



January 7, 2022

File No. 21-06024T

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

Reference: Greenridge Road Conditional Use Plan (Toll)
 Conditional Use Plan Review (3rd 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 December 17, 2021, outlining submitted items.
- Plan set consisting of thirteen (13) sheets titled "Conditional Use Subdivision Plan for Greenridge Road" prepared by ESE Consultants, Inc. and dated August 10, 2021, last revised December 15, 2021
- Steep Slope Narrative, dated December 15, 2021.
- Fiscal & Recreation Impact Analysis Greenridge Development prepared by David C. Babbit & Associates, LLC and dated December 16, 2021.
- Traffic Impact Study prepared by Traffic Planning and Design, Inc., dated December 10, 2021.
- Response Letter from ESE Consultants dated December 17, 2021.

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

BUILDING ON A FOUNDATION OF EXCELLENCE

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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.

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 65), indicated to be conveyed to Upper Uwchlan Township. The smaller (2.88 acres- Lot 66) 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.*

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3. Section 200-69.D(4) – *The proposed tot 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.*

The Applicant has relocated the tot lot to a more centralized location on the site. In addition, the size of the lot has been increased to approximately 5,300 SF. For reference, this would be more than twice the size of the tot lot located at the Reserve at Chester Springs.

This area has now been modified to be a pocket park in addition to serving a tot-lot. Further, it has been relocated closer to the intersection of Roads B & C to alleviate safety concerns.

4. 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.*
5. 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 plan proposes 29.19 AC. of Restricted Open Space; 26.38 AC. is required.*
6. 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 slightly.*
7. (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.*
8. (CU) 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*

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conditional use application. If it is being sought, the application should be updated accordingly.

Relief is now being requested from this section. Disturbance is permitted "when no practical alternative exists in an area of lesser slope." While a connection to Lauren Lane would most likely not require disturbance of steep slopes, disturbance cannot be avoided with any connection to Greenridge Road.

9. (CU) 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.*

Relief is now being requested from this section. As it is not possible to avoid these slopes to construct the required storm and sanitary sewer systems, for the development, we have no objection to the granting of this relief.

10. 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.*

11. (CU) 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.*

The Township Historic Commission reviewed the application at their October 25, 2021 meeting and offered the following comments:

- *Waive historic resource impact statement since only historic resource near proposed development is historic resource #16 and it is over 250 feet away*
- *Condition conditional use application approval on preservation of sight lines related to historic resource #16*

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- *Condition conditional use application approval on further investigation by the Township of stone structure and any other identified possible historic structure, ruin or landscape feature*
- *If stone structure and any other structure, ruin or landscape feature determined to be historic resource:*
 - *Condition conditional use application approval on preservation of historic stone structure and any other identified historic structure, ruin or landscape feature and sight lines thereto through incorporation into development plans and design*

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.*

As requested, the Applicant has provided a plan and profile indicating the proposed vertical alignment for the roadway. Based on our review of the submitted profile, it appears there may be an opportunity to reduce the slope of the section currently proposed to be constructed at 11% to 10% and increase the section of road currently proposed to be 6.08% to approximately 7% which would eliminate the need for this waiver. While we have no objection to the granting of this waiver to allow the roadway to be constructed as currently designed, we believe our above suggested configuration should be considered first.

The applicant has responded indicating that revising the road profile to be compliant with Township Ordinances will lead to additional earthmoving and removal of material from the site. While it is difficult to determine with certainty with the information provided, we believe a compliant alignment will:

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- **Require less material removal and steep slope disturbance.**
- **Reduce the height of required retaining walls on the Greenridge Road side of the road improving safety.**

We believe the need for this waiver should be considered during land development when more detailed design information is available.

2. (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.
3. (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.
4. (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.
5. (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 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.

V. FINANCIAL AND RECREATIONAL ANALYSIS REVIEWS

Recreation Impact Analysis

(W) Section 162-54.D(3). - This section provides recommended guidelines for the provision of playground or neighborhood park acreage in residential land

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developments. With 64 proposed dwelling units, a total of 3 acres of active recreation area is recommended. The Recreation Impact Analysis states that 3.29 acres of active recreation land, which includes a tot lot and walking trails are proposed. The applicant is requesting a waiver to permit active recreation land to be comprised of greater than 25% environmentally sensitive areas. The plans (sheet 4 of 13) show private nature trail included in the active recreation land. However, the definition of Active Recreation in the Zoning Ordinance includes playground, ball courts, and swimming pools while passive recreation is defined as “recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed.” Such uses include, but are not limited to, hiking, biking and picnicking. As such, not all of the active recreation lands required are to be used for active recreation. We defer comment on the suitability of the amount and type of recreation area proposed to the Planning Commission. However, we would recommend computations be provided which indicate how much in excess of the 25% threshold the proposed open space will be for the Township’s use in considering the waiver.

The Applicant has provided computations which indicate that 56% of the active recreation areas will be located within environmentally sensitive areas. We defer to both the Planning Commission and the Brandywine Conservancy on this matter. The Conservancy has indicated their support for this waiver below.

