



September 15, 2017

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

RE: Weatherstone Daycare
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 Day Care, prepared by Edward B. Walsh & Associates, Inc. The project area (UPI No. 25-7-317) is located in the UDA (Unified Development Area) Overlay District. The parcel is located south of Windgate Drive and north of Conestoga Pike (S.R. 0401) and contains approximately 4.224 acres with the Henrietta Hankin Branch of the Chester County Library, existing office spaces, a paved parking lot, and associated stormwater management facilities.

The following information was submitted by the Hankin Group and was received by our office on August 29, 2017:

1. Modification to Weatherstone Settlement Plan Letter prepared by Hankin Group dated August 29, 2017.
2. One (1) full size plan, consisting of 8 sheets named "Land Development Plan for Weatherstone Daycare Center" prepared by Edward B. Walsh & Associates, Inc., dated August 24, 2017. (Plan)
3. One (1) copy of the "Post Construction Stormwater Management Report and Narrative" prepared by Edward B. Walsh & Associates, Inc., dated August 24, 2017. (Report)
4. One (1) copy of the "Sewage Facilities Planning Module Mailer" prepared by Evans Mill Environmental, LLC.
5. One (1) copy of the Chester County "Act 247 County Referral"

West Vincent Associates, Ltd. (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: construction of a proposed daycare and its associated play area, in addition to adjustments to the existing parking lot and stormwater BMP. The proposed use of a daycare is a permitted use by right in the Office Park Uses in the UDA Master Development Plan. The daycare will be served by public water and public sewer via connection to the Weatherstone Wastewater Treatment Plant.

We have reviewed the information for compliance with the West Vincent Township Zoning of 2003, Subdivision and Land Development Ordinance (SALDO) of 1998, as amended by Ordinance No. 117 of 2002 and Stormwater Ordinance No. 160 of 2014, and offer the following comments for your consideration:

Sewage Facilities Planning Module Mailer

On August 30, 2017, CEDARVILLE received a planning module application mailer submission for the proposed Weatherstone Daycare. The submission included a mailer form, project narrative, topographic map, aerial map, PNDI database search, and site plan.

On August 31, 2017, CEDARVILLE requested the sewage flow data referenced in the narrative.

On September 7, 2017, Evans Mill Environmental provided the requested sewage flow data and a revised mailer form with a corrected tax parcel number.

CEDARVILLE reviewed the revised module mailer and has determined the mailer to be complete. There is adequate capacity within the Weatherstone Wastewater Treatment Facility for the proposed daycare.

The Township may complete Section 8(d) of the mailer form indicating the plant has adequate capacity for this proposal and there are no projected overloads. The complete, signed, module mailer should then be sent to the PADEP for processing.

Zoning Comments:

1. *Section 1853.C.4 - In order to promote unified and harmonious development and to further establish continuity between areas of the UDA designated for Residential Use, Farmstead Use and/or Office Park Use, all proposed buildings and structures (with the exception of existing or proposed Farmstead use buildings or structures) shall conform to the following minimum Architectural Guidelines (a-d).*

The architectural plans, elevations and sections of the proposed building must be submitted in accordance with this section of the Ordinance.

2. *Section 1855.B.2.f - Park Use - Area/Bulk Standards: An Office Park shall comply with the following area and bulk standards: Minimum Parking/Service Setback=30'.*

The Zoning Tabulation on the Final Title Plan, sheet 1 of 8, indicates that a minimum of twenty (20') feet parking setback is provided from the northern property boundary along the existing townhouses while the measurement of the Plan indicates sixteen (16') feet for the parking setback from the property boundary along parcel 25-7-317.7. The Zoning Tabulation shall be revised accordingly.

3. *Section 2006.H - No Business Sign shall be located nearer to a residence or a residential district line than permitted for buildings on the lot. If located nearer than fifty (50) feet and facing into a residence or a residential district, it shall be designed so as not to shine or reflect light upon such residence or district.*

The location of any new business signs for the proposed daycare must be shown on the Plan.

4. *Section 2006.V - As part of any subdivision or land development plan as defined by the Township Subdivision and Land Development Ordinance, a sign plan and schedule shall be submitted and approved by the Board of Supervisors prior to final plan approval. If a sign plan or schedule has been revised after final plan approval or a sign is proposed which was not included as part of a sign plan or schedule, a new or revised sign plan and schedule shall be submitted to the Township and approved by the Zoning Officer prior to issuance of a sign permit.*

The applicant shall submit a sign plan and schedule for any traffic and business signs proposed for the project.

