



December 15, 2017

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

RE: 1830 Saint Matthews Road - Maxwell  
Minor Subdivision Preliminary/Final Plan Review – **RESUBMISSION REQUIRED**  
West Vincent Township  
WVT-17-323

Dear Ms. Batdorf,

As requested, we have completed a review of the Final Minor Subdivision application for 1830 Saint Matthews Road - Maxwell for compliance with the applicable sections of the West Vincent Township Zoning (Ord. No. 179-2017) and the Subdivision and Land Development (Ord. No.170-2016) Ordinances.

The site (UPI No. 25-5-35) is located along the east side of Saint Matthews Road between Flint Road and Pughtown road consisting of approximately 57.22 acres within the R-2 Residential Zoning District. The owners, Timothy and Amanda Maxwell, are proposing to subdivide the parcel into two (2) lots under the Tier I requirements. Proposed Lot 1 is approximately 35.67 acres accessed off of Saint Matthews Road and will have the existing single-family dwelling, barn, on-lot sewage disposal system, and stable. Proposed Lot 2 is approximately 21.55 acres with proposed access from Kimberton Road over a stream.

No construction of any improvements is proposed in this application. It is our understanding that the applicant intends to complete engineering of the site, including grading, stormwater management, erosion and sediment control and other design requirements, during the development and construction approvals for the proposed Lot 2. At the time of building permit and stormwater management application for Lot 2, the lot owner will have to apply for the following permits from the other agencies:

- NPDES Permit from the PADEP (If more than one acre disturbance is proposed)
- E&S Permit from the Chester County Conservation District (CCCD)
- On-lot Sewage Disposal Permit and On-lot Well Permit from Chester County Health Department (CCHD)

CEDARVILLE Engineering Group, LLC (CEDARVILLE) received the following information on November 3, 2017:

- A. Final Minor Subdivision and/or Land Development Application prepared by Timothy and Amanda Maxwell, dated October 31, 2017.
- B. Full size plan consisting of 1 sheet titled "Minor Subdivision Plan of 1830 Saint Matthews Road" prepared by Hopkins and Scott, Inc., dated October 30, 2017. (Plan)

- C. One (1) copy of a Narrative for Timothy and Amanda Maxwell, 1830 Saint Matthews Road Minor Subdivision Plan prepared by Hopkins and Scott, Inc., dated October 31, 2017. (Narrative)
- D. One (1) copy of PADEP Request for Planning Exemption prepared by Hopkins and Scott, Inc.

The current application has been reviewed for compliance with all applicable preliminary and final plan submission requirements.

### Waivers Requested

The applicant is seeking conditional relief from the sections of the West Vincent Township Ordinances in lieu of providing a fully-engineered Plan for the proposed Subdivision. The applicant is requesting waivers to grant relief from the following sections of the West Vincent Township Subdivision and Land Development Ordinance (Ord. No.170-2016). CEDARVILLE evaluated the relief requested and determined that several of the sections are not applicable to this application as outlined in Section 502.A PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions.

- 1. *Section 403.C. – Site Location and Context Plan. A plan showing the location of the proposed subdivision within its neighborhood context shall be submitted. For sites under 100 acres in area, such plans shall be at a scale not less than 1" = 200', and shall show the relationship of the subject property to natural and man-made features existing within 500 feet of the site. For sites of 100 acres or more, the scale shall be 1" = 400', and shall show the above relationships within 500 feet of the site. The features that shall be shown on Site Location and Context Maps include: 1 – 10.*

The applicant has requested that the requirement to provide a site location and context plan be waived. CEDARVILLE objects to this waiver request in both the Preliminary and Final Plan requirements as most of the information required by the Site Location and Context Plan is already included on the Plan. Comments identifying the missing information required by this section have been included in this letter to satisfactorily address this section of the Ordinance. Satisfaction of these comments will negate the need for this waiver.

- 2. *Section 403.D – Existing Resources and Site Analysis Plan. For all subdivisions (except those in which all proposed lots are to be ten or more acres in area), an Existing Resources and Site Analysis Plan shall be prepared to provide the developer and the Township with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs.*

*The Township shall review the Plan to assess its accuracy and thoroughness. Unless otherwise specified by the Planning Commission, such plans shall generally be prepared at the scale of 1"=100' or 1"=200', whichever would fit best on a single standard size sheet (24" x 36"). The following information shall be included in this Plan: 1 – 14.*

The applicant has requested that the requirement to provide an Existing Site Analysis Plan be waived. The proposed lot size of all lots in the subdivision are greater than 10 acres, making the subdivision exempt from this section of the Township Ordinance. Relief from this section of the Ordinance is not required for this Application.

