



April 13, 2017

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

RE: Bryn Coed Subdivision – Natural Lands Trust
Bryn Coed Farms Subdivision 3 – RESUBMISSION REQUIRED
West Vincent Township
File No. WVT-17-072

Dear Ms. Batdorf,

On behalf of West Vincent Township, we have completed a review of the Bryn Coed Farms Natural Lands Trust Subdivision 3. Natural Lands Trust (NLT) proposes to purchase lands know as Bryn Coed Farms (+/- 1500 acres) in West Vincent Township, West Pikeland Township, and East Pikeland Township, Chester County, Pennsylvania. This application is for the subdivision of tax parcel 25-4-167 (parent tract) created with the Lot-Line Change Subdivision into four (4) lots – Lots 3-1, 3-2, 3-2 and Preserve 3A. This application proposes to combine the remainder of the parent tract with existing tax parcel 25-4-167.1A (lands of Suzanne Bender & James K. Overstreet II Trust). Lastly, this application proposes to transfer an approximate 30-ft wide strip of land from the parent tract to existing tax parcel 25-4-167.2 (lands of Martin D. & Joyce A. Blumenthal). The entirety of the proposed subdivision is located within West Vincent Township.

The following information submitted by Nave Newell Inc., was received by our office on March 28, 2017:

- A. One (1) full size set of plans consisting of 3 sheets titled “Bryn Coed Farms - Subdivision 3” prepared by Nave Newell, Inc., dated March 23, 2017. (Plan)
- B. One (1) copy of Lot Descriptions of the proposed lots, dated March 23, 2017.
- C. One (1) copy of Subdivision and/or Land Development Application dated March 23, 2017.
- D. One (1) copy of Ordinance Relief Report dated March 23, 2017.
- E. One (1) copy of Sewer and Water Feasibility Report dated February 16, 2017, and last revised March 23, 2017.
- F. One (1) copy of Hydrogeology and Groundwater Protection Study dated February 16, 2017.
- G. One (1) copy of Five-Step Design Process for Residential Subdivisions Narrative dated February 16, 2017, and last revised March 23, 2017.

We have reviewed the information for compliance with the West Vincent Township Subdivision and Land Development Ordinance (Ord. No. 170-2016) and offer the following comments for your consideration:

SECTION 403 PRELIMINARY PLAN

1. *Section 403.D. – Existing Resources and Site Analysis Plan*

An Existing Resources and Site Analysis Plan is required for this Application as one (1) of the proposed lots (Lot 25-4-167.2) is less than ten (10) acres in size. A waiver has been requested from providing an Existing Resources and Site Analysis Plan. CEDARVILLE offers no objection to this requirement being waived for this Application as the proposed lot in question (Lot 25-4-167.2) is being enlarged by approximately 30-feet to the north at the request of the current owner to provide a buffer from their well to the adjacent property line for Preserve Lot 3A. As a condition of the waiver request, we recommend that the existing well on Lot 25-4-167.2 be added to the Plan.

2. *Section 403.E. – Preliminary Impact Analysis and Resource Conservation Plan*

A Preliminary Impact Analysis and Resource Conservation Plan is required for this Application with the Existing Resources and Site Analysis Plan. If the Board grants a waiver from providing an Existing Resources and Site Analysis Plan, a Preliminary Impact Analysis and Resource Conservation Plan is not required. A wavier has been requested from providing a Preliminary Impact Analysis and Resource Conservation Plan. CEDARVILLE offers no objection to this requirement being waived for this Application.

3. *Section 403.F. – Five-Step Design Process for Residential Subdivisions*

Section 403.F.3 - Step 3: Alignment of Streets and Trails. Upon designating the house sites, a street plan shall be designed to provide vehicular access to each house, complying with the standards in Section 611 herein and bearing a logical relationship to topographic conditions. Impacts of the street plan on proposed Greenway lands shall be minimized, particularly with respect to crossing environmentally sensitive areas such as wetlands and traversing slopes exceeding 15%. Street connections shall generally be encouraged to minimize the number of new cul-de-sacs to be maintained by the Township and to facilitate access to and from homes in different parts of the tract (and adjoining parcels). Trails to provide pedestrian and equestrian access in accordance with Section 616 herein shall also be shown, connecting streets with greenway lands and trails on adjacent parcels.

