



VIA ELECTRONIC MAIL

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November 18, 2019

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

RE: Honeybrook Properties – 670 Birchrun Road
Subdivision/Land Development Application Review
West Vincent Township
File No: 11084.61

Dear Ms. Batdorf:

As requested, we have completed a review of the Subdivision Land Development Application for Honeybrook Properties – 670 Birchrun Road for the construction of driveway and patios for the barn that is being converted to four apartments. The site (UPI #2507 0005 0100) is located on Birchrun Road near Pottstown Pike (Route 100) and consists of approximately 10.998 acres.

The following information was received by ARRO:

- Preliminary/Final Land Development Project Narrative, cover sheet dated October 31, 2019, prepared by Commonwealth Engineers, Inc.
- A plan set, consisting of five (5) sheets – Existing Resources and Site Analysis Plan, dated October 31, 2019, prepared by Commonwealth Engineers, Inc. (Plan).

We have reviewed the information for compliance with the following Ordinance(s):

- West Vincent Township Subdivision and Land Development Ordinance of 1998 (As amended by Ordinance No. 170-2016)
- West Vincent Township Stormwater Management Ordinance (Ordinance No.160 of 2014)

Relief Requested

The applicant is requesting waivers from the requirements of the following sections of the West Subdivision and Land Development Ordinance (SALDO).

1. *§403.F: Five-Step Design Process for Residential Subdivisions*

All preliminary plans in the residential districts shall include documentation of a five-step design process in determining the layout of proposed Greenway lands, house sites, streets, stormwater facilities, and lot lines, as described below.

The applicant has requested relief from the five-step design process due to the limited scope of the project. ARRO offers no objection to this requirement being waived for this Application as the proposed improvements are limited to the developed area of the lot.

2. *§403.I.1: Sewer and Water Feasibility Report*

The applicant has requested relief from providing a sewer and water feasibility report due to the limited scope of the project. ARRO offers no objection to this requirement being waived provided that the applicant complies with all the applicable sewer and water requirements.

3. *§403.K: Proof of Adjacent Property Owner Notification*

Verification that all property owners within five hundred (500) feet of the tract boundaries of the proposed subdivision or land development have been notified of the proposed plans via certified mail, returned receipt required.

The applicant has requested relief from notification of adjacent property owners due to the limited scope of the project. It is ARRO's understanding that the Applicant intends to provide the notification letters, so this waiver request is no longer necessary for the project.

4. *§403.M: Title Report*

The applicant shall provide a current title report prepared by a title insurance or title abstract company showing all easements and encumbrances of record regarding the property which is to be subdivided or developed.

The applicant has requested relief from providing a title report due to the limited scope of the project. ARRO defers to the township board regarding this requirement.

5. *§404.H: Final Landscape Plan*

A landscape plan which meets all requirements of Section 614 shall be prepared by a landscape architect registered in the Commonwealth of Pennsylvania.

The applicant has requested relief to allow a landscape plan prepared by the project professional engineer. ARRO defers to the zoning officer regarding this requirement.

6. *§508: Submission Requirements to Chester County Agencies*

The applicant has requested relief from the required submissions to Chester County Agencies. ARRO does not support the waiver of this requirement. Review and/or approval may be required from Chester County agencies.

We offer the following comments for your consideration:

1. *§403.D.1: Topography, the contour lines of which shall generally be at two-foot intervals, determined by photogrammetry and measured in accordance with the standards contained in Article XVII of the Township Zoning Ordinance (although 10-foot intervals are permissible beyond the parcel boundaries, interpolated from U.S.G.S. published maps). The determination of appropriate contour intervals shall be made by the Planning Commission, which may specify greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15 and 25 percent and exceeding 25 percent shall be clearly indicated. Topography for major subdivisions shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official U.S.G.S. benchmarks. Datum to which contour elevations refer shall be noted.*

The steep slopes along the West portion of the property should be delineated on the plan.

2. *§404.E.4: Notification from PennDOT or the Township shall be provided confirming that a Highway Occupancy Permit will be issued after preliminary approval.*

Prior to plan approval, the applicant must obtain a PennDOT highway occupancy permit for all proposed work within the PennDOT right of way.

3. *§403.H.7: Location of all percolation tests as may be required under this Ordinance, including all failed test sites or pits as well as those approved and including an approved reserve site for each lot less than one (1) acre in size or requiring an elevated sandmound system. All approved sites shall be clearly distinguished from unapproved sites.*

The rear brick patios must be included in the limit of disturbance.