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

- 1) *A Preliminary Impact Analysis and Resource Conservation Plan shall be prepared to categorize the impacts of the proposed subdivision or land development on those resources shown on the Existing Resources and Site Analysis Plan (as required under Section 403D.). All proposed improvements, including but not necessarily limited to grading, excavation, fill, streets, buildings, utilities and stormwater detention facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Analysis and Resource Conservation Plan.*
- 2) *Using the Existing Resources and Site Analysis Plan as a base map, impact areas shall be mapped according to the following categories: (1) primary impact areas, i.e., areas directly impacted by the proposed subdivision; (2) secondary impact areas, i.e., areas in proximity to primary areas which may be impacted; and (3) designated protected areas, either to be included in a proposed Greenway or an equivalent designation such as dedication of a neighborhood park site.*

The applicant has requested that the requirement to provide a Preliminary Impact Analysis and Resource Conservation Plan be waived. Since the proposed subdivision is exempt from the Existing Resources and Site Analysis Plan, the applicant is exempt from providing a Preliminary Impact Analysis and Resource Conservation Plan. Relief from this section of the Ordinance is not required for this Application.

4. *Section 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: 1 – 5.*

The applicant has requested that the requirement to complete the Five-Step Design Process for Residential Subdivisions be waived. Since this Application is being processed and reviewed as a Final Plan Application in accordance with Section 502.A **PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions**. Relief from this section of the Ordinance is not required for this Application. Comments requiring applicable information required by this section have been included in this letter.

5. *Section 403.G.2.M. – When a tract is subdivided into parcels large enough to permit resubdivision of the parcels, a sketch layout shall be included showing future potential subdivision of the parcels to ensure that subdivision may be accomplished in accord with current ordinances and with appropriate access. Submissions and review of the sketch plan described in this section shall not constitute approval of the future subdivision shown thereon.*

The applicant has requested that the requirement to provide a sketch showing future potential subdivisions of the parcels be waived. Since this Application is being processed and reviewed as a Final Plan Application in accordance with Section 502.A **PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions**. Relief from this section of the Ordinance is not required for this Application. Overall site conditions on both lots are not conducive to further subdivisions. Additionally, the designated Greenway land that shall be added to the plan, will prevent future development outside of designated building envelopes.

6. *Section 403.I. – Studies and Reports. The preliminary plan submission shall include the following studies to assist in determination of the impact of the application upon Township services and facilities: 1 – 6.*

The applicant has requested that the requirement to complete the required Studies and Reports listed in the section be waived. Since this Application is being processed and reviewed as a Final Plan Application in

accordance with Section 502.A PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions. Relief from this section of the Ordinance is not required for this Application.

7. *Section 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: 1 – 3.*

The applicant has requested that the requirement to provide a Preliminary Greenway Ownership and Management Plan be waived. Since this Application is being processed and reviewed as a Final Plan Application in accordance with Section 502.A PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions, Relief from this section of the Ordinance is not required for this Application. CEDARVILLE objects to a waiver request for this section as the applicant must designate Greenway land as part of the subdivision process. As such, an Ownership and Management Plan shall be provided in order to ensure that the proposed ownership and management of the designated Greenway land are in compliance with the Townships Ordinances.

8. *Section 505 REVIEW OF PRELIMINARY PLAN*

The applicant has requested that the plan review be combined into a Preliminary and Final Plan review. Since this Application is being processed and reviewed as a Final Plan Application in accordance with Section 502.A PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions. Relief from this section of the Ordinance is not required for this Application. No preliminary application process is required for minor subdivisions.

Zoning Review

1. *Section 604.A.4 – Sensitive Area Disturbance: The proposed design shall strictly minimize disturbance of environmentally sensitive areas, as shown on the Existing Conditions and Site Analysis Plan. Lands within the 100-year floodplain, or having slopes in excess of 25%, and rock outcroppings constitute such environmentally sensitive areas, where disturbance shall be strictly minimized. Demonstration by the applicant that these features will be protected by the proposed application shall be prerequisite to approval of both the conceptual Preliminary Plan and the detailed Final Plan.*

Precautionary Slopes areas (15%-25%) and Prohibitive Slope areas in excess of 25% must be identified and delineated on the plan. Additionally, the building envelope and associated driveway connection to Kimberton Road shall be shown in the plan view.