Existing trails and the proposed general alignment on the parcels shall be shown on the Plan. As discussed at the March 16, 2017 Planning Commission Meeting, the general alignment of any existing trails and the proposed general trail alignment for the Preserve Lands will be shown on the Plan. This information must be added to Lot Preserve 3A.

4. *Section 403.G.2.I.(3) - The location of all percolation tests and test pits and the location of the primary and reserve disposal beds approved by the Chester County Health Department shall be indicated on each proposed lot.*

The locations of the approved soil testing must be shown on the Plan.

5. *Section 403.G.2.I.(4) - In addition, the plan for a land development shall show, where applicable, proposed building locations, location and size of parking lots, provisions for access and traffic control, locations of loading docks, and provisions for landscaping and lighting of the site.*

It is unclear how access to Lots 3-1, 3-2 and 3-3 will be provided. The “Acceptable Limits for Proposed Driveway Location” shown on the Plan for each lot requires the access to cross areas designated “Highest Protection Area”. As improvements are prohibited in these locations, driveway access must be shown within acceptable locations.

Acceptable Limits for Proposed Driveway Location for Preserve Lot 3A has not been provided on the Plan. An acceptable access location for this lot must be indicated on the Plan.

6. *Section 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.*

Notes listing the Natural Lands Trust Easement Area Descriptions have been shown on Plan C2.0. These notes must be expanded to describe the ownership and maintenance responsibilities for these areas.

7. *Section 403.H – Preliminary Improvements Construction Plan.*

An Improvements Construction Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Preliminary Improvements Construction Plan. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

8. *Section 403.H.10. – If land to be subdivided lies partly in another municipality, the applicant shall submit information concerning the location and conceptual design of streets, layout and size of lots and provisions of public improvements on land subject to his control within the adjoining municipalities. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities also shall be submitted.*

Portions of the Conceptual Overall Bryn Coed Subdivision lies within East Pikeland and West Pikeland Townships respectively. Evidence of Approvals of the subdivision(s) by East Pikeland and West Pikeland shall be submitted to the Township.

9. *Section 403.I.1 – Sewer and Water Feasibility Report*
 - a) *Section 403.I.1.b – The report shall demonstrate the adherence of the plan to the Township Well Ordinance and Sections 607 and 608 of this Ordinance.*
 - 1) *Section 607.C.2 - Soil percolation tests shall be performed for all subdivisions wherein building(s) at the time of construction will not be connected to a public or community sanitary sewage disposal system in operation. Soil percolation tests shall be made in accordance with the procedures required by the Pennsylvania Department of Environmental Protection and the Chester County Health Department, by either a registered sanitarian or the Pennsylvania Sewage Facilities Act sewage enforcement officer, at a rate of not less than one (1) per lot. For lots less than one (1) acre in size and/or in cases when soil percolation tests indicated suitability for an elevated sand mound system, two (2) sets of approved soil percolation tests shall be required per lot so as to identify both primary and replacement disposal areas. The metes and bounds for both areas shall be described on all plans and in the deed for each lot.*

Percolation tests, along with the proposed locations for on-site sanitary systems must be shown on the plans demonstrating that the systems are feasible within acceptable limits of the applicable protection areas. Metes and Bounds for the disposal areas shall be added to the Plan. The areas must be described in the Legal Descriptions for each proposed lot.

- 2) *Section 608.D.2 - The applicant shall be responsible either to install the on-site water supply system or to guarantee (by deed restriction or otherwise) as a condition of the sale of each lot or parcel within the subdivision that the system can be installed by the purchaser of such lot or parcel.*

Installation of an on-site water supply system, Chester County Well Permit or proof of a guarantee that an on-site water supply system is feasible must be added to the plan. The locations of the existing and proposed wells must be shown on the Plan to demonstrate adequate separation from the septic disposal areas.

