



September 7, 2021

File No. 21-06024T

Mr. Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Greenridge Road Conditional Use Plan (Toll)
 Conditional Use Plan Review
 Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents:

- Letter from Riley Riper Hollin & Colagreco to Upper Uwchlan Township dated August 11, 2021, outlining submitted items.
- Upper Uwchlan Township Conditional Use Application dated August 10, 2021.
- Plan set consisting of seven (7) sheets titled "Conditional Use Subdivision Plan for Greenridge Road" prepared by ESE Consultants, Inc. and dated August 10, 2021.
- Greenridge Road Development Transportation Impact Study prepared by Traffic Planning and Design, Inc. (TPD) and dated August 10, 2021.
- Fiscal & Recreation Impact Analysis Greenridge Development prepared by David C. Babbit & Associates, LLC and dated August 9, 2021.

G&A, as well as the other Township Consultants, have completed our first review of the above referenced Conditional Use Plan for compliance with the applicable sections of the Township's Zoning Ordinance and Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

Please note that comments with an **(RW)** or **(V)** may require relief from the Township Ordinances. An **(RW)** denotes a requested waiver, and a **(V)** denotes a required variance.

BUILDING ON A FOUNDATION OF EXCELLENCE

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File No. 21-06024T

September 7, 2021

I. OVERVIEW

The proposed project consists of 64 single-family homes on two (2) existing parcels totaling 65.95 acres at 100 Greenridge Road. The project site is located within the R-2 Residential District with and F1-Flexible Development Overlay. The application is proposing to utilize the F-1 Flexible Overlay District.

The larger (63.07 acres) existing lot includes existing structures, pool, tennis court (all proposed to be removed) and driveway from Greenridge Road to the dwelling (a portion of which is to remain, to be utilized as part of a community trail network). The Applicant is proposing to improve this lot with a loop road (Road "B") and cul-de-sac (Road "A"), with access from Greenridge Road and a right-of-way extension of Lauren Lane to Road "A" as a potential emergency access. The applicant is also proposing to create a 5.4 acre Sanitary Sewer Disposal Lot (Lot 66), indicated to be conveyed to Upper Uwchlan Township. The smaller (2.88 acres) existing lot is also proposed to be a sanitary sewer disposal area, to be conveyed to Upper Uwchlan Township. The larger existing lot contains wetlands and a FEMA-delineated Zone A floodplain. The plans note that a Wetlands Jurisdictional Determination from US Army Corps of Engineers is pending.

II. ZONING ORDINANCE REVIEW

1. Section 200-54.A(2)[3] – The site contains a Zone A (General) Floodplain. No development is proposed within the Floodplain, and a 150-foot DEP Buffer is shown.
2. Section 200-69.C(5) – For any proposed activity requiring the submission of a wetland delineation report, stream or wetland encroachment permit, or mitigation plan to the Pennsylvania Department of Environmental Protection (DEP) and/or U.S. Army Corps of Engineers or successor agencies, a copy of all such documentation shall be submitted to the Township. Note #5 on Sheet 2 indicates that a Wetlands Jurisdictional Determination from US Army Corps of Engineers is pending. A copy shall be provided to the Township upon receipt.
3. Section 200-69.D(1)(a) – To ensure that a significant portion of the restricted open space is potentially usable for a variety of permitted open space purposes, a portion of the minimum required restricted open space (26.38 AC.) equal in area to no less than 15% of the gross tract area (9.92 AC.) shall fully exclude areas

File No. 21-06024T

September 7, 2021

comprised of structures or other impervious surfaces permitted within the open space as set forth herein. Computations should be provided indicating this requirement has been met.

