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VIA ELECTRONIC MAIL

April 12, 2019

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

RE: Sixteen Years, LLC
Subdivision Application Review – **RESUBMISSION REQUIRED**
West Vincent Township
File No.: 11084.12

Dear Ms. Batdorf:

As requested, we have completed a review of the Subdivision Application submitted for Sixteen Years, LLC for the subdivision of two existing adjacent parcels (UPI #25-4-111 and #25-4-182) into four residential lots. Parcel 25-4-11 consists of approximately fifty-one (51) acres on the northerly side of St. Matthews Road within the R-3 Residential Zoning District. Parcel 25-4-182 consists of approximately forty-nine (49) acres on the southerly side of St. Matthews Road within the R-2 Zoning District. Each of the existing lots will be divided into two lots, with the four proposed lots ranging from approximately twenty-two (22.0) to twenty seven (27.4) acres.

The following information was received by ARRO:

- Preliminary/Final Subdivision Plan for Sixteen Years, LLC dated October 4, 2017, revised March 11, 2019, consisting of eight (8) sheets, prepared by Beideman Associates (Plan).
- Sixteen Years, LLC Conservation Easement (RB 9655 PG1055)
- Title Report for the property, dated December 14, 2013
- Ordinance Relief Report, dated March 12, 2019

We have reviewed the information for compliance with the following Ordinances:

- 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:

Subdivision and Land Development Comments:

1. *§403.B.6: Where it is necessary to use more than one sheet for a plan, the layout shall be such that any lot shall be complete on one(1) plan and no lot shall be split on two(2) sheets. In such cases, a master plan shall be submitted as part of the application at a scale of one (1) inch equals two hundred (200) feet.*

The applicant has requested a waiver from this section to allow a master plan at a scale of one (1) inch equals three hundred (300) feet in order to show the entire property on one plan sheet. ARRO offers no objection to the requested waiver for this application.

2. *§403.C.6: Public roads, trails utility easements, pipelines, and rights-of-way.*

The width of the existing and proposed rights-of-way for Saint Matthews Road shall be clearly labeled on the Plan.

3. *§403.F: Five-Step Design Process for Residential Subdivisions.*

The applicant has requested a waiver from this section to allow the existing conservation easement, together with its conservation objectives, protection area mapping, and resource and baseline data, to substitute for the five step design process. ARRO offers no objection to the requested waiver for this application.

4. *§403.G.2.i: The locations and dimensions of all existing street rights-of-way and paving widths, including those approved or recorded but not constructed, existing gas, electric, and petroleum transmission lines, water courses, buildings, structures, sources of water supply, easements, trails and any other significant features, man-made and natural within the property proposed to be developed or subdivided and within 200 feet of the tract boundaries. Significant natural features shall include information shown on the Existing Resources and Site Analysis Plan.*

The width of the existing right-of-way for Kimberton Road and Long Lane shall be clearly labeled on the Plan.

5. *§403.G.2.o: Notes regarding ownership, maintenance responsibilities, and any use restrictions for all rights-of-way and easements within or adjacent to the subdivision or land development except those rights-of-way for pre-existing public streets.*

The Applicant's Surveyor has indicated that Access Easement documents will be provided to the Township for review. These documents shall be reviewed and approved by the Township Solicitor prior to recordation.

6. *§403.H: Preliminary Improvements Construction Plan.*

The applicant has requested a waiver from this section as no construction improvements are proposed. ARRO offers no objection to the requested waiver for this application.

7. *§403.I.4: Stormwater Management Plan.*

The applicant has requested a waiver from this section as no construction improvements are proposed. ARRO offers no objection to the requested waiver for this application.

8. *§403.K: Proof of Adjacent Property Owner Notification.*

The above referenced information must be submitted with the application.

9. *§404.C: Final Impact Analysis and Resource Conservation Plan.*

The applicant has requested a waiver from this section to allow the existing conservation easement, together with its conservation objectives, protection area mapping, and resource and baseline data, to substitute for the resource conservation plan and allow relief from the impact analysis as no improvements are proposed. ARRO offers no objection to the requested waiver for this application.

