



November 20, 2019

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

RE: Honeybrook Properties, LLC – 670 Birchrun Road
Land Development Zoning Review – RESUBMISSION REQUIRED
West Vincent Township
WVT-19-302

Dear Ms. Batdorf,

CEDARVILLE Engineering Group, LLC is contracted by West Vincent Township to interpret and enforce the West Vincent Township Zoning Ordinance of 2010 as Amended by and through Ordinance 179-2017, August 21, 2017 (Zoning Ordinance). An application for Land Development was submitted by Honeybrook Properties, LLC for a property known as 670 Birchrun Road, UPI 25-7-5.1. The subject parcel is designated as a Class I Historic Resource in the Township.

Honeybrook Properties, LLC proposes to convert the large barn into four (4) multi-floor luxury apartment rental units and maintain the existing single-family dwelling on the property as a single-family detached dwelling, for a total of five (5) dwelling units on the parcel. Honeybrook Properties, LLC was granted special exception approval by the Zoning Hearing Board on April 22, 2019 to allow for this change in use.

The property in its existing state contains just under 11 acres of land, a pond, the aforementioned single-family detached dwelling (farmhouse), a large barn with additions (multi-family building - proposed), an accessory structure near the house, and a shed near the road that currently is three-sided and is assumed to be scheduled for repair after the multi-family building is finished. The number, size, or location of buildings is not proposed to be changed, increased, or decreased with this Application. Additionally, the existing impervious coverage on the property is 21,049.2 square feet.

This office has received a five (5) sheet plan set on November 5, 2019, designed by Commonwealth Engineers, Inc. titled 'Preliminary/Final Land Development Plan for Honeybrook Properties, LLC' (plan set), dated October 31, 2019, with no revision date.

1. **Section 1304.B.3.** *Any such land that is privately owned (either individually, jointly, or by an organization) shall be permanently protected through conservation easements recorded in favor of a private non-profit organization or the Township.*

A distance shall be added to the metes and bounds for the western-most line of the conservation easement and the labels of "Greenway Area" shall be changed to say "Greenway Conservation Easement".



2. **Section 1305.B.2. Conditional Uses - Multi-family dwelling with no more than four dwelling units per building and designed to resemble large single-family dwellings from the exterior, or designed to resemble traditional 19th century attached housing from rural Chester County.**

The Weatherstone Settlement Agreement of 2007 requires the owner of the Brunner/Zarichniak Farm to seek approval from the Board of Supervisors to change the use of the property. The Applicant was granted approval by the Board of Supervisors during a regularly scheduled public meeting held October 21, 2019, to change the use of the property from single-family residential/agricultural to multi-family residential.

3. **Section 1307.A. The front edge of required parking areas for all uses, except one- and two-family dwellings, shall be set back at least as far as the foremost facade of the principal building facing the front property line (porticos, open colonnades, and open porches excluded).**

The Applicant proposed 6 of the required 12 parking spaces in the front of the multi-family building. Plans shall be revised with all of the parking being Ordinance compliant or relief must be sought.

4. **Section 2104. Interior Circulation and Emergency Access** (in its entirety, as applicable).

The plans do not establish an emergency access as easement as required and shall be revised to do so, pursuant to Section 2104 in its entirety.

5. **Section 2106.A.5. Existing plant material and trees with a caliper of six (6) inches or more shall be preserved wherever possible during construction. Such existing plants may be credited toward the amount of required plantings.**

If existing trees, known to be on-site, are scheduled to be removed as part of this application, they should be shown and marked so on the plans.

6. **Section 2106.B.3.c Minimum Planting Guidelines: Views from public road frontages and property boundaries refers to views of the proposed improvements as they would exist without any additional plantings. The proposed additional plantings for road frontages would achieve a more highly filtered view; those for property boundaries would achieve a hidden view.**

The portion of the property analyzed for landscape plantings has an unobstructed view. As there are no existing trees along the western end of the property's frontage, the Landscape Plan shall be revised to show one (1) each of deciduous and evergreen trees as well as five (5) each of deciduous and evergreen shrubs, per 100 linear feet of frontage, to achieve the appropriate level of screening. If the plans are revised to account for existing trees (assuming 6" caliper or larger, per Section 2106.A.5., see comment No. 5.), then the Applicant may use the filtered view as the plans demonstrate.

The landscape requirements and planting table, as well as associated notes, shall be revised as applicable once the applicant confirms the existing landscaping on the property.

