

Wayne Glen Draft Conditions – Arcadia responses

As discussed with Planning Commission on Thursday 3/20/14. Engineering conditions modified based on discussion with Township Engineers and reviewers on 4/3/14. Further modified after staff meeting on 4/8/14. [Further modified after 4/28 PC Mtg and 5/6 staff mtg.](#) - 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. As required by Section 208-150 (11)(a), Conditional Use approval is granted for the general layout of roads, buildings, parking and stormwater management facilities as shown on Exhibit ###. Any significant change shall require a revised conditional use approval.
- 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.g. impervious cover, sizes of specific storm water facilities and infrastructure, etc.)
- 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 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, external insulation finishing systems (EIFS), nor aluminum siding may be used.

3. 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). All carriage home footprints shall offer a first floor master bedroom.

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). The .5 parking spaces per residential unit to be considered guest parking shall be provided with the on-street parallel parking bump-outs shown on the plans. During land development, Applