



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 4, 2021

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 (2nd 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 October 4, 2021, outlining submitted items and requested waivers.
- 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 October 4, 2021
- Water Availability Letter from AQUA dated May 19, 2021.
- Fiscal & Recreation Impact Analysis Greenridge Development prepared by David C. Babbit & Associates, LLC and dated October 3, 2021.
- Response Letter from ESE Consultants dated October 4, 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.

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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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.

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. *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.*

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

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Lane would most likely not require disturbance of steep slopes, disturbance cannot be avoided with any connection to Greenridge Road.

9. 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. 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
- 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

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- 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.

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*

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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 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.

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Fiscal Impact Analysis

Section 162-9.H(4)(a)-(c) - This section requires analyses of potential impacts to Public Works, the Township administration, fire and emergency services, and police services. These sections require detailed analyses of the proposed development's impact on the Township's ability to provide these services, projected cost increases, and increases in staff and infrastructure demands, among other requirements. The submitted Fiscal Impact Analysis does not specifically address these considerations. The October 4, 2021 response letter from ESE Consultants requests that the Board of Supervisors authorize the use of the per capita multiplier method (as currently used in the submitted Fiscal Impact Analysis) as opposed to the methodology provided in the Fiscal Impact Handbook to address these concerns. Per the response letter, the per capita multiplier method "includes an analysis of annual operating expenditures for future residents based on the Township's four operating funds, which include nearly all of the Township's expenditures, including those listed above." While the Fiscal Impact Analysis submitted provides detailed information regarding impact to the four operating funds, and therefore to the services mentioned above, we recommend that at a minimum, a brief statement on the anticipated impact to each of these services should be provided.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

1. SALDO Section 162-9.H(2) – The traffic study has been revised to provide updated existing traffic counts conducted in October 2021, as well as revised trip generation to match the proposed number of residential units. Since traffic volumes have largely stabilized now that COVID-19 related shutdowns have been lifted for a significant time period, and since PennDOT is no longer requiring adjustments to existing traffic volumes, we support the use of the October 2021 traffic counts as a basis for the analysis.
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.

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3. SALDO Section 162-9.H(2) – Please verify the orientation of the traffic counts used in the traffic study at the intersection of Font Road and Greenridge Road/St. Andrews Lane. If revisions are needed, we do not believe this will impact the traffic study results appreciably.
4. 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. The submission includes a Greenridge Road Widening Exhibit, which shows the widening along the site frontage. This plan is conceptual in nature, and more detailed review comments and revisions will be determined during land development. Further, the need to widen the road should be reviewed in light of the existing topography along Greenridge Road and the overall character of the road.
5. 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.
6. SALDO Sections 162-30.A – The applicant is requesting 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 our review of the detailed vertical design information provided on sheet 9, please note the following:
 - a. The K-value for the sag vertical curve provided at approximately STA 8+50 should be revised to be 37 in order to provide 200 feet of stopping sight distance.
 - b. 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

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requested waiver. As such, at this time, we do not support the waiver to allow the 11 percent grade until this is examined further, and unless additional information is provided to justify the waiver.

7. SALDO Sections 162-32.F – During land development, please label all curb radii, which should be a minimum of 35 feet.
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 supports 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 162-33.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.
11. 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 is generally welcomed by the residents, especially in those areas where homes are located.
12. The existing on-site trail requires two midblock pedestrian crossings, as currently proposed. We recommend relocating the trail in the vicinity of the Road

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A/Greenridge Road intersection so that the pedestrian crossing occurs at the intersection. In addition, during land development, the plans should be revised to provide a crosswalk and appropriate advance warning signing at the remaining midblock trail crossing.

13. ZO Section 200-75.H(3) –The following comments are based on the sight distance profile information provided on sheet 13:
 - a. The sight distance line for left-turn vehicles looking ahead (i.e., to the north) should be placed in the center of the northbound Greenridge Road travel lane, 35 feet south of the proposed Road A centerline.
 - b. The sight distance line for left-turn vehicles looking behind (i.e., to the south) should be placed in the center of the northbound Greenridge Road travel lane, 45 feet south of the proposed Road A centerline.
14. 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.
15. 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.
16. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

The Applicant proposes to develop the property with 64 single family dwellings pursuant to the F-1 Flexible Development Overlay District. The proposed residential

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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 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(3)(b)[1] to permit dwellings and related improvements within areas of Precautionary Slopes;
- Section 200-107.D(3)(b)[2] to permit roads providing preliminary access to the lots in the development to be located in areas of Precautionary Slopes; and
- Section 200-107.D(3)(b)[4] to permit sanitary and storm sewer conveyances to be located in areas of Precautionary 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). We recommend that the Conditional Use Plan be updated to include the elements listed under § 200-107.E(1), including proposed grading and limit of disturbance.
2. We strongly discourage the proposed 6' wide private nature trail behind the back yards of proposed lots 26-29 and along the northern tract property line. The trail is proposed in the Steep Slope Conservation District with shallow soils and, if cleared, would be subject to severe 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.

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.

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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. The Conservancy would be glad to provide a model open space management plan for the Applicant's reference, if requested.

