



VIA ELECTRONIC MAIL

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September 13, 2018

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

RE: Weatherstone Commons Area, Phase II
Preliminary/Final Land Development Plan Review
West Vincent Township
File No.: 11804.06

Dear Ms. Batdorf,

As requested, ARRO has reviewed the proposed Modification to Weatherstone Settlement Plan for the proposed Weatherstone Commercial Area, Phase II, prepared by Edward B. Walsh & Associates, Inc. The following information was submitted by the Hankin Group and was received by our office on August 8, 2018:

1. One (1) Response to Comments Letter prepared by Edward B. Walsh & Associates, Inc. dated July 18, 2018.
2. One (1) full size plan, consisting of 26 sheets named "Land Development Plan for Weatherstone Town Center Phase II" prepared by Edward B. Walsh & Associates, Inc. dated April 20, 2018, including Lighting Plan prepared by Ultra Services, Inc. and Landscaping Plans prepared by Carter Van Dyke Associates. (Plan)
3. One (1) copy of the "Post Construction Stormwater Management Report and Narrative – Weatherstone Commercial Area (Phase II)" prepared by Edward B. Walsh & Associates, Inc., last revised July 18, 2018. (Report)
4. One (1) copy of the "Shared Parking Analysis" prepared by McMahon Associates, Inc., dated July 17, 2018.
5. One (1) copy of the "Closure Report" prepared by Edward B. Walsh & Associates, Inc., dated July 30, 2018.

Subdivision and Land Development (SALDO) Comments:

Section 403 - Preliminary Plan:

1. *Section 403.B.2 – Dimensions shall be set in feet and decimal parts thereof, bearings in degrees, minutes and seconds (errors in closure shall not be more than one part in 10,000).*

Legal descriptions shall be submitted for review prior to Plan execution and recordation.

2. *Section 403.H.13 – Location of all proposed street, traffic, and other signs, including identification and entrance signs, indicating the type, material, and any lighting of such signs.*

Stop signs and handicap parking signs have been noted on the plans, however; only the handicap parking signs have had their information added to the detail sheets. Stop sign details must be added to the Plan.

Section 404 – Final Plan:

3. *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.*

House numbers for all residential apartments as approved by the Township, U.S. Postal Service, County Emergency Services Department and local fire companies must be added to the Plan prior to execution and recordation.

4. *Section 404.D.5 – A plan that shall contain: Permanent concrete control and reference monuments, as required by Section 603 of this Ordinance.*

General Note #17 on the Land Development Plan, Sheet 1 of 26, appears to be incomplete.

5. *Section 404.E.3.b – 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 width (in feet) of the cartway, existing right-of-way and of the ultimate right-of-way, and (in degrees, minutes, and seconds) of the delta angle of all curved lines, including curved lot lines.*

The delta angle for the eastern most curve along Lexington Boulevard is missing and shall be added to the Plan.

6. *Section 404.E.4 – Notification from PennDOT or the Township shall be provided confirming that a Highway Occupancy Permit will be issued after preliminary approval.*

The Township must be copied on all correspondence regarding the Highway Occupancy Permit required for the project, including any extensions to permits that would otherwise expire.

7. *Section 404.E.8 – Where off-site or central water service or water supply is to be provided, the final design, including location and size of water service facilities within the subdivision, shall be shown, including wells, storage tanks, pumps, mains, valves, and hydrants. The plan shall contain a statement that the placement of fire hydrants and the components of the system have been reviewed by the appropriate Fire Chief and that both are compatible with the firefighting methods and equipment utilized by local fire companies.*

Documentation that the Plan was reviewed and approved by the Fire Chief shall be provided to the Township prior to Plan execution and recordation.

8. *Section 404.J – Performance Guarantee.
Section 511 – Performance Guarantee (Escrow Agreements).*

A performance guarantee must be posted by the applicant/developer meeting the requirements of Section 511 of this Ordinance and to the satisfaction of the Township Solicitor.

9. *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.*

All offers of dedication must be provided in a form satisfactory to the Board of Supervisors and the Township Solicitor.

10. *Section 610.A – Erosion, Sediment Control and Stormwater Management. No grading, excavating, removal, or other movement of the topsoil and no removal or destruction of trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been reviewed by the Township Engineer and approved by the County Conservation District and the Board of Supervisors, or there has been a determination by the Planning Commission and the Board of Supervisors that such plans are not necessary. Appropriate earthmoving and NPDES permits from the Township and the Department of Environmental Protection shall be required.*

Copies of all correspondence with the CCCD and PADEP regarding the required erosion and sedimentation control facilities and NPDES stormwater discharge permits shall be provided to the Township. Copies of permits and approvals by these agencies shall be provided prior to Plan execution and recordation.

11. *Section 612.C – Sidewalks/Walking Paths*

The slopes and spot elevations of the sidewalks and handicap ramps must be shown on the Plan to demonstrate ADA accessibility. Spot elevations must be added to the Plan for the transition of full face to depressed curbs. The full ADA accessibility routes will be reviewed during the building permit process. Enough information should be added to the Plan at this time to safeguard against re-design and re-engineering of the Plan during the building permit review.

Stormwater Management Ordinance:

12. Section 303 – Erosion and Sediment Control.

Inlet protection shall be evaluated and provide as necessary for all existing and proposed inlets to protect infiltration and stormwater management facilities.

13. Section 402.A.2 – A listing of all regulatory approvals required for the proposed project and the status of the review and approval process for each. Final approval or adequacy letter must be submitted to the Municipality prior to (or as a condition of) the Municipality's issuing final approval of the SWM Site Plan. Proof of application or documentation of required permit(s) or approvals for the programs listed below shall be part of the SWM Site Plan, if applicable:

- a. NPDES Permit for Stormwater Discharges from Construction Activities;
- b. PADEP permits as needed;
- c. PennDOT Highway Occupancy Permit;
- d. Erosion and Sediment Control Plan letter of adequacy; and
- e. Any other permit under applicable State or Federal regulations

The applicable permits must be provided to the Township prior to execution and recordation of the Plan.

14. Section 402.F – The following document shall be prepared and submitted to the Municipality for review and approval as part of the SWM Site Plan, in accordance with the requirements of Article VII, for each BMP and Conveyance included in the SWM Site Plan (including any to be located on any property other than the property being developed by the Applicant):

- 2) An O&M Agreement;

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An O&M Agreement must be provided to the Township prior to execution and recordation of the Plan.

Please note, revised submissions may generate further comments. Once we receive the revised information addressing the comments identified in this letter, ARRO will confirm that the Application is compliant with the West Vincent Township Subdivision and Land Development Ordinance.

Please do not hesitate to contact me via email at bryan.kulakowsky@arroconsulting.com or by phone at our West Chester office with any questions.

Sincerely,



Bryan D. Kulakowsky, P.E.
ARRO Consulting, Inc. – Township Engineer

BDK:ted

CC: West Vincent Township Board of Supervisors (Township to distribute)
West Vincent Township Planning Commission (Township to distribute)
Joseph J. McGrory, Jr., - West Vincent Township Solicitor (jmcgrory@hrmml.com)
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC (rsebia@hrmml.com)
Neal E. Fisher, P.E. (neal.fisher@hankingroup.com)
E.B. Walsh, Inc. (abrower@ebwalsinc.com)
Tracey Franey – West Vincent Township Zoning Officer
John A. Mott, P.E. - ARRO