

Draft List of Proposed Conditions for Wayne Glen Conditional Use Application

February 17, 2014

Approval of the Conditional Use Application for development of 104 new, age-targeted residential units, including XX townhouses and XX carriage homes and XX,XXX square feet on non-residential space.

The R-1 portion of the tract includes X,XXX square feet of total impervious cover and X,XXX square feet of porous paving.

The O Office portion of the tract include X,XXX square feet of impervious cover, X,XXX square feet of porous paving and XXX square feet of green roof area.

Impervious Cover

1. The stormwater management system shall be designed to include an additional 20,400 square feet (200 square feet per unit) or more of impervious cover to account for future decks, patios and walkways for the residential units. (Will site appropriate section of Code)

Design

2. All residential units shall be provided with stone, brick or cement board siding. Neither vinyl nor aluminum siding may be used. 5. At least 50% of the residential units shall be provided with the option of either an elevator or a first floor master bedroom. (In accordance with the definition of age-targeted housing as defined in Section of the Code)
3. The office buildings on the O Office portion of the site shall be set back from the existing road rights of way a distance not less than the proposed height of the office buildings (In accordance with Section ____).

Parking

4. Each residential unit shall provide a minimum of 2 garage or 2 driveway parking spaces. (Applicant shall apply with Section of Code)
5. Visitor parking spaces shall be provided at a rate of .5 spaces per unit and shall be located such that at least one visitor parking space is within a (100?) foot walk of each unit's front door. (Need PC Feedback)

Roadways

6. All interior roads shall be owned and maintained by the Homeowners Association of Wayne Glen. (STAFF MEMO)

Access

7. Wayne Glen shall be accessed by a through road that connects with the existing roadway through ??? Swedesford Road and Old Eagle School Road, shown as Road A on the Conditional Use Plans. (STAFF MEMO) (Clean up)
8. No new roadways or driveways may access Walker Road, except one limited access emergency driveway.
9. One emergency access road shall be provided from Walker Road to the development site. (STAFF MEMO)

Pedestrian Treatment

10. A sidewalk shall be provided along the frontage of Swedesford Road.
11. Walkways shall be provided along the frontages of Walker and Old Eagle School Road.
12. The walkway along the Old Eagle School frontage shall extend across the section of Old Eagle School owned by the Friends Meeting. (STAFF MEMO)

During-Construction Stormwater Management

13. The applicant will be responsible for any damage to adjoining homes caused by stormwater water impacts of construction during the period of construction and for a two year period after completion of any stormwater facilities on any part of the property, including all construction in the residential and commercial areas of the tract.

Permanent Stormwater Management Performance Standards

14. The SWM system designed and built by the applicant shall be maintained to achieve the following performance standards:
 - The stormwater management system shall recharge the runoff generated during the 2 year/24 hour storm for X,XXX square feet of impervious cover, as required by Section ???.
 - The stormwater management systems shall exceed rate control requirements of Section 174 by at least 50% for runoff generated by X,XXX square feet of impervious cover, as required by Section ___.
 - The stormwater management system shall provide a 20% reduction in pre-development flow rate for the 100 year design storm at Walker Road based on methodology typical in the industry for modeling storm water.
 - The volume of stormwater generated during the 100 year storm will be managed on-site to prevent the overtopping of Walker Road during such storm events and that neither the 100 year storm or a cloudburst (2.7 inches in an hour) will overtop Walker Rd and that all structures will be designed accordingly.
15. The applicant will replace the existing culvert at Walker Road with a culvert consistent with the design identified in the Trout creek Study of 2007.

16. The applicant will install instrumentation at the time of construction that will measure the rate of water entering the property at the upstream limit of the property and the rate of water exiting the property near Walker Road.

Regional Detention Basin

17. The Regional Detention basin shall be owned and maintained by the homeowners association of Wayne Glen.
18. Details of annual basin maintenance requirements and costs shall be identified in a maintenance and operations plan, which shall be submitted and approved by the Township Engineer during land development. (In accordance with Section ___ of the Code)

Sanitary Sewer

19. Wayne Glen shall be served by public sanitary sewers. No on-site systems shall be permitted.
20. A right of way for access and maintenance of the sanitary sewer system shall be provided.
22. The applicant shall perform a televisual inspection of the existing sanitary sewer through the project to determine its condition. Should the Township Engineer determine the condition of the sanitary sewer system, including manholes, is inadequate with regard to structural integrity, alignment, and/or water tightness, the sanitary sewer shall be replaced, or sufficient repairs made to the satisfaction of the Township Engineer. Repairs may include but are not limited to replacement, pipe lining, grouting, manhole lining, exterior manhole sealing or other repairs as approved by the Township Engineer
23. Vehicular access to the manholes must be provided to the satisfaction of the Township Engineer to facilitate routine maintenance and repair of the sanitary sewer system.

The following items shall be addressed during land development.

- Roadway widths shall not be less than XX feet, and shall require a waiver of SALDO Section ___.
- Turning radii shall not be less than XX and shall require a waiver of SALDO Section ___.
- Mountable curbs may/may not be used, and shall require a waiver of SALDO Section __ (if used).
- Curbing shall be provided along all new streets and alternative curbing material shall require a waiver of SALDO Section ___.
- Sidewalks shall be provided along both sides of Road A.
- No access driveway or new roadway may be located less than XX feet from the intersection of Old Eagle School Road and Swedesford Road.
- The Natural Features Plan shall show all trees greater than 24 inches in caliper on the tract.