



September 17, 2018

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

RE: Weatherstone Commercial Area, Phase II  
Preliminary/Final Land Development Plan Review - RESUBMISSION REQUIRED  
West Vincent Township  
WVT-16-044

Dear Ms. Batdorf,

As requested, we have completed a review of the proposed Modification to Weatherstone Settlement Plan for the proposed Weatherstone Commercial Area, Phase II, prepared by Edward B. Walsh & Associates, Inc. The project area (UPI No. 25-6-61 and UPI No. 25-7-318) is located in the UDA (Unified Development Area) Overlay and the LVCC (Ludwigs Village Commercial Center) Districts. The project is located south of Birch Run Road (S.R. 1030) and north of Conestoga Pike (S.R. 0401) and contains approximately 24.472 acres.

The following information was submitted by the Hankin Group and was received by our office:

1. 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 July 18, 2018 and last revised June 21, 2018, including Lighting and Landscaping Plans prepared by Carter Van Dyke Associates, issued July 16, 2018 and received by our office on August 10, 2018 (Plans).
2. Response letter prepared by Edward B. Walsh & Associates, Inc., dated July 18, 2018 and received via email from Arro Associates (letter).

Weatherstone Town Center LP (Applicant) is proposing a major modification to the Weatherstone Settlement Development in accordance with Paragraph 68 of the Settlement Agreement between West Vincent Associates, Ltd. and Township dated December 17, 2007. The project includes: the construction of a Clubhouse and in-ground pool to serve the Weatherstone Community, seven (7) ten (10) unit Manor House buildings, and four (4) apartment buildings, parking lot, sidewalk, driveways and stormwater BMPs. The site will be served by public water and public sewer via connection to the previously installed utilities in the commercial area.

#### Ordinance Relief

The following relief has been requested by the applicant in accordance with the Settlement Agreement on December 17, 2007.

- Section 1856.D.3 - To allow reduction in number of required parking spaces in accordance with shared parking study.
- Section 2106 - Relief as necessary to allow landscaping in accordance with landscaping plan.
- Section 202 and Section 2201 - Apartments are permitted above the offices and shall not be considered an accessory use.
- Section 2102.A.3 - To allow parking to be located between street right-of-way and building setback line.

CEDARVILLE Engineering Group, LLC  
159 E. High Street, Suite 500  
Pottstown, PA 19464

P: 610-705-4500  
F: 610-705-4900  
[www.cedarvilleeng.com](http://www.cedarvilleeng.com)



- Section 2103.D - To reduce yard area associated with collector roads to 13'.
- Section 1856.A.1 - To permit a YMCA as a use by right within the UDA Zoning District.
- Section 2202.B - To allow Geothermal heat pumps as a permitted, by-right use; conditional use approval shall not be needed. The applicant shall supply the Township with specific testing to determine site suitability for Geothermal use prior to building construction. Approval for each specific site will be determined by field testing.
- Section 2221.B - To allow the import and/or export of excavated materials between the settlement plan properties to satisfy proposed cut and/or fill conditions associated with the projects.
- Section 2105.H - Relief is requested to reduce the required loading zones as shown herein.
- Section 2109.E.4, 2102.B - To allow a reduction to the minimum cartway width where parallel parking is proposed along Windgate Drive. The maximum cartway width shall be twenty-two feet (22') for Windgate Drive.
- Relief requested to provide no setback from property line of UPI #25-6-61 and UPI #25-7-318 (Added with this submission).
- Section 2108 to allow Lighting Plan in accordance with the Lighting plan. (Added with this submission).

We have reviewed the information for compliance with the West Vincent Township Zoning of 2003 as amended by Ordinance 138-2007, and offer the following comments for your consideration:

**Comments:**

1. This comment regarding Phase II parking has been satisfactorily addressed.
2. *Section 2104.C. Fire lane easements shall have minimum unobstructed right-of-way width of forty (40) feet, and there shall be constructed within this right-of-way an all-weather and well drained surfaced cartway with a minimum width of twenty (20) feet. The extension of fire lane easements shall begin from one or more existing and improved public streets.*

*Section 2104.D. Fire lane easements which curve, turn or change directions shall have a minimum radius of fifty-five (55) feet of pavement. Fire lane easements containing reverse curves shall have a minimum centerline tangent length of fifty (50) feet between curves.*

*Section 2104.E. Dead-end fire lane easements shall be terminated with an unobstructed vehicular turn-around or cul-de-sac with a right-of-way radius of forty-five (45) feet and shall have a minimum surfaced radius of thirty-five (35) feet. Dead end fire lane easements shall have a maximum length of five hundred (500) feet. The location of fire lane easements shall conform to plans for extension of streets, sanitary sewers, water mains, storm sewers, and other drainage facilities and public utilities as contained in this and other ordinances of the Township and shall provide adequate access to buildings by firemen or other emergency services.*

