



April 10, 2019

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

RE: Sixteen Years, LLC
Subdivision Application – Zoning Review #1
West Vincent Township
WVT-19-096

Dear Ms. Batdorf,

Per your request, CEDARVILLE Engineering, LLC has reviewed the plans and accompanying information submitted by Sixteen Years, LLC for Zoning compliance. The following was received by our office on March 25, 2019 and reviewed for compliance with the Vincent Township 2010 Zoning Ordinance as amended on August 21, 2017 (Ordinance):

- Cover letter to West Vincent Township (Township), dated March 12, 2019.
- Copy of the Decision made by the Zoning Hearing Board on June 13, 2018 to relieve Sixteen Years, LLC of the requirements of Ordinance Sections 2211.A., 2211.B., and 2211.C. (Decision).
- Unsigned/unexecuted copy of the Commitment by Fidelity National Title Insurance Company, dated December 14, 2013.
- Unofficial copy of the recorded Grant of Conservation Easement, recorded November 22, 2017, in the Chester County Recorder of Deed's office.
- Ordinance Relief Report by Beideman Associates dated March 12, 2019.
- One full-size, 8 sheet plan set by Beideman Associates, titled Preliminary/Final Subdivision Plan for Sixteen Years, LLC, dated October 4, 2017, and last revised on March 11, 2019.

The following comments are for your consideration:

1. *§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.)

The demonstration plan included in this submission does prove that there is plenty of room on the proposed lots to build single family dwellings and their infrastructure, the demonstration plan does not employ the proper vehicle to comply with the Township's greenway requirements. The Township does recognize the recorded conservation easement and accepts such to replace the require greenway maintenance plan, as the conservation easement will be overseen by French and Pickering Creeks Conservation Trust. Per our phone

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conversations and email correspondence during the week ending April 5, 2019, the following measures shall be taken to ensure the required greenway plan is established:

- o Notes shall be added to the recorded plan set stating that a fully detailed greenway plan will be established by each lot owner at or before the time of issuance of building and zoning permits for their respective lot;
- o A Declaration shall be drawn up by the Applicant, to be reviewed and approved by the Township, and recorded, that states the requirement of a fully detailed greenway plan will be done before the issuance of building and zoning permits;
- o An amendment to the conservation easement shall be recorded which will include a clause stating the need for the owner of each lot to provide a Township approved greenway plan and recorded deed to the Trust prior to the Trust approving the lot owners submission for request for approval of proposed development, under the review provisions within the conservation easement.

2. General Zoning Comment:

The current Ordinance does not generally allow for two driveways to be established for single lots without zoning relief, with some exceptions. Per our phone conversations and email correspondence during the week ending April 5, 2019, the driveway labels on the proposed Lot 4 shall be revised to read, "Lot 4 driveway option to Kimberton Road," and "Lot 4 driveway option to Saint Matthews Road."

Best Regards,
CEDARVILLE Engineering Group, LLC

Tracey M. Franey
West Vincent Township Zoning Officer

- cc: West Vincent Township Planning Commission (Township to distribute)
West Vincent Board of Supervisors (Township to distribute)
Kathy Shillen, West Vincent Township Secretary
Jason Barron, West Vincent Township Permit Administrator
Sixteen Years, LLC, Property Owner
David Beidemen, P.L.S., Beidemen Associates
Frank Newhams, West Vincent Township Building Code Official
Bryan D. Kulakowsky, P.E., West Vincent Township Engineer