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June 15, 2023
Ref: #11505

East Vincent Township
262 Ridge Road
Spring City, PA 19475

Attention: Collin Fox, Interim Township Manager

Reference: Final Major Subdivision and Land Development Plan Application:
Jones Motor Tract – Residential Portion (Lot 1) & Recreation Land (Lot 3)
UPI Nos.: 21-5-10, 21-5-11, 21-5-12, 21-5-15.1, 21-5-15.4E and 21-5-15.4H
West Bridge Street (SR1039) and Schuylkill Road (SR0724)
Commercial-Oriented Mixed-Use Development (CMU) District
Final Plan Review
Township File #20-331

Dear Collin:

We have received the final plans and associated supporting information pertaining to the above-referenced major subdivision/land development that were forwarded to our office for review by the Township. The current submission includes the following:

- Eighty-eight (88) sheet Final Subdivision and Land Development Plan set prepared by D.L. Howell & Associates, Inc. dated July 6, 2020, with latest revisions dated January 13, 2023.
- Stormwater Management Report prepared by D.L. Howell & Associates, Inc. dated July 6, 2020, with latest revisions dated February 23, 2022.
- Six (6) sheet Grading Plan set for Lot 3 (Recreation Lot) prepared by D.L. Howell & Associates Inc. dated January 18, 2023, with no revisions.
- Test Pit Investigation report for 1900-1901 Enterprise Parkway prepared by Brickhouse Environmental dated October 27, 2022.
- Response letters from D.L. Howell & Associates, Inc. dated January 13, 2023.

Relative to this matter, we note that the Applicant is proposing to develop a tract of land with a gross tract area of 161.44 acres and net tract area of 157.10 acres located at the southwestern corner of the intersection of West Bridge Street (SR 1039) and Schuylkill Road (SR 0724) as a Commercial-Oriented Mixed Use (CMU) Development. The overall tract of land contains residential dwellings and accessory buildings along with industrial and office buildings. Natural resources containing Waters of the Commonwealth, woodlands, tree masses, steep slopes, and prime agricultural soils exist on the tract of land. The northern portion of the tract of land drains to the unnamed tributary to Schuylkill River (High Quality) and the southern portion of the property drains to the Stony Run (High Quality).

It is noted that the subject development tract consists of six (6) parcels, plus an additional lot line adjustment to extinguish an existing right-of-way. The Lot Consolidation Plan and Overall Subdivision Plan (Sheet 2 of 88) consolidates the six (6) parcels with the lot line adjustment and then subdivides the overall into three (3) Lots:

- Lot 1: 107.85 acres (gross)/105.60 acres (net), for the Residential Development.
- Lot 2: 35.39 acres (gross)/33.40 acres (net), for the Commercial Development.
- Lot 3: 18.2 acres (gross)/18.1 acres (net), Recreation land which is to be dedicated to East Vincent Township.

The proposed overall CMU development is to include three (3) components and the current plans detail the development of Lot 1, the Residential Area, and provide grading details for Lot 3, the Recreation lot. We note that the applicant was granted Conditional Use Approval by the Board of Supervisors on July 3, 2019 for the CMU development which included the three (3) components:

1. The Residential Area (Lot 1) containing:

	Age-Restricted Lots	Single-family Lots	Townhouse Units	Total Units
Conditional Use Plan	163	113	110	386
Final Plan Submission	157 Lots 1-157	101 Lots 158-258	108 Units 1-108	366

2. The Commercial Area (Lot 2) which is noted on the current plans “not part of this land development plan set and will be detailed and engineered separately”.
3. The Recreation Area (Lot 3) which is to be dedicated to East Vincent Township.

The Board of Supervisors granted conditional Preliminary Plan approval via Resolution 18 of 2022 at their meeting of July 6, 2022.