5. *Section 2102.C.1 - Interior drives shall be clearly marked by adequate painting, marking, curbing and signs so that operators of vehicles intending to patronize such parking areas shall not impede traffic as a result of any confusion as to location of entrances and exits and manner of reaching them.*

Traffic arrows or directional signage indicating the circulation pattern of traffic through the parking lot to the daycare drop-off area shall be added to the Plan.

6. *Section 2104 - Interior Circulation and Emergency Access.*

Truck turning exhibits indicating that delivery trucks, fire trucks, emergency vehicles and/or trash trucks can safely and adequately maneuver around the parking area, as well as service the proposed daycare, must be added to the Plan. We recommend the applicant coordinate with the local fire company to ensure their apparatus can enter the parking area and reach the proposed daycare.

7. *Section 2106.A.3 - All mechanical equipment not enclosed in a structure shall be fully and completely screened in a manner compatible with the architectural and landscaping style of the remainder of the lot. Such screening shall be subject to site plan and architectural review by the Township*

The mechanical equipment for the proposed daycare shall be screened as required by the Ordinance. Appropriate plans must be provided with the building permit application detailing the screening to be utilized.

8. *Section 2106.A.4.b - The interior of each parking lot shall have at least two (2) three-inch (3 ") caliper deciduous shade tree for every five (5) parking spaces, if there are no existing shade trees to satisfy this requirement. Shrubs and other plant materials shall be used to complement the trees at a ratio of two shrubs for each tree. Shrubs shall be a minimum of twenty-four inches (24") in height. These requirements shall be in addition to those required as an effective screen per Section 2106B. of this Ordinance.*

The caliper of the deciduous shade tree indicated on the *Plant Tally Per Ordinance* chart on the Final Landscape Plan, Sheet 5 of 8 is proposed to be 2"-2 ½" instead of the minimum required 3" caliper. The Plan shall be revised to have a minimum caliper of 3" for deciduous shade tree in the parking lot.

The *Plant Tally Per Ordinance* chart on the Final Landscape Plan, Sheet 5 of 8, indicates that, eighteen (18) deciduous shade trees are required in the parking lot. The Plan proposes seventeen (17) deciduous shade tree in the parking lot. Similarly, forty (40) shrubs with a minimum of 24" height is required. The Plan proposes twenty-five (25) shrubs with a minimum of 24" height in the parking lot. The proposed plant counts shall be increased by one (1) tree and one (1) shrub to comply with Ordinance requirements.

9. *Section 2106.B.3 - Minimum Planting Guidelines.*

The *Plant List* on the Final Landscape Plan, Sheet 5 of 8, indicates six (6) Accolade American Elm deciduous trees while the Plan shows four (4). Similarly, nine (9) Colorado Blue Spruce evergreen trees are indicated while the Plan shows six (6). This inconsistency must be corrected.

The *Plant Tally Per Ordinance* chart on the Final Landscape Plan, Sheet 5 of 8 indicates that ninety (90) evergreen shrubs (12"-18" high) area required for screen plantings. The Plan proposes eighty (80) evergreen shrubs (12"-18" high). The proposed plant count shall be increased by ten (10) to comply with Ordinance requirements.

10. *Section 2106.B.4.e - No plantings shall be placed with their center closer than five (5) feet from the side or rear property lines of the tract.*

The evergreen trees proposed along the Corden property (UPI# 25-7-7.3) along the eastern side of the site shall be relocated at least five (5') feet away from the property line.

11. *Section 2106.D – Site Maintenance.*

The applicant should provide sufficient documentation, to be reviewed by the Township, on the ownership and general maintenance requirements and responsibilities for the landscaped areas.

12. *Section 2106.F – Fences.*

The plans do not reveal any information of the proposed fence. A construction detail of the proposed fence shall be added to the plans. In addition, it shall be noted that any fence over six (6) feet in height, will require a permit per Section 2704 of Zoning Ordinance.

13. *Section 2108.D.6 – Lights mounted on poles shall be a maximum of sixteen (16) feet in height.*

The lighting details shown on the Final Lighting Plan, sheet 6 of 8, indicates a mounting height of twenty (20) feet. The lights must be revised to meet the maximum height of the light fixture no greater than 16 feet high.