- b) *Section 403.I.1.e.(2) – An evaluation of costs and public interest factors in providing water disposal and water supply by three (3) different means:*
- a. Connection to an existing public sewer and/or water system.*
 - b. Reliance upon a private community sewer and/or water system.*
 - c. Reliance upon on-lot sewer and/or water system, complying with Sections 607 and 608.*

The above required information must be added to the Sewer and Water Feasibility Report unless waived by the Board of Supervisors. A waiver has been requested from providing the cost evaluations. CEDARVILLE offers no objection to this requirement being waived for this Application. Note – the waiver request on the Plan and in the Ordinance Relief Report incorrectly refers to Section 403.I.1.e.(3) and should be revised.

- c) *Section 403.I.1.e.(3) – The results of deep-hole percolation tests, as performed in accordance with the current standards of the Chester County Health Department and the Pennsylvania Department of Environmental Protection.*

Soil testing must be performed on the proposed parcels to determine feasibility of on-lot systems. The locations must be shown on the Plan.

10. Section 403.I.4 – Stormwater Management Plan.

A Stormwater Management Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Stormwater Management Plan. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

11. Section 403.5.a.(1). – Traffic Impact Study - The Board shall require a traffic impact study as part of the application for subdivision and land development under any one (1) of the following conditions: The plan proposes a development of twenty-five (25) or more units.

A Traffic Impact Study is required for this Application as the Overall Concept Plan proposes twenty-five (25) lots within West Vincent Township. The Study must be provided for review and approval unless this

requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Traffic Impact Study. CEDARVILLE offers no objection to this requirement being waived for this Application.

12. *Section 403.6. – Fiscal Impact Analysis*

A Fiscal Impact Analysis is required for this Application as the Overall Concept Plan proposes twenty-five (25) lots within West Vincent Township. The Analysis must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Fiscal Impact Analysis. CEDARVILLE offers no objection to this requirement being waived for this Application.

13. *Section 403.J.1 - Proposed ownership, use restrictions, improvement and building limitations.*

Proposed ownership of the greenway lands must be added to the Plan.

14. *Section 403.J.2 - Necessary regular and periodic operation and maintenance responsibilities for the various forms of greenway lands or open space (i.e. - lawns, playing fields, meadow, pasture, cropland, woodlands, etc.), including mowing schedules, control of invasive plants, etc.*

The above required information must be added to the Plan.

15. *Section 403.N – Preliminary Engineering Certification Prior to approval of the preliminary plan, the applicant shall submit to the Planning Commission a "Preliminary Engineering Certification" that the approximate layout of proposed streets, house lots, and greenway lands complies with the Township's Zoning and Subdivision and Land Development Ordinances, particularly those sections governing the design of subdivision streets and stormwater management facilities. This certification requirement is meant to provide the Township with assurance that the proposed plan is able to be accomplished within the current regulations of the Township. The certification shall also note any waivers needed to implement the plan as drawn.*

A Preliminary Engineering Certification noting any waivers needed to implement the Plan must be provided on the Plan.

SECTION 404 **FINAL PLAN**

16. *Section 404.B – Existing Resources and Site Analysis Plan*

An Existing Resources and Site Analysis Plan is required for this Application as one (1) of the proposed lots (Lot 25-4-167.2) is less than ten (10) acres in size. A waiver has been requested from providing an Existing Resources and Site Analysis Plan. CEDARVILLE offers no objection to this requirement being waived for this Application as the proposed lot in question (Lot 25-4-167.2) is being enlarged by approximately 30-feet to the north at the request of the current owner to provide a buffer from their well to the adjacent property line for Preserve Lot 3A. As a condition of the waiver request, we recommend that the existing well on Lot 25-4-167.2 be added to the Plan.

17. *Section 404.C – Final Impact Analysis and Resource Conservation Plan*

A Final Impact Analysis and Resource Conservation Plan is required for this Application with the Existing Resources and Site Analysis Plan. If the Board grants a waiver from providing an Existing Resources and Site Analysis Plan, a Final Impact Analysis and Resource Conservation Plan is not required. A wavier has been

requested to not provide a Final Impact Analysis and Resource Conservation Plan. CEDARVILLE offers no objection to this requirement being waived for this Application.