As per your request, we have reviewed the final plans and supporting documents submitted for the proposed major subdivision/land development in the CMU Zoning District in conjunction with the requirements of Chapter 27: East Vincent Township Zoning Ordinance (ZO) (which includes Part 27, Commercial-Oriented Mixed Use Development, as Amended with Ordinance #237, adopted April 3, 2019); Chapter 22: East Vincent Township Subdivision and Land Development Ordinance (SLDO); Chapter 23: East Vincent Stormwater Management Ordinance (SMO), the Conditional Use Order dated July 3, 2019, and the preliminary approval resolution and thereby offer the following comments for consideration by Township Officials:

I. CONDITIONAL USE ORDER

The following comments are based upon the requirements of the Conditional Use Order (CU Order) dated July 3, 2019:

1. In accordance with Condition 4 of the CU Order, the Applicant is required to rough grade the Recreation Lot in a manner sustainable for athletic use and stub utilities to the property

within 90 days of recording of the land development plans.

- *The applicant has included a Grading Plan set for the Recreation Lot with this submission. Our comments regarding the Grading Plan for Lot 3 are as follows:*
 - a. *Schematic placement of the recreation fields, berming, and contour 294 at the westerly side property line should be coordinated with existing trees, the proposed grading and landscaping improvements for the townhouse community, and Lots 194 through 199. Specifically, the following should be addressed:*
 - i. *erosion potential at downgradient buffer plantings.*
 - ii. *drainage areas to inlets 107 and 110 will likely require expansion to account for off-site flows from the berm.*
 - iii. *future extension of the multi-use trail onto the recreation lot will need to be accommodated with a milder trail slope as the stub north of Lot 194 is steepest at its approach to the property line.*
 - b. *A high point(s) should be labeled within contour 296 atop the proposed westerly berm. Spot elevations should also be provided between the two fields shown at the easterly side of the recreation site. The requested spots should demonstrate that drainage from the southerly field will be diverted east rather than across the northerly field, consistent with original drainage patterns.*
 - c. *While only "rough grading" is necessitated by the conditional use order, the plan should specify the extent of removals needed to establish the proposed grades, including, but not limited to, tree removal, clearing of brush/vegetation, and any existing gravel or pavement not associated with the cul-de-sac access.*
 - d. *The Township should determine if the proposed stockpile location is satisfactory. If a significant stockpile results from the grading operations, the plan should indicate an approved disposition of it.*
 - e. *A note should be added to the plan stating that the applicant will remain responsible for the maintenance of all erosion and sedimentation controls until such time of signoff from the Chester County Conservation District and stabilization of Lot 3 to the satisfaction of the Township.*
 - f. *Tree protection fencing must be added to Sheet 4 of 6 at any location where grading operations will be adjacent to existing trees to remain.*
 - g. *The limit of disturbance area must be extended to include trenching associated with required water and sanitary sewer stub extensions onto the site.*
 - h. *The Chester County Conservation District must issue correspondence indicating concurrence with the Site Restoration Note on Sheet 3 of 6. We note that the demarcated limit of disturbance is shown to be 11.66 acres without the utility trenches noted in the preceding comment. While the intended use will be athletic fields, we believe that the site clearing may alter hydrology by reducing tree canopy and coverage, thus concentrating flow at certain locations.*

