



March 10, 2017

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

RE: Bryn Coed Subdivision – Natural Lands Trust
Preliminary/Final Subdivision (Lot-Line Change) – RESUBMISSION REQUIRED
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. Natural Lands Trust (NLT) proposes to purchase the lands know as Bryn Coed Farms (+/- 1,500 acres) in West Vincent Township, West Pikeland Township, and East Pikeland Township, Chester County, Pennsylvania. This application is for the consolidation of twenty-two (22) lots on +/-879.6 acres into ten (10) lots within West Vincent Township.

The following information was submitted by Nave Newell Inc., and was received by our office on February 20, 2017:

- A. One (1) full size set of plans consisting of 14 sheets titled “Bryn Coed Farms” prepared by Nave Newell, Inc., dated February 16, 2017. (Plan)
- B. One (1) copy of Property/Legal Descriptions of the proposed Parcels and dedicated Right-of-Way, all dated February 16, 2017.
- C. One (1) copy of Lot Closure reports for the proposed Parcels and dedicated Right-of-Way.
- D. One (1) copy of Act 427 County Referral Application.
- E. One (1) copy of Sewer and Water Feasibility Report dated February 16, 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.

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 not required for this Application as all proposed lots exceed ten (10) acres in size.

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

A Preliminary Impact Analysis and Resource Conservation Plan is not required for this Application since an Existing Resources and Site Analysis Plan is not required as all proposed lots exceed ten (10) acres in size.

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

A Five-Step Design Process for Residential Subdivisions Narrative, dated February 16, 2017, was submitted for review. We offer the following comment for consideration:

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 trail alignment on the parcels shall be shown on the Plan.

4. *Section 403.G.2.f - Total acreage of the tract.*

The total acreage of the land encompassed by this subdivision must be indicated on the Plan.

5. *Section 403.G.2.i - The locations and dimensions of all existing street rights-of-way and paving widths, including those approved or recorded but not constructed, existing gas, electric, and petroleum transmission lines, water courses, buildings, structures, sources of water supply, easements, trails and any other significant features, man-made and natural within the property proposed to be developed or subdivided and within 200 feet of the tract boundaries. Significant natural features shall include information shown on the Existing Resources and Site Analysis Plan.*

Dimensions indicating the widths of all existing street paving widths (cart ways) and trails must be shown on the Plan.

6. *Section 403.G.2.l.(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 appears that Parcel 25-8-20 (on Sheet C3.5) does not have a viable means of access. Section 2211 – Interior Lots of the West Vincent Zoning Ordinance prohibits the creation of a landlocked lot. This parcel must have an acceptable means of access indicated on the Plan.

7. *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 regarding ownership, maintenance responsibilities and any use restrictions for all protection areas and access easements must be added to the Plan. Information explaining the different levels of the Natural Lands Trust designations identified on the Plan and what can or can't be done within these areas will satisfy this requirement.

8. *Section 403.G.4. - A note placed on the plan indicating where noncompliance occurs relative to zoning, subdivision, building, sanitation, and other applicable Township ordinances, and a citation of the date and content of any decision concerning a Special Exception, Variance, or Conditional Use and any request for a waiver.*

The waivers requested for this Application must be listed on the Plan.

9. *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. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

10. *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. Approvals of the subdivision(s) by East Pikeland and West Pikeland shall be submitted to the Township.

11. *Section 403.I.1 – Sewer and Water Feasibility Report*

A Sewer and Water Feasibility Report dated February 16, 2017, was submitted for review. We offer the following comments for consideration:

- a) *Section 403.I.1.a – The report shall identify the availability and adaptability of any sewer and water facilities in or near the proposed subdivision or land development.*

The availability or adaptability of any sewer and water facilities in or near the proposed subdivision has not been provided. This information must be added to the Sewer and Water Feasibility Report.

- b) *Section 403.1.1.d – The report shall contain engineering and cost data, evaluations, and recommendations sufficient to enable the Planning Commission to evaluate the reasons for or against providing the subdivision with various means of waste disposal and water supply.*

The information required by this section (engineering and cost data, evaluations and recommendations) shall be added to the Sewer and Water Feasibility Report.

- c) *Section 403.1.1.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. CEDARVILLE offers no objection to this requirement being waived for this Application.

- d) *Section 403.1.1.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.

- e) *Section 403.1.1.e.(4) – An evaluation of the impact of the proposed sewer and water facilities on the groundwater resources of the applicable watershed and surrounding water supplies, both existing and future.*

The information required by this section shall be added to the Sewer and Water Feasibility Report. A statement documenting research and review of existing well data for geology within and surrounding Bryn Coed indicating the minimum West Vincent Township Well Ordinance yield of one gallon per minute (1 GPM) is feasible should satisfy this requirement. Although a minimum of 100 feet is required between water wells, the developer should determine if an additional isolation distance is necessary due to the underlying geology and topography setting of each lot, to ensure the existing and future water supplies will not be detrimentally impacted.

12. Section 403.1.4 – Stormwater Management Plan.

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

13. **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. CEDARVILLE offers no objection to this requirement being waived for this Application.

14. *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. CEDARVILLE offers no objection to this requirement being waived for this Application.

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

Proposed ownership, use restrictions, improvement and building limitations of the greenway lands must be added to the plan. Information explaining the different levels of the Natural Lands Trust designations identified on the Plan and what can or can't be done within these areas will satisfy this requirement.

16. *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.

17. *Section 403.K – Proof of Adjacent Property Owner Notification.*

Verification of property owner notification was provided to the Township. This requirement has been satisfied.

18. *Section 403.L – Proof of Ownership*

An Agreement of Sale between Bryn Coed Farms Co. and Natural Lands Trust has been provided to the Township. This requirement has been satisfied.

19. *Section 403.M – Title Report*

A current Title Report has been provided to the Township. This requirement has been satisfied.

20. *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 as drawn must be provided to the Township.

21. Section 403.0 – Ordinance Relief Report The applicant shall provide a report which identifies any conditional uses, special exceptions, and/or variances necessary or granted, along with the applicable decisions of the Zoning Hearing Board and/or Board of Supervisors. The report shall also identify all subdivision waivers requested along with reasons why the waivers are needed in accordance with Section 1203 of this Ordinance.

An Ordinance Relief Report identifying any Ordinance Relief and all subdivision waivers must be provided to the Township.

SECTION 404 **FINAL PLAN**

22. Section 404.B – Existing Resources and Site Analysis Plan

An Existing Resources and Site Analysis Plan is not required for this Application as all proposed lots exceed ten (10) acres in size.

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

A Final Impact Analysis and Resource Conservation Plan is not required for this Application since an Existing Resources and Site Analysis Plan is not required as all proposed lots exceeding ten (10) acres in size.

24. 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 following inconsistencies have been noted in the submitted legal descriptions and lot closure reports:

T.M.P. 25-4-167 Description of Property

- 1) Line 27 of the legal description and lot closure report reference a bearing of South 49° 39' 37" West, and the plan view (Sheet C3.7) shows a bearing of South 49° 49' 37" West.

T.M.P. 25-4-175 Description of Property

- 1) Line 8 of the legal description references a bearing and distance not shown on the plan view (Sheet C3.5) nor the lot closure report.

T.M.P. 25-4-175 Ultimate Right-of-Way (ROW 1) Saint Matthews Road

- 1) The point of beginning location in the legal description references the intersection of the property line dividing parcels 25-4-176 and 25-4-175. The plan view (Sheet C3.3) and following the bearings and distances of the legal description indicate this point at the property line dividing parcels 25-4-174 and 25-4-175.

T.M.P. 25-4-176 ROW 3

- 1) The point of beginning location in the legal description references the intersection of the property line dividing parcels 25-4-176 and 25-4-176. The plan view (Sheet C3.7) and following the bearings and distances of the legal description indicate this point at the property line dividing parcels 25-4-175 and 25-4-176.
- 2) Line 3 of the legal description references a distance of 248.88 feet while the plan view (Sheet C3.7) and lot closure report reference a distance of 248.45 feet.

T.M.P. 25-8-17 Description of Property

- 1) The point of beginning location in the legal description references a cord bearing of South 04° 03' 05" West while the plan shows said cord bearing as North 36° 23' 46" West.

T.M.P. 25-8-18 Description of Property

- 1) Line 54 of the legal description and lot closure report reference a cord bearing of North 04° 03' 05" East while the plan shows said cord bearing as North 36° 23' 46" West.

T.M.P. 25-8-18 ROW 1

- 1) Line 1 of the legal description and lot closure report reference a cord bearing of South 04° 03' 05" West while the plan shows said cord bearing as North 36° 23' 46" West.

T.M.P. 25-8-20 Description of Property

- 1) The point of beginning location referenced in the legal description references a point of beginning mid-way through the description of locating another point of beginning. For clarity, this mid-point of beginning should be identified within the legal description. It appears that this is the point of beginning for Parcel T.M.P. 25-8-23.1A.