4. Section 200-69.D(1)(b)[1] – Any area within 25 feet of any structure not devoted to open spaces must be exempt from contributing towards required Restricted Open Space. Therefore, a 25' setback line should be provided along the lot lines which abut open space areas which are contributing towards Restricted Open space.
5. Section 200-69.D(1)(b)[2] - Any area narrower than 100 feet must be exempt from contributing towards required Restricted Open Space. The applicant should verify this requirement has been met for all areas being considered as Restricted Open Space.
6. Section 200-69.D(4) – The proposed lot seems to be rather smaller relative to the size of the development. It also is rather isolated. We defer to the Township Planning Commission on this matter.
7. Sections 200-72.C(2)(a)[1] and (b)[1] – Where permitted by the Board of Supervisors as a conditional use, an applicant may utilize the flexible\open space development option for development of any of the uses permitted within the R-2 zoning district. Single-family detached dwellings are proposed and are permitted in the R-2 and F-1 Districts.
8. Section 200-72.C(2)(a)[3] and (b)[3] – Open space uses as set forth in § 200-69 of this chapter is permitted within the F-1 District. The plans propose 31.15 ac. of Restricted Open Space; 26.38 ac. is required.
9. Section 200-72.D(1)(a) – We note that the plans list 40% as the required minimum, with 47% actually proposed. However, the Zoning Requirements table Proposed Open Space is incorrectly listed as 51% and should be revised to 47%.
10. Section 200-72.D(2)(a)[3][b] – Any area comprising wetlands under the jurisdiction of the U.S. Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection shall be excluded. The plans indicate that a USACE JD is pending for the site; therefore, the acreage listed on the plans may change.

File No. 21-06024T

September 7, 2021

11. (V) Section 200-107.D(2) – Prohibitive Steep Slopes will be disturbed to construct at least Road A. A variance would be required for this disturbance and the applicant indicates one will be sought.
12. Section 200-107.D(3)(b)[2] - Although this section does permit disturbance of “Precautionary” Steep Slopes for the construction of a primary access as part of a conditional use process, the applicant has not requested this relief in their conditional use application. If it is being sought, the application should be updated accordingly.
13. Section 200-107.D(3)(b)[4] – Although this section does permit disturbance of “Precautionary” Steep Slopes for the construction of a sanitary and stormwater conveyance systems as part of a conditional use process, the applicant has not requested this relief in their conditional use application. If it is being sought, the application should be updated accordingly.
14. Section 200-107.D(3)(c) – The Applicant shall provide computations which confirm the slope disturbance requirements outlined in this section can be complied with.
15. Section 200-117.E – The applicant shall provide verification adequate screening is provided between the site and the surrounding properties to screen the facility from view, preclude any glare from lighting or excessive noise from being ascertainable beyond the boundaries of the property. We defer to the Township Planning Commission and Brandywine Conservancy as to whether or not this requirement has been met.
16. Section 200-117.G – The applicant shall provide verification adequate water supply is available for normal daily use as well as for fire protection.
17. Section 200-117.I – The applicant is requesting relief from the requirement to submit an historic impact statement that documents conformance to all requirements of Section 162.9.H of Chapter 162. We defer to the Township Planning Commission and Historic Commission on this matter.

File No. 21-06024T

September 7, 2021

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. (W) Section 162-30.A – Maximum grade for a local access road is 10%. The applicant is requesting a waiver to permit a maximum grade of 12%. If this waiver is to be considered as part of the conditional use process, a plan and profile of the roadway should be provided so an evaluation can be made. Otherwise, we would recommend this waiver request be defer until the land development submission
2. (W) Section 162-30.D – Under no circumstances shall maximum grades be permitted using the minimum curve radii. Section 162-31.B states that minimum centerline radii on a local street is 150-feet minimum. Neither proposed road slopes nor curve radii are labeled on the plans. However, this section is included in Requested Variances/Waivers on Sheet 4, to allow for maximum road grade and minimum curve radii on Road A between Lot 4 and Lot 64. As stated above, a plan and profile of the roadway should be provided so an evaluation can be made. Otherwise, we would recommend this waiver request be defer until the land development submission
3. (W) Section 162-33.D – Single access streets, permanently designed as such, shall be not more than 500 feet in length for lots containing less than one acre. Proposed Road “A” exceeds this length. This section is included in Requested Variances/Waivers on Sheet 4. We defer to The Township Traffic Engineer as well as the Township Fire Marshall as to the acceptability of this waiver.
4. (W) Section 162-39.E – All curbs shall conform to specification for Class A concrete. This section is included in Requested Variances/Waivers on Sheet 4, to permit Belgian block curbing. We have no objection to this waiver as Belgian Block is a suitable material substitute and has been successfully installed in several other developments in the Township.
5. (W) Section 162-41.A – Sidewalks may be required on both sides of new streets in residential subdivisions or land developments. The plans propose sidewalk on only one side of Road A and Road B. This section is included in Requested Variances/Waivers on Sheet 4. We defer to the Township Planning Commission on this matter.
6. (W) Section 162-46.B(1) – All lots shall have direct access to a public street. This section is included in Requested Variances/Waivers on Sheet 4, to permit Lot 65 (The