7. **Section 2107.D. All organic refuse, unless composted, or garbage shall be stored in tight, vermin-proof containers. In multiple family, commercial and industrial developments, garbage storage shall be centralized to expedite collection and enclosed on three sides by an architectural screen or plantings.**



The plans shall be revised to show the method of trash collection and storage. If the Applicant wishes each individual tenant be charged with trash storage and pick-up, then a note needs to be added to the plans stating so.

8. *Section 2109.A.7. Principal buildings, accessory buildings, parking areas, landscaped spaces, and pedestrian circulation shall be designed to reflect the physical characteristics and relationships found in traditional villages in Chester County, such as Birchrunville and Kimberton. Buildings should front or parallel the road, with parking visually screened at the rear, side, or interior of the lot. In commercial districts, display windows and signs may face the street as well as the interior parking areas.*

While the accessory buildings on the property are an existing non-conformance, the parking areas will be new. Half of the required parking for this land development is shown in the front yard of the proposed multi-family building. Plans shall be revised with all of the parking being Ordinance compliant or relief must be sought. See comment No. 3.

9. *Section 2109.A.9. Water and Sewer Service - All developments shall submit information as required by the Board of Supervisors verifying that adequate and safe water and sewer disposal facilities are available to service the proposed development without causing adverse environmental damage or negatively affecting adjacent property owners.*

The plans state that public utilities are being used for the existing farmhouse as well as proposed to be used for the multi-family building. Any existing utilities entering the site shall be shown on the plans. Proof of will-serve by the water authority shall be forwarded to the Township. If this cannot be achieved, then a suitable method of safe water and sewage disposal shall be approved by PADEP and County Health Department, as applicable, and a copy of the approval shall be forwarded to the Township.

10. *Section 2109.C.11. Mechanical systems shall be installed in locations where they will be visually unobtrusive.*

The plans show no mechanical system storage or location currently. If mechanical systems will need to be located outside of the building, then the plans shall be revised to demarcate the location.

11. *Section 2109.E.1 Parking should generally be located along the side or rear of buildings, or within interior courts. No off-street parking shall be permitted in front yards.*

See comment No. 3.

12. *Section 2407.G.1. Any additions, renovations, rehabilitation, or improvements to the building shall be in substantial compliance with the rehabilitation standards contained in Section 2409 of this Ordinance.*

See comment No. 13.

13. *Section 2409.B. Compliance. Determinations of compliance with these standards shall be made by written report of the Historical Commission, using the Secretary's Guidelines for Rehabilitating Historic Buildings to apply the Standards to each project.*

This comment will remain until a report is provided to the Board of Supervisors by the Historical Commission.

14. *Section 2408.D. The plan shall be prepared by a registered landscape architect and shall strive to minimize the impact of the proposed development on the resource through screening, buffering, building locations and*



orientations, and plant material selection. It shall show all pertinent information, including the location, sizes, and species of all individual trees and shrubs to be removed, planted, or preserved.

The revised Landscape Plan shall be signed and sealed by a licensed Landscape Architect.

15. **Section 2410.A.2. Historic Resource Impact Study...** *Subdivision or land development plans which propose adaptive reuse or demolition of a Class I, II or Class III historic resource.*

A Historic Resource Impact Study shall be submitted with the next submission.

16. **General Comment:** The plans do not denote the future of the existing building noted as 'shed ruins' near the road. The Applicant has stated previously that this building will be repaired with a new roof and the fourth side rebuilt. The plans show the driveway being installed directly adjacent to this building and no mention of the future work mentioned previously. The plans shall be revised to note the intended future of this building and any impacts made by the proposed work.

17. **General Comment:** The Applicant is proposing to reduce the amount of impervious area on the property by removing a concrete pad and gravel driveway before commencing proposed work. Additionally, the Applicant is proposing that a large portion of the proposed parking area will be a pervious paving system. Only the Township Engineer can determine if a pervious paving system is in fact pervious. Once the Township Engineer approves the pervious paving system as such, I will conduct a comprehensive review of the impervious area calculations.

18. **General Comment:** Per the Weatherstone Settlement Agreement, approval of the exterior modification shall be approved by the Board of Supervisors before a building permit can be issued.

Please note, revised submissions may generate further review comments. Once we receive the revised information addressing the comments identified in this letter, CEG 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
Zoning Officer

cc: Kathy Shillenn – West Vincent Township Secretary
Bryan Kulakowsky, P.E. – West Vincent Township Engineer
Frank Newhams - West Vincent Township Building Code Official
Matt Spellman – Acting West Vincent Township Building Code Official
Scott Risbon – Property owner (scottrisbon@earthcareinc.org)
Allan Zimmerman – Commonwealth Engineers, Inc. (AZimmerman@cei-1.org)