



Civil Engineers, Surveyors & Land Development Consultants

February 10, 2020

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

RE: 2969 Horseshoe Trail
Minor Subdivision/Land Development Application Review - Resubmission
Inland Project No. 11420

Dear Ms. Batdorf:

On Behalf of the applicant, we have revised the Preliminary/Final Subdivision Plans and offer the following response to comments per the review engineer's letter comments dated January 21, 2020:

Relief Requested:

1. §403. I. 1 - Sewer and Water Feasibility Report

The applicant has requested relief from providing sewer and water feasibility report. The section number must be corrected in the waiver request on the Plan. ARRO does not object to this waiver as this will be addressed by the Sewage Facilities Planning Module.

No response required.

Subdivision and Land Development Comments:

§404. B Existing Resource and Site Analysis Plan - A plan as stipulated in Section 403. D. consistent with the terms of preliminary plan approval and modified as necessary to reflect the proposal for final approval.

1. §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 must be provided for review.

Legal descriptions are provided with this submission. The Error of Closure has been added to the Title Plan next to the surveyor's certification.

§404.D.3-All information required in Section 403G.

2. §403.G.2.a - Proposed subdivision or land development name or identifying title and deed book and page reference(s) applicable to the subject property.

The UPI number, deed book and page number shall be updated on the bottom left corner of each sheet of the Plan.

The UPI information, deed book and page has been updated in the bottom left corner of each plan sheet.

3. §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 applicant must coordinate street address numbers with the Township Manager or other designee of the Board of Supervisors. The street addresses shall be shown on the Plan prior to Recordation.

The street address numbers will be shown on the plan prior to recording.

4. §404.E.3 - The following data for the cartway edges (curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets and sidewalks within or abutting the property.

The Horseshoe Trail ultimate right-of-way shall include the required labeling for radii and arcs.

The bearing has been added above the 30.79' dimension.

5. §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 is obtained and provided to the Township.

The approved Sewage Planning Module will be provided to the Township prior to signatures and approval by the Board of Supervisors.

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

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

The landowner will execute a Subdivision and Land Development Agreement in a format approved by the Township Solicitor prior to release of the Plan for recordation.

7. §510.C - The applicant agrees to have prepared a deed or deeds of dedication to the Township for such streets, easements for sanitary and storm sewers, sidewalks, and other public improvements, provided that the Township shall not accept dedication of such improvements until their completion is certified as satisfactory to the Township Engineer.

An offer of dedication shall be provided for the ultimate right of way for Horseshoe Trail.

The Title Plan has been revised to include an offer to dedicate the ultimate right-of-way of Horseshoe Trail to the Township. A Legal Description is included with this submission.

8. §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.

Approval must be obtained from the Pennsylvania Department of Environmental Protection (PADEP) and the Chester County Health Department through the approval of a Sewage Facilities Planning Module.

The Sewage Planning Module was signed by the Board of Health and has been provided to the Township for signatures and approval by the Board of Supervisors.

Stormwater Management Comments:

26. §303.A - No Regulated Activity within the Municipality shall commence until:

1. The municipality receives documentation that the applicant has received:
 - a. A "letter of adequacy" from the Conservation District or other approval from PADEP in compliance with Title 25 Chapter 102 of the Pennsylvania Code of an Erosion and Sediment Control Plan for construction activities, if applicable;
 - b. A PADEP NPDES Construction Activities Permit as required under Title 25 Pennsylvania Code Chapter 92, if applicable;
 - c. Evidence of any other permit(s) or approvals required for the Regulated Activities; and,
2. An Erosion and Sediment Control Plan has been approved by the Municipality, if required.

The applicant shall provide the required Chester County Conservation District letter of adequacy and the NPDES Construction Activities Permit

The applicant will provide the adequacy letter and the NPDES Construction Activity permit prior to final recording.

10. §305. E - Water quality improvement shall be achieved in conjunction with achieving the infiltration requirements of Section 306. The infiltration volume required under Section 306 may be included as a component of the water quality volume. If the calculated water quality and runoff volume is greater than the volume infiltrated, then the difference between the two (2) volumes shall be managed for water quality and runoff volume control through other techniques or practices but shall not be discharged from the Site.

The report must include the pond report for each infiltration bed.

The pond reports are in the PCSWM Report Appendix C.

11. §306.K.2 - Be set back at least twenty-five (25) feet from all buildings and features with sub-grade elements (e.g., basements, foundation walls, etc.), and at least ten (10) feet from property lines or right-of-way boundaries, unless otherwise approved by the Municipal Engineer;

The basement floor elevation on lot 2B must be labeled on the Plan to show that it is higher than the top of the infiltration bed.

The basement floor elevation has been added to the plan on Lot 2B.

12. §703: Operation and Maintenance Agreements - An O&M agreement will be provided for execution upon approval of the Plan. This agreement shall be executed by the Applicant and provided to the Township for the Township's execution prior to final approval and recording of the Plan.

The Title Plan and Stormwater Plan must be recorded with the Operations & Maintenance Agreement due to required stormwater information being located only on the Title Plan.

The Operation and Maintenance Agreement will be executed by the Applicant and will include the Title Plan with the Stormwater Management Plan and will be provided to the Township for the Township's execution prior to final approval and recording of the Plan.

13. §704. C: For any BMP or Conveyance which is designed to receive runoff from another parcel or parcels and which is owned by the Landowner of the parcel upon which the BMP or Conveyance is located, in addition to any easement or easement agreement required pursuant to Subsection 704.A or .B, an easement agreement shall be prepared and executed between the Landowner of the parcel or parcels draining to the BMP or Conveyance and the owner of the BMP or Conveyance. This easement agreement shall:

An easement agreement shall be prepared and executed between the owners of the two lots to address runoff from Lot B which is collected to the BMP on Lot A.

A stormwater easement has been added to the plan to address runoff from the driveway to Lot 2B that is being collected in the system that serves Lot 2A. A metes and bounds description is provided with this submission.

Sewage Planning Module Comments:

14. An On-lot Sewage Management Agreement shall be completed prior to municipal action by West Vincent Township.

The Owner shall execute an On-Lot Sewage Management Agreement with the Township prior to recording.

General Comments:

15. The text “compost filter blankets” on Sequence of Construction Note #13 on sheet 7 is inconsistent with the “Filtrexx lockdown netting” detail on sheet 8.

The text has been revised to read Filtrexx lockdown netting.

48. In the Legend on Sheet 2, the text label for “Proposed Right of Way Line” is missing.

The Legend on Sheet 2 has been corrected.

I trust the information provided will be sufficient to continue the Engineering review. Should you need any additional information, please don't hesitate to email me at Linda@InLandDesign.net or call me at 484-947-2928.

Respectfully yours,



Linda R. Layer, PE

cc: Patricia Morgera, Owner
David Macatee, Bella Custom Homes, Applicant
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