



RILEY RIPER HOLLIN & COLAGRECO  
ATTORNEYS AT LAW

RECEIVED  
MAR 24 2017

BY: .....

Denise R. Yarnoff, Esquire  
Email: [denise@rrhc.com](mailto:denise@rrhc.com)  
Extension: 211

March 24, 2017

**VIA HAND DELIVERY**

Tammy Swavelly, Township Secretary  
West Vincent Township  
729 St. Matthews Road  
Chester Springs, PA 19425-3301

Re: Natural Lands Trust – Bryn Coed Farms  
West Vincent Township – Subdivision Applications

Dear Tammy:

As you know, this firm represents Natural Lands Trust ("NLT") in connection with its Bryn Coed Farms project. NLT recently submitted its lot consolidation/lot line revision application to West Vincent Township proposing the consolidation of 22 lots located in West Vincent Township into 10 lots. At this time, NLT is proceeding with three separate subdivision applications for the portion of the Bryn Coed Farms property located in West Vincent Township, which is presently owned by Bryn Coed Farms Co and equitably owned by NLT.

Enclosed for filing in connection with the first subdivision application to be submitted to West Vincent Township ("Subdivision 2 Application"<sup>1</sup>) are the following materials:

1. One (1) original and thirteen (13) copies of the West Vincent Township Subdivision Application;
2. Fourteen (14) full-size and twelve (12) 11x17 copies of the Preliminary/Final Subdivision Plan for Bryn Coed Farms – Subdivision 2 prepared by Nave Newell dated March 23, 2017;
3. Fourteen (14) copies of the 5-Step Design Process Narrative prepared by Nave Newell dated February 16, 2017, last revised March 23, 2017;
4. Fourteen (14) copies of the Hydrogeology and Groundwater Protection Study prepared by Nave Newell dated February 16, 2017;
5. Fourteen (14) copies of the Sewer and Water Feasibility Report prepared by Nave Newell dated February 16, 2017, last revised March 23, 2017;
6. Fourteen (14) copies of an Ordinance Relief Report prepared by Nave Newell dated March 23, 2017;
7. One (1) Chester County Act 247 Referral form;

<sup>1</sup>The subdivision application to be filed in West Pikeland Township is considered "Subdivision 1." 730894.1

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8. A check in the amount of \$500.00 made payable to West Vincent Township for the Township's review fee; and
9. A check in the amount of \$420.00 made payable to the County of Chester for the County's review fee.

Enclosed for filing in connection with the second subdivision application to be submitted to West Vincent Township ("Subdivision 3 Application") are the following materials:

1. One (1) original and thirteen (13) copies of the West Vincent Township Subdivision Application;
2. Fourteen (14) full-size and twelve (12) 11x17 copies of the Preliminary/Final Subdivision Plan for Bryn Coed Farms – Subdivision 3 prepared by Nave Newell dated March 23, 2017;
3. Fourteen (14) copies of the 5-Step Design Process Narrative prepared by Nave Newell dated February 16, 2017, last revised March 23, 2017;
4. Fourteen (14) copies of the Hydrogeology and Groundwater Protection Study prepared by Nave Newell dated February 16, 2017;
5. Fourteen (14) copies of the Sewer and Water Feasibility Report prepared by Nave Newell dated February 16, 2017, last revised March 23, 2017;
6. Fourteen (14) copies of an Ordinance Relief Report prepared by Nave Newell dated March 23, 2017;
7. One (1) Chester County Act 247 Referral form;
8. A check in the amount of \$400.00 made payable to West Vincent Township for the Township's review fee; and
9. A check in the amount of \$332.00 made payable to the County of Chester for the County's review fee.

Finally, enclosed for filing in connection with the third subdivision application to be submitted to West Vincent Township ("Subdivision 4 Application") are the following materials:

1. One (1) original and thirteen (13) copies of the West Vincent Township Subdivision Application;
2. Fourteen (14) full-size and twelve (12) 11x17 copies of the Preliminary/Final Subdivision Plan for Bryn Coed Farms – Subdivision 4 prepared by Nave Newell dated March 23, 2017;
3. Fourteen (14) copies of the 5-Step Design Process Narrative prepared by Nave Newell dated February 16, 2017, last revised March 23, 2017;
4. Fourteen (14) copies of the Hydrogeology and Groundwater Protection Study prepared by Nave Newell dated February 16, 2017;
5. Fourteen (14) copies of the Sewer and Water Feasibility Report prepared by Nave Newell dated February 16, 2017, last revised March 23, 2017;
6. Fourteen (14) copies of an Ordinance Relief Report prepared by Nave Newell dated March 23, 2017;
7. One (1) Chester County Act 247 Referral form;

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8. A check in the amount of \$500.00 made payable to West Vincent Township for the Township's review fee; and
9. A check in the amount of \$420.00 made payable to the County of Chester for the County's review fee.

Note that in connection with the Subdivision 4 Application, NLT will be submitting under separate cover the additional \$25.00 required for the West Vincent Township review fee and the additional \$22.00 required for the County review fee.

A redacted Agreement of Sale entered into between Bryn Coed Farms Co and NLT and the title report were previously submitted to West Vincent Township in connection with the lot consolidation/lot line revision application and are not being resubmitted in connection with the enclosed Applications.

We will send proof of the required surrounding property owner notification to you shortly. Kindly forward the enclosed Applications to the Chester County and Township Planning Commissions and the Township consultants for review. Please advise when the enclosed Applications will be reviewed by the Township Environmental Advisory Council and the Township Planning Commission.

As always, please feel free to contact me with questions. Thank you for your assistance with this matter.

Very truly yours,



DENISE R. YARNOFF

DRY/krm  
Enclosures

cc: Erica Batdorf, Township Manager (w/enclosures – via email)  
Bryan Kulakowsky, P.E. Township Engineer (w/enclosures – via email)  
Brian Sundermeir (w/enclosures – via email)  
Nick Rakowski, P.E. (w/enclosures – via email)  
Kaitlin R. Miceli, Esquire (w/enclosures – via email)