



January 12, 2018

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

RE: VGK-1 Trust – 1259 Birchrun Road
Sewage Facilities Planning Module and Preliminary/Final Major Subdivision Review – **RECOMMENDED FOR APPROVAL**
West Vincent Township
WVT-17-143

Dear Ms. Batdorf,

As requested, we have completed a review of the Sewage Facilities Planning Module and the Preliminary/Final Subdivision Plan of VGK-1 Trust for 1259 Birchrun Road. The proposed tax parcels #: 25-3-69 & 25-3-69.1 owned by VGK-1 Trust is an approximately 90.11-acre gross tract, within the R-3 Residential Zoning District. The current application proposes to subdivide using Tier II Subdivision option into seven lots including 6 new 10+ - acre building lots and one 21.572-acre residual lot containing existing structures, septic systems and a well. The single family detached homes is a use by right. The new lots are proposed to be served by individual on lot sewage disposal system and individual wells.

The tract is subject to a transfer of development rights and restrictive covenant agreement with West Vincent Township dated July 9, 2016. The property had a total of 42 Development Rights, out of which 36 Development Rights were conveyed to West Vincent Township, and remaining 6 Development Rights plus an existing dwelling lot were retained, that are used for the current application. No further subdivision or increase in density shall be allowed.

No construction of any improvements is proposed in this application. It is our understanding that the applicant intends to complete engineering of the site, including grading, stormwater management, erosion and sediment control and other design requirements, be addressed during the development and construction approvals for the proposed individual lots. At the time of building permit and stormwater management application for the individual lots, each lot owner will have to apply for the following permits from the other agencies:

- NPDES Permit from the PADEP (If more than one (1) acre of land disturbance is proposed)
- E&S Permit from the Chester County Conservation District (CCCD)
- On-lot Sewage Disposal Permit and On-lot Well Permit from the Chester County Health Department (CCHD)

The following information submitted by VGK-1 Trust, and was received by the CEDARVILLE office on January 11, 2018 and reviewed for compliance with the Sewage Facilities Planning Module:

- A. Completeness Checklist
- B. Sewage Facilities Planning Module Form– Component 1
- C. Project Narrative
- D. Topographic Location Map
- E. 8.5"X11" Plan Sections - showing disposal areas
- F. Site Investigation and Percolation Test Report for On-lot Disposal of Sewage Forms

- G. PNDI Manual Search Form, PNDI Supplemental Narrative, PNDI Receipt dated 1/6/17 indicating potential conflict with US Fish & Wildlife Service, and US Fish & Wildlife Service clearance letter dated 3/23/17.
- H. PADEP – Preliminary/Final Plan Analysis Key Plot Plan for Soil Test/Site Suitability Plan prepared by Vincent G. Kling, Jr. RA, AICP updated 1/1/17. (11”X17”)
- I. PADEP – Preliminary/Final Plan Analysis Key Plot Plan for Soil Test/Site Suitability Plan prepared by Vincent G. Kling, Jr. RA, AICP dated 1/1/17. (11”X17”)
- J. Preliminary/Final Plan Analysis Tier 2 Site Plan for Greenway/Lot Lines prepared by Vincent G. Kling, Jr. RA, AICP updated 1/10/18. (11”X17”)
- K. Preliminary/Final Subdivision Plan of VGK-1 Trust Property prepared by Hopkins and Scott Inc. updated 1/5/18. (30”x42”)

The following information was submitted by VGK-1 Trust, and was received by the CEDARVILLE office on January 11, 2018 and reviewed for compliance with the Township’s Zoning, Subdivision and Land Development and Stormwater Management Ordinances:

- A. One (1) full size plan sets consisting of the Preliminary/Final Plan and Analysis Tier 2 Site Plan for Greenway/Lot Lines by Vincent G. Kling, Jr., RA, AICP (dated August 10, 2016, last revised December 25, 2017) and the Preliminary/Final Subdivision Plan of VGK-1 Trust by Hopkins and Scott Inc. (dated December 6, 2016, last revised January 5, 2017). (Plans)
- B. 1 copy of a letter titled “RE: VGK-1 Trust Subdivision Review” prepared by Vince Kling, dated January 10, 2018.
- C. 1 copy of the legal description and closure report for Lot 1.
- D. 1 copy of the legal description and closure report for Lot 2.
- E. 1 copy of the legal description and closure report for Lot 3.
- F. 1 copy of the legal description and closure report for Lot 4.
- G. 1 copy of the legal description and closure report for Lot 5.
- H. 1 copy of the legal description and closure report for Lot 6.
- I. 1 copy of the legal description and closure report for Lot 7.
- J. 1 copy of the legal description, closure report, and Deed of Dedication for Birchrun Road and Shady Lane.
- K. 1 copy of the legal description, closure report and Deed of Dedication for Hilltop Road.