2. *Section 605.D – Dimensional Standards for Tier I Subdivisions.*

The table or chart listing the zoning requirements for both the lots shall be expanded to indicate the dimensional requirements for each lot, specifically listing the proposed Lot 2 compliance with Section 605.D.4. – Minimum Lot Width at Building Setback Line and Frontage requirement and Section 605.D.5. – Yard Regulations.

3. *Section 605.D.2 – Minimum Required Greenway Land: 80% of total tract area.*

The applicant has indicated on the plans that the subdivision will conform to the dimensional standards for Tier I Subdivisions in the R-2 Residential District. The Tier I dimensional standards require that a minimum of 80% of the total tract area be designated as Greenway Lands. The plan shall be revised to indicate proposed building envelope, greenway land, and all information pertaining to greenway lands required by Article XIX of the Zoning Ordinance.

4. *Section 605.D.5.a – Front Yard: For principal buildings, 75 feet from the ultimate right-of-way (or in the case of an interior lot, the front lot line) of existing public roads, 50 feet from the ultimate right-of-way of new streets.*

As Kimberton and Saint Matthews Roads are both existing roads, the required setback from the ultimate right-of-way is 75 feet, not the 50 feet shown on the plan. The plan shall be revised to show the correct setbacks from the ultimate right-of-ways.

5. *Section 605.D.6 – Maximum Impervious Coverage by Buildings, Structures and Impervious Surfaces: Maximum of 4% of Adjusted Tract Acreage on entire subdivision tract (e.g. - maximum 17,424 sq. ft. of coverage per house lot, which may contain up to two ADUs, based upon a minimum 10-acre gross density per principal residence). The calculation of impervious coverage for the purposes of this provision shall not include impervious coverage attributable to public sidewalks or driveways serving the lot (the scope of such exclusion to include shared driveways, but to exclude discrete parking areas other than those directly in front of an approved garage).*

The maximum impervious coverage indicated by the plans is 35% and maximum building coverage is 20%. The plan shall be revised to show the correct maximum impervious coverage based off the requirement of this Ordinance section. The calculations for the adjusted tract acreage, per the definition in Zoning Section 202, shall also be shown on the plan.

6. *Section 1604 – Identification of Floodplain Areas. The identified floodplain area shall be those areas of West Vincent Township, Chester County, which are subject to the one hundred (100) year flood, as identified in the Chester County Flood Insurance Study (FIS) dated September 29, 2017 and the accompanying maps as prepared for by the Federal Emergency Management Agency (FEMA), or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study.*

The floodplain boundary line shown on the plan and the associated note 11 shall be revised per the current Chester County Flood Insurance Study dated September 29, 2017.

7. *Section 1611.G - Building Permits: Building permits shall be required before any construction, earth moving or disturbance, or development is undertaken within any identified floodplain area of the Township: 1 – 4.*

*Section 1611.H - Special Requirements for Subdivisions: All subdivision proposals and development proposals containing at least 50 lots or at least 5 acres, whichever is the lesser, in Identified Floodplain Areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a Conditional Letter of Map Revision or Letter of Map Revision.*

The applicant is proposing driveway for Lot 2 through a floodplain area identified as Zone A in the FIS. During building permit phase, an analysis of the effect of impervious area construction and disturbance of the flood

plain area should be conducted. A note must be added to the plan indicating this analysis will be performed as in conjunction with the building permit plans.

8. *Article XVII - SSC Steep Slope Conservation Overlay District.*

The building envelope, associated driveway connection to Kimberton Road, approximate location of water well supply, approximate location of on-lot sewage disposal system and approximate location of stormwater management system for proposed Lot 2 shall be shown in the plan view. It shall be noted that single family dwelling and associated grading, on-lot water well supply and on-lot sewage disposal system is a permitted use in Precautionary Slope areas (15%-25%). A driveway is a permitted use in both Precautionary Slopes areas (15%-25%) and Prohibitive Slope areas in excess of 25% subject to approval by the Zoning Officer and/or Township Engineer prior to the issuance of any applicable permit. In addition, Stormwater management facilities area conditional use in Precautionary Slope areas (15%-25%) and Buildings and structures, On-lot sewage disposal systems and Removal of topsoil is forbidden in Prohibitive Slope areas in excess of 25%.