File No. 21-06024T

September 7, 2021

sanitary sewer disposal Lot) to exist as an interior lot accessed only via an easement. We defer to the Township Planning Commission and Township Sewer Consultant on this matter.

7. Section 162-46.B(3) – An interior lot shall have an access strip, with a minimum width for its entire depth of 25 feet if a deed restriction prohibits the lot from further subdivision. The trail and access easement for Lot 65 should be increased to meet this requirement.

V. FINANCIAL AND RECREATIONAL ANALYSIS REVIEWS

Recreation Impact Analysis

1. SLDO 162-9.H(3)(d) requires a description of existing municipal recreational facilities. The Recreation Impact Analysis indicates that Hickory Park is 26.7 acres in size, while the Open Space Plan indicates that this park is 42.3 acres in size. Upland Farms Park is shown as 46.9 acres in size, while the Open Space Plan and Township website state this park is 56 acres in size. It appears that the acreage listed for Fellowship Fields is incorrect as well. In addition, the report refers to Upland Farm as a proposed facility, which is incorrect. The report shall be revised to accurately describe the existing Township park facilities.
2. SLDO 162-9.H(3)(d) requires a description of the impact of the proposed development on recreational facilities, using the accepted standards established in the Upper Uwchlan Open Space, Recreation and Environmental Resources Plan and the Township Comprehensive Plan.
 - Page 61 of the Open Space Plan provides a table calculating projected Township park needs based on population projections, prepared in accordance with Chester County Park and Recreation guidelines (which are derived from NRPA guidelines).
 - Page 62 of the Open Space Plan provides a table calculating projected Township outdoor activity/facility needs based on population projections, also prepared in accordance with the Chester County guidelines.

File No. 21-06024T

September 7, 2021

The report shall be revised to include an analysis of how the proposed population increase and private recreation facilities will affect the Township's adherence with the Chester County Recreational Park Guidelines.

3. SLDO 162-54.C provides recommended guidelines for the provision of playground or neighborhood park acreage in residential land developments. With 64 proposed dwelling units, a total of 3 acres of recreation area is recommended. 2.28 acres of active recreation area are proposed. We defer comment on the suitability of the amount of active recreation area to the Planning Commission.

Fiscal Impact Analysis

1. SLDO 162-9.H(4)(a) requires an analysis of the potential fiscal impact to Public Works, including potential effects on the maintenance, repair and upkeep of roads, signal systems, sewer, water and drainage systems, open space and recreation areas, or any other applicable function of this department. The Fiscal Impact Analysis shall address any projected cost increases for the above items in terms of administration, personnel, equipment and materials. The Fiscal Impact Analysis shall be revised to specifically address this requirement.
2. SLDO 162-9.H(4)(b) requires an analysis of the potential fiscal impact to the Township Administration, including time that would be required by the Board of Supervisors, Manager, Administrative Assistant, and clerical personnel to process the application and handle the project during construction, as well as long-term administrative demands. This should include, but not be limited to, the handling of plans, contracts, various legal instruments or agreements, permits, special problems, and escrow. The analysis shall also address projected demands on code administrative staff. The Fiscal Impact Analysis shall be revised to specifically address this requirement.
3. SLDO 162-9.H(4)(c) requires an analysis of the potential fiscal impact to fire and emergency (ambulance) services, incorporating the development's impact on fire company capabilities, including but not limited to municipal water supply, pumping capacity, specialized equipment and training requirements. The Fiscal Impact Analysis shall be revised to specifically address this requirement.