*Section 2104.F. Fire lane easements may be paved or constructed of a stabilized base with sod cover, porous pavement, or other alternate material. Construction details shall be approved by the Township Engineer and the Board of Supervisors.*

The Applicant's general note of a blanket easement is acknowledged. However, this is an application for up to 120,000 square feet of commercial space and 230 multiple family residential units. Allowing emergency personnel onto the property is not enough to ensure the safety of the residents or patrons of the property, it has to be known that the first responders will be able to do their jobs. Since the plans are not in strict compliance with this Section of the Ordinance, the Applicant shall seek the approval of the Fire Chief having Jurisdiction pursuant to Section 2104.G.2.

3. *Section 2105 Loading and Unloading In connection with any building or structure which is erected or substantially altered and which Requires the receipt or distribution of materials or merchandise by trucks or*



*similar vehicles, there shall be provided a sufficient number of off-street loading and unloading berths not less than the minimum requirements specified in this Section: Subsections A through H.*

Retail uses obviously necessitate loading and unloading areas. It is acknowledged that no retail uses are planned for this phase of construction. That being said, Section 2105.H. requires loading areas for many types of uses. Dedicated loading and unloading areas allow for safe and efficient circulation through multi-use properties. The plans shall be revised to provide and/or indicate the required loading/unloading areas pursuant to Section 2105, Subsections A through H.

4. The Applicant is seeking relief from the Board of Supervisors for this Section regarding tree caliper. I recommend support of this relief.
5. Section 2108.C.1. Outdoor lighting facilities listed below shall provide an illumination level within the following range of footcandle values:

*Maintained Horizontal  
 Illuminance Recommendations  
 (footcandles)*

	<i>Minimum</i>	<i>Average</i>	<i>U.Ratio</i>
<i>a. Community shopping parking areas</i>	0.6	2.4	4:1
<i>c. Office Parking</i>	0.6	2.4	4:1
<i>d. Multiple Family Parking</i>	0.6	2.4	4:1
<i>l. Multiple Family Common Areas</i>	0.2	0.4	4:1
<i>p. Pedestrian walkways</i>	0.2	0.4	4:1

There are many areas on the plans where the footcandle measurement falls as low as 0.0 in areas where there is a minimum requirement. Specifically, for areas dedicated to future reserve parking, a note shall be added to the plans that if and when those future reserve parking areas are constructed, then the areas will be lit according to current Zoning Ordinance in place at that time. As to areas showing a 0.0 footcandle in areas proposed with this application such as the walkway between Lexington Boulevard and the 10 Unit Manor Houses. A comprehensive review cannot be done without the illuminance footcandle data of the fixtures in front of each building. Furthermore, the illuminance at these points of egress are governed by the International Building Code, Chapter 10, Section 1006, Means of Egress Illumination.

In addition, while these fixtures may provide illumination for the front doors of each building, six (6) foot tall poles will not light the common walkway along Lexington Boulevard. The plans shall be revised to meet the minimum footcandle requirements in all common areas of the commercial and multi-family uses. If there are existing lights along the public walkways, then the light illuminance data of the existing lights shall be added to the plans to allow for a thorough review.



6. General Codes Comment:

- a. The ADA ramp details provided with the plan set are acknowledged. It is also acknowledged by the Applicant that detailed construction plans of all ADA ramps and paths are to be submitted with the Building Code Permit Applications and subject to current PAUCC standards as well as federal accessibility standards.
  - b. The addition of the Accessible Route from Birchrun Road to the front door is acknowledged and will still require compliance with the 2015 Building Code Chapter 11 and the 2009 ANSI A117.1 as they pertain to grades, cross slope, curb ramps, etc. and reviewed by the building code official.
7. The list of *Zoning Relief Granted* on the Title Plan must be revised to include all relief granted for Phase I of the development.

This comment will remain on the review letters for every submission.

Please do not hesitate to call with any questions.

Best Regards,  
CEDARVILLE Engineering Group, LLC

Tracey M. Franey  
West Vincent Township Zoning Officer

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](mailto:jmcgrory@hrmml.com))  
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC ([rsebia@hrmml.com](mailto:rsebia@hrmml.com))  
Neal E. Fisher, P.E. ([neal.fisher@hankinggroup.com](mailto:neal.fisher@hankinggroup.com))  
E.B. Walsh, Inc. ([abrower@ebwalshinc.com](mailto:abrower@ebwalshinc.com))  
Bryan Kulakowsky, Arro Consulting, Township Engineer ([bryan.kulakowsky@arroconsulting.com](mailto:bryan.kulakowsky@arroconsulting.com))  
Frank Newhams, Township BCO