



AECOM 302.781.5900 tel
Sabre Building, Suite 300 302.781.5901 fax
4051 Ogletown Road
Newark, DE 19713

May 3, 2019

Mr. Michael O'Brien
Kennett Township
801 Burrows Run Road
Chadds Ford, PA 19317

**Re: Frank & Evelyn Corrado and Joseph & Bonnie Corrado
Final Minor Subdivision Plan**

Dear Mr. O'Brien:

We received the following information for the above noted project via electronic submission on May 2, 2019.

- Response letter to AECOM's April 23, 2019 review letter prepared by Regester Associates, Inc., dated May 2, 2019;
- Final Minor Subdivision Plan for Frank Corrado prepared by Regester Associates, Inc. dated March 27, 2019 and last revised May 1, 2019 (1 Sheet); and
- Legal Descriptions for Lot #1 (1 Sheet), Lot #2 (1 Sheet), UPI # 62-4-336 (after conveyance of Lot #s 1 & 2) (2 Sheets) and UPI # 62-4-337 (after conveyance of Lot #s 1 & 2) (2 Sheets) prepared by Regester Associates, Inc., dated May 2, 2019.

The Subdivision Plan proposes the adjustment of existing property lines to redefine the common line between UPI # 62-4-336 (235 Old Kennett Road - 3.461 acres) and UPI # 62-4-337 (235 Old Kennett Road - 4.672 acres), located in the R-2 – Residential Zoning District. The acreage of the lots is proposed to remain the same with the proposed lot line revision. Both parcels currently contain an existing dwelling and associated driveway. The lots are currently serviced through on-lot wells and septic systems. No construction or earth moving activities are proposed as part of the proposed subdivision.

The Plan references the Revised Record Plan for the Property of Joseph J. Corrado, prepared by Edward H. Richardson Associates, Inc., Consulting Engineers, Newark, DE, dated April 2, 1974, last revised January 22, 1992 and recorded July 24, 1992 (Plan # 11710). The two parcels are land-locked and access to the lots is provided through an existing shared driveway accessing Old Kennett Road. The referenced plan indicates a 30-40' wide private easement for the purpose of ingress and egress to the parcels traversing 4 lots. An Easement Agreement referencing the approved plan (dated March 15, 1994) was recorded for a 30' wide easement. In addition, we note that an Easement Agreement, dated January 10, 2019, was recorded granting UPI # 62-4-336 an easement to allow the expansion of an underground wine cellar encroaching and within the lot lines of UPI # 62-4-337. The area proposed to be added to Lot 1 (UPI # 62-4-336) is the same area as this easement.

We have reviewed this submission as a Final Minor Subdivision Plan in accordance with the Kennett Township Zoning and Subdivision and Land Development Ordinances. Our comments are listed below. Please note that comments from our April 23, 2019 letter which have been resolved are not repeated. New or modified comments are provided below in italic font.

Requested Waivers to the Subdivision and Land Development Ordinance

Note 10 on the plan states that waivers are requested from Sections 206-403.B through L since no construction or earth moving activities are proposed. We have no objection to favorable Township action on these waiver requests.

Subdivision and Land Development Ordinance

1. §206-403.G.(2) requires submission of a sewage facilities planning module. No information has been provided to address the requirements of this Section. We believe DEP would waive the requirement to complete a sewage planning module for this project. A DEP planning module application mailer should be submitted to DEP to secure a written determination. Any plan approval as may be deemed appropriate by the Township should be conditioned upon receipt of DEP correspondence granting a planning module waiver, if such documentation is outstanding. ***Per Regester Associates, Inc., a planning module application mailer is being sent to PA DEP. As previously noted, any plan approvals as may be deemed appropriate by the Township should be conditioned upon receipt of DEP correspondence granting a planning module waiver, if such documentation is outstanding.***

We have no objection to favorable Township action on this plan provided the waiver requests are granted and conditioned upon a DEP waiver from the requirement to complete a planning module.

Please contact our office should you have any questions.

Sincerely,

AECOM



Stan Corbett
Project Manager