The relief (waivers) from the following sections of the West Vincent Township Subdivision and Land Development Ordinance (Ord. No. 170-2016) is requested by the applicant:

- 1. Section 403.H. - Preliminary Improvements Construction Plan: Requiring submission of a preliminary improvements construction plan for review.
- 2. Section 403.I.1.e.(2) - Sewer and Water Feasibility Report: Requiring the evaluation of cost and public interest factors in providing water disposal and water supply by three different means.
- 3. Section 403.I.3. - Erosion and Sediment Control Plan: Requiring submission of a preliminary plan for erosion and sediment control.
- 4. Section 403.I.4. - Stormwater Management Plan: Requiring submission of a preliminary plan for the management of stormwater.
- 5. Section 404.E. - Final Improvements Construction Plan: Requiring submission of a final improvements construction plan for review.
- 6. Section 404.F. - Final Stormwater Management and Erosion and Sediment Control Plan: Requiring submission of a final plan for the management of stormwater.

7. Section 404.H. – Final Landscape Plan: Requiring submission of a final landscape plan to be prepared to meet all requirements of Section 614.
8. Section 502.B – Major Subdivision, Land Development: Requiring submission and approval of preliminary plans prior to the submission of final plans.
9. Section 603.A.1. - Monument Standards: Requiring permanent stone or concrete monuments at all corners of the overall property boundaries.
10. Section 603.A.4. - Monument Standards: Requiring monuments to be installed along the right-of-way line at each intersection.

We offer the following review comments:

Sewage Facilities Planning Module

Please note, while the soil test data forms have been approved, and signed by the Sewage Enforcement Officer, we note that percolation hole #6 for Test Pits 5/6 and Test Pits 13/14 have not stabilized. The applicant should be aware that this discrepancy may cause the PADEP to not accept the testing information.

The submission contains the required components to be considered complete and the Township may now act on the submission as follows:

1. Complete Section B Municipality information of the Component 2 form (page 1).
2. Include a copy of the subdivision plan set with each planning module.
3. The Zoning Officer must sign Section J of the Component 2 form (page 5).
4. An authorized official of the planning commission must sign Section J of the Component 2 form (page 5).
5. Complete and sign the Completeness Checklist.
6. After completing the above items, the Township may complete Section K, Municipal action of the Component 2 form (page 6).

Once the above items have been completed, please send two (2) copies of the approved planning module package to:
John M. Veneziale, Sewage Planning Specialist 2
Department of Environmental Protection
2 East Main Street
Norristown, PA 19401

Please include the \$210.00 review fee check, provided by the Applicant, to the PADEP with the submission. Alternately, the applicant may elect to submit this fee directly to the PADEP. There is no requirement to withhold the submission until the review fee check is received.

Zoning Ordinance Review:

1. *Section 505.E. - Dimensional Standards for Tier II Subdivisions.*

The dimensions for the lot width at the front yard line shown in the Zoning Table on Sheet 1 for Lots 2 and 3 are inconsistent with the lot widths measured on the plan. This inconsistency shall be revised.

SECTION 404 FINAL PLAN

2. *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*

Prior to final approval by the Board, the applicant shall add the house numbers assigned to each lot to the Preliminary/Final Subdivision Plan of VGK-1 Trust prepared by Hopkins and Scott Inc.

3. *Section 404.D.5. - Permanent concrete control and reference monuments as required by Section 603 of this Ordinance.*

The monuments and pins must be referenced in the legal descriptions for all parcels for clarity and completeness.

4. *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.*

An offer of dedication has been provided for Birchrun Road (S.R. 1030), however this is a state road. The Township cannot accept the dedication of this portion of land and the state will also not accept dedication. The portion of land along Birchrun Road proposed for dedication shall be removed from the proposed right-of-way to be dedicated prior to final approval by the Board.

5. *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.*

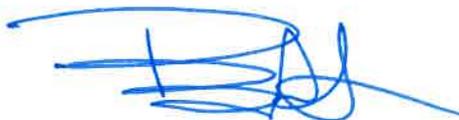
Sewage Planning approval from the Pennsylvania Department of Environmental Protection must be obtained and provided to the Township prior to signature of the final plan by the Board of Supervisors.

General Comments

6. In the waiver request for Section 603.A.4. on plan sheet 2, the word 'monuments' is misspelled in the parentheses at the end of the waiver request.
7. The words 'vegetative buffer' are still present on Lot 6 on plan sheet 2.

Please do not hesitate to call with any questions.

Best Regards,
CEDARVILLE Engineering Group, LLC



Bryan D. Kulakowsky, P.E.
Township Engineer

cc: Tracey Franey, West Vincent Township Code Official
Frank Newhams, West Vincent Township Code Official
VGK-1 Trust, Owner/Applicant (vklingjr@comcast.net)