10. *§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.*

Legal descriptions and closure reports for the proposed lots must be submitted for review.

11. *§404.D.4: For residential subdivisions, proposed driveway locations and the names of all streets, as approved in writing by the U.S. Postal Service, County Emergency Services Department and local fire companies, and house numbers as assigned by the Township shall be shown.*

The lot addresses as assigned by the Township shall be added to the Plan prior to recordation.

12. §404.E: *Final Improvements Construction Plan.*

The applicant has requested a waiver from this section as no construction improvements are proposed. ARRO offers no objection to the requested waiver for this application.

13. §404.F: *Final Stormwater Management and Erosion & Sedimentation Control Plan.*

The applicant has requested a waiver from this section as no construction improvements are proposed. ARRO offers no objection to the requested waiver for this application.

14. §404.G: *Final Greenway Ownership and Management Plan*

Using the Final Plan as a base map, the boundaries, acreage and proposed ownership of all proposed Greenway areas shall be shown. A narrative report shall also be prepared indicating how and by whom such Greenway areas will be managed, and demonstrating the Applicant's compliance with Article XIX of the West Vincent Township Zoning Ordinance.

A Final Greenway Ownership and Maintenance Plan must be provided for review and approval. A list of permitted and conditional uses of greenway lands is contained in Section 1902 of the West Vincent Township Zoning Ordinance.

15. §404.J: *Performance Guarantee.*

The applicant has requested a waiver from this section as no construction improvements are proposed. ARRO offers no objection to the requested waiver for this application.

16. §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.*

Legal descriptions and closure reports for the proposed Saint Matthews Road rights-of-way must be submitted for review. An offer of dedication for the widened Saint Matthews Road right-of-way must be added to the Plan.

17. §404.K.4: *A copy of such deed restrictions, easements, covenants and declarations which are to be imposed upon the property to comply with the Final Plan as approved by the Board of Supervisors. All such documents shall be in such form as is satisfactory to the Board of Supervisors.*

Legal description and closure report for the proposed trail easement shall be submitted for review.

18. §603: *Monuments And Markers*

The applicant has requested relief from placing concrete monuments at boundary corners marked by existing corner markers. ARRO offers no objection to the requested relief for this application.

19. §612: *Paving, Curbing, and Sidewalks.*

All streets, public or private, shall be paved, curbed, and furnished with sidewalks in accordance with this Section, as otherwise specified by Township regulations, or as otherwise directed by the Board of Supervisors.

The applicant has requested relief from paving, curbing and sidewalks due to the large conservation lot proposal, and to advance the conservation objectives of the township and the existing conservation easement, as well as the preserving the scenic viewsheds along the roadways. Applicant has requested the proposed trail easement to substitute for sidewalks. ARRO offers no objection to the requested relief for this application as no improvements are proposed.

General Comments:

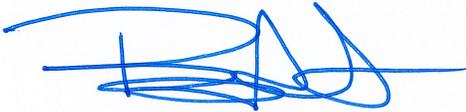
20. In the density determination on sheets 3, 5, 6 the permitted density for the R-3 tract should be 5.10 not 50.1.
21. Note 5 in the Lot owners' requirements on sheets 3, 5, 6 is inconsistent on the three plan sheets. The note should read "lot 4 over lot 3" not "lot 4 over lot 2".
22. In the land set aside note on sheet 7, in first line "ne" should be "new", in second line "If" should be "of"

Please note a revised submission may generate further review comments. Once we receive the revised information addressing the comments in this letter, ARRO will confirm that the application is compliant with the West Vincent Township Ordinances.

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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 Shillenn - West Vincent Township Secretary
Jason Barron – West Vincent Township Permits Administrator
Tracey Franey – West Vincent Township Zoning Officer
Joseph J. McGrory, Jr., - West Vincent Township Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. – Rob Sebia (rsebia@hrmml.com)
Sixteen Years, LLC - Applicant (Applicant's Engineer to distribute)
Beideman Associates – Applicant's Engineer (d.beideman@palandsurveyor.com)
Lowell B. Leaman, P.E. - ARRO
John A. Mott, P.E. - ARRO