plan Review – RESUBMISSION REQUIRED
West Vincent Township
File No.: 11804.05

Dear Ms. Batdorf,

As requested, ARRO has reviewed the Final Minor Subdivision for 1830 Saint Matthews Road – Maxwell prepared by Edward B. Walsh & Associates, Inc. The following information was submitted and received by our office on August 8, 2018.

1. One (1) Response to Comments Letter prepared by Edward B. Walsh & Associates, Inc., dated July 30, 2018.
2. Full size plan consisting of 2 sheets. Sheet 1 is titled "Plan of Minor Subdivision for UPI 25-5-35". Sheet 2 is titled "Context Plan for UPI 25-5-35". (Plan)
3. One (1) copy of the Sewage Facilities Planning Module Component 2 prepared by Edward B. Walsh & Associates, Inc., dated June 28, 2018.

We have reviewed the information for compliance with the applicable sections and requirements of the West Vincent Township Subdivision and Land Development Ordinance of 1988 (As amended by Ordinance No. 170-2016).

We offer the following comments for your consideration:

Ordinance Relief (Waivers) Requested:

The applicant is seeking relief from the following sections of the West Vincent Township Subdivision and Land Development Ordinance of 1988 (As amended by Ordinance No. 170-2016) for this application.

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

A Final Improvements Construction Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Final Improvements Construction Plan. ARRO offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

2. *Section 404. F – Final Stormwater Management and Erosion & Sedimentation Control Plan*

A Final Stormwater Management and Erosion & Sedimentation Control Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Final Stormwater Management and Erosion & Sedimentation Control Plan. ARRO offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

3. *Section 404.H – Final Landscape Plan*

A Final Landscape Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Final Landscape Plan. CEDARVILLE offers no objection to this requirement being waived for this Application.

Final Plan:

1. *Section 403.G.2.I.(3) – The location of all percolation tests and test pits and the location of the primary and reserve disposal beds approved by the Chester County Health Department shall be indicated on each proposed lot.*

Soil test pits were labeled on the plan, but no percolation tests appear to have been performed. Also, no primary or reserve sewage disposal beds were listed on plans. Only a possible stormwater management area is labeled on the plans.

2. *Section 403.J – Preliminary Greenway Ownership and Management Plan
Section 404.G – Final Greenway Ownership and Management Plan*

Proposed use restrictions, improvement and building limitations of the greenway lands must be added to the Plan in accordance with the requirements of Zoning Section 1902.

3. *Section 403.K. – Proof of Adjacent Property Owner Notification. Verification that all property owners within five hundred (500) feet of the tract boundaries of the proposed subdivision or land development have been notified of the proposed plans via certified mail, returned receipt required.*

Proof of notification to all property owners within five hundred (500) feet must be provided to the Township prior to Final Plan approval.

4. *Section 403.M. – **Title Report.** The applicant shall provide a current title report prepared by a title insurance or title abstract company showing all easements and encumbrances of record regarding the property which is to be subdivided or developed.*

A current Title Report shall be submitted to the Township prior to Final Plan Approval.

5. *Section 404.D.3 - Sufficient data to determine readily the location, bearing and length of every lot and boundary line and to produce such lines upon the ground, including all dimensions, angles, and bearings of the lines. The gross tract acreage and adjusted tract area shall be shown. For each lot created, including areas to be dedicated to public use, the gross and net lot area shall be indicated to the nearest one-thousandth (0.001) of an acre. For lot sizes smaller than one (1) acre, the lot area shall be indicated by square feet.*

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6. *Section 404.D.5 – Permanent concrete control and reference monuments, as required by Section 603 of this Ordinance.*

Existing found iron pins have been noted on the plans, but no proposed pins or monuments have been called out on the plans. Permanent 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 where existing pins were not found. Permanent pins shall be placed at all lot corners where an existing pin was not found. These monuments and pins must be referenced in the legal descriptions for both lots for clarity and completeness.

7. *Section 404.D.6 – The location of all percolation tests and test pits approved by the Chester County Health Dept. shall be indicated within lots or within undivided open space (with appropriate easements).*

No percolation test locations have been noted on the plans or included in the soil evaluations.

8. *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.*

The deeds of dedication for the rights of way for Saint Matthews Road and Kimberton Road will be prepared by the Township Solicitor for execution by the Applicant prior to Final Plan execution and recordation.

9. *Section 404.K.7 – All data and information contained in the Final Plan and the Final Improvement Construction Plan shall also be submitted to the Township in digital format of the type and format as required by the Board of Supervisors.*

A copy of the final approved plans in PDF format shall be provided to the Township when the Plan is submitted to the Township for execution by the Board for recordation.

10. *Section 507.E.4 – Receipt of all permits, final approvals or waivers required by Federal, State and County agencies for development in accord with the final plan including, but not limited to, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Transportation, the Public Utility Commission, the Chester County Health Department, and the Chester County Conservation District.*

Approvals of the proposed subdivision must be obtained from the Pennsylvania Department of Environmental Protection and the Chester County Health Department. These Approvals must be provided to the Township prior to Plan execution and recordation.

11. *Section 608.D – Water Supply On-site system.*

A proposed well with the proper isolation distance from the proposed septic area must be shown on the plan for Lot #2.

Sewage Facilities Planning Module:

12. Transmittal letter should indicate that West Vincent is a Township.
13. The Resolution should indicate the type of Government and that West Vincent is a Township.
14. The Completeness Checklist should indicate checkmarks for each of the materials included in the Planning Package.
15. The Completeness Checklist Certification Statement needs to be signed and dated by the Applicant and Municipal Secretary.
16. Component 2, Section B: Correct West Vincent Township phone number to 610-458-1601.
17. Component 2, Section H: Need to check the appropriate boxes in Paragraphs 1 and 2.
18. Component 2, Section O: Section O, Item 6 is missing a check mark.

1830 Saint Matthews Road (Maxwell)
Minor Subdivision Preliminary/Final Plan Review – RESUBMISSION REQUIRED
West Vincent Township
September 13, 2018
Page 5

19. Component 2, Section Q: Section Q needs to be signed and dated by the appropriate municipal official.
20. Component 2, Section R: Section R needs to be signed and dated by the Applicant/Developer.
21. On-Lot Sewage Disposal Testing, Lot #2: Sewage Enforcement Officer signature needs to be included on the Site Investigation and Percolation Test Report form for soil probes 4-26-1, 4-26-2, and 4-26-3. Soil percolation tests shall be performed and submitted to West Vincent Township at time of construction per SALDO Section 607, Paragraph C.2.

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

Please do not hesitate to contact me via email at bryan.kulakowsky@arroconsulting.com or by phone at our West Chester office with any questions.

Sincerely,



Bryan D. Kulakowsky, P.E.
ARRO Consulting, Inc. – Township Engineer

BDK:ted

CC: Kathy Shillen – West Vincent Township Secretary (KShillenn@westvincenttp.org)
Tracey Franey – West Vincent Township Zoning Officer
Timothy and Amanda Maxwell, Applicant
E.B. Walsh, Inc. (abrower@ebwalshinc.com)
John A. Mott, P.E. - ARRO