- *The 108 LF extension of sanitary sewer to the Recreation Lot as depicted on Sheet 29 of 88 will need to be approved by the Township Wastewater Engineer.*
 - *A six inch diameter, 40 LF extension of the 12 inch public water main to the Recreation Lot is depicted on Sheet 29 of 88; this extension must be approved by Pennsylvania American Water.*
2. The Applicant shall be responsible for the construction of all wastewater improvements needed to serve the proposed development in accordance with Conditions 6 and 7 of the CU Order.
- *We defer to the Township Wastewater Engineer for comments.*
3. The Applicant will be required to post financial security for all public improvements for this residential phase in accordance with Condition 8 of the CU Order.
- *A construction cost estimate for all improvements associated with the residential phase will need to be submitted for review/acceptance by the Township Engineer and Sanitary Sewer Engineer.*
4. In accordance with Condition 10 of the CU Order, the Applicant shall design the Open Space areas of the Proposed Development to include amenities such as benches and playsets, where appropriate (as reasonably determined by the Township), as contemplated by the Design Guidelines provided by the applicant.
- *As requested by the Board of Supervisors at Preliminary Plan approval, the proposed amenities and trail network should be reviewed by the Park and Recreation Board.*
5. In accordance with Condition 13 of the CU Order, the Applicant shall provide direct access to the commercial area of the Proposed Development from West Bridge Street. The roads within the residential area shall not be utilized as a primary means of access to the commercial area.
- *A future roadway access to West Bridge Street from Tophorn Drive, as extended into the Commercial Area, is conceptually shown on the plans. This conceptual alignment has been discussed with PennDOT and has received their initial approval. Full details of this roadway connection to Tophorn Drive and West Bridge Street will be provided with the development of the Commercial Area. Given that development of the commercial lot is not part of this land development application, this condition has been acceptably addressed.*
6. In accordance with Condition 14 of the CU Order, the Applicant shall demonstrate that the proposed development, as well as the traffic expected to be generated by the use of the recreation lot, will not result in the lowering of service on any adjacent road or intersection. The Applicant is responsible to complete all required on-site and off-site traffic improvements and to acquire any and all rights-of-way and/or permits for such improvements and any necessary road widening, at its cost and expense.
- *We note that a revised Transportation Impact Study (TIS) was previously submitted to PennDOT, which will also need to be reviewed by the Township Traffic Engineer. PennDOT's comments of February 16, 2023 indicate*

administrative revisions to the TIS are required.

7. In accordance with Condition 16 of the CU Order, the Applicant shall install adequate signage through the Development and adjoining streets to ensure safe and efficient traffic circulation to and from the adjoining roadways.
 - *Condition 16 of the CU Order must be met to the satisfaction of the Fire Marshal and Township Traffic Engineer.*

II. **ZONING ISSUES**

The following comments are based upon the provisions of the East Vincent Township Zoning Ordinance ("ZO"):

1. The Applicant should demonstrate evidence of adequate water supply and sewage disposal. The Applicant has submitted information regarding sanitary sewer conveyance to the Township for review. The Applicant must obtain Township approval for the treatment plant capacity and proposed sanitary sewer extension to serve the proposed development. A Letter of Availability from Pennsylvania American Water dated May 19, 2017 was previously provided during the Preliminary Plan phase which states that the project is within their certified franchise area and that the applicant is responsible for any improvements needed to provide water service to the development. The Applicant must obtain approval of the proposed design of the water system extension to serve this development. (ZO Section 27-2703.C)
2. Open Space is required in accordance with the Performance Standards for the CMU development. (ZO Section 27-2705.1) We offer the following comments regarding the proposed open space:
 - a. The notes on the Open Space Plan, Sheet 12 of 88, and General Note 15 on Sheet 1 of 88, state that the designated Open Space areas will be owned and maintained by the Homeowners Association (HOA) within the Residential Tract. We offer the following regarding the ownership and maintenance of the open space:
 - i. The HOA shall be formed and operated in accordance with the requirements in ZO Section 27-906.2.B. The HOA documentation demonstrating compliance with the ZO provisions will need to be submitted to the Township for review. The HOA documents must address operation, maintenance, and any restrictions on use for any of the open space areas, trails, greens, pocket parks, community building, etc. Additionally, it must address any issues related to the Community Center Building and pool facilities/amenities that are only accessible to the age-restricted community.
 - ii. The Township may, but shall not be required to, accept dedication in the form of fee-simple ownership of restricted open space land. The applicant should discuss the ownership of the restricted open space land with the Township as part of the Final Plan phase. (ZO Section 27-906.2.A)
3. The area within the clear sight triangles at street intersections should be deed restricted. A draft copy of the deed restriction shall be supplied to the Township prior to final plan approval. (ZO Section 27-1702 and SLDO Section 22-410.6)

