



January 9, 2020

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

RE: 352 Blackhorse Road
Zoning Review #2 - **RESUBMISSION REQUIRED**
West Vincent Township
WVT-19-207

Dear Ms. Batdorf,

Per your request, CEDARVILLE Engineering, LLC has reviewed the plans and accompanying information submitted by E.B. Walsh on behalf of the Equitable Owner of UPI No. 25-6-83, for zoning compliance. The plans propose to subdivide an existing 8.65-acre lot into three (3) parcels of single-family dwelling units in the R-2 Residential Zoning District. The existing Class III Historic Resource will remain to be the single-family residence on Lot 2.

A full-size, seven (7) sheet plan set titled 'Plan of Land Development of Parcel 25-6-83', dated January 15, 2019, revised December 3, 2019, and was received by our office on December 13, 2019 for review for compliance with the West Vincent Township 2010 Zoning Ordinance as amended on August 21, 2017 (Ordinance).

General Comments:

1. This comment has been satisfactorily addressed.
2. This Project is the subdivision and land development of a parcel which contains a historical resource. Pursuant to Section 2406, the Applicant shall agree in writing to execute a Phase I Archeological Study to be executed if any artifacts or other actual resources are discovered during construction.

It is understood by this office that the Applicant will write this requirement into the Developer's Agreement which will be executed prior to recordation. This comment will remain until execution of the Developer's Agreement.

Zoning Comments:

3. *Section 2103.B. Accessways or driveways which open upon any Township right-of-way shall be located and maintained and street intersections maintained in such a manner that a clear sight distance is obtained in both directions according to the following standards:*

*Posted Speed of Through
or Uncontrolled Street or
Public Road (MPH)*
20

*Minimum
Sight Distance
(in feet)**
200



**Measured ten (10) feet from the edge of the cartway of the public street, or in the case of an intersection, the through or uncontrolled street.*

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.

Clear sight distances have been added to the site plan and the landscape plan. The note attached to the sight triangle shall be revised to state, "Provided and required sight distance = 200' (See General Note 9)."

4. *Section 2408.A.* This comment has been satisfactorily addressed and a sealed landscape plan has been submitted for review and is zoning compliant. The plan will be added to the agenda for the next Historical Commission Meeting to allow for their review and comment.
5. *Section 2410.A.* This comment has been satisfactorily addressed by way of a waiver granted by the Board of Supervisors at their regular meeting on November 18, 2019.

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

A handwritten signature in cursive script, appearing to read "Tracey M. Franey".

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
Robert Johnson, Equitable Owner
Theodore Gacomis, P.E., E.B. Walsh, Project Engineer