



August 29, 2019

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

RE: 352 Blackhorse Road
Zoning Review #1, Initial Submission - RESUBMISSION REQUIRED
West Vincent Township
WVT-19-207

Dear Ms. Batdorf,

Per your request, CEDARVILLE Engineering, LLC has reviewed the plans and accompanying information submitted by E.B. Walsh on behalf of the Equitable Owner of UPI No. 25-6-83, for zoning compliance. The plans propose to subdivide an existing 8.65-acre lot into three (3) parcels of single-family dwelling in the R-2 Residential Zoning District. The existing Class II Historic Resource will remain to be the single-family residence on Lot 2.

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 July 29, 2019.
- A full-size, six (6) sheet plan set titled 'Plan of Land Development of Parcel 25-6-83', dated January 15, 2019, no revision.

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

General Comments:

1. The Zoning Requirements Table on Sheets 2 of 6 lists the land development as an R-2, Tier I Development. This designation did not match the setbacks on the plan nor the required density. Per a phone conversation between the design engineer and myself, I have reviewed the plans using Appendix F of the Ordinance, pursuant to Section 602.D. as the parcel was created prior to this Ordinance and contains less than 10 acres.

The Zoning Requirements Table shall be revised to reflect this.

2. This Project is the subdivision and land development of a parcel which contains a historical resource. Pursuant to Section 2406, the Applicant shall agree in writing to execute a Phase I Archeological Study to be executed if any artifacts or other actual resources are discovered during construction.

Zoning Comments:

3. Section 2103.B. Accessways or driveways which open upon any Township right-of-way shall be located and maintained and street intersections maintained in such a manner that a clear sight distance is obtained in both directions according to the following standards:

<i>Posted Speed of Through or Uncontrolled Street or Public Road (MPH)</i>	<i>Minimum Sight Distance (in feet)*</i>
20	200



**Measured ten (10) feet from the edge of the cartway of the public street, or in the case of an intersection, the through or uncontrolled street.*

Accessways or driveways which open upon any state right-of-way shall be located and maintained in such a manner to comply with the Pennsylvania Department of Transportation standards and regulations.

Clear sight distances shall be added to the site plan.

4. *Section 2408.A. Whenever a Class I, II or III historic resource is located within a tract proposed for subdivision or land development, conditional use, special exception or variance, a landscape plan for the tract shall be required by the Board of Supervisors or Zoning Hearing Board in accordance with the standards contained in Section 2106C of this Ordinance. The plan shall be submitted to the Historical Commission for review and comment based on the general purposes and objectives of this Article.*

The plans as they are drawn do not call for the removal of any vegetation. While this is commendable, this Ordinance requires a landscape plan designed by a registered Landscape Architect and pursuant to Section 2408. A sealed landscape plan shall be submitted with the next plan set.

5. *Section 2410.A. Applicability. A Historic Resource Impact Study, or any applicable portions thereof, may be required, unless waived or modified, by the Board of Supervisors or Zoning Hearing Board when any of the following are proposed.*
 - a. *Subdivision or land development plans which will lead to the new construction of buildings, structures, roads, driveways, parking areas, etc. located within five hundred (500) feet of the exterior walls of a Class I, II or Class III historic resource.*

This project proposes to build two (2) single-family dwellings within 500 feet of a Class II Historic Resource. The Applicant shall conduct or employ a suitable professional to conduct a Historic Resource Impact Study pursuant to Section 2410.A. for this project and submit the report to the Township Historical Commission for review with the next submission.

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
Robert Johnson, Equitable Owner
Theodore Gacomis, P.E., E.B. Walsh, Project Engineer