14. *Section 2505.B.2 – Distribution and use of development rights in the receiving zone. Transfer of Rights: Landowners in receiving zones have the right to build the following for each development right purchased, up to the maximum development capacity of the receiving zone: Non-residential uses.*

<u>District</u>	<u>Additional Floor Area or Maximum Lot Coverage Per Acre, Whichever Is Less</u>	
	<u>Additional Square Feet of Floor Area</u>	<u>Maximum Lot Coverage</u>
Planned Commercial/ Limited Industrial	5000	75%/ac
Ludwigs Village Center Commercial (LVCC)	5000	75%/ac

The Transferable Development notes on the Final Title Plan, sheet 1 of 4, indicates a total of 239 TDR's purchased. However, in accordance with Paragraph 82 of the Settlement Agreement between West Vincent Associates, Ltd. and Township dated December 17, 2017, 238 TDR's were purchased. This inconsistency shall be resolved.

Additionally, one (1) TDR can be used in the Ludwigs Village Center Commercial (LVCC) district for non-residential uses for an additional 5,000 square feet of floor area. The Plan shall be revised to indicate the proposed daycare will use two (2) TDR's for the construction of the proposed daycare.

SALDO Comments:

SECTION 403 PRELIMINARY PLAN

15. *Section 403.G.3 – Signature blocks for the West Vincent Township Planning Commission, Board of Supervisors, Township Engineer, and Chester County Planning Commission shall be provided on the right-hand side of the Title Plan, Improvement Construction Plan, and the Stormwater Management Plan.*

The Plan shall be revised to include the required signature blocks on the Improvement Construction Plan and Stormwater Management Plan.

16. *Section 403.G.2.d - Zoning information including: applicable district, lot area and bulk regulations, proof of any variance or special exception which may have been granted and conditions, thereof, and any zoning boundaries that traverse or are within 200 feet of the tract.*

The boundary between the Ludwigs Village Commercial Center (LVCC) and the Residential R-2 zoning districts along the eastern portion of the site must be not shown on the Plan.

17. *Section 403.G.2.I.(4) - A full plan of the development, showing the proposed lot layout with "Gross" and "Net" (i.e. - minimum lot area, acreage indicated). Lots shall be numbered in a consecutive order and approximate lot dimensions and areas to demonstrate to the Township how the proposed layout compares to zoning requirements and that it is both mathematically attainable and practicable from an engineering perspective within the parcel being subdivided. Location of areas to be subject to easements of any kind shall be shown.*

The bearings and distances of the sanitary sewer, storm drainage and shared access easements must be added to the easements indicated on the Plan. The easement at the southwest corner of Fairmount Drive and Windgate Drive shall be labeled.

18. *Section 403.G.2.o - Notes regarding ownership, maintenance responsibilities, and any use restrictions for all rights-of-way and easements within or adjacent to the subdivision or land development except those rights-of-way for pre-existing public streets.*

Maintenance of the shared driveway and the area around the proposed daycare shall be indicated on the Final Title Plan, sheet 1 of 8. General Note 11 can be revised to include the access easement for the driveway in addition to the parking areas for ownership and maintenance responsibilities of the daycare if applicable.

19. *Section 403.H.2 - Existing and approximate proposed lot lines, any existing easements and rights-of-way.*

The bearings and distances for the sanitary sewer and shared access easements shall be added to the plan.

20. *Section 403.H.8 - Limit of disturbance line.*

The limit of disturbance line shall be added to the Preliminary Improvement Construction Plan.

21. *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.*

Due to the shared access easement of the driveway including access for the homes north of the site, CEDARVILLE recommends the placement of signage to help direct the flow of traffic towards the proposed daycare center and away from the alley access behind the townhomes in the form of private driveway signage being placed prior to alley access to the residential area.

22. *Section 403.H.15 - Approximate location of proposed shade trees and landscaping as required by Section 614 of this Ordinance and the Township Zoning Ordinance, plus locations of existing vegetation to be retained.*

The proposed landscaping plan shows trees to be placed within the vicinity of the top of the retaining wall. CEDARVILLE recommends the trees not be placed in any areas where the trees could compromise the integrity of the proposed retaining wall.

23. *Section 403.O - Ordinance Relief Report The Applicant shall provide a report which identifies any conditional uses, special exceptions, and/or variances necessary or granted, along with the applicable decisions of the*

Zoning Hearing Board and/or Board of Supervisors. The report shall also identify all subdivision waivers requested along with reasons why the waivers are needed in accordance with Section 1203 of this Ordinance.

All relief required for this Application must be provided to the Township in an Ordinance Relief Report in accordance with Paragraph 68 of the Settlement Agreement between West Vincent Associates, Ltd. and Township dated December 17, 2007.

SECTION 404 FINAL PLAN

24. Section 404.J – Performance Guarantee.

A Performance Guarantee must be provided by the Applicant meeting the requirements of Section 510 of the Subdivision Ordinance.

25. Section 404.H.16 - Signature blocks for the West Vincent Township Planning Commission, Board of Supervisors and Chester County Planning Commission shall be provided on the right-hand side of the Improvements Construction Plan.

The Plan shall be revised to include the required signature blocks on the Improvement Construction Plan.

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

The Applicant, West Vincent Associates, Ltd., must coordinate a Land Development Agreement with the Township Solicitor.

27. Section 507.E.4. - Receipt of all permits, final approvals or waivers required by Federal, State and County agencies for development in accord with the final plan including, but not limited to, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Transportation, the Public Utility Commission, the Chester County Health Department, and the Chester County Conservation District.

The PADEP approval of the Sewage Facilities Planning Module Mailer and a will-serve letter from Aqua indicating that they will provide water service must be provided to the Township prior to Final Plan Approval.

28. Section 510 – Improvements Agreements

The applicant shall execute an agreement, to be approved by the Township, pending the review of the Township Solicitor, before the Final Plan is released by the Board of Supervisors and filed on record. Said Agreement shall specify the following, where applicable:

- A. The applicant agrees that he will lay out and construct all streets and other public improvements, including grading, paving, sidewalks, fire hydrants, water mains, street signs, shade trees, storm and sanitary sewers, landscaping, traffic control devices, open space areas, and erosion and sediment control measures in accordance with the final plan as approved, where any or all of these improvements are required by this Ordinance or as conditions of approval.*
- B. The applicant guarantees completion and maintenance of all improvements by means of a type of financial security acceptable to the Township, in accord with Section 510 of this Ordinance.*

An Improvement Agreement must be provided to the Township meeting the requirements listed above for approval by the Township Solicitor.

29. *Section 511 – Performance Guarantees (Escrow Agreements).*

A performance guarantee, escrow, or like item to the satisfaction of the Township must be provided to the Township for the improvements shown on the Plans prior to Final Plan Approval.

30. *Section 607.A.6 – All sanitary sewer facilities shall comply with the Township Standards for Construction of Water and Wastewater Facilities.*

Construction details meeting the Township Standards for the connection of the proposed daycare to the existing sanitary sewer main shall be added to the Plan.

31. *Section 610.I – Grading and Excavation Regulations.*

The proposed design will create a low point and ponding at the northwest corner of the proposed improvements. It is unclear how the propose design will capture and convey the stormwater runoff to this area.

32. *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. Information (spot shots and contours) must be added to the Plan for the construction of the new sidewalk from the southwest corner of the parking lot to Lexington Boulevard.

Stormwater Comments:

33. *Section 305.B - For modeling purposes, the Predevelopment ground cover conditions shall be determined using the corresponding ground cover assumptions presented in Subsection 309.D of this Ordinance.*

The ground cover used to determine the predevelopment ground cover conditions has not been provided in the Report.

34. *Section 306.J.3- The Infiltration Facility shall completely drain the retention (infiltration) volume within three (3) days (seventy-two (72) hours) from the end of the design storm.*

Calculations must be added to the report verifying that the infiltration BMP dewater within seventy-two (72) hours from the end of the design storm to meet the requirements of this section of the Ordinance.

35. *Section 306.M - During Site construction, all infiltration practice components shall be protected from compaction due to heavy equipment operation or storage of fill or construction material. Infiltration areas shall also be protected from sedimentation. Areas that are accidentally compacted or graded shall be remediated to restore soil composition and porosity. Adequate documentation to this effect shall be submitted to the Municipal Engineer for review, All areas designated for infiltration shall not receive runoff until the contributory drainage area has achieved final stabilization.*

The plan shall be revised to provide adequate protection for the new area of the infiltration basin prior to the installation of the new infiltration facilities. The construction sequence on sheet 4 of 8 shall be revised accordingly. Details of the protection to be utilized shall be added to the Plan if applicable.

36. Section 306.O - Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent clogging by unwanted debris (for example, silt, leaves and vegetation). Such measures shall include but are not limited to leaf traps, gutter guards and cleanouts.

The Plan does not indicate if the roof drains are directly connected to the underground basin. If the roof drains are connected to the underground basin, appropriate measures shall be taken to prevent clogging by unwanted debris.

37. Section 306.R. - The following procedures and materials shall be required during the construction of all subsurface facilities:

2. The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate.
3. Only clean aggregate with documented porosity, free of fines, shall be allowed.

The plan shall be revised to include a note indicating that the bottom of the infiltration basin will be scarified prior to the installation of the reconstruction of the facility. The note for installation of the geotextile fabric shall also be revised to include placement of the geotextile fabric along the bottom of the infiltration facility (if existing facility has fabric on the bottom). A note on the detail indicates that PennDOT No. 4 stone will be used around the perforated pipes. This may need to be revised, as PennDOT has revised their stone classification and gradation to match AASHTO. PA #4 stone has been re-classified in the PennDOT 408 as AASHTO #1 stone. Notation must be added to the Plan documenting how the existing underground SWM bed will be kept clean and free from sediment during steps 6-10 of the construction sequence (construction of the building). Mitigation and/or corrective measures to be utilized if the open bed is compromised must be indicated on the Plan.

38. Section 308.A - Postconstruction peak flow rates from any regulated activity shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.

Table 308.1

Peak Rate Control Standards

(Peak flow rate of the post construction design storm shall be reduced to the peak flow rate of the corresponding predevelopment design storm shown in the table.)

Post Construction Design	Predevelopment Design Storm	
	New Development Regulated Activities	Redevelopment Regulated Activities
2-Year	1-Year	2-year
5-Year	2-Year	5-year
10-Year	2-Year	10-year
25-Year	25-Year	25-year
50-Year	50-Year	50-year
100-Year	100-Year	100-year

The Hydrograph Routings for the 2-year and 100-year storm event must be provided in the Report. It is unclear why basin outflow (Basin 1B, Hydrograph #48, and Basin 2, Hydrograph #51) and the POI Undetained (Hydrograph #53) are combined and routed though Bed #7 (Hydrographs #57 and #58).

39. Section 309.B - All calculations using the Soil Cover Complex Method shall use the appropriate design rainfall depths for the various return period storms consistent with this Ordinance. Rainfall depths used shall be obtained from NOAA Atlas 14 values consistent with a partial duration series. When stormwater calculations are performed for routing procedures or infiltration, water quality and runoff volume functions, the duration of rainfall shall be twenty-four (24) hours.

Intensity values used for the pre-development and post development conditions shall be added to the Report.

40. *Section 309.D.2 - The Applicant shall utilize the following ground cover assumptions for all Predevelopment water quality and runoff volume, infiltration volume and peak flow rate calculations: For Regulated Activities involving Redevelopment, the following ground cover assumptions shall be used:*
- a. For areas that are Woods (as defined in Article II of this Ordinance), Predevelopment calculations shall assume ground cover of "Woods in good condition".*
 - b. For areas that are not Woods or not Impervious Surfaces, Predevelopment calculations shall assume ground cover of "meadow".*
 - c. For areas that are Impervious Surfaces, Predevelopment calculations shall assume at least twenty percent (20%) of the existing Impervious Surface area to be disturbed as "meadow" ground cover.*

The ground cover conditions used in the stormwater calculations are not indicated in the Report. The Report shall be revised to include the ground cover conditions used in the calculations.

41. *Section 309.E - Runoff curve numbers (CN) for both Predevelopment and proposed (Post-construction) conditions to be used in the Soil Cover Complex Method shall be obtained from Table C-1 in Appendix C of this Ordinance.*

The runoff curve numbers (CN) used in the stormwater calculations are not indicated in the Report. The Report shall be revised to indicate the runoff curve numbers used in the calculations.

42. *Section 402 - The SWM Site Plan shall consist of a general description of the project including items described in Section 304, calculations, maps, and plans. A note on the maps shall refer to the associated computations and Erosion and Sediment Control Plan by title and date. The cover sheet of the computations and Erosion and Sediment Control Plan shall refer to the associated maps by title and date. All SWM Site Plan materials shall be submitted to the Municipality in a format that is clear, concise, legible, neat, and well organized; otherwise, the SWM Site Plan shall not be accepted for review and shall be returned to the Applicant.*

A note must be added to the plan and report that reference each other by title and date.

43. *Section 402.A.3 - A statement, signed by the Applicant, acknowledging that any revision to the approved SWM Site Plan shall be submitted to and approved by the Municipality, and that a revised Erosion and Sediment Control Plan shall be submitted to, and approved by, the Conservation District or Municipality (as applicable) for a determination of adequacy prior to construction of the revised features.*

The statement referenced in this section shall be added to the plan for the applicant to sign.

44. *Section 403.A.4 - The following signature block signed and sealed by the qualified Licensed Professional responsible for the preparation of the SWM Site Plan:*

"I (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM Site Plan meets all design standards and criteria of the West Vincent Township Ordinance No. _____, [followed by title of Ordinance]." [Note: include signature, name, discipline of professional license, and license stamp or seal here]

The referenced signature block shall be added to the plan for the qualified Licensed Professional responsible for the preparation of the stormwater management plan to sign.

45. *Section 345-402.B.(8).(i) - Topography using contours (with elevations based on established bench marks) at intervals of two feet. In areas of slopes greater than 15% five-foot contour intervals may be used. The datum used and the location, elevation and datum of any bench marks used shall be shown.*

The benchmark indicated in General Note 4 on the Final Title Plan, sheet 1 of 8, must be indicated on the Plan.

46. *Section 402.B.11 - Existing and proposed structures including roads, paved areas, buildings, and other Impervious and Pervious Surfaces on the project property (or an appropriate portion of the property as determined in consultation with the Municipal Engineer) and within the proposed Disturbed Area, and including the type and total area of the following:*
- a. Existing Impervious Surfaces;*
 - b. Existing Impervious Surfaces proposed to be replaced;*
 - c. Existing Impervious Surfaces to be permanently removed and replaced with pervious ground cover;*
 - d. New or additional Impervious Surfaces;*

The area of existing impervious surfaces, existing impervious surfaces proposed to be replaced, existing impervious surfaces to be replaced, existing surfaces to be permanently removed and replaced with pervious ground cover, and new or additional impervious surfaces shall be listed on the Plan.

47. *Section 402.B.16 - A grading plan, including all areas of proposed Earth Disturbance and the proposed Regulated Activity and delineating the boundary or limits of Earth Disturbance of the Site. The total Disturbed Area of the Site shall be noted in square feet and acres.*

The square footage of the limits of disturbance must be added to the Plan.

48. *Section 402.F – The following documents 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):*
- 1. An O&M Plan;*
 - 2. An O&M Agreement;*
 - 3. Any easement agreements that are needed to ensure access, inspection, maintenance, operation, repair and permanent protection of any permanent BMP(s) and Conveyances associated with the Regulated Activity;*
 - 4. Any written deed, deed amendment or equivalent document (if needed) to be recorded against a subject property, as shown on the SWM Site Plan maps or plan sheets, or recorded plan sheets for the purpose of protecting and prohibiting disturbance to a BMP or Conveyance; and*
 - 5. Written approval, easement agreements, or other documentation for discharges to adjacent or downgradient properties when required to comply with Subsection 301.G and Article VII of this Ordinance.*

Prior to the Final Plan Approval, an Operation and Maintenance Agreement containing all the necessary information shall be coordinated with and submitted to the Township Secretary.

49. *Section 702.B.4 - The following statement shall be included:*
- "The Landowner acknowledges that, per the provisions of the Municipality's Stormwater Management Ordinance, it is unlawful to modify, remove, fill, landscape, alter or impair the effectiveness of or place any structure, other vegetation, yard waste, brush cuttings, or other waste or debris into any permanent stormwater management BMP or Conveyance described in this O&M Plan or to allow the*

BMP or Conveyance to exist in a condition which does not conform to this O&M Plan, without written approval from the Municipality."

The referenced statement shall be added to the plan.

General Comments:

50. The layout of the proposed retaining wall potentially conflicts with the placement of the proposed fence for the daycare center. Additionally, the placement of any geogrid units along the eastern portion of the wall would conflict with the sewer easement.
51. A note should be provided on the plans that indicates the total number of sheets and distinguish which plans are to be recorded.
52. Note 2 for the Recharge Bed #7 Alterations detail references the installation of geogrid, however no geogrid is shown in the details for the basin.
53. CEDARVILLE recommends the placement of a barricade in front of the proposed silt sock on the parking lot pavement to ensure that construction traffic uses the rock construction entrance and doesn't run over the silt sock.
54. A typical trench restoration detail must be provided for lawn and pavement conditions.
55. The Erosion and Sedimentation Control Narrative in the Report indicates 12-inch filter sock will be utilized for the project. The Plan specifies 18-inch filter sock. This discrepancy shall be resolved.

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

Please do not hesitate to call with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC



Bryan D. Kulakowsky, P.E.
Township Engineer

cc: Tammy Swavely – West Vincent Township Secretary
West Vincent Township Board of Supervisors (Township to distribute)
West Vincent Township Planning Commission (Township to distribute)
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