



November 19, 2019

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

RE: 2969 Horseshoe Trail
Zoning Review #1, Initial Submission – REVIEW LETTER RE-ISSUED, RESUBMISSION REQUIRED
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 October 10, 2019 and reviewed for compliance with the West Vincent Township 2010 Zoning Ordinance as amended on August 21, 2017 (Ordinance):

- A full-size, seven (7) sheet planset titled 'Preliminary/Final Subdivision Plan for Bella Homes', dated October 8, 2019.

The above submission information was reviewed for Zoning Ordinance compliance. We offer the following comments for your consideration:

1. **Section 605.F.7. Maximum Impervious Coverage by Buildings, Structures and Impervious Surfaces: Maximum of 25% of Adjusted Tract Acreage on each lot. The calculation of impervious coverage for the purposes of this provision shall not include impervious coverage attributable to public sidewalks or driveways serving the lot (the scope of such exclusion to include shared driveways, but to exclude discrete parking areas other than those directly in front of an approved garage).**

The Zoning Data Table on Sheet 2 shall be revised to reflect the impervious coverage requirements of R-2, Tier III development. However, requirements for stormwater management purposes encompass all impervious area.

2. **Section 1903.D. Permanent Greenway Protection through Conservation Easements:**

This comment has been voided with this reissued letter and Comment 4 has been added.

3. **Section 2103.B. ...Accessways or driveways which open upon any state right-of-way shall be located and maintained in such a manner to comply with the Pennsylvania Department of Transportation standards and regulations.**



The Township acknowledges General Note No. 16 regarding a PennDOT HOP permit. The Applicant shall keep the Township abreast of the progress of the HOP permit application.

4. General Comments:

- a. A distance for the easement boundary line needs to be added to the bisecting easement line and for the greenway easement line along the eastern property line of Lot 2B.
- b. General Note 17 references itself for greenway land information. The note shall be revised to reference the intended note.

Please note, revised submissions may generate further review comments. Once we receive the revised information addressing the comments identified in this letter, CEDARVILLE will confirm that the application is compliant with the West Vincent Township Zoning Ordinance.

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)