File No. 21-06024T

September 7, 2021

4. SLDO 162-9.H(4)(d) requires an analysis of the potential fiscal impact to police services, including a projection of the overall effects of the proposed development on existing Township police personnel numbers, equipment, vehicles and working space. Any facilities or assistance the development will provide to handle emergencies, criminal investigations, armed robbery, or other security-related problems shall be included in the analysis. The Fiscal Impact Analysis shall be revised to specifically address this requirement.
5. On page 2 of the Fiscal Impact Analysis, the assessments paragraph indicates that the total assessed value of all properties in the Downingtown Area School District is \$5,375,400,000. However, the Downingtown Area School District 2021-2022 Final General Fund Budget indicates the total assessed value of all properties as \$5,638,921,798. This section and subsequent calculations shall be revised accordingly.
6. The pass-through funds table on page 4 of the Fiscal Impact Analysis indicates that \$5,000 for Pavilion Rental is to be excluded as a pass-through fund. However, the Upper Uwchlan 2021 Budget indicates that this amount is \$500. The pass-through funds table and subsequent calculations shall be revised accordingly.
7. The monthly mortgage calculation outlined on page 6 of the Fiscal Impact Analysis appears to use a down payment of 10% in order to calculate the monthly mortgage payment. We find that using a standard 20% down payment for the mortgage calculation is more appropriate and would then yield a more accurate household income and EIT estimates.. We recommend that a 20% down payment be used in this calculation.
8. The franchise fee and miscellaneous revenue calculation on page 7 of the Fiscal Impact Analysis indicates a total yearly Cable TV and Miscellaneous Revenue amount of \$11,111. However, the calculated annual cost per person (\$72) multiplied by the number of housing units (64) would equal \$4,608. This section and subsequent calculations shall be revised accordingly.
9. The liquid fuels revenue calculation on page 7 of the Fiscal Impact Analysis indicates a total annual Liquid Fuels revenue of \$6,883. However, following the

File No. 21-06024T
September 7, 2021

calculation provided in the text results in liquid fuels revenue of \$6,271.54. This section and subsequent calculations shall be revised accordingly.

10. The interest earnings calculation on page 7 of the Fiscal Impact Analysis indicates total annual interest earnings of \$456. However, following the calculation provided in the text results in interest earnings of \$1,303.75. This section and subsequent calculations shall be revised accordingly.
11. The Downingtown Area School District Expenditures calculation on page 8 of the Fiscal Impact Analysis indicates total general fund budgeted expenditures of \$244,248,119. However, the DASD 2021-2022 budget indicates total expenditures of \$244,086,119. This section and subsequent calculations shall be revised accordingly.
12. The Downingtown Area School District Expenditures calculation on page 8 of the Fiscal Impact Analysis indicates a total annual school district expenditure of \$1,065,244. However, following the calculation provided in the text results in expenditures of \$1,060,020. This section and subsequent calculations shall be revised accordingly.
13. The State and Federal revenue calculation on page 9 of the Fiscal Impact Statement indicates total budgeted revenue from State and Federal sources as \$56,560,616. However, the DASD 2021-2022 budget indicates a total of \$56,587,660 for these revenues. In addition, the calculations indicate total annual State and Federal revenues to the School District of \$255,434. However, following the calculation provided in the text results in an amount of \$254,186. This section and subsequent calculations shall be revised accordingly.
14. The earnings on investments calculation on page 9 of the Fiscal Impact Analysis indicates that the School District's total taxable assessed value is \$5,375,400,000. However, the DASD 2021-2022 budget indicates a value of \$5,697,963,007. This section and subsequent calculations shall be revised accordingly.

