



Herbert, Rowland & Grubic, Inc.
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SUBDIVISION & LAND DEVELOPMENT REVIEW LETTER #1

EAST VINCENT TOWNSHIP

Attn: Haley Baer, Executive Assistant & Zoning Officer

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

March 11, 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	---
Application for Subdivision and Land Development	February 21, 2024	---

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):

ZONING (CHAPTER 27)

1. The applicant shall clearly state within the plan that the proposed lot configurations have been designed to the area and bulk regulations for uses permitted by right, except for schools, within the Low-Density Residential zone. Only uses permitted by right, excepts for schools, shall be allowed on either lot unless a variance is granted by the Zoning Hearing Board [603.1].
2. Clearly identify how the "net" lot acreage was determined for Proposed Lot #1 within the plan [603.1.A.1].
3. Confirm the existing garage within proposed Lot #2 is a minimum of 10' from the proposed lot lines [1602.2.C].

SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 22)

1. Delineate all restricted open spaces on the Location Map [304.1].
2. Location Map scale is to be no smaller than 1" = 2,000' [305.5.B.1].
3. Provide names and parcel information for all abutting landowners. Parcels located across a street are to be considered as abutting [305.2.B.5].
4. Please provide the total area of the tract to the nearest square foot, and the acreage of the tract for both total and net lot area [305.5.B.2.g].

5. It appears the plan identifies the existing parcel area extending to the street centerline. However, the County Parcel Viewer identifies a differing parcel boundary. Please confirm the correct existing boundary is utilized [305.5.B.2.g].
6. 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].
7. Provide permanent stone or concrete monuments at the intersection of all lines forming angles and at changes in direction of lines in the boundaries (perimeter) of the subdivided properties [404.1.A].
8. 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].
9. Clearly identify within the plan the location of all existing and proposed lot line monuments and markers [404.1.G].
10. Confirm the “Ultimate Right-of-Way” width is properly offered for dedication to the Township [406.6].
11. Provide a hypothetical driveway entrance location for proposed Lot #2 to confirm a driveway can be constructed that meets the clear sight distances requirements per PennDOT Regulations, 67 Pa. Code, Chapter 441, “Access to and Occupancy of Highways by Driveways and Local Roads,” as amended [418.3.D].
12. 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].
13. All minor and major residential subdivision and land development applications shall provide a dedication of land, or payment of fees in lieu, for Parks, Recreation, and Open Space Use. Please reconcile [428].
14. The applicant shall establish a conservation easement or deed restriction, in a form acceptable to the Township, for all land area within the 100-Year Floodplain for Riparian Buffer Management. Additionally, the applicant shall provide the required Riparian Management Planning requirements within the plan [429.E/F].
15. It appears Note #5 within the plan does not accurately depict when the soils were derived from the Web Soil Survey. Please reconcile [General].

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 provide financial security for all proposed monuments and markers or clearly state within the plan that all monuments and markers shall be set prior to final plan approval [22-311].
3. The applicant shall pay all required fees [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,

358 Hallman Mill Road (Richard & Lovertus Kitchen) – Minor Subdivision Application
East Vincent Township
March 11, 2024
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Herbert, Rowland & Grubic, Inc.

A handwritten signature in black ink, appearing to read "Jonathan Robinson". The signature is written in a cursive, flowing style.

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

JRR/JMW
R009388.0432 (PH 007)

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