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April 6, 2023

Kennett Township
Attention: Ms. Diane Hicks, Zoning Officer
801 Burrows Run Road
Chadds Ford, PA 19317

Re: Parkside Preliminary/Final Subdivision and Land Development Plans
Kennett Township, Chester County, Pennsylvania

Dear Ms. Hicks:

This letter, with the enclosed five (5) copies of the Preliminary/Final Subdivision and Land Development Plans dated February 16, 2017; last revised April 5, 2023, and one (1) electronic copy of the submitted information, are in response to the review letter prepared by Stan Corbett from AECOM, dated December 26, 2022. The following responses are in the same order as the comments were presented:

Zoning Ordinance

1. This item is resolved.
2. A conditional use application will be submitted to Kennett Township.
3. No comment required.
4. a. No comment required.
b. No comment required.
c. 1) No comment required.
2) No comment required.
3) Steps have been added and the grading has been revised to provide a relatively flat space for the cobblestone courtyard.
4) Access to the dog park will be provided via the sidewalk located south of units 108 through 112.
5. a. 1) This item is resolved.

- 2) This item is resolved.
- 3) This item is resolved.
- 4) The "T" symbol for proposed trash receptacle has been added to the legend.
 - b. This item is resolved.
6. No comment required.
7. This item is resolved.
8.
 - a. The referenced area has been revised and there are now 9 dwelling units, requiring 31 spaces if 13 spaces are provided for the commercial use.
 - b. The lots have been adjusted to include the referenced spaces.
 - c. Pavement striping has been added to the plan in the referenced areas.
 - d. Additional "no parking signs" and striping have been added to the plan.
 - e. The plan has been revised to indicate which dwelling units contain garages.
9. The referenced area has been revised and there are now 9 dwelling units, requiring 31 spaces if 13 spaces are provided for the commercial use.
10. A copy of the wetland delineation report will be submitted under separate cover.
11. This item is resolved.
12. This item is resolved.
13. No comment required.
14. The referenced notes have been added to the plan.
15. Sidewalks or paved areas are provided to the proposed refuse collection locations.
16. Additional dumpsters and trash receptacles have been provided and a detail for the proposed dumpster screening has been added. Also, access to the dumpsters is not an issue since they are on blacktop or behind rolled curb and can be rolled out.
17.
 - a. Updated Lighting Plans have been provided.

b. Updated Lighting Plans have been provided.

18. This item is resolved.

19. a. This item is resolved.

b. This item is resolved.

c. This item is resolved.

Subdivision and Land Development Ordinance

1. A waiver is requested from this section.

2. A waiver is requested from this section.

3. This item is resolved.

4. This item is resolved.

5. a. This item is resolved.

b. This item is resolved.

c. This item is resolved.

d. This item is resolved.

e. This item is resolved.

f. A loading space has been added to the plan.

g. This item is resolved.

h. The sanitary sewer easements have been revised, and notes 47, 49, and 50 are provided on Sheet 1 addressing ownership of sanitary sewer, storm sewer, and water supply lines.

i. This item is resolved.

6. a. This item is resolved.

b. No comment required.

c. No comment required.

- d. Chester Water Authority is currently working on the proposed water service design.
 - e. This item is resolved.
 - f. This item is resolved.
7. This item is resolved.
8. a. The updated traffic study and their response was submitted to the Township on February 22, 2023.
- b. Based on all of the previous discussions and reviews for this project, the additional impact studies should not be required.
9. This item is resolved.
10. The house numbers will be assigned by the Township.
11. This item is resolved.
12. This item is resolved.
13. A copy of the referenced easements will be submitted to Kennett Township for review prior to recordation of the plan.
14. The referenced documents will be submitted to Kennett Township for review prior to recordation of the plan.
15. The referenced documents will be submitted to Kennett Township for review prior to recordation of the plan.
16. This item will be discussed with the Board of Supervisors.
17. This item is resolved.
18. This item is resolved.
19. This item is resolved.
20. This item is resolved.
21. This item is resolved.
22. a. This item is resolved.

- b. The referenced agreement will be submitted to Kennett Township for review prior to recordation of the plan.
23. a. A chart has been added to Sheet 11 providing the additional spot elevations.
- b. This item is resolved.
 - c. This item is resolved.
 - d. No comment required.
24. a. A chart has been added to Sheet 11 providing the proposed garage elevations to demonstrate compliance with the maximum driveway slopes.
- b. The driveway detail has been revised to note a minimum width of 12'.
 - c. This item is resolved.
25. This item is resolved.
26. This item is resolved.
27. This item is resolved.
28. An open space management plan will be submitted to Kennett Township for review prior to recordation of the plan.
29. a. This item is resolved.
- b. Additional no parking signs and white striping have been added to the plan.
 - c. This item is resolved.
 - d. Sidewalk has been added in front of Lots 8-19.
30. No comment required.
31. a. This item is resolved.
- b. This item is resolved.
 - c. This item is resolved.
 - d. This item is resolved.
 - e. This item is resolved.