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The following comments are based upon the requirements of the East Vincent Township Subdivision and Land Development Ordinance ("SLDO):

1. Once the PennDOT Permit(s) have been received, the PennDOT Permit number(s) will be required to be listed on the Record plan. (SLDO Section 22-306.3.B.1.i)
2. All street names shall be subject to the review and recommendation of the Township Planning Commission, coordinated with the Office of the County Emergency Services, and the approval of the Board of Supervisors. We note that the County has approved the following street names that have been proposed by the applicant: (SLDO Section 22-420.3)

Preliminary Plan

<u>Road Label:</u>	<u>Proposed Name</u>	<u>Road Location</u>
A	Sergeant Drive	Westerly access from Bridge Street to Recreation Lot
B	Nelson Lane	Age-Restricted/Loop at units 129-157
C	Peacock Way	Age-Restricted/Primary Loop
D	Burmese Lane	Age-Restricted/E-W connector
E	Chief Way	Age-Restricted/N-S internal
F	Copenhagen Drive	Age-Restricted/N-S internal
G	Warrior Lane	Age-Restricted/N-S internal
H	Cincinnati Drive	Easterly access from Bridge Street
I	Traveller Way	Single-Family/internal
J	Tophorn Drive	Single-Family/Townhouse N-S to Future commercial
K	Xanthos Lane	Townhouse/Loop
L	Pegasus Drive	Townhouse/Internal
M	Hidalgo Way	Townhouse/Loop
N	Sterope Drive	Single-Family/Cul-de-sac

3. Approval of the proposed fire hydrant locations from the Fire Marshal is required. In addition, approval of the water system layout by Pennsylvania American Water is required. (SLDO Section 22-424.3 & .4)

4. The note on numerous plan sheets indicating which lots/units are not permitted to have a basement, due to their proximity to an infiltration facility, should be revised to indicate the current lots numbers of 1, 21, 158, 207, and townhouse units 39-47. Additionally, this note should be included within the General Notes on Sheet 1.
5. All proposed easements should be labeled on the Record Plans (i.e., Lots 51, 52, 252/253, open space area between Lots 171 and 172).
6. The plans should dimension the proposed distance from townhouse unit 26 and 90 to the proposed property line with Lot 2.
7. The road cross-section details on Sheet 67 should be revised to be consistent with the Township "Typical Cross-Section of Local Residential Street" Standard Detail dated July 6, 2022, attached.
8. General Note 44 on Sheet 1, regarding retaining walls, should be revised to reference common element areas and include Lot 136 and single-family detached lots 228 and 240.
9. The Township should review the proposed goose-neck street light fixture as shown on Sheet 88 of 88, as recently the Township has recommended a lantern look for lighting fixtures. Additionally, a detail of the proposed lighting pole should be provided on the plans which should indicate the proposed height. The Township lighting consultant has recently recommended a street light pole height of 12.5 feet for lighting fixtures internal to a development site and 13.5 feet for the two (2) entrances along West Bridge Street.
10. Design information/details pertaining to the proposed eleven (11) retaining walls, prepared by Shippee Engineering, Inc., have been submitted for review. A separate review letter will be issued to the applicant's engineer regarding the retaining walls.
11. All proposed retaining walls should be numbered and labeled on Sheet 23, consistent with the Shippee Engineering plans.
12. The trail design and construction shall be in accordance with SLDO Section 22-434.3. Sheets 9 through 11 of 88 must be revised to highlight which portions of the trail will be available for public use, consistent with prior discussions with the Township and as defined in General Note 35 on Sheet 1. While blanket easements are proposed, legal descriptions with agreements executed to the satisfaction of the Township Solicitor may be required, representative of the as-built configurations, which may be subject to field adjustments relative to the layouts depicted on the Final Plans.
13. Landscape design, along with screening and landscape perimeter buffers, shall meet the requirements of ZO Section 27-2705.3.C which states that CMU developments shall be landscaped as required in SLDO Section 22-435 (Special Development Standards for Neighborhood Mixed Use Development). We offer the following comments regarding the proposed landscaping for the project:
 - a. Screens or buffer plantings are required where any multi-family use abuts any other residential use. We note that plantings between the townhouse and single-family communities are limited to street trees along Cincinnati Drive and a few scattered evergreen trees. The boundary between the townhouse units and single-family lots is approximately 750 feet, extending from single-family Lot 194 to townhouse unit 12. Roughly two-thirds of this boundary is occupied by a wooden

