



August 29, 2019

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

RE: 1414 Birchrun Road
Zoning Review #1, Initial Submission – **RESUBMISSION REQUIRED**
West Vincent Township
WVT-19-206

Dear Ms. Batdorf,

Per your request, CEDARVILLE Engineering, LLC has reviewed the plans and accompanying information submitted by D.L. Howell on behalf of the Applicant, Harry Price, for zoning compliance. The plans propose to subdivide an existing 40-acre lot into two (2) Tier I parcels in the R-3 Residential Zoning District.

The following was received by our office on August 12, 2019 and reviewed for compliance with the West Vincent Township 2010 Zoning Ordinance as amended on August 21, 2017 (Ordinance):

- Subdivision and/or Land Development Application received by the Township on August 7, 2019.
- A full-size, one sheet plan titled 'Final Minor Subdivision Title Plan for Harry Price', dated August 6, 2019, no revision.

The above submission information was reviewed for Zoning Ordinance compliance. We offer the following comments for your consideration:

1. Section 505.D.2. Minimum Required Greenway Land: 80% of total tract area.

All subdivisions in West Vincent Township are subject to Minimum Greenway requirement. The plan as submitted does not address the Greenway requirements pursuant to **Article XIX** of this Ordinance. The plan shall be revised to address the Greenway requirements as appropriate.

2. Section 505.D.5 Yard Regulations:

- Front Yard: For principal buildings, 75 feet from the ultimate right-of-way (or, in the case of an interior lot, the front lot line) of existing public roads,) 50 feet from the ultimate right-of-way of new) streets.*
- Rear Yard: 50 feet minimum for principal buildings.*
- Side Yard: 40 feet for principal buildings.*

The plans do not demonstrate the appropriate setback lines and shall be revised to do so.



General Comments

3. **2102.H.3.Easement Agreements between Sharing Property Owners** If a privately-owned parking facility is to serve two or more separate properties, a legal agreement between property owners guaranteeing access to, use, maintenance and management of designated spaces is required. Such agreement shall be submitted to the Township for review and approval. The Board of Supervisors may require that the property owners record the agreement as an easement with the Chester County Recorder of Deeds.

The access easement shall be fully dimensioned by bearing and distance, labeled to show beneficiary of the easement, and the legal description and deed for the access easement shall be reviewed and approved by the Township Engineer and Township Solicitor (as appropriate) prior to being recorded.

4. This parcel is on the same deed as two other parcels. As with the access easement, all property description deeds need to be reviewed and approved by the Township Engineer and Township Solicitor (as appropriate) prior to recording to ensure proper separation and subdivision of lots. Additionally, the Applicant shall coordinate with the Township, County Records, and County Emergency Services regarding the addresses of the proposed parcels.
5. General Notes 11, 12, 13, 14, and 15 shall be rewritten so as not to exclude either lot. For example, the words "either Lot #1 or Lot #2" could be rewritten to read "either Lot #1 and/or Lot #2, separately or together".
6. Locations of future on-lot sanitary sewer systems are shown on the plan but are not labeled as test pits. The plan shall be revised to show the test pit locations which tie to a percolation report showing suitable locations for primary and secondary on-lot sewer systems.

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 Zoning Ordinance.

Please do not hesitate to contact me 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)
Kathy Shillenn, West Vincent Township Secretary
Bryan Kulakowsky, P.E., West Vincent Township Engineer
Roy and Rosalind Neff, Property Owners
Christopher Daily, P.E., D.L. Howell