



Herbert, Rowland & Grubic, Inc.  
 501 Allendale Road, Suite 203  
 King of Prussia, PA 19406  
 484.460.7050  
 www.hrg-inc.com

## SUBDIVISION & LAND DEVELOPMENT REVIEW LETTER #3

### EAST VINCENT TOWNSHIP

Attn: Haley Baer, Executive Assistant & Zoning Officer

358 Hallman Mill Road (Richard & Lovertus Kitchen) - Minor Subdivision Application

April 29, 2024

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

Submission:	Dated:	Last Revised:
Plan Sheets 1 of 1 (Plan)	February 7, 2024	April 10, 2024
Application for Subdivision and Land Development	February 21, 2024	---
Waiver Request Letter	March 20, 2024	April 10, 2024
Comment Response Letter	March 20, 2024	April 10, 2024

The applicant has submitted the following requests for relief:

Requested Waiver(s):	Ordinance Section:
Lot Depth to Width Ratio	Chapter 22-403.1.D

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 for the depth of residential lots to be not less than one (1) nor more than two and a half (2 ½) times their width. The applicant states that due to the existing configuration of the property, the applicant is unable to meet the required lot ratio.

HRG recommends  **Approval**;  **Approval and Modification**;  **Denial** of this request. HRG agrees with the applicants reasoning. The lot is not conducive to meet the minimum lot size requirements

(Zoning) and the residential lot width to length ratio (Subdivision and Land Development). However, HRG believes final action upon the waiver request for residential lot size determination is a policy decision to be determined by the Township's Planning Commission and Board of Supervisors.

## **SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)**

1. \*Provide a calculation demonstrating that the depth of the proposed residential lots are not less than one nor more than 2 ½% times their width [403.1.D]. **A waiver request has been submitted for this ordinance requirement.**
2. \*All proposed monuments shall be placed by a registered professional engineer or surveyor so that the scored point created by an indented cross or drill hole in the top of the monument shall coincide exactly with the point of intersection of the lines being monumented [404.A.B].
3. \*If the applicant intends to utilize on-lot sewage treatment, the applicant shall provide soil percolation tests for both a primary and backup disposal area to confirm the proposed lot is capable of providing the required treatment facilities [423.10.C]. **The applicant states "Sewage planning is currently being conducted and will be submitted to the Township for review."**

## **ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL**

1. Provide all required signatures and seals prior to final plan approval [22-305.5.B.2.c].
2. The applicant shall pay all required fees, including a fee in lieu for Parks, Recreation and Open Space Use [22-703].

*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.**



Jonathan Robinson E.I.T.  
Assistant Project Manager | Civil

JRR/JMW  
R009388.0432 (PH 007)