guiderail. The Township may want to consider requiring a decorative fence behind the three-foot-high wooden guiderail system. We recommend the guiderail be provided in conjunction with any decorative fence due to the significant drop in elevation adjacent to Cincinnati Drive where it abuts Townhouses 1 through 12 and 101 through 108.

- b. The proposed landscaping shown on Sheet 72 of 88 along West Bridge Street must be revised to account for the retaining wall. We note that the Shippee Engineering drawings require a minimum five-to-ten-foot separation for tree plantings, depending on proposed tree size. Ten trees appear to be in conflict with the wall location.
- c. Road labels in the landscaping compliance charts must be updated to be consistent with the street names used in the remainder of the plan set once names are approved by the Township.
- d. Replacement trees and shrubs are required in addition to the required landscaping. Sheet 78 of 88 illustrates that 292 replacement trees will be dispersed throughout the site; however, the table on Sheet 79 states 264 trees will be planted in open space throughout the site. This conflict must be addressed. (SLDO Section 22-429.2.D)
- e. We note conflicts with quantities of plantings depicted in plan view relative to those shown on the summary tables for various species. The applicant should verify all plant quantities are consistent between plan sheets.

III. GRADING, STORMWATER MANAGEMENT/STORM DRAINAGE, AND EROSION AND SEDIMENTATION CONTROL:

The following comments pertain to the grading, stormwater management/storm drainage, and erosion and sedimentation control aspects of the final plan submission and are based upon the requirements of the East Vincent Township Stormwater Management Ordinance, Chapter 23 ("SMO") and/or Subdivision and Land Development Ordinance ("SLDO"):

1. A declaration of Covenants and Operations and Maintenance (O&M) Plan and an executed copy of the O&M Agreement and required easements are required to be submitted. (SLDO Section 22-426.9)
2. The Township shall be provided with a copy of the necessary permits from the appropriate DEP regional office and the County Conservation District, including any required DEP-NPDES construction activity permit as well as documentation of approval of any erosion and sediment control plan required by DEP for earth disturbance activities. Additionally, the Township should be copied on all plan submissions to Chester County Conservation District for the required NPDES Permit and provided a copy of the application materials. It is our understanding that the submission of the NPDES permit application has not been made yet. (SLDO Section 22-426.6.B)
3. The natural areas adjacent to the stream channels that are excluded from the stormwater volume, peak rate, and water quality requirements must meet the requirements in SLDO Section 22-426.7.C, including protection in perpetuity by establishment of a conservation easement(s) or other enforceable restriction recorded in the office of the Chester County Recorder of Deeds in a form acceptable to the Township. The proposed conservation

easement noted on the plans must be clearly labeled, including bearings and distances, on the plans.