18. *Section 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.*

The described parcel sizes (acreage) on the Property Descriptions and the parcel sizes shown on the Plan are not consistent. The acreage must be verified and revised as necessary to show consistent values.

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

19. *Section 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.*

Street Addresses for the proposed lots must be shown on the Plan.

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

Monuments and pins must be referenced in the legal descriptions for all parcels for clarity and completeness.

It is noted that the configuration of Lot 8A/25-4-167.1A and Lot 25-4-167.2 have altered the outer Bryn Coed Tract Boundary from the Lot-Line Change Subdivision. Monuments must be provided along Saint Matthews Road and the boundary of Lot 25-4-167.2 and Lot Preserve 3A.

21. *Section 404.D.6. – The location of all percolation test and test pits approved by the Chester County Health Dept. shall be indicated within lots or within undivided open space (with appropriate easements).*

The locations of the approved soil testing must be shown on the Plan.

22. *Section 404.E – Final Improvements Construction Plan*

A Final Improvements Construction Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Final Improvements Construction Plan. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

23. *Section 404.F. – Final Stormwater Management and Erosion & Sedimentation Control Plan*

A Final Stormwater Management and Erosion & Sedimentation Control Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Final Stormwater Management and Erosion & Sedimentation Control Plan. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

24. *Section 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.*

The proposed ownership of all proposed Greenway Areas must be added to the plan/report.

25. *Section 404.H. – Final Landscape Plan*

A Final Landscape Plan must be provided for review and approval unless this requirement is waived by the Board of Supervisors. A waiver has been requested from providing a Final Landscape Plan. CEDARVILLE offers no objection to this requirement being waived for this Application.

26. *Section 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.*

The format for the offer(s) of dedication for the Rights-of-Way to West Vincent Township must be coordinated with the Township Solicitor. Legal descriptions and closure reports for the Rights-of-Way to be dedicated must be submitted to the Township for review.

27. *Section 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.*

The deed restrictions, easements, covenants and declarations which are to be imposed upon the individual lots shall be presented to the Township for review and approval by the Township Solicitor and Board of Supervisors.

Section 507.E. Conditions of Final Plan Approval

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

The Applicant, Natural Lands Trust, is advised that a Subdivision and Land Development Agreement may be required.

29. *Section 507.E.4. - Receipt of all permits, final approvals or waivers required by Federal, State and County agencies for development in accord with the final plan including, but not limited to, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Transportation, the Public Utility Commission, the Chester County Health Department, and the Chester County Conservation District.*

Approval for the proposed subdivision from the Pennsylvania Department of Environmental Protection and Chester County Health Department must be provided to the Township prior to Final Plan Approval by the Board.

General Comments

30. Section 611.B.2.a – Widths for Rights-of-Way and Cartway.

The Ultimate Right-of-Way (60 feet) must be shown and offered for dedication to the Township along Saint Matthews Road across proposed Lots 8A/25-167.1A and Lot 25-4-167.2. These lots were not included in the Lot-Line Change Subdivision.

31. Greenway Calculations

The Greenway Calculations for Lots 8A/25-167.1A and Lot 25-4-167.2 shall be added to the Chart on Sheet C2.0.

32. This application proposed changes to the Overall Bryn Coed Tract Boundary from the Lot-Line Change Subdivision conditionally approved by the Board of Supervisors at their March 20, 2017 meeting. CEDARVILLE recommends that the Lot-Line Change Subdivision be revised to be consistent with this Application prior to Final Plan Approval for either Application.

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 Subdivision and Land Development Ordinance.

Please do not hesitate to contact me directly with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC



Bryan D. Kulakowsky, P.E.
Township Engineer

cc: Tammy Swavely – West Vincent Township Secretary
West Vincent Township Board of Supervisors (Township to distribute)
West Vincent Township Planning Commission (Township to distribute)
Joseph J. McGrory, Jr., West Vincent Township Solicitor
Tom Wargo – West Vincent Township Code Official
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C. – John Walko (jwalko@hrmml.com)
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Nave Newell Inc. (Engineer) – Nick Rakowski (nrakowski@navenewell.net)
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