



VIA ELECTRONIC MAIL

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January 9, 2020

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

RE: 2969 Horseshoe Trail
Minor Subdivision/Land Development Application Review – Resubmission Required
West Vincent Township
File No: 11084.59

Dear Ms. Batdorf:

As requested, we have completed a review of the submitted Subdivision/Land Development Application and the submitted Sewage Facilities Planning Module Application for 2969 Horseshoe Trail Road – Parcel 25-3-92.1. The site, containing approximately 10.0 acres, is located on the north side of Horseshoe Trail Road within the R-2 Residential Zoning District. The owner is proposing to subdivide the lot into a 4.68-acre lot and a 5.32-acre lot and to construct a 4-bedroom dwelling on each proposed lot, each served by a separate on-lot sewage disposal system.

The following information was received by ARRO:

- Preliminary/Final Subdivision and Land Development Plan for 2969 Horseshoe Trail, dated October 8, 2019, last revised December 2, 2019, consisting of 8 sheets, and prepared for Patricia Morgera by Inland Design. (Plan)
- Post Construction Stormwater Management Report for 2969 Horseshoe Trail, dated October 8, 2019, last revised December 2, 2019, prepared for Patricia Morgera by Inland Design. (Report)
- Hydrology and Groundwater Protection Study for 2969 Horseshoe Trail, dated December 2, 2019, prepared for Patricia Morgera by Inland Design.
- Morgera Preliminary/Final Engineering Certification (Ordinance Relief), dated December 2, 2019, prepared by Inland Design.
- PennDOT Highway Occupation Permit Application No. 198712, and Permit No. 06100005, dated November 1, 2019, and prepared for Patricia Morgera by PennDOT Engineering District 6-0.

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

- West Vincent Township Subdivision and Land Development Ordinance of 1998 (As amended by Ordinance No. 170-2016) (SALDO)
- West Vincent Township Stormwater Management Ordinance (Ordinance No. 160 of 2014).

Relief Requested

The applicant is requesting waivers from the requirements of the following sections of the SALDO.

1. *§403.I.1 – Sewer and Water Feasibility Report*

The applicant has requested relief from providing sewer and water feasibility report. The section number must be corrected in the waiver request on the Plan. ARRO does not object to this waiver as this will be addressed by the Sewage Facilities Planning Module.

We offer the following comments for your consideration:

Subdivision and Land Development Comments:

1. *§403.F – Five-Step Design Process for Residential Subdivisions*
All preliminary plans in the residential districts shall include documentation of a five-step design process in determining the layout of proposed Greenway lands, house sites, streets, stormwater facilities, and lot lines, as described below.

The requirements for Step 4 of the Five Step Design Process are incorrectly labeled as Step 2.

2. *§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 provided for review.

§404.D.1 - All information required in Section 403G.

3. *§403.G.2.a - Proposed subdivision or land development name or identifying title and deed book and page reference(s) applicable to the subject property*

The UPI information, deed book and page shall be revised as needed based on correction of County records.

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

The owner of the original lot #1 east of the tract shall be shown along with appropriate deed references.

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 required notes for the easement associated with the drainage from 2B to Infiltration Bed 2A shall reflect the agreement described in comment 21 below and shown on the Plan.

6. *§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 applicant must coordinate street address numbers with the Township Manager or other designee of the Board of Supervisors. The street addresses shall be shown on the Plan prior to Recordation.

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

A proposed monument must be shown along the ultimate right-of-way near the southeast corner of the tract between the 30.79ft line and 209.56ft arc.

8. *§404.E.3 - 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 Horseshoe Trail ultimate right-of-way shall include the bearing for the 30.79ft section of the ultimate right-of-way line in the southeast corner of the tract.

9. *§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.*

The applicant should note that the Plan cannot be signed and approved by the Board of Supervisors for recording until the PADEP approval of the Sewage Facilities Planning Module is obtained and provided to the Township.

10. §507.E.1 - *The landowner shall execute a Subdivision and Land Development Agreement in accordance with Section 509.*

A Subdivision and Land Development Agreement, in a format approved by the Township Solicitor, shall be executed prior the release of the Plan for recordation.

11. §510.C - *The applicant agrees to have prepared a deed or deeds of dedication to the Township for such streets, easements for sanitary and storm sewers, sidewalks, and other public improvements, provided that the Township shall not accept dedication of such improvements until their completion is certified as satisfactory to the Township Engineer.*

An offer of dedication shall be provided for the ultimate right of way for Horseshoe Trail.

12. §607.A.1 - *Each lot shall have a sanitary sewer system in accordance with the provisions of the Pennsylvania Department of Environmental Protection and the Chester County Health Department.*

Approval must be obtained from the Pennsylvania Department of Environmental Protection (PADEP) and the Chester County Health Department through the approval of a Sewage Facilities Planning Module.