4. The McMahon's HOP submission indicates that there will be a small increase to POI #4, which will be accommodated by the existing CVS basin at the northeast intersection of West Bridge Street and Route 724. Written acceptance by CVS for this slight increase in drainage to their basin is required.
5. Additional yard inlets are required where it has been determined that the overland flow plus the drainage from downspouts and sump pump discharges will exceed the capacity of the receiving swale. The recommended locations, at a minimum, are:
 - a. At the rear corner of Lots 141/142 or within the adjacent open space area.
 - b. Center rear property line of Lot 104.
 - c. Rear corner of Lots 87, 88, 92 and 93.
 - d. Rear corner of Lots 179, 180, 191 and 192.
 - e. Behind townhouse units 20/21.
6. The yard inlets on Lots 48, 74 and 77 should be shifted closer to the public sidewalk along the roadway.
7. The storm sewer and swale located along the rear of Lots 21-23 should be shifted into the adjacent open space to provide more of a usable rear yard.
8. Permanent swale 7 should be shifted into the adjacent open space to provide more of a usable rear yard for Lots 207-212.
9. The following notes must be added to the plans:
 - a. Water from non-natural sources, i.e. sump pumps, roof drains, etc., shall be properly discharged into a recharge facility or connected to a stormwater management system. (SLDO Section 426.8.A.9)
 - b. The stormwater management facilities will be owned and maintained by the builder or subsequent homeowners association. It is the obligation of the owner(s) of the property(ies) on which the stormwater management facilities are located to maintain and repair same. This obligation to maintain and repair includes both the surface area and structural integrity of the stormwater management facilities on the property(ies). Upon the failure of the property owner(s) to properly perform the maintenance and repair responsibilities herein, the Township, after reasonable prior notice, which shall be at least thirty (30) days, shall have the right but not the duty to enter upon the property(ies) to perform the necessary maintenance and repair, and in such an event, the Township shall have the right to proceed, as provided by law, against said property owner(s) for reimbursement of the maintenance and repair costs.
 - c. While the Township has made every effort to determine compliance with ordinances relating to stormwater, drainage, and erosion control, matters with regard to final grading and drainage may be affected by grades and final location in the field. Therefore, as a condition to this final approval, the Board reserves the right to require such alterations to the stormwater drainage and erosion control systems as may be reasonably necessary to prevent the discharge of storm

drainage across trails, towards or against buildings, and to cure problems of erosion occurring because of inadequate construction methods or design. More specifically, upon notice by the Township to the applicant of unsatisfactory drainage or erosion conditions, the builder shall have no more than fifteen (15) days from the date of said notice to correct the conditions per Township direction. The Township has the right to require the installation of additional piping or other such corrective measures as are necessary to redirect drainage flows and to restore the surface of the ground and/or to prevent further erosion. If the required corrective action is not taken within the specified time limit, the Township may issue a stop work order and has the right to deny building permits until corrective action is completed.

- d. No plantings, trees, or structures shall be permitted within any proposed easements. Easements crossing residential lots shall be maintained as lawn areas by the lot owner.
- e. The developer, its successors or assigns, hereby reserves the right to enter upon each and every lot and area of the subdivision/development depicted hereon until expiration of the statutory maintenance period following dedication of public improvements as set forth in Section 509 of the Pennsylvania Municipalities Planning Code, as amended, 53 P.S. 10509, for the purpose of completing any landscaping as required by the municipality and further, to make such modifications in grading and/or drainage improvements on any lot as may be necessary in the discretion of the developer, its successors or assigns, and/or the municipal engineer for satisfactory stormwater management.

IV. WAIVERS GRANTED WITH PRELIMINARY PLAN APPROVAL

Waivers from the Subdivision and Land Development Ordinance and Stormwater Ordinance were granted by the Board of Supervisors pursuant to Resolution 18 of 2022. Reference to the waivers on Sheet 1 of 88 should be revised to indicate "Granted" via Resolution Number on July 6, 2022, with Preliminary Plan Approval.

We note that a partial waiver from Section 22-435.3 of the East Vincent Township Subdivision and Land Development Ordinance was granted to not provide 142 of the 790 required street trees with the condition that a fee-in-lieu in an amount to be determined by the Township Engineer shall be paid by the Applicant for the 142 required street trees that are not proposed, prior to the recording of the Final Plans.