VI. GENERAL COMMENTS

1. The Applicant has submitted a “Road Widening Exhibit” which depicts two (2) potential road improvement scenarios for Greenridge Road. One which proposes simply widening Greenridge Road to provide a southbound travel lane of 16 feet with a 5 foot shoulder, and a second which proposes the same, but also with a 6 foot wide multi-use trail which would be elevated and approximately 17 feet off the edge of the road. Both alternatives will require significant disturbance of both steep slopes and existing vegetation / buffer.

It is our opinion that a determination as to how the improvements along the property’s Greenridge Road frontage be deferred until land development when a more detailed design for the site is generated which can be reviewed by other groups in the Township, such as the park and Recreation Board.

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Therefore, we suggest a condition be placed in the Conditional Use Decision and Order to the effect of "The Applicant agrees to work with the Township and its planning boards during the land development process to determine the need for and location of a multiuse trail along the properties Greenridge Road frontage. If it is determined a trail is desired, it shall be installed at the applicants expense."

2. We would recommend a condition be placed in the Conditional Use Decision and Order that the existing vegetation located within the "50' Lot Setback" area located along the Stonehedge Development be required to be fully preserved so a buffer between the two developments is maintained.

VII. BUILDING AND ZONING DEPARTMENT

1. We would recommend 10' side yards and 25' rear yards be employed in the development rather than the respective 20' and 50' building separations outlined in the F1 Overlay District. This will allow for more consistency in the permitting of future accessory structures.
2. Section 200-72.D.(4).(d). of the Zoning Ordinance states that setbacks for accessory structures are governed by the underlying zoning district "unless otherwise specifically provided in any applicable conditional use order of approval". As such, the side yard setback for accessory structures is 15' while the setback for primary structures is permitted to be only 10'. We would recommend a condition be placed in the Conditional use Decision and Order to allow a consistent 10' side yard setback for both primary and accessory structures. In addition, we also believe a 10' rear yard setback be considered for accessory structures to allow for typical decks and alike.

VIII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS **McMAHON ASSOCIATES, INC.**

1. SALDO Section 162-28.A – The prior plan submission included a Greenridge Road Widening Exhibit, which showed conceptual road widening along the site frontage. Currently, Greenridge Road provides an approximate 20 to 21-foot cartway width,

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which does not meet the Township's requirement for a local road of 32 feet (or 16 feet half width along the site frontage). We do not support the waiver of road widening; however, we recommend deferral of any final decision as to the amount of road widening to land development, when more engineering information is available with regard to the site design, topography and any decision regarding a path along the site frontage. At this time, subject to more detailed review during land development, we preliminarily recommend full-depth widening along the site frontage for a three-to-four-foot shoulder to enhance traffic flow, as well as traffic entering and exiting the site, and to improve roadside drainage.

2. SALDO Sections 162-30.A – The applicant requests a waiver to allow an 11 percent grade along a section of Road A between Lots 4 and 64, which exceeds the required maximum grade along local streets of 10 percent. Based on the vertical profiles provided, it appears possible to revise the design to provide a maximum 10 percent grade (between STA 8+87.5 and STA 15+25) by increasing the 6.08% grade (between STA 17+50 and STA 24+65) to seven percent, which would no longer require the requested waiver. As such, at this time, we do not support the waiver to allow the 11 percent grade. We recommend any decision on this waiver request should be deferred to land development when more detailed engineering information is available.
3. 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 possible, and historically, the Township has endorsed connecting adjacent developments. However, the applicant proposes this connection as an emergency access only, which would be a reasonable solution if the full access connection is not feasible or desired.
4. SALDO Section 162-33.D – The applicant requests a waiver to allow a single access street that exceeds 500 feet. In order justify the waiver request, the applicant proposes the emergency access connection to Lauren Lane, as well as a 50-foot-wide right-of-way connection to Lauren Lane. Our office supports the waiver request with at minimum the emergency access connection, and subject to agreement by the Township's emergency service personnel.

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5. During land development, the details of the emergency access connection should be determined, including design and construction requirements, maintenance responsibility by the HOA, allowances for Township inspection, and clear designation in the field as an emergency access so as not to be confused as private property of the home owners.
6. SALDO Section 162-33.J – The applicant's engineer indicates the driveway locations for the individual lots will be shown during land development, and it is reminded that no more than four lots are permitted to access the cul-de-sac.
7. SALDO Section 162-41 – The applicant requests 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 request; however, it has been our experience that sidewalk on both sides of the road is generally welcomed by the residents, especially in those areas where homes are located.
8. 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.
9. 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. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

IX. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

The Applicant proposes to develop the property with 64 single family detached 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-

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72.B(2) of the Zoning Ordinance. The application was amended to request Conditional Use approval for sections of the Zoning Ordinance in addition to § 200-72.B(2) including:

- Section 200-107.D(2) to permit construction of streets, installation of sewage disposal systems, or permanent removal of topsoil within areas of prohibitive slopes.

