



# COMMONWEALTH ENGINEERS, INC.

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June 18, 2024

Ms. Jacqui Guenther  
Township Manger  
West Vincent Township  
729 St. Matthews Road  
Chester Springs, PA 19425

Email: jguenther@westvincenttp.org  
Telephone: 610 458 1601

Re: Pothouse-Kimberton, LLC  
Lot Line Exchange Review

Dear Mr. Granger:

The following revisions are offered in response to the review letter dated March 18, 2024, issued by Tracey Franey, of Cedarville Engineering Group, LLC, West Vincent Township Zoning Officer., for the above-referenced plan submission. Township Engineer review comments are shown below in *italics*. Commonwealth Engineers, Inc., responses shown below in **bold**.

1. §390-55.A: G. Greenway Land Requirements. *The plans do not demonstrate any greenway land as required. The township recognizes that the greenway plan has been historically submitted with the zoning variance plan in 2022 and assume the greenway plan will also be submitted and updated as applicable according to any approvals received by any plan set.*
  - 1.
2. §390-59.C.(1)(a) Arterial Road: 40 feet. *Side yards on lots fronting arterial roads are required to be 40 feet wide in the LVCC. The plans designate a 50-foot side yard. The plans shall be revised for accuracy I record-keeping.*
  2. **The plans have been revised to show a 40-foot wide side yard setback in the LVCC District. Refer to sheet 1 of the plan set.**
3. §390-60.A: G. Greenway Land Requirements. *The plans do not demonstrate any greenway land as required. The township recognizes that the greenway plan has been historically submitted with the zoning variance plan in 2022 and assume the greenway plan will also be submitted and updated as applicable according to any approvals received by any plan set.*
  3. **A note has been added to the plans pertaining to greenway land as required. Refer to sheet 1 of the plan set.**
4. *The Applicant has chosen to apply for approval for this subdivision plan under a different application than the land development application approval. The project would be more cohesive if the subdivision application and*

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## COMMONWEALTH ENGINEERS, INC.

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TO: Ms. Jacqui Guenther, West Vincent Township  
RE: Pothouse-Kimberton, LLC (Cedarville Engineering Group, LLC)  
DATE: June 18 2024  
PAG 2

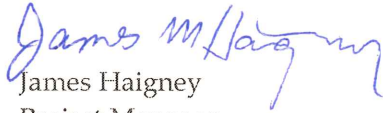
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*the land development application were merged into the same application. This would allow for a more seamless and comprehensive review process for the project.*

- 4. The subdivision plan involves a separate ownership entity (parcel 25-6-69) who is not involved with the land development application for parcels 25-6-70 and 25-6-84. The applicants' primary focus is to exchange the parcels of land, and once that plan and agreement are recorded, Pothouse Kimberton will then move forward with the remainder of the land development project involving parcels 25-6-70 and 25-6-84.**

We hope that the above plan revisions satisfy your requirements. If you have any questions or need further clarification of the revisions we have made, please feel free to contact me.

Sincerely

  
James Haigney  
Project Manager