VI. GENERAL COMMENTS

1. Clarify the sources of the Minimum Front Yard and the Minimum Lot Width at Building Setback Line in the Zoning Requirements table.

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

2. It should be clarified whether or not the proposed trail (existing driveway) will be available for public use.

VII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS

McMAHON ASSOCIATES, INC.

1. SALDO Section 162-9.H(2) – The traffic counts were completed in July 2021, when school was not in session, and during the current COVID-19 pandemic. However, the applicant's engineer increased the July 2021 traffic counts upwards by 69 percent during the weekday morning peak hour and 27 percent during the weekday afternoon peak hour based on historic traffic counts conducted in September 2016. Since the traffic counts were adjusted to reflect typical conditions during the school year, in this instance, we can support the use of the July 2021 traffic counts.
2. SALDO Section 162-9.H(2) – Based on the results of the traffic study, all of the study intersections will operate at overall LOS A, and all movements will operate at acceptable LOS C or better during the study peak hours in the future with the traffic generated by the proposed homes. In addition, no auxiliary turn lanes are warranted at the site access intersection.
3. SALDO Section 162-28.A – Greenridge Road currently provides an approximate 20 to 21-foot cartway width along the site frontage, which does not meet the Township's requirements for a local road of 32 feet. As such, with Greenridge Road classified as a Distributor Road, the southbound Greenridge Road travel lane should be widened along the site frontage to provide a 16-foot half width cartway.
4. SALDO Section 162-28.A – Roads A and B each provide a 32-foot wide cartway, which meets the Township's cartway width requirements for a local road. However, as with other recent residential developments in the Township, we could support a 28-foot wide cartway for Roads A and B, provided parking is only allowed on one side of the street. A 28-foot wide cartway would require a waiver. Furthermore, there is a long section of Road A with no homes, and with an excessively wide road, there is a greater chance for increased speeding.

Upper Uwchlan Township Manager

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Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

5. SALDO Sections 162-30.A – The applicant is requesting a waiver to allow a 12 percent grade along Road A between Lots 4 and 64, which exceeds the required maximum grade along local streets of 10 percent. In order fully evaluate the waiver request, additional detailed information should be provided to justify the waiver request, and plans should be provided to show detailed information for the vertical geometry for Road A, including roadway profiles which label the stopping sight distance along the vertical curves and the proposed grades along the vertical profile.
6. SALDO Sections 162-30.D and 162-31 – The applicant is requesting a waiver to allow the a section of Road A between Lots 4 and 64 to provide the maximum roadway grade and minimum curve radii. In order to fully evaluate this waiver request, the plans should be revised to provide detailed information for the horizontal geometry for Roads A and B, including roadway stationing, horizontal curve radii, and PC and PT stations.
7. SALDO Sections 162-32.F – Please provide truck turning templates for the largest anticipated delivery vehicle, as well as the Township's largest emergency service vehicle to show the circulation of these vehicles within the site. All curb radii should be a minimum of 35 feet, or larger in order accommodate the anticipated design vehicles.
8. SALDO Section 162-33.A – A single access shall not be approved wherever a through street is practical, except where the single access is clearly the basic principle for design of the subdivision. In this case, it appears a roadway connection to Lauren Lane is feasible, and if so, we recommend providing the road connection. Historically, the Township has endorsed connecting adjacent developments when feasible for creation of better access options, emergency access and community planning purposes. The applicant's proposed plan shows this connection as an emergency access only, which would be a reasonable solution only if the full connection is not feasible or approved for some other reason.
9. SALDO Section 162-33.D – The applicant is requesting a waiver to allow a single access street that exceeds 500 feet. In order justify the waiver request, the applicant proposes the emergency grass paver connection to Lauren Lane, as well as offer a 50-foot wide right-of-way for an extension of Lauren Lane in the future, which would intersect Road A opposite the southern Road A/Road B intersection. Our office

Upper Uwchlan Township Manager

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Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

recommends the full road connection to Lauren Lane. Also, the Township's emergency service personnel should review the proposed community layout and emergency access.

