



January 8, 2020

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

RE: 2969 Horseshoe Trail
Zoning Review #3 – ZONING APPROVAL
West Vincent Township
WVT-19-266

Dear Ms. Batdorf,

Per your request, CEDARVILLE Engineering, LLC has reviewed the plans and accompanying information submitted by InLand Design on behalf of the Applicant, Patricia Morgera, for zoning compliance. The plans propose to subdivide an existing 10-acre lot into two (2) Tier III parcels in the R-2 Residential Zoning District.

The following was received by our office on December 30, 2019 and reviewed for compliance with the West Vincent Township 2010 Zoning Ordinance as amended on August 21, 2017 (Ordinance):

- A full-sized plan namely sheets two (2) of a seven (7) sheet plan set titled 'Title Plan for Bella Homes', dated October 8, 2019 (plan set) and last revised on December 19, 2019.
- Letter from InLand Design dated December 20, 2019 to Erica Batdorf in response to zoning review.

The above submission satisfies all comments of previous zoning review letters. The plans have approval for zoning purposes only and must satisfy all other reviewing agencies having jurisdiction over this project prior to recordation and building.

Please do not hesitate to contact me with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC

Tracey M. Franey
West Vincent Township Zoning Officer

cc: West Vincent Township Board of Supervisors (Township to distribute)
Kathy Shillenn, West Vincent Township Secretary
Bryan Kulakowsky, P.E., West Vincent Township Engineer
Patricia Morgera, Property Owner (pmorgera@comcast.net)
Linda Layer, P.E., InLand Design, Project Engineer (Linda@InLandDesign.net)