Stormwater Management Comments:

13. §303.A - *No Regulated Activity within the Municipality shall commence until:*

The applicant shall provide the required Chester County Conservation District letter of adequacy and the NPDES Construction Activities Permit

14. §305.E - *Water quality improvement shall be achieved in conjunction with achieving the infiltration requirements of Section 306. The infiltration volume required under Section 306 may be included as a component of the water quality volume. If the calculated water quality and runoff volume is greater than the volume infiltrated, then the difference between the two (2) volumes shall be managed for water quality and runoff volume control through other techniques or practices but shall not be discharged from the Site.*

The Report must include the pond report for each infiltration bed. The outlet structures show weir plates to provide a controlled outflow but do not indicate how those weir plates should be installed in the precast structure. Notations or details indicating how the weir plates will be installed and made watertight in the outlet structure shall be added to the plan.

15. §306.I - *A detailed soils evaluation of the Site shall be conducted by a qualified professional and at a minimum shall address soil permeability, depth to bedrock, and subgrade stability. The general process for designing the infiltration BMP shall be conducted by a qualified*

Licensed Professional and shall be consistent with the PA BMP Manual (as amended) (or other guidance acceptable to the Municipal Engineer) and in general shall:

The lot descriptions in the infiltration test report are inconsistent with the Plan. On sheet 4 of the Plan it lists "Lot 2A and Lot 2B" and on the Report it says, "Existing Lot" and "New Lot". The infiltration results in the Report should be consistent with the labels on the Plan. The test pits sites labeled on the plan should also be reference consistently in the infiltration results shown in the report.

16. *§306.K.2 - Be set back at least twenty-five (25) feet from all buildings and features with sub-grade elements (e.g., basements, foundation walls, etc.), and at least ten (10) feet from property lines or right-of-way boundaries, unless otherwise approved by the Municipal Engineer;*

The basement floor elevation on lot 2B must be labeled on the Plan to show that it is higher than the top of the infiltration bed.

17. *§310.D - Conveyance facilities to or exiting from stormwater management facilities (i.e., detention basins) shall be designed to convey the design flow to or from the facility.*

The Report must include sizing/capacity calculations for the collection piping.

18. *§402.B.11.e - Percent of the Site covered by Impervious Surfaces for both the existing and proposed Post-construction conditions.*

The PCSM impervious surface tabulation shall be shown separately from the zoning tabulation. The impervious area from lot 2B that drains to lot 2A shall be itemized.

19. *§703: Operation and Maintenance Agreements*

An O&M agreement will be provided for execution upon approval of the Plan. This agreement shall be executed by the Applicant and provided to the Township for the Township's execution prior to final approval and recording of the Plan.

The Title Plan and Stormwater Plan must be recorded with the Operations & Maintenance Agreement due to required stormwater information being located only on the Title Plan.

20. *§704.C: For any BMP or Conveyance which is designed to receive runoff from another parcel or parcels and which is owned by the Landowner of the parcel upon which the BMP or Conveyance is located, in addition to any easement or easement agreement required pursuant to Subsection 704.A or .B, an easement agreement shall be prepared and executed between the Landowner of the parcel or parcels draining to the BMP or Conveyance and the owner of the BMP or Conveyance. This easement agreement shall:*

An easement agreement shall be prepared and executed between the owners of the two lots to address runoff from Lot B which is collected to the BMP on Lot A.

Sewage Facility Planning Module Comments:

21. An On-lot Sewage Management Agreement shall be completed prior to municipal action by West Vincent Township.

General Comments:

22. On sheet 6, PCSWM O&M Responsible Party Note 6 is inconsistent with the Plan with respect to the BMPs proposed and the lots involved.
23. The outlet structure detail shall include detail(s) and/or note(s) to indicate how the orifice plate will be installed within the structure.
24. The protected area (outside the limits of disturbance) are inconsistent between sheets 4 and 7 of the Plan.
25. The numbering is inconsistent for the Sequence of Construction on sheet 7. There is no #8.
26. The text "compost filter blankets" on Sequence of Construction Note #13 on sheet 7 is unclear.
27. References to silt fence on sheet 8 shall be removed from the rock filter outlet and the topsoil stockpile details.
28. On sheet 7, the Plan symbology and legend indicate super silt fence perimeter controls which is inconsistent with the table of compost filter sock sizes.
29. Lot 2B first floor elevation is inconsistent with site grades.
30. The size of the pipe between inlets A7 and A6 is inconsistent between the Plan and the Report calculations (page D19).
31. On sheet 5, the Type 1 Inlet Box Detail – Outlet Structure 2A contains an inconsistent invert elevation between the Plan view and Section A.

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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.

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,

A handwritten signature in black ink, appearing to be "Bryan D. Kulakowsky", written over a horizontal line.

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

BDK:ted

CC: Kathy Shillenn – West Vincent Township Secretary
Tracey Franey – West Vincent Township Zoning Officer
Linda R. Layer, P.E. – InLand Design (linda@inlanddesign.net)
John Mott, P.E. – ARRO
Lowell Leaman, P.E. – ARRO