We recommend a fee-in-lieu amount be offered for contribution to the Township in the amount of \$49,700 to offset required street trees that will not be planted.

V. ADDITIONAL COMMENTS AND GENERAL ENGINEERING CONSIDERATIONS

1. The Applicant shall contact the Postmaster for the permitted type of mail delivery (individual lot or cluster mailboxes) prior to any recommendation for final approval. If cluster mailboxes are required, the mailbox areas and appropriate pull-off/parking areas shall be shown on the plans and approved by the Post Office and the Township. It is our understanding that the applicant has been in contact with the Postmaster regarding the location of cluster mailbox locations, and once resolved, will be depicted on the plans. This will need to be resolved prior to final plan approval.

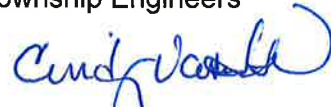
2. In an email of January 17, 2023, Owen J. Roberts School District confirms that they will provide transportation services for students; however, the locations of the proposed bus stops for students have not been identified. As all roads will initially be private with the future potential dedication of select rights-of-way, the School District must further clarify where the bus stops will be located. We note that while pedestrian connections within the development do reach West Bridge Street, the length of the pedestrian path is nearly one-half mile.
3. The developer is responsible for obtaining required drainage easements on, over, or through off-site properties along West Bridge Street prior to final plan approval.
4. A paved temporary 100 ft. diameter cul-de-sac is proposed in Lot 2 (Commercial area) at the terminus of Tophorn Drive, the roadway in the townhouse development that will eventually extend through to Lot 2 (Commercial area). Additionally, a 20 temporary grass paver access is provided from the temporary cul-de-sac to West Bridge Street, all noted to be contained within a temporary construction easement. An easement will need to run with these temporary improvements until such time that Lot 2 is developed; therefore, either the temporary easement will need to state such or a permanent easement shall be established over these improvements so that they are permitted to remain after construction and until such time that Lot 2 is developed. Additionally, the paving spec for the temporary cul-de-sac will need to be provided on the plans and the responsible party for the required maintenance of the cul-de-sac and emergency access will need to be noted on the plans and included within the HOA documentation, if applicable.
5. We recommend all supplementary documentation be referenced on the cover sheet of the Final plan, with a last revision date.
6. We recommend General Note 44 on Sheet 1 be revised to also reference retaining walls situated in "common element", "limited common element", and other shared use areas that may or may not be defined "open space". Retaining wall maintenance shall be the responsibility of the HOA for those walls within private rights-of-way and the note should also extend the blanket easement to Lots 136, 228, and 240.
7. Legal descriptions with closure calculations for all roadways, easements, open space areas, and overall Lots 1, 2 and 3 must be submitted to the Township for review, satisfactory to the Township Solicitor, Sanitary Sewer Engineer, and Engineer.
8. Drawing subtitles and intersecting labels for some road profiles use the prior alphabetical labels for the proposed roads. All notes, subtitles, and title blocks should list the proposed street names once approved by the Township.
9. Per Township policy, all plan sheets are to be recorded. Therefore, the Sheet List Table on Sheet 1 should be modified accordingly.
10. The following approvals for the proposed land development/subdivision are required:
 - Township Traffic Engineer
 - Township Wastewater Engineer
 - Chester County Conservation District (E&S Approval and NPDES Permit)
 - Pennsylvania DEP
 - PennDOT
 - Pennsylvania American Water Company

- Fire Marshal

A cover letter which addresses each of the above-noted comments and includes the review comments in this letter should be included by the applicant's engineer with the resubmission of revised plans.

If you should have any questions concerning the comments as outlined above, please do not hesitate to contact me.

