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SUBDIVISION & LAND DEVELOPMENT REVIEW LETTER #1

EAST VINCENT TOWNSHIP

Attn: Haley Baer, Executive Assistant and Zoning Officer

190 S. Wall Street, Spring City Elementary School

May 1, 2024

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Land Development Plan Sheets 1-21 of 21 (Land Development Plan)	September 15, 2023	March 18, 2024
Electrical Site Lighting Plan Sheets 1-4 of 4 (Lighting Plan)	September 15, 2023	March 18, 2024
Sidewalk Exhibit Plan	February 29, 2024	---
Fire Marshall Approval Email	March 7, 2024	---
Response Letter	March 25, 2024	---

The applicant has submitted the following requests for relief:

Requested Waiver(s):	Ordinance Section:
Landscaped island between a single set of two parking bays.	SLDO 22-422.5L.(3)(b)

HRG recommends **Approval**; **Conditional Approval** based on fulfilling staff and engineering comments, plus any other commitments made; **Tabling**; **Denial** of the proposed plan.

We offer the following comments (* - Indicates comments not addressed from previous review letters):

WAIVERS

- Summary of applicant's relief request: The applicant is requesting relief from the requirement to provide a landscaped island of at least ten feet in width between parking bays in lots containing 20 or more spaces. The applicant proposes a pair of central bays in the parking lot that will act as proposed

islands. The applicant states that the pull-through parking arrangement provides for a more efficient vehicular movement within the one-way parking aisles.

HRG recommends **Approval**; **Approval and Modification**; **Denial** of this request. HRG agrees with the applicant's reasoning.

SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)

1. The building entrance must be maintained at 5.0 footcandles. It is unclear if the proposed wall pack and free-standing light posts will achieve this lighting level. The location(s) of all entrance should be noted on the CTMA plans [414]. ***The applicant states the locations of all entrances are included on the CMTA Electrical plans which is true. However, it does not appear that the maintained footcandles at each building entrance is 5.0 footcandles on average. The applicant shall provide additional detail confirming the average footcandles at each entrance. For ease of review, it is recommended that this information is provided I the "Statistics" table.***
2. All pole lighting is required to be IESNA full cutoff and the pole height and mounting height of the lighting fixture should be reviewed by the Township Planner [414.3.D.3]. ***It appears the applicant is utilizing a Spring City Borough's standard lighting fixtures and details. However, the applicant shall confirm the lighting fixtures that are not the Borough's standard meet the IESNA full cutoff requirements. Please reconcile.***
3. Final plans must include spot elevations for all ADA curb ramps, accessible parking stalls, and their associated access aisles. ***The applicant states that this information is included on sheet C-7 of the plan. However, the applicant has not provided spot elevations for the "Off-Site" sidewalk curb ramps. Additionally, the applicant has not provided spot elevations for the existing curb ramps along the existing access drive that are labeled to be replaced. Lastly, the applicant shall provide a Type 2 Curb Ramp detail within the plan, clearly identify the type of curb ramp near the proposed entrance to the school and the type of curb ramps for the off-site sidewalk.***

STORMWATER MANAGEMENT (CHAPTER 23)

1. An Operations and Maintenance Agreement shall be prepared to the satisfaction of the Township Solicitor for execution and recording after any plan approval [703.1]. ***The applicant states the agreement is in review with Spring City Borough. A final agreement will be provided, as required.***

REQUIRED AGENCY APPROVALS

1. Approval from Chester County Conservation District and the PADEP is required. Due to the 3.48 acre proposed limit of disturbance (LOD) area, an NPDES Permit will be required [301.B and 303.1.A]. ***The applicant has acknowledged the comment.***
2. A Highway Occupancy Permit is required for the proposed driveway access to South Wall Street (SR 1041). ***The applicant states they are coordinating the HOP application submission with PennDOT.***
3. Review and/or approval form the following agencies is required:
 - a. Township Traffic Engineer
 - b. Township Stormwater Engineer
 - c. Township Wastewater Engineer
 - d. Township Planner
 - e. Chester County Planning Commission
 - f. Chester County Conservation District
 - g. PADEP

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This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.

A handwritten signature in black ink that reads "Jonathan Robinson". The signature is written in a cursive, flowing style.

Jonathan Robinson, EIT
Assistant Project Manager | Civil
For
Shahjabin "Juni" Alam, PE
Client Services Director

JMW/JRR
R009388.0432 (Phase 002)

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