9. *Section 1903.D - Permanent Greenway Protection through Conservation Easements. In Tiers I, II, III and IV subdivisions, the Greenway Land that is required to be reserved and created through the subdivision process shall be subject to permanent conservation easements prohibiting future development. (For example, the clearing of woodland habitat shall generally be prohibited, except as necessary to create trails, Low to Medium Intensity Recreation facilities, and to install subsurface septic disposal systems or spray irrigation facilities. The determination of necessity shall lie with the Board of Supervisors. A list of permitted and conditional uses of greenway lands is contained in Sections 1902 above.)*

More information needs to be provided for the future of the Conservation Easement for the proposed greenway land. Any agreements or easements and accompanying legal descriptions must be provided to the Township for review prior to Final Plan Approval and Recordation.

10. *Article XXIV - Historic Resources.*

According to a map entitled 'West Vincent Township Historic Resources Map', the parcel (UPI No. 25-5-35) containing the existing single-family dwelling on Lot 1 is a Class II Historic Resource. A note shall be added to the plan indicating the building cannot be demolished or renovated without prior approval from the Township.

**Preliminary Plan**

This Application is being processed and reviewed as a Final Plan Application in accordance with Section 502.A **PLAN CLASSIFICATION FOR MAJOR AND MINOR SUBDIVISIONS – Minor Subdivisions.**

**Final Plan**

11. *Section 404.D.1. All information required in Section 403.G.*

- a. *Section 403.G.2.d. – Zoning information including: applicable district, lot area and bulk regulations, proof of any variance or special exception which may have been granted and conditions, thereof, and any zoning boundaries that traverse or are within 200 feet of the tract.*

The zoning boundary between the R-2 Residential District and the Kimberton Village District along the southern boundary of the property is not indicated. The Plan shall be revised to show the boundary.

- b. *Section 403.G.2.I.(1) – Building envelope showing setback lines and yard area requirements.*

The building envelope for Proposed Lot 2 must be shown on the Plan.

- c. *Section 403.G.2.l.(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 septic soil testing must be shown on the Plan.

- d. *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 describing the ownership and maintenance responsibilities for proposed greenway areas must be added to the Plan.

- e. *Section 403.G.3 - Signature blocks for the West Vincent Township Planning Commission, Board of Supervisors, Township Engineer and Chester County Planning Commission shall be provided on the right-hand side of the Title Plan, Improvement Construction Plan and Storm Water Management Plan.*

Signature blocks for the West Vincent Township Board of Supervisors, West Vincent Township Engineer and Chester County Planning Commission shall be provided on the right-hand side of the Plan.

- f. *Section 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.*

Proof of notification must be submitted to the Township for this Application to be complete.

- g. *Section 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 above referenced information must be submitted to the Township for this Application to be complete.

- h. *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 certification indicating the plan design complies with the current Zoning and Subdivision and Land Development Ordinances shall be provided by the preparer of the plan. The certification shall also note any waivers needed.

- i. *Section 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.*

The waiver requests listed in the Narrative must be revised to address the relief identified within this letter.

12. *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.*

Legal descriptions and closure reports for the proposed lots and ultimate right-of-way for St. Matthews Road and Kimberton Road must be submitted for review.

13. *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.*

The proposed driveway location for Lot 2 must be shown on the Plan. The US Postal Street Address for Proposed Lot 2 must be added to the Plan as well.

14. *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 both lots for clarity and completeness. Additionally, monuments or pins shall be proposed at all changes in directions of lines of the property.

15. *Section 404.D.6. – The location of all percolation tests 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 CCHD approved septic soil testing must be shown on the Plan.

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

A Final Improvements Construction Plan for Lot 2 must be provided for review and approval unless a waiver from this requirement is requested by the applicant. CEDARVILLE offers no objection to this requirement being waived for this application as no improvements are proposed.

17. *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 a waiver from this requirement is requested by the applicant. CEDARVILLE offers no objection to this requirement being waived for this application as no improvements are proposed.

18. *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.*

A Final Greenway Ownership and Management Plan and narrative report shall be submitted for review.

19. *Section 404.H. - Final Landscape Plan*

A Final Landscape Plan must be provided for review and approval unless a waiver from this section is requested by the applicant. CEDARVILLE offers no objection to this requirement being waived for this application as no improvements are proposed.

20. *Section 404.K.1- An affidavit stating that the applicant is the owner or equitable owner of the land proposed to be subdivided.*

An affidavit must be submitted with the plan stating that the applicant is the owner of the land proposed for subdivision.

21. *Section 404.K.2 - A statement duly acknowledged before an officer authorized to take such acknowledgement and signed by the owner or owners of the property, to the effect that the owner or owners freely consent to the subdivision or land development shown on the Final Plan and desire to record the same.*

The required statement shall be added to the plan for the property owners and an officer authorized to take such acknowledgments to sign and seal.