10. SALDO Section 162-32.A, D, K – The Planning Commission should determine whether other connections should be considered, such as to the existing Shea Lane and/or Foxclove cul-de-sacs; however, it less clear whether these connections are feasible as there may not be an available receiving right-of-way at the end of these roads.
11. SALDO Section 162-33.J – No driveway locations are shown on the plan. However, it is noted that no more than four lots are permitted to access the cul-de-sac turnaround.
12. SALDO Section 162-41 – The applicant is requesting a waiver to allow sidewalk along only one side of Roads A and B in areas that provide homes on both sides of the road. We will defer to the Township on this; however, it has been our experience that sidewalk on both sides of the road are generally welcomed by the home owners especially in those areas where homes are located.
13. SALDO Section 162-28.B – This section of Greenridge Road is the future location for the Brandywine Trail. This should be explored further with the Township and County in the event the trail is to be located along the site frontage, and in which case an easement or additional right-of-way should be established for the future trail.
14. The existing on-site trail terminates as a dead end in the southwest corner of the site. We recommend modifying the trail for a continuous loop network that also connects to Greenridge Road for a future connection to the Brandywine Trail.
15. ZO Section 200-75.H(3) – Based on the information provided in the traffic study, as well as a brief field view conducted by our office, it appears that adequate sight distance can be provided at the proposed Road A/Greenridge Road intersection. The plans should dimension and label the sight distances for vehicles exiting Road A looking to the left and right along Greenridge Road, as well as for left-turn vehicles entering Road A looking ahead and behind. In addition, the plans should include a

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

PennDOT-style sight distance note which states the required sight distances, as follows:

“All sight distance obstructions (including but not limited to embankments and vegetation) shall be removed by the permittee to provide a minimum of XXX sight distance to the left and XXX sight distance to the right for a driver exiting the proposed driveways onto the through highway. The driver must be considered to be positioned ten feet from the near edge of the closest highway through travel lane (from the curbline if curbing is present) at an eye height of three feet six inches (3' 6") above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. This sight distance shall be maintained by the permittee.”

16. Chapter 79-8.C – The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development is subject to the Townships Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. Based on the Institute of Transportation Engineers publication Trip Generation 10th Edition, the proposed 64-unit single family home community will generate 66 new trips during the weekday afternoon peak hour. As such, the number of new weekday afternoon peak hour trips subject to the Township's Transportation Impact Fee is 66, and the resultant Transportation Impact Fee is **\$154,044**.
17. Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located.
18. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

**VIII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY**

The property, located at 100 Greenridge Road, consists of 65.95 acres in the R-2 Residential District and F-1 Flexible Development Overlay District and is currently in residential use. The Applicant proposes to develop the property with 64 single family

Upper Uwchlan Township Manager

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Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

dwellings pursuant to the F-1 Flexible Development Overlay District. The proposed residential use is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-72.B(2) of the Zoning Ordinance. The intent of the R-2 District is to provide for low to moderate density residential development and to encourage continued agricultural and conservation uses. The Flexible/open space development option provides for flexibility in lot designs and building arrangement and for preservation of unique and sensitive landscapes and site features by locating new roads and dwelling sites in the least sensitive areas of the site. Below is a summary of municipal planning documents and ordinances for the Township's consideration relevant to the intent of the F-1 Flexible/open space development option and the Conditional Use application.

Comprehensive Plan

The proposed residential use is consistent with the vision for future land use as articulated in the Upper Uwchlan Township Comprehensive Plan (2014). The Open Space, Recreation, and Environmental Resources Plan (Chapter 6) includes recommendations for municipal open space planning relevant to the Conditional Use application.

