

Wayne Glen Draft Conditions – Arcadia responses

As discussed with Township staff on TUESDAY, 3/18/14, 9AM - FOR DISCUSSION PURPOSES ONLY
Conditions below are a working draft for discussion purposes and still subject to future revision.

Draft List of Proposed Conditions for Wayne Glen Conditional Use Application

LIST PROVIDED BY MATT BAUMANN 2/17/14

- A. The Planning Commission recommends approval of the Conditional Use Application made by Arcadia Tredyffrin, L.L.C. pursuant to the Trout Creek Stormwater Overlay District provisions of the Code for development of 104 new age-targeted residential units, including 59 townhouses and 45 carriage homes on a Residential parcel and not more than 240,000 square feet of non-residential development on an adjoining Non-residential parcel as more particularly shown on plans and other documents submitted in support of the Application (“the Development”) and subject to the conditions that follow.
- B. Land development approvals for the residential and non-residential uses in the Development may be pursued by Applicant in separate phases (“residential phase” and “non-residential phase”, respectively); each phase will be subject to these conditions independently.
- C. The non-residential phase in the P Professional portion of the Development for which approval is recommended has always been understood to be a placeholder until a permitted use and user and, likely a modified layout of buildings, parking and related improvements has been determined. Accordingly, land development plans for any modified layout of the approved non-residential phase shall meet all requirements of the Trout Creek Stormwater Overlay District.
- D. It is understood that the specific quantities referenced in the conditional use plans may change by reason of land development and/or third party approval and permitting processes
- E. The Applicant seeks waivers from various Subdivision and Land Development Code provisions which waivers, although considered by the Planning Commission in recommending approval of the Conditional Use Application for the Development, are not being granted with approval of the conditional use application and may only be granted with an approval of a land development plan.

CONDITIONS OF APPROVAL:

Impervious Cover

1. The stormwater management system for the residential phase of the Development shall be designed to include an additional 20,800 square feet (200 square feet per unit) or more of impervious cover to account for future decks, patios and other outside paving for the residential units as required by 208-163 B(3).

Design

2. All residential units shall be provided with stone, brick or cement board siding, stucco or like materials. Neither vinyl nor aluminum siding may be used. At least 50% of the residential units shall be

provided with the option of either an elevator or a first floor master bedroom as required by 208-162 B(2) and 208-6 (definition of age targeted housing).

3. Building(s) in the non-residential phase on the P Professional portion of the site shall be set back from the existing road rights of way a distance not less than the proposed heights thereof as required by 208-163 A(1).

Parking

4. Each residential unit shall provide a minimum of 2.5 parking spaces as required by 208-103 C(2) and 181-50 B(4)(b).

Roadways

6. All interior roads within the Residential parcel shall be owned and maintained by the Homeowners Association of Wayne Glen. All interior roads within the non-residential parcel will be owned and maintained by the owner of the non-residential parcel.

Access

7. Development of the non-residential phase shall be conditioned upon a connection between Old Eagle School Road and Swedesford Road via Road A through Brandywine as shown on the plans or a direct access to Swedesford Road on the frontage of the Non-residential parcel.

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. Pedestrian Treatment

10. A sidewalk shall be provided along the frontage of Swedesford Road.

11. A public walkway shall be provided along the frontage of Walker Road along the top of the dam, if permitted by the DEP. Public pedestrian access shall be provided from the corner of Old Eagle School Road and Walker Road over the internal walkway network so that a pedestrian may walk around and to the west and south of the adjacent properties owned by the Valley Meeting, back to Walker Road.

During-Construction Stormwater Management

13. The applicant shall be responsible for the reasonable cost of repair of any physical damage to adjoining homes if and to the extent caused by stormwater water impacts directly resulting from the Applicant's construction both during construction of and for a two year period after installation of the stormwater facilities for the residential phase. The non-residential land development applicant shall be responsible for the reasonable cost of repair of any physical damage to adjoining homes if and to the extent caused by stormwater water impacts directly resulting from the non-residential land

development applicant's construction both during construction of and for a two year period after installation of the stormwater facilities for the non-residential phase.

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, as required by Code Section 208-161 A(3)(a).
- The stormwater management systems shall exceed rate control requirements of Section 174 by at least 50% for runoff generated, as required by Code Section 208-164 A.
- 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 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 2010 or as otherwise approved by the Township.

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 as required by 208-150 A(11)(e).

Sanitary Sewer

19. Wayne Glen shall be served by public sanitary sewers. No on-site sanitary sewage systems shall be permitted.

20. 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 repaired to the satisfaction of the Township Engineer or replaced, if necessary. 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

21. An access easement for vehicular access and maintenance to the manholes and trunk line located in the existing sewer easement shall be provided to the satisfaction of the Township Engineer to facilitate routine maintenance and repair by the Township of the existing sanitary sewer facilities owned by the Township.

