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July 26, 2018

Ms. Lisa Moore, Manager  
Kennett Township  
801 Burrows Run Road  
Chadds Ford, PA 19317

**Re: Joel Evan Fishman & Pamela Copeland Biddle  
Final Minor Subdivision Plan**

Dear Ms. Moore:

At your request, we have reviewed the Final Minor Subdivision Plan for "Joel Evan Fisherman & Pamela Copeland Biddle". We received the following documents for the referenced project via electronic submission on July 16, 2018:

- Plan entitled "Final Minor Subdivision Plan", prepared by Register Associates, Inc., dated June 26, 2018, revised July 9, 2018. The Plan consists of one sheet.
- Response letter to Remington & Vernick Engineers' review letter, prepared by Chester R. Diem, III, PLS, President of Register Associates, Inc., dated July 10, 2018 (1 page).
- Legal Descriptions of Parcel A (2 pages), Parcel 62-5-116 (after the conveyance of Parcel A) (2 pages) and Parcel 62-5-120 (after the conveyance of Parcel A) (3 pages).
- Partially completed DEP form entitled "Request for Planning Waiver & Non-Building Declaration".

The Subdivision Plan proposes the adjustment of existing property lines to redefine the common line between U.P.I. 60-5-116 and U.P.I. 62-5-120, both of which are located in Kennett Township and the R-1 Residential Zoning District. Currently, U.P.I. 60-5-116 consists of 6.998 acres and U.P.I. 60-5-120 consists of 9.235 acres. The Plan proposes to remove "Parcel A", consisting of 2.621 acres, from U.P.I. 62-5-116 and add it to U.P.I. 62-5-120. The existing dwellings are serviced by existing on-site water supplies and on-site sewage disposal systems. No construction or earth-moving activities are proposed as part of this project. Access to the dwellings will continue to be provided through a common driveway to Hillendale Road (T-337). The existing driveway is located in a 50' wide private right-of-way deeded to 62-5-120 and used and maintained in common by both parcels.

The Plan notes that the existing house on U.P.I. No. 62-5-120 is classified as Historic Resource Number 24 on the Cultural, Historic and Scenic Resources Map for Kennett Township. The Plan indicates that the subdivision shall have no impact on the Historical Significance of this site.

The following comments regarding the proposed lot line revision should be addressed.

#### **Subdivision and Land Development Ordinance Waiver Requests**

1. The Applicant is requesting a waiver from §206-403.B through L as listed on the Plan. The following is a list of the requirements of these Sections with AECOM's comments.

- a. §206-403.B states the requirements for the Base Plan.

**AECOM Comment** – The requirements of this Section are divided into three components of the Base Plan: the title block and tract information, the location map and the required information to be indicated on the base plan. AECOM has the following comments regarding the requirements of these components.

- (1) Title Block and Tract Information - §206-403.B(1)(a) states the requirements for the title block and tract information. **The Applicant has provided the required information, with the exception of the telephone number of the Owners. This information should be indicated on the Plan.**
  - (2) Location Map - §206-403.B(1)(b) states the requirements for the location map. The following information within a ½ mile radius is to be indicated on the location map: all public and private streets, watercourses, zoning districts, wetlands (as shown on the National Wetland Inventory Maps), any RTE (rare, threatened or endangered) species known to exist based on information from a PNDI, and all woodlands as shown on the USGS quadrangle maps and/or available aerial photography. **The location map only indicates the parcels subject to application with the surrounding streets and parcel boundaries. AECOM has no objection to the omission of the remaining items since no development is proposed.**
  - (3) Base Plan Information - §206-403.B(2) states that the following information is required to be indicated for the entire tract subject to application and all adjacent areas within 100 feet of the entire subject tract: topography, soils, all streams, ponds, watercourses and drainage courses, the limits of all flood hazard districts, all existing principal and accessory structures and facilities (including wells, septic fields, underground tanks, fences, sheds, etc.), all existing utilities and utility rights-of-way, including poles, overhead and underground lines and transformers, and all existing tree lines, forest edges, hedgerows, thickets, tree masses and groves. **The base plan information within the subject parcels includes the above information with the exception of the existing tree and forest edges and the existing septic fields. The existing septic fields should be located (see Subdivision and Land Development Ordinance comment 1 below). AECOM has no objection to the omission of the remaining items since no development is proposed.**
- b. §206-403.C requires an Engineering Site Analysis Plan.  
**AECOM Comment – AECOM has no objection to this waiver request.**
  - c. §206-403.D requires a Natural and Cultural Resources Site Analysis Plan.  
**AECOM Comment – AECOM has no objection to this waiver request.**
  - d. §206-403.E requires a Visual Resources Site Analysis Plan.  
**AECOM Comment – AECOM has no objection to this waiver request.**
  - e. §206-403.F requires a Site Design and Layout Plan.  
**AECOM Comment – AECOM has no objection to this waiver request.**
  - f. §206-403.G requires an Improvement Construction Plan.  
**AECOM Comment – AECOM has no objection to this waiver request.**
  - g. §206-403.H requires a Natural Resources Protection Plan.  
**AECOM Comment – AECOM has no objection to this waiver request.**