1. Municipal Open Space Planning recommendation MP 1 states that recreation needs and wastewater disposal needs should be considered planning priorities whenever the township considers acquisition of open space. The proposed 5.4- acre sanitary sewer disposal lot to be conveyed to Upper Uwchlan Township for sanitary disposal is consistent with the recommendation. The proposed tot lot and neighborhood trails are also consistent with the recommendation.
2. Municipal Open Space Planning recommendation MP 3 states that the Open Space Committee and the Park and Recreation Board should review land development plans for consistency with the Open Space, Recreation, and Environmental Resources Plan and provide their written comments and recommendations to the board of Supervisors.
3. Future Neighborhood Parks recommendation NN 1 states that the Board of Supervisors should consider setting conditions of Conditional Use approval that requires a continuing offer of dedication of any restricted open space to the Township for a public neighborhood park.

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

4. Hiking and Biking Trails recommendation HB 6 is to require a continuing offer of dedication of new trails located in planned residential subdivisions.

Community Trails Master Plan (2005)

We recognize the Applicant's efforts to include neighborhood trails in the subdivision. We are in full support of the adaptive re-use of the existing residential driveway as a low impact, multi-purpose trail for use by residents in the subdivision.

5. The proposed trail connection/emergency access along Lauren Lane promotes pedestrian and bicycle access between neighborhoods and facilitates access to the proposed lot. We support the Lauren Lane trail connection as a recreational asset for residents on Stonehedge Drive and on Road A.
6. We strongly discourage the proposed trail between the back yards of the existing Stonehedge Drive lots and the future Road A lots for the following reasons:
 - a. the trail could potentially infringe on the rear yard privacy of neighboring residences that have relatively short rear yards;
 - b. the trail will require clearing of vegetation that provides a vegetated buffer between rear yards;
 - c. the trail has no clear destination or purpose;
 - d. the trail dead-ends in a secluded area behind Lot 63 and is likely to become a security risk; and
 - e. the trail is redundant with the proposed sidewalk along Road A.
7. The Community Trails Master Plan identifies priorities for a future municipal bicycle and pedestrian trail network. Map 6-3 Pedestrian Trails identifies a future Sidepath (6' minimum asphalt trail) located along the property's Greenridge Road frontage. In lieu of the proposed trail adjacent to the Stonehedge Drive subdivision, we recommend that the Township include a condition of Conditional Use approval that requires the

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

Applicant to design, engineer, and construct the Sidepath trail along Greenridge Road as recommended in the Community Trails Master Plan and require a continuing offer of dedication to the Township.

General Regulations

The 100 Greenridge Road site includes sensitive landscapes including areas of precautionary and prohibitive slopes, wetlands, floodplain, woodlands, and surface waters. The existing stream that is located at the eastern corner of the property is a tributary to the Black Marsh Creek and is defined as a high quality stream by the Pennsylvania Department of Environmental Protection. The site generally drains to the east towards Black Marsh Creek.

8. To ensure the protection of water quality in a high quality watershed, we recommend that the land development plans shall strictly adhere to regulations set forth in §152 Stormwater Management.

Zoning Ordinance

9. The Steep Slope Conservation District, § 200-107.D(2) does not provide for access roads as a permitted use in areas of Prohibitive slopes. A short section of Road A is proposed to disturb areas of Prohibitive slopes. The Applicant will be required to seek a zoning variance to disturb areas of Prohibitive slopes along the access road (Road A).
10. The Steep Slope Conservation District, § 200-107.D(3)(b)[2] provides that an access road proposed is permitted within areas of Precautionary slopes when no practical alternative exists in an area of lesser slope and when approved as a Conditional Use by the Board of Supervisors. We recommend that the Applicant consider amending the Conditional Use application pursuant to § 200-107.D(3)(b)[2].