ENGINEERING CONDITIONS (PROVIDED 3/11/14) (responses not yet discussed with the Township engineer)

1. Required Permits (for each Phase)

a. For each phase, the Third party permits (PADEP, CCCD, PennDOT, if necessary) shall be obtained prior to Final Land Development approval; at a minimum these include the following:

- i. NPDES Permit
- ii. Chapter 105/106 permits related to the proposed dam and stream crossing
- iii. PennDOT HOP (if necessary)

b. Township Permits

- i. Stormwater and Grading permit shall be obtained prior to Final Land Development approval, to be integrated into final land development approval.
- ii. Road Opening Permit to be integrated into final land development approval.
- iii. Sewer Connection Permit to be integrated into final land development approval.

2. Township Sanitary Sewer Trunk Line Access.

- a. Access shall be provided to the Township's sanitary trunk line on both the eastern and western sides of the stream channel. To ensure adequate access during flooding conditions access points shall not be located on the dam embankment.
- b. The access shall be shown on the Conditional Use Plan for review and approval by the Township Engineer and Public Works Department

3. Stormwater

a. The on-site stormwater management features shall maintain positive storage (storage below the lowest outlet) adequate to store the entire runoff volume from the two-year storm:

b. All proposed bio-retention management BMPs used to provide the two-year storage volume shall be equipped with a monitoring well located at an elevation equal to the bottom of the provided two-year storage. The monitoring well shall be accessible by the Township to ensure that the storage is empty due to infiltration within a 72 hour period

following a storm event.

- i. If it is determined that the systems are not able to provide adequate drawdown in 72 hours following a storm event, additional infiltration BMPs shall be provided on-site within the same POI to provide an amount of storage equal to that of the system in question. If needed, these additional BMPs shall not impact the required rate control of the proposed regional basin. These additional BMPs shall also adhere to the Township's loading ratio criteria.

c. The on-site stormwater management features shall maintain peak flow reductions at

- each POI equal to 50% of the baseline peak rate reductions of Chapter 174.
- d. All portions of the site which bypass the proposed stormwater management systems shall be maintained in a meadow condition.
 - e. A detailed planting plan shall be prepared prior to final land development approval that details the soil preparation, seeding methods, seeding mix, and planting plan for all stormwater features, bypass areas and the regional basin.
 - f. All off-site areas which are contributory to the site shall be conveyed to the stream in a manner that creates no impacts (flooding, erosion or other impacts) to adjacent properties.
 - g. The site shall be equipped with monitoring equipment the details of which are to be determined.
 - h. The applicant shall prepare an executive summary of the site's stormwater compliance with reference to the Township Ordinance, TCO Ordinance and current state standards.
 - i. A detailed soil erosion and sediment control and construction sequencing plan shall be provided prior to the issuance of a Township Stormwater and Grading permit.
 - i. All proposed stormwater management features shall maintain a two foot thick layer of native soil during construction.
 - ii. During construction it is expected that the bioretention areas will collect silt. After the contributing drainage area is stabilized, these bio-retention areas will be de-silted and brought to their final grade. All systems should not be brought to grade until the drainage area to the basin is fully stabilized.
 - iii. The proposed infiltration BMP areas shall be clearly field demarcated to prevent any potential compaction due to construction activities.
 - iv. Confirmatory infiltration testing in accordance with the PA BMP Manual shall be conducted at the proposed bottom elevation of all bio-retention areas. Documentation of this testing shall be provided to the Township.
 - v. If infiltration testing does not meet the original design values, the applicant shall redesign the impacted stormwater features in order to ensure drawdown and provide on-site compensatory areas.

4. Operations and Maintenance

- a. A detailed operation and maintenance plan shall be prepared for review by the Township prior to a final land development approval.
- b. The HOA shall be responsible for the operation and maintenance all stormwater facilities within the town home and carriage home (POI #1 and #2) portions of the site.
- c. The owners and operators of the professional portion of the site shall be responsible for the operation and maintenance of all stormwater facilities within the professional portion of the

site.

- d. All property owners shall receive a simplified educational packet detailing the property's stormwater management features.
- e. No sand or cinders shall be used for winter road treatment and no landscaping materials shall be stockpiled on the roadway.
- f. The HOA shall ensure that the regional basin be inspected on a bi-monthly (once every two months) basis during the initial year of operation. The HOA shall hire a professional engineer to inspect the dam in compliance with DEP requirements. The regional basin shall also be inspected after every storm with more than one inch of rainfall over a 24 hour period during the initial year of operation.
- g. Annual inspection reports completed by a Professional Engineer shall be provided on April 1. The reports shall document any major and all routine maintenance on the regional basin and all private stormwater facilities. The report shall include a list of any outstanding maintenance items.
- h. At all times the HOA shall maintain up to date contact list with the Township with the responsible parties for operation and maintenance

5. Geotechnical

- a. RESERVED