- h. §206-403.I requires a Stormwater Management and Erosion and Sedimentation Control Plan.  
**AECOM Comment** – AECOM has no objection to this waiver request.
- i. §206-403.J requires a Landscape Plan.  
**AECOM Comment** – AECOM has no objection to this waiver request.
- j. §206-403.K requires a Lighting Plan.  
**AECOM Comment** – AECOM has no objection to this waiver request.
- k. §206-403.L requires an Open Space Management Plan.  
**AECOM Comment** – AECOM has no objection to this waiver request.

### **Subdivision and Land Development Ordinance**

- 1. §206-403.B(2)(f) requires location of existing septic fields, aka sewage system absorption areas. These areas should be delineated on the Plan to verify adequacy with regard to minimum setbacks to proposed parcel lines.
- 2. §206-404.D(2) requires the tract boundaries to close with an error of closure not to exceed one foot in 10,000 feet. The legal description for U.P.I. 62-5-120 (after the conveyance of Parcel A) does not close within this error of closure.
- 3. §206-404.D(5) requires all rights-of-way or easements to be shown on the Final Plan. An existing 50 foot wide private right of way deeded to U.P.I. 62-5-120 and used and maintained in common by U.P.I.s 62-5-120 & 62-5-116 is indicated on the plan. The previous submission indicated that the private right-of-way ended at the property line. The revised plan now includes the private right-of-way as part of U.P.I. 62-5-120 and does not indicate where it ends. The deed for U.P.I. 62-5-120 indicates the limits of a 50 foot wide access easement to serve U.P.I. 62-5-116 were defined by a surveyed plan. Said limits should be clarified on the proposed subdivision plan.
- 4. §206-404.D(6) requires the final layout plan for lots within a subdivision to show house numbers. The addresses for both parcels should be indicated on the Plan.

### **Zoning Ordinance**

- 1. We find the Plan in compliance with the Township Zoning Ordinance.

### **General**

- 1. The Zoning District boundary line does not match the Kennett Township Municipal Zoning Map. The boundary line at the southern portion of U.P.I. 62-5-120 (just below the existing pond) should be corrected.
- 2. There is a property boundary line extending from the southwestern side of U.P.I. 62-5-120 that is not shown on County parcel data. It appears that the parcel owned by Kinterra Community Association should extend completely around U.P.I. 62-5-120 and extend to Hillendale Road. If this is not the case, the owner of the parcel located to the southeast of the existing pond on U.P.I. 62-5-120 should be indicated on the Plan.

3. The Plan designates Hillendale Road as T-377. This should be corrected to indicate T-337.
4. Comment 2 from Section C. Miscellaneous of Remington & Vernick Engineers' review letter, dated July 2, 2018 discusses the lot width at the Street line for U.P.I. 62-5-120. The Zoning Table on the Plan indicates that the Minimum Lot Width at the Street Line for U.P.I. 62-5-120 is 50.08 feet. §240-2020 states the Flag lot standards. §240-2020.D states that the minimum street line requirements shall not apply to flag lots if all other requirements of §240-2020 are met. The proposed width should be listed as N/A in the Zoning Table for this requirement instead of 50.08 feet.
5. The DEP form entitled "Request for Planning Waiver & Non-Building Declaration" DEP form has been submitted to address Act 537 requirements for this project. We agree with the use of this form for this project, and note the following associated procedural recommendations:
  - a. Section C must be completed by the Chester County Health Department (CCHD) Sewage Enforcement Officer.
  - b. Section D should be completed by a member of the Kennett Township Planning Commission upon determination that the intended use is consistent with applicable Township Ordinances. There is no statutory time period for completion of this section per DEP regulations.
  - c. Section E should be completed by a representative of the Board of Supervisors once all other sections have been completed and the proposal is found to be satisfactory. There is no statutory time period for completion of this section per DEP regulations.
  - d. Once completed, copies of the Request for Planning Waiver and Non-Building Declaration form and subdivision plan should be forwarded to CCHD and DEP for their records.
  - e. Any plan approval by the Board of Supervisors should be conditioned upon receipt of correspondence from DEP finding this to be an acceptable use of the Request for Planning Waiver and Non-Building Declaration form, if such action is deemed appropriate prior to receipt of such correspondence.

These comments should be addressed by the Applicant and a revised Plan should be submitted for review. Please contact our office should you have any questions.

Sincerely,

**AECOM**



Stan Corbett  
Project Manager

cc: Michael O'Brien, Kennett Township, via email [michael.obrien@kennett.pa.us](mailto:michael.obrien@kennett.pa.us)