4. *§403.H.14.b: Layout of all water facilities, sanitary and storm sewers and location of all inlets and culverts, and any proposed connections with existing facilities (these data may be on a separate plan).*

Any existing sanitary, electric, and water lines for the property shall be shown on the

plan.

5. *§403.J: Preliminary Greenway Ownership and Management Plan*

Using the Preliminary Plan as a base map, the boundaries, acreage and proposed ownership of all proposed greenway, open space, or common areas shall be shown, including a plan containing the following information:

ARRO defers to the township zoning officer regarding the greenway ownership and management plan.

6. *§403.O - 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 listing all the requested waivers must be provided.

7. *§404.J: Performance Guarantee*

A performance guarantee, in a form approved by the Township Solicitor, shall be posted prior to release of the Plan for recordation.

§511: Performance Guarantees (Escrow Agreements)

A performance escrow, in a format to be approved by the Township Solicitor, must be posted prior to release of the Plan for recordation. The items to be guaranteed include, but are not limited to, Erosion & Sedimentation Controls (as required by section §403.1.3.e), construction of the parking area, paving, stormwater management facilities, lighting and landscaping.

8. *§507.C.4: No approval of the detailed Final Plan shall be granted by the Board until notification of PaDEP's approval of the Sewage Facilities Planning Module has been received by the Board. Should such notification not be received within the time limitations for detailed final plan approval in accord with the Act, the time limitations shall be extended for not more than ninety (90) days at the written request of the applicant. If the applicant refuses to provide such written request, approval of the detailed Final Plan shall be denied.*

The applicant should note that the Plan cannot be signed and approved by the Board of

Supervisors for recording until the PADEP approval of the Sewage Facilities Planning Module has been obtained.

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

A Land Development Agreement, in a format approved by the Township Solicitor, shall be executed prior the release of the Plan for recordation.

10. *§607.A.6: All sanitary sewer facilities shall comply with the Township Standards for Construction of Water and Wastewater Facilities.*

All sanitary sewer facilities shall be designed and constructed in accordance with BCSWA standards.

11. *§609: Other Utilities*

The proposed electric service and any other proposed utilities shall be shown on the Plan.

12. *§612.B.1: Curbing shall be required by the Board of Supervisors in those cases where it is deemed necessary for proper drainage.*

ARRO defers to the township board regarding this requirement.

13. *§612.C.1: Sidewalks shall be required along all streets within one thousand (1000) feet of and leading to a school and at other locations deemed by the Board of Supervisors to be necessary for the safety and convenience of the public.*

ARRO defers to the township board regarding this requirement.

Stormwater Management Comments:

14. The applicant shall provide supporting information to demonstrate compliance with the stormwater management ordinance.

15. *§303: Erosion and Sediment Control*

The silt sock in the southeast portion of the back yard shall be extended to the wall.

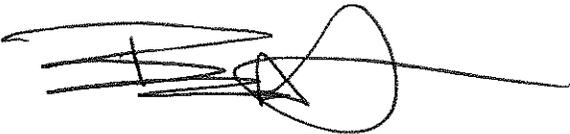
General Comments:

16. In the adjusted tract acreage calculation section on sheet 1, the pond area is inconsistent between the square feet and the acreage.
17. The turfstone turf pavers detail sheet indicates that the pavers are not recommended for vehicular traffic. A suitable pervious paver shall be provided for areas subjected to vehicular traffic.
18. The Plan must include a restoration sequence and/or specification for the existing impervious areas that will be converted to pervious conditions.
19. On sheet 3, both zoning note 2 and the similar note below the post development impervious coverage must be revised to comply with the stormwater management ordinance or removed.
20. The turfstone turf paver detail contains an inconsistency about the compaction of the subgrade. Figure 1 indicates that the subgrade soil and gravel base should be compacted, but the note below the detail indicates that compaction shall be minimalized.

Please note, a revised submission may generate further review comments. Once we receive the revised information addressing the comments in this letter, ARRO will confirm that the application is compliant with the West Vincent Township Ordinances.

Please do not hesitate to contact me via email at bryan.kulakowsky@arroconsulting.com or by phone at our West Chester office with any questions.

Sincerely,



Bryan D. Kulakowsky, P.E.
ARRO Consulting, Inc. – Township Engineer

BDK:ted

CC:

Kathy Shillenn – West Vincent Township Secretary
Tracey Franey – West Vincent Township Building Code Official
Scott Risbon – Property owner (scottrrisbon@earthcareinc.org)
Allan Zimmerman – Commonwealth Engineers, Inc. (AZimmerman@cei-1.com)
John Mott, P.E. – ARRO
Lowell Leaman, P.E. - ARRO