Stormwater Management Ordinance

1. This item is resolved.
2. A copy of the amended NPDES permit will be submitted to the Township when received.
3. This item is resolved.
4. a. This item is resolved.
b. This item is resolved.
5. This item is resolved.
- 5.A. The topsoil stockpile area has been relocated.
6. This item is resolved.
7. This item is resolved.
8. This item is resolved.
9. This item is resolved.
10. This item is resolved.
11. a. This item is resolved.
b. This item is resolved.
c. A note has been provided on Sheet 11 stating the bottom of sediment basin during construction is elevation 336.00.
- 11.A. a. A letter from Montrose Environmental addressing this comment has been included with this submission.
b. The soil testing associated with the infiltration bed are test pits #1 09-14-20 through #10 09-14-20. The soil testing results are provided on pages 129 through 155 of the Post Construction Stormwater Management And Stormwater Drainage Narrative And Calculations and demonstrate a minimum 2 foot separation between the bottom of the bed and any limiting zones. Also, test pit #32 provided on page 81 of the Post Construction Stormwater Management And Stormwater Drainage Narrative And Calculations was excavated to a depth of 14 feet.

- c. A letter from Montrose Environmental addressing this comment has been included with this submission.
12.
 - a. The referenced note has been revised, as requested.
 - b. This item is resolved.
 - c. This item is resolved.
 - d. This item is resolved.
 - e. This item is resolved.
 - f. This item is resolved.
 - g. This item is resolved.
13. An O&M agreement will be submitted to Kennett Township for review prior to recordation of the plan.

Sewer System

1. Hilbec Engineering is currently addressing this comment.
2. The proposed sanitary sewer easement has been revised and lateral layouts with cleanouts have been shown on the plan.
3. Hilbec Engineering is currently addressing this comment.
4. The improvements located within Kennett Borough will be reviewed and approved by the Borough.
5. This item is resolved.
6.
 - a. The sewer and water laterals have been revised to maintain 10' minimum separation distance and note 51 has been added to Sheet 1. Sewer laterals with cleanouts have been shown on the plan. Chester Water Authority is currently working on the proposed water service design and the curb stop and valve box information will be provided after Chester Water Authority completes their design.
 - b. Note 52 has been provided on Sheet 1 to address this item.
 - c. This item is resolved.

7. a. No comment required.
 - b. The existing water main location along Walnut Road will be added to the plan when determined.
8. a. This item is resolved.
 - b. This item is resolved.
9. No comment required.

General

1. This item is resolved.
2. This item is resolved.
3. Garage and basement elevations have been added to the table on Sheet 11.
4. The referenced certification has been revised.
5. No comment required.
6. Additional spot elevations have been provided for the proposed wall. A general retaining wall detail with fence will be provided under separate cover.
7. The Site Design and Lot Layout Plan has been revised to include the lot numbers for all of the proposed lots.
8. The proposed mailboxes have been shown on the plan.
9. a. Proposed steps have been shown to provide access to the existing dwelling on Lot 129.
 - b. First floor, garage, and basement elevations have been provided in the table on Sheet 11.
 - c. First floor, garage, and basement elevations have been provided in the table on Sheet 11.
 - d. There is no proposed access to the rear of Lots 8-19, these Lots will be accessed in the front at the basement elevation.
 - e. Additional spot elevations have been provided on Sheet 11.
 - f. Garage elevations have been provided on Sheet 11.

- g. First floor, garage, and basement elevations have been provided in the table on Sheet 11.
 - h. Lots 4-7 have been revised to single dwellings and steps will be provided within the building footprint.
 - i. Steps will be provided within the building footprint.
 - j. Steps have been provided at the referenced locations.
 - k. Access to the dog park will be provided via the sidewalk located south of units 108 through 112.
 - l. A chart has been added to Sheet 11 providing additional spot elevations for the ADA parking spaces.
 - m. Sheet 12 provides a grading plan which does not show the proposed erosion and sediment control measures to more clearly show the proposed grades.
10. The referenced area has been labeled proposed parking area for fire truck water supply on Sheet 27.
11. The layout in the referenced location has been revised.

If there are any questions or any additional information is required, please do not hesitate to contact me at (610) 444-5554.

Very truly yours,



Jeffrey A. Diem
Vice President

enclosures

cc: Michael Pia, Jr. with enclosures
Eden Ratliff, Kennett Township Manager with enclosures
Stan Corbett, Associate Vice President, AECOM with enclosures
Tom Comitta, AICP, TCA with enclosures
Ken Matthews with enclosures
Charles Gerbron, Jr., MacElree Harvey, Ltd. with enclosures