Very truly yours,
CKS ENGINEERS
Township Engineers



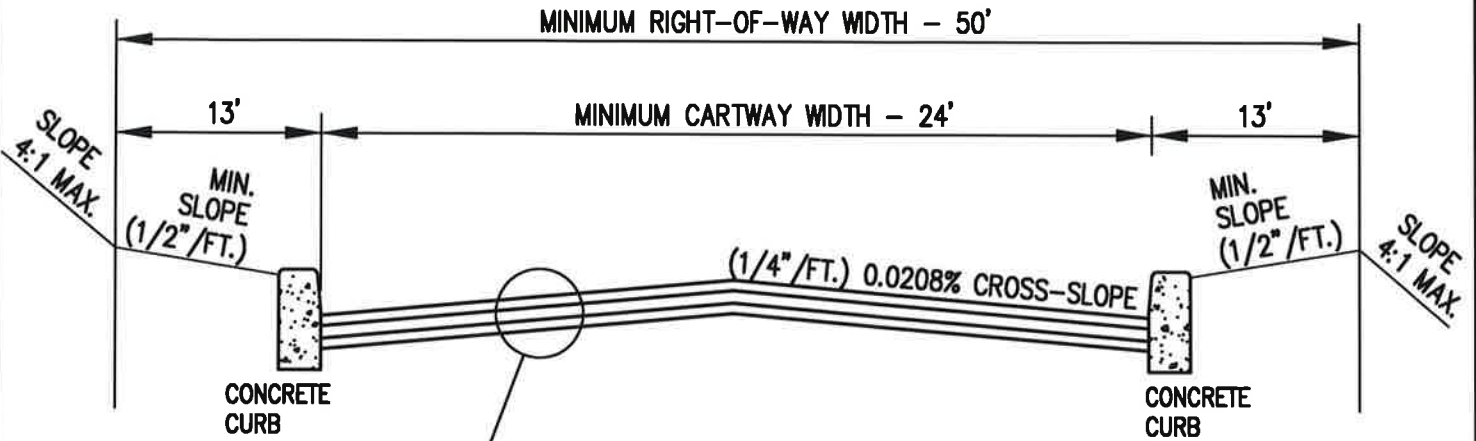
Cindy VanHise, P.E.

CVH/klk

Encl. (Typical Cross-Section of Local Residential Street Standard Detail)

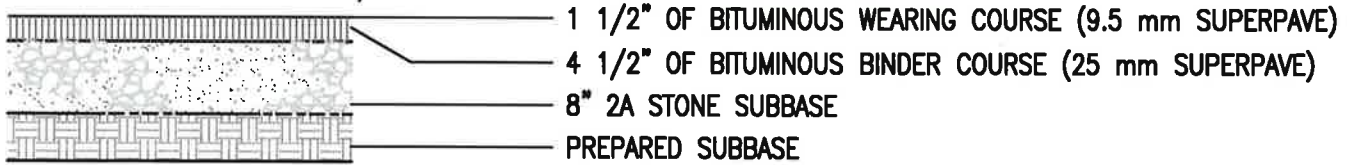
cc: Patrick M. McKenna, Esq., Township Solicitor
William A. Brown II, P.E., Township Wastewater Engineer
Thomas Comitta, AICP, Township Planner
Michael Schneider, P.E., Township Traffic Engineer
Tom Kessler, East Vincent Development Co.
Louis J. Colagreco, Esq., Riley Riper Hollin & Colagreco
David W. Gibbons, P.E., D.L. Howell and Associates, Inc.
File

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NOTES:

- 1.) ALL SUBGRADE AREAS TO BE COMPACTED AND APPROVED PRIOR TO PLACEMENT OF MATERIALS
- 2.) PAVEMENT BASE UNDERDRAIN TO BE PLACED AS DIRECTED BY THE TOWNSHIP ENGINEER.



TYPICAL CROSS-SECTION OF LOCAL RESIDENTIAL STREET

N.T.S.

STANDARD DETAIL

TYPICAL CROSS-SECTION OF

LOCAL RESIDENTIAL STREET

EAST VINCENT TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Date:

7/6/22

Detail No.



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