T.M.P. 25-4-176 Description of Property and T.M.P. 25-8-18 Description of Property

- 1) Line 47 of the legal description for T.M.P. 25-4-176 references a distance of 1,785.26 feet and Line 24 of the legal description for T.M.P. 25-8-18 references a distance of 1,064.89 feet (Sheet C3.4). The overall distance of these two parcel lines is shown as 2,850.14 feet. This discrepancy could be due to rounding error. The distance must be confirmed.

25. *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.

26. *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. Additionally, monuments or pins shall be added at all changes in directions of lines of the property. This occurs, but is not limited to the following locations:

- A pin shall be added to the property boundary for T.M.P. 25-8-17 between lines 2 and 3 from the legal description on Sheet C3.1.
- A monument shall be added to the property boundary for T.M.P. 25-8-18 between lines 42 and 43 from the legal description on Sheet C3.1.
- A monument shall be added at the point of beginning for Proposed R.O.W. 2 for T.M.P. 25-8-18 along Saint Matthews Road.
- A monument shall be added to the property boundary for T.M.P. 25-8-18 between lines 16, 17, 18 and 19 from the legal description on Sheet C3.3.
- A monument shall be added to the property boundary for T.M.P. 25-4-176 between lines 6 and 7 from the legal description on Sheet C.3.10.

Section 603.A.1. - Permanent stone or concrete monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property being subdivided.

The perimeter boundary of the Bryn Coed Farms tract being subdivided within West Vincent Township must be monumented in accordance with the requirements of this section. Our review of the subdivision plan has identified the locations where the proposed pins shall be changed to a proposed monument. This occurs, but is not limited to the following locations:

- The proposed pin along the property boundary of T.M.P. 25-8-18 between lines 11 and 12 from the legal description (located on Sheet C3.1).
- The proposed pin along the property boundary of T.M.P. 25-8-18 between line 25 and 26 from the legal description (located on Sheet C3.1).
- The proposed pins along the property boundary of T.M.P. 25-8-18 between lines 27 through lines 31 from the legal description (located on Sheet C3.1).
- The proposed pin along the property boundary of T.M.P. 25-4-174.4 between line 1 and 2 from the legal description (located on Sheet C3.3).
- The proposed pins along the property boundary of T.M.P. 25-8-18 between lines 23 through 25 from the legal description (located on Sheet C3.4).
- The proposed pins along the property boundary of T.M.P. 25-8-20 between lines 3 through 5 from the legal description (located on Sheet C3.5).
- The proposed pins along the property boundary of T.M.P. 25-4-167 between lines 22 through 30 from the legal description (located on Sheet C3.7).
- The proposed pins along the property boundary of T.M.P. 25-4-176 between lines 21 through 23 from the legal description (located on Sheet C3.8).
- The proposed pins along the property boundary of T.M.P. 25-4-176 between lines 25 through 26 from the legal description (located on Sheet C3.9).
- The proposed pins along the property boundary of T.M.P. 25-4-176 between lines 39 and 40 from the legal description (located on Sheet C3.9).
- The proposed pins along the property boundary of T.M.P. 25-8-23.1A between lines 2 through 5 from the legal description (located on Sheet C3.9).

27. 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. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

28. 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. CEDARVILLE offers no objection to this requirement being waived for this Application as no construction improvements are proposed.

29. 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 above referenced information shall be added to the plans/reports. Information explaining the different levels of the Natural Lands Trust designations identified on the Plan and what can or can't be done within these areas will satisfy this requirement.

30. *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. CEDARVILLE offers no objection to this requirement being waived for this Application.

31. *Section 404.I.1. – Community Association Document – A Community Association Document, also known as a Homeowners' Association Document or a Condominium Association Document, shall be provided for all subdivision and land development applications which propose lands or facilities to be used or owned in common by all the residents of that subdivision or land development and not deeded to the Township. Such documents shall be in compliance with the Pennsylvania Uniform Planned Community Act (as to a Homeowners' Association Document) or the Pennsylvania Uniform Condominium Act (as to a Condominium Association Document), as the case may be.*

Community Association Documents must be provided to the Township if there will be an Association associated with the Bryn Coed Subdivision.

32. *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.

33. *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

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

The Equitable Owner/Applicant, Natural Lands Trust, must coordinate a Subdivision and Land Development Agreement with the Township Solicitor.

35. *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

36. The notation for the Point of Beginning (POB) for T.M.P 25-8-20 appears to be mislabeled on Sheet C3.5.

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 call 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)
Natural Lands Trust (Applicant) – Brian Sundermeir (bsundermeir@gmail.com)
Nave Newell Inc. (Engineer) – Nick Rakowski (nrakowski@navenewell.net)
Riley Riper Hollin & Colagreco (Attorney) – Denise Yarnoff (denise@rrhc.com)