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 to be comprised of greater than 25% environmentally sensitive areas. We are in support of this waiver request provided that the proposed 6' wide private nature trail behind proposed lots 26-29 and along the northern tract property line is not to be included.
7. The location of the tot lot behind proposed lots 19 and 25 is not a suitable location for the following reasons:
 - a. The facility would be isolated, located a distance away from Road B and Road C where community surveillance will be difficult;
 - b. It is not ideal to place a tot lot at the rear of residential lots.

We suggest that the tot lot be relocated as close as feasible to the sidewalk at the intersection of Road B and Road C where it will be more easily monitored from Roads B and C and the paved community trail. A slight modification in the configuration of lot 19 (and/or lot 20) could provide a suitable area for a tot lot with a slightly smaller footprint. Alternatively, the tot lot could be located adjacent to the community trail north of lot 18. The bump-out (at Roads B/C) could be eliminated to reduce impervious surface and to create more space for a tot lot. The tot lot could be reduced to 0.5 acres (for example) in order to avoid impact to prohibitive slopes.

The Fiscal & Recreation impact analysis states that there will be a total of 21.0 acres of usable open space which is in excess of the 9.89 acres of required usable open space. The total active recreation land is proposed to be 3.29 acres which includes the variable width paved trail (0.74 acres), future Greenridge Road trail (0.58 acres), 8 foot wide cleared nature trail (0.91 acres), and tot lot and upland area (1.06 acres). If the 8 foot wide nature trail is not provided, the total active recreation land proposed would be 2.38 acres. In addition, if it is feasible to relocate and reduce the tot lot to 0.5 acres (for example), the total active recreation land proposed would be 1.82 acres. The Township should decide whether a tot lot with a reduced size and total

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active recreation land proposed would satisfy the standards for recreational open space.

Trails

8. We strongly discourage the proposed 6' wide private nature trail behind the back yards of proposed lots 26-29 and along the northern tract property line for reasons (in addition to the impact on steep slopes described above).
 - a. the trail could potentially infringe on the rear yard privacy of neighboring residences that have relatively short rear yards; and
 - b. the trail has no clear destination or purpose and is redundant with the existing driveway to be used as a public trail.

The Fiscal & Recreation impact analysis states that there will be a total of 21.0 acres of usable open space which is in excess of the 9.89 acres of required usable open space. The total active recreation land is proposed to be 3.29 acres which includes the variable width paved trail (0.74 acres), future Greenridge Road trail (0.58 acres), 8 foot wide cleared nature trail (0.91 acres), and tot lot and upland area (1.06 acres). If the 8 foot wide nature trail is not provided, the total active recreation land proposed would be 2.38 acres. The Township should decide whether the proposed recreational open space and trails, not including the nature trail, would satisfy the standards for recreational open space.

9. The proposed trail connection/emergency access along Lauren Lane promotes pedestrian and bicycle access between neighborhoods and facilitates access to the proposed tot lot. We support the Lauren Lane trail connection as a recreational asset for residents on Stonehedge Drive and Greenridge Road residents.
10. 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 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.

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11. 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.

VIII. 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).
 - **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.

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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)
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)
Brian Thierrin- Toll (Via e-mail only)
Michael Downs, PE - Toll (Via e-mail only)
Alyson Zarro, Esq., RRH&C (Via e-mail only)
Guy DiMartino, PE – TPD (Via e-mail only)
Justin Barnett, RLA – ESE (Via e-mail only)
David Babbitt, AICP (Via e-mail only)

HISTORICAL COMMISSION'S MOTION / RECOMMENDATION

Re: Toll Brothers – 100 Greenridge Road Conditional Use Application

From: Aaron Stoyack < >

Sent: Monday, October 25, 2021 11:30 PM

To: Gwen Jonik <GJonik@upperuwchlan-pa.gov>; Vivian McCardell < >; Jordan Staub < >

Subject: HC Motions tonight

Hello Gwen,

The following motions were approved by the Historic Commission at our meeting tonight in regards to the Toll Brothers Greenridge Development. These take the form of recommendations to the Board of Supervisors. Let me know if you have any questions.

Best,

Aaron

- 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
- 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





Ludwigs Corner Fire Company

1325 Pottstown Pike
Glenmoore, PA 19343

(610) 458-8479

www.ludwigscornerfire.com

Dear Gwen,

Jeff and I have reviewed the plans for 100 Greenridge Road. After review, we are pleased with the road and lane widths. We did notice nothing yet as hydrant placement. We are requesting 3 hydrants for the development. First one would be at the intersection of Greenridge Road and Road A. It can be used as a water source for the 4 new homes in the bottom and up and down Greenridge Road. Second one would be at the intersection of Road A and Road B. Last one would be at Road A and Road C. NFPA recommends hydrants every 600-800 feet. Its Approximately 650 feet from the corner of lot 8 to the corner of lot 21. This is one of the reasons we are asking for 1 at each intersection. Also, it allows for access for the residents to get to intersection of Road A and Road C in the event of an emergency in the cul-de-sac. Our fire apparatus in the case of an emergency, won't have a large amount of 5inch hose on the ground blocking the lanes of travel.

Thank You,

Ross Trego

Fire Chief

Ludwig's Corner Fire Company