22. *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.*

An Offer of Dedication for the ultimate Rights-of-Way for St. Matthews Road and Kimberton Road must be added to the Plan. A note "Proposed Ultimate Rights-of-Way for St. Matthews Road and Kimberton Road are hereby offered for dedication to West Vincent Township for the public use" shall be added to notes on the plan.

23. *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.

24. *Section 404.K.6 - Certification of the engineer, land surveyor, landscape architect or land planner who prepared the plan, that the plans are in conformity with zoning, building, sanitation, subdivision and other applicable Township ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception or waiver has been authorized.*

See comment above regarding certification by the professional.

25. *Section 404.K.7. - All data and information contained in the Final Plan and the Final Improvement Construction Plan shall also be submitted to the Township in digital format of the type and format as required by the Board of Supervisors.*

A copy of the final approved plans in PDF format shall be submitted to the Township after Final Plan Approval is granted by the Board of Supervisors.

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

The Applicant is advised that a formal Resolution of Approval will be used by the Township in lieu of a Subdivision and Land Development Agreement as no improvements are proposed for this application.

27. *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.

28. *Section 606.J - Clear sight triangles shall be provided at all driveway entrances and shall be shown on plans. Within such triangles, no object greater than three and one-half ( 3. 5) feet in height and no other object that would obscure the vision of a motorist shall be permitted. The legs of such triangles shall be a minimum length in both directions as established in Section 2103B. of the Zoning Ordinance, measured from a point ten( 10) feet back from the edge of the cartway of the intersecting street. Greater distances may be required if warranted by specific circumstances. Any landscaping elements within the clear sight triangle shall be maintained to a height of three and one-half (3.5) feet or less.*

A clear sight triangle and adequate sight distance must be provided for the potential driveway location for Proposed Lot 2.

29. Section 607 SEWERAGE

*Section 607.A.1 – Each lot shall have a sanitary sewer system in accordance with the provisions of the Pennsylvania Department of Environmental Protection and the Chester County Health Department.*

*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 test 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.*

A Request for Sewage Facilities Planning Exemption was received. Per PA Code, Title 25, Chapter 71, § 71.51(b)(1) exemptions from sewage facilities planning may be granted under the following conditions:

(i) The official plan shows that those areas of the municipality are to be served by on-lot sewage disposal facilities using a soil absorption area or a spray field as confirmed by signature of the municipal officials.

(ii) The area proposed for the use of individual or community sewage systems is not underlain by carbonate geology nor is this area within 1/4 mile of water supplies documented to exceed 5 PPM nitrate-nitrogen as confirmed by the Department from a USGS geology map or sampling data.

(iii) The area proposed for development is outside of high quality or exceptional value watersheds established under the regulations and policies promulgated under The Clean Streams Law as confirmed by the Department from the location of the new land development on a USGS topographic quadrangle map.

(iv) Subdivided lots and the remaining portion of the original tract after subdivision are 1 acre or larger as confirmed by signature of the applicant.

(v) Complete soils testing and site evaluation establish that separate sites are available for both a permissible primary soil absorption area or spray field and a replacement soil absorption area or spray field on each lot of the subdivision as confirmed by a signed report of the sewage enforcement officer serving the municipality in which the new land development is proposed. The local agency or municipality may require deed restrictions or take other actions it deems necessary to protect the replacement soil absorption area or spray field from damage which would make it unsuitable for future use.

The proposed project does not meet the requirements for a planning exemption due to the following:

- a. The project is located in an exceptional value watershed
- b. Complete soil testing establishing primary and replacement sewage disposal areas for each lot have not been provided nor certified by the Sewage Enforcement Officer (SEO) employed by the Chester County Health Department as required on the exemption form (Item 8.c.2).

30. *Section 608.D– Water Supply. On-site system.*

A note must be added to the Plans indicating that a well permit will be required to be obtained from the Chester County Health Department as part of the building permit process for Lot 2. A proposed well with proper isolation distance from the proposed septic area must be shown on the plan for Lot 2.

General Comments

31. The title of the Plan should be revised to indicate the correct address of the property.

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 Ordinance requirements.

Please do not hesitate to contact me with any questions.

Best Regards,  
CEDARVILLE Engineering Group, LLC



Bryan Kulakowsky, P.E.  
Township Engineer

cc: Tammy Swavely, West Vincent Township Secretary  
Tracey Franey, West Vincent Township Zoning Officer  
Timothy and Amanda Maxwell, Applicant  
Hopkins and Scott Inc (Surveyor) ([hasland@verizon.net](mailto:hasland@verizon.net))