Steep Slope Conservation District

1. Zoning Ordinance § 200-107.E(2) states that in making its determination for Conditional Use approval, the Board shall give consideration to the requirements in § 200-107.E(1). The applicant has submitted a narrative addressing some of the requirements of §200-107.E(2) and noted that the engineered design of the proposed grading would occur during land development. We recommend that the Conditional Use Plan be updated to include all elements listed under § 200-107.E(1), including proposed grading and limit of disturbance. Review of all required elements by the Township's Engineer and subsequent recommendations will help the Township to fully understand the proposed impact on steep slopes.
2. We support a newly proposed 6-foot-wide nature trail with a 20-foot easement from Road A to the proposed public community trail behind lots 10 -18 as it provides an additional recreation opportunity, serves as an alternate route to the proposed pocket park and creates an additional complete walking loop. A proposed grading plan would help the Township to determine the best placement of the nature trail to reduce the amount of erosion.

Natural and Historic Features Conservation

3. The SALDO 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.

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Open Space

4. Zoning Ordinance § 200-69.E includes standards for ownership of common and/or restricted open space. The Board of Supervisors should consider setting conditions of Conditional Use approval that specify ownership, including a continuing offer of dedication of any restricted open space to the Township.
5. Open Space Management Plan is provided on Sheet 5. Zoning Ordinance § 200-69.F(2) requires that the Applicant provide a more detailed open space management plan for Township review and approval with the preliminary subdivision and land development plan. Attached is a model open space management plan for reference.

Recreation

6. Several variances and waivers are requested as shown on Sheet 4, including SALDO § 162.54.D(3) waiver to permit active recreation land (i.e. area for playground and neighborhood park) to be comprised of greater than 25% environmentally sensitive areas. We are in support of this waiver request.
7. We are in support of the reconfiguration of the proposed pocket park with added frontage along the bump-out (at Roads B/C). The proposed reconfiguration avoids impact to prohibitive slopes and allows for the pocket park to directly connect to the proposed sidewalk that ties into a public community trail along Lot 18. That reconfiguration also results in the proposed facility to be more visible from the sidewalk at the intersection of Road B and C and from the paved community trail. However, we support our prior recommendation that the bump-out (at Roads B/C) could be eliminated to reduce impervious surface and to create more space for a pocket park.

The Fiscal & Recreation Impact Analysis states that there will be a total of 20.98 acres of usable open space which is more than the 9.89 acres of required usable open space. The total active recreation land is proposed to be 3.02 acres which complies with the requirements for playground and neighborhood park acreage. Proposed active recreation land includes the variable width paved trail (0.74 acres), future Greenridge Road trail (0.58 acres), 6-foot-wide nature trail (1.34 acres), and pocket park (0.36 acres). If the 6-foot-wide nature trail as depicted on the revised

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plan is not provided, the total active recreation land proposed would be 1.68 acres.

The Township should decide whether total active recreation land proposed would satisfy the standards for recreational open space.

8. We strongly recommend that the applicant provides a concept sketch of pocket park with proposed facilities for the Township to evaluate the extent of recreational facilities offered prior to the Conditional Use approval. More detailed design plan of pocket park will need to be submitted by the applicant with the land development application.

Trails

9. We support a newly proposed 6-foot-wide nature trail with a 20-foot easement from Road A to the proposed public community trail behind lots 10 -18 as it provides an additional recreation opportunity, serves as an alternate route to the proposed pocket park and creates an additional complete walking loop. A proposed grading plan would help the Township to determine the best placement of the nature trail to reduce the amount of disturbance and erosion to steep slopes.
10. Previously proposed 8-foot-wide private nature trails are now proposed to be 6 feet wide public trails with 20-foot-wide easements. We strongly suggest keeping the width of nature trails at 8 feet as previously proposed by the applicant.
11. 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 Greenridge Road residents.
12. As previously stated, we strongly discourage the proposed paved public trail between lot 2 and lot 3. The trail would infringe on the rear yard privacy of the neighboring residences and introduce additional impervious surfaces in a sensitive area of steep

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slopes. Since the existing driveway surface is not ADA accessible due to steep grades, we suggest providing wooden steps west of lot 4 (roughly in the location of the existing driveway) that would provide access from the proposed 5' wide sidewalk along Road A to the existing driveway/public trail. A proposed grading plan would help the Township determine whether this is a viable alternative for the paved public trail that is not intended to be ADA compliant.

13. The Applicant has added a 20' wide trail easement to be granted to Upper Uwchlan Township for the future Greenridge Road Trail. We recommend that the Township include a condition of Conditional Use approval that requires the Applicant to design, engineer, and construct a 6' wide paved trail along Greenridge Road as recommended in the Community Trails Master Plan and require a continuing offer of dedication to the Township.

X. 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 capacity is shown on Sheet 4 of the plan set.
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 indicate 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).

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review (3rd Review)

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- 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 of 14,400 GPD.

3. Ultimately, the above item numbers 1 and 2 will need to be formalized into a Developer's Agreement with the Township. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township. The design, sewage planning, permitting and construction shall be to the satisfaction of the Authority, Township and PaDEP.

It is our hope the Township finds these comments useful in their review of this conditional use application. 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)

Michael Crotty, Esq. Sienna Law (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)

David Schlott, PE - ARRO Consulting, Inc. (Via e-mail only)

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