



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Whiteland Business Park
855 Springdale Drive, Suite 202
Exton, PA 19341

September 11, 2023

Mr. Robert Zienskowski, Township Manager
East Vincent Township
262 Ridge Road
Spring City, Pa. 19475

Re: Bechtel Farm at Stony Run Subdivision at 446 Stony Run Road

Dear Mr. Zienskowski:

The current plan set that is undergoing the review process with Township staff as currently depicted would require certain waivers of the Township Subdivision and Land Development Ordinance. We are requesting the Supervisors consider granting relief of the waivers noted. The following is the waivers we would hope to discuss with the Township:

1. Section 22-304 — A waiver is requested to not require the four-step design process. Due to the extensive planning and protection of the natural resources existing on the Property as discussed and revised with the Applicant and Township Staff and Consultants via the Sketch Plan process to generate the current layout this process was completed prior to Preliminary / Conditional Use Land Development Plans being submitted. The four-step design process would not yield a different result as the Planning Commission feedback assisted in revising the Plan and generating the layout as depicted today.
2. Section 22-307.6.E.(2) A waiver is requested to not require a utility impact study as confirmation of serviceability has been provided by Pennsylvania American Water confirming services to be extended to the Site, as well as PECO confirming service of the Site for electric services.
3. Section 22-307.6.E.(3) — A waiver is requested to not require a recreation impact study. The Applicant is proposing a large Central Green Open Space area with amenities. In addition the Township has numerous parks and recreational opportunities for the residents to enjoy year round.
4. Section 22-405.10 — A waiver is requested to not require Stony Run Road widening as it is not warranted and is a Penn-DOT Road which will be reviewed by PennDOT for needed improvements.

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Pennsylvania, New Jersey, Delaware, Maryland
610-903-0060 FAX 610-903-0080
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5. Section 22-405.13- A waiver is requested to allow more than five units utilizing a single access with the condition that an emergency access road be provided.
6. Section 22-406.6 — A waiver is requested to not require Stony Run Road widening as it is not warranted and is a PennDOT road which will be reviewed by PennDOT for needed improvements.
7. Section 22-410.12 — A waiver is requested to allow roads at intersections to have less than the required 100 feet between horizontal curves. There is only one curve where this request applies- at the entrance on Jasper Drive. This curve was designed in a manner to protect the Riparian Buffer from the existing neighbors pond located along Stony Run Road and accommodated the neighbors request to have the entrance road positioned further away from his driveway entrance to avoid conflict.
8. Section 22-411.4 A waiver is requested to allow more than 20 lots on a single access road conditioned on an emergency access drive being provided as the Applicant is proposing Private Roads to be owned and maintained with snow maintenance to be performed by the Professionally Managed HOA.
9. Section 22-411.7 — A waiver is requested to allow a cul-de-sac with a paved diameter less than the required as the Applicant is proposing Private Roads to be owned and maintained with snow maintenance to be performed by the Professionally Managed HOA.
10. Section 22-411.9 — A waiver is requested to not require an open center in the cul-de-sac, as the Applicant is proposing Private Roads to be owned and maintained with snow maintenance to be performed by the Professionally Managed HOA.
11. Section 22-411.10 A waiver is requested to not require one way directional signs at the cul-de-sac as the Applicant is proposing Private Roads to be owned and maintained with snow maintenance to be performed by the Professionally Managed HOA.
12. Section 22-414.3 .AA waiver is requested to allow a reduced number of street lights. As per Planning Commission and Township Consultant, and resident public comment feedback and discussions the Township wants to protect the night sky from additional light pollution. Therefore as TCA suggested the Applicant is proposing 18 lights at 13.5' height for the entrance lighting, and 12.5' height for the internal lighting at intersections only.
13. Section 22-417.1.AA waiver is requested to allow more than five residential units on a private street, as the Applicant is proposing Private Roads to be owned and maintained with snow maintenance to be performed by the Professionally Managed HOA.
14. Section 22-426.8.B.7 — A waiver is requested to not require all infiltration facilities to dewater within a maximum of 24 hours. In accordance with guidance and design requirements from Chester County Conservation District and PA DEP Basin #1 will dewater in 15.2 hours, Basin 2 will dewater in 10.03 hours and Basin #3 will dewater in 27.06 hours.

15. Section 22-426.8.C.(9) — A waiver is requested to allow the bottom of the stormwater management basins to be less than 5%. The basins are designed to infiltrate therefore a bottom slope is not necessary.
16. Section 23-311.9.H A waiver is requested to allow the use of HDPE storm sewer piping in lieu of the required reinforced concrete pipe.
17. Section 22-426.7.B.(4) — A waiver is requested to not require the stormwater calculations to lower the hydrologic soil group classification for the post developed analysis. %. The stormwater management design provides the rate reduction required by code and is consistent with DEP regulations. A reduction in hydrologic soil group classification will result in a very low rate of discharge, substantially less then existing, and will reduce the surface flow to the wetlands.

Should you have any questions or require any clarification, please do not hesitate to contact me.

Very truly yours,
EDWARD B. WALSH & ASSOC., INC.



Adam J. Brower, P.E.