Upper Uwchlan Township Manager

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Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

Subdivision and Land Development Ordinance

11. The Upper Uwchlan Township Subdivision and Land Development Ordinance § 162-54 Community Facilities and Public Open Space requires that in subdivisions with more than 25 families in which the average lot size is less than 30,000 square feet, the Township shall consider the need for suitable areas for recreation. The standards for said open spaces are 2.0 acres for 25-50 residences plus 1.0 acres for each additional 50 residences or fraction thereof. The Fiscal & Recreation impact analysis prepared by the Applicant states that active recreation land is proposed to be 2.28 acres which includes the re-use of the existing driveway as a trail, the perimeter trail next to the Stonehedge Drive subdivision, and a tot lot. It also states that there are 23.36 acres of usable open space. The Township should decide whether the proposed recreational open space and trails satisfy the standards for recreational open space.
12. The ordinance provides for a maximum disturbance of existing woodlands up to 25% per the Natural and Historic Features Conservation ordinance §162-55.B(3)(c). Disturbance in excess of 25% of any existing area of woodland requires woodland replacement in accordance with Subsections B(6) through B(9). The Applicant shall provide calculations for woodland disturbance and woodland replacement plantings at the time of subdivision and land development application.

Impact Statements

The adjacent property (UPI No. 32-1-15) is described as having a Class II historic resource which is eligible to be nominated as a Class I historic resource on the National Register. The nearest structure on the adjacent property is over 700 feet from the shared property line. The Applicant requests a waiver for a Historic Resources impact statements due to the location of the proposed improvements.

13. We are in support of this waiver request. However, we recommend that the Upper Uwchlan Township Historical Commission consider potential impacts to historic resources on the adjacent property and provide recommendations regarding measures to mitigate impacts, if applicable.

Upper Uwchlan Township Manager
Reference: Greenridge Road Sketch Plan (Toll)
Conditional Use Plan Review
Upper Uwchlan Township, Chester County, PA

File No. 21-06024T
September 7, 2021

IX . TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. The Developer is proposing 64 Single family detached lots. Utilizing 225 Gallons Per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required is 14,400 GPD. The proposed capacity should be noted on the plan.
2. Note 15 indicates "*The proposed subdivision will be serviced by the Route 100 Sewage Treatment Plant. Disposal of Effluent will occur on-site through drip irrigation, or, as otherwise directed by the Municipal Authority. The proposed drip irrigation fields will be offered for dedication to Upper Uwchlan Township.*"
 - **Treatment Component** - The required treatment capacity, from the Phase 3 Expansion, will need to be purchased. Reservation of sanitary sewer capacity is not guaranteed until purchased.
 - **Disposal Component** - The Conceptual Plans indicates proposed disposal areas on-site. The ultimate disposal capacity will be subject to the required evaluation design and permitting as required by the Pennsylvania Department of Environmental Protection (PaDEP).
 - **Storage Component** – There appears to be no storage capacity proposed on this Plan. The adequacy of capacity for the project, within the Authority's existing storage capacity will be reviewed pursuant to PaDEP requirements.
 - **Collection and Conveyance System Component** - Review of the capacity within the downstream collection and conveyance system is necessary in order to determine the extent of improvements necessary to accept the proposed flow 14,400 GPD.
3. Ultimately the above items numbers 1 and 2 will need to be formalized into a Developer's agreement with the Authority. The necessary financial security shall be posted with the Authority, which shall be in a form and amount acceptable to the Authority. The design, sewage planning, permitting and construction shall need to be to the satisfaction of the Authority and PaDEP.

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

September 7, 2021

4. A note indicating "*All sanitary sewer improvements shall be design and constructed in accordance with the Upper Uwchlan Township Municipal Specifications.*" Shall be on the plans.

The Applicant should address the above referenced comments as well as any comments from the Planning Commission and Board of Supervisors prior to Conditional Use Approval being considered.

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

Sincerely,

David N. Leh

David N. Leh, P.E.

Municipal Services Manager

Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin Camp, Esq. – BBM&M (Via e-mail only)
Sheila E. Fleming, ASLA - Brandywine Conservancy (Via e-mail only)
Christopher J. Williams, P.E. - McMahon Assoc., Inc. (Via e-mail only)
G. Matthew Brown, P.E - ARRO Consulting, Inc. (Via e-mail only)
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