



March 19, 2019

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

**RE: 1009 Jaine Lane – Minor Subdivision  
Ordinance Relief Report**  
West Vincent Township, Chester County, PA

Ms. Batdorf:

Below, please find the Ordinance Relief Report requested for the proposed reverse subdivision at 1009 Jaine Lane in West Vincent Township. We are requesting the waivers from the ordinance sections listed below because the proposed plan is a reverse subdivision/lot consolidation with no proposed construction improvements, therefore there will be no impacts, construction improvements, etc. to analyze as part of this project.

### **Waivers Requested**

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. **Section 403.E - Preliminary Impact Analysis and Resource Conservation Plan**

This section requires that an impact analysis and conservation plan be created for the proposed subdivision. This project proposed no improvements or physical alterations to the existing site, therefore we are requesting a waiver from this section.

2. **Section 403.F – Five-Step Design Process for Residential Subdivision**

This section requires that the Five-Step Design Process be utilized for residential subdivisions. This project proposes no new house sites, streets, stormwater facilities, trails, or the creation of additional new lots, therefore we are requesting a waiver from this section.

3. Section 403.H - Preliminary Improvements Construction Plan

This section requires that a Construction Improvements Plan be created for the project. This project proposed no construction improvements; therefore we are requesting a waiver from this section.

4. Section 403.I - Studies and Reports

This section requires that a Sewer and Water Feasibility Report, Hydrogeology and Groundwater Protection Study, Erosion and Sedimentation Control Plan, Stormwater Management Plan, Traffic Impact Study and Fiscal Impact Analysis be created for the project. This project proposes no construction improvements or the creation of any additional residential lots, therefore there will be no impacts on the property to analyze. Therefore, we are requesting a waiver from this section.

5. Section 404.C - Final Impact Analysis and Resource Conservation Plan

This section requires that an impact analysis and conservation plan be created for the proposed subdivision. This project proposed no improvements or physical alterations to the existing site, therefore we are requesting a waiver from this section.

6. Section 404.E - Final Improvements Construction Plan

This section requires that a Construction Improvements Plan be created for the project. This project proposed no construction improvements; therefore we are requesting a waiver from this section.

7. Section 404.F - Final Stormwater Management and Erosion & Sedimentation Control Plan

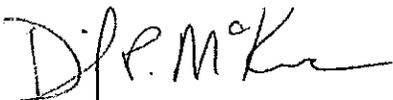
This section requires that an Erosion and Sedimentation Control Plan & Stormwater Management Plan be created for the project. This project proposes no construction improvements or the creation of any additional residential lots, therefore there will be no impacts on the property to analyze. Therefore, we are requesting a waiver from this section.

8. Section 404.H - Final Landscape Plan

This section requires that a landscape plan be created for the project showing proposed landscaping. This project proposes no improvements on site, therefore we are requesting a waiver from this section.

If you should have any additional questions or require further information, please contact me at 610-415-1220.

Sincerely,  
**WILKINSON & ASSOCIATES**



Daniel P. McKenna, PE, CPESC  
Project Manager

cc: Timothy Kanavy  
Cedarville Engineering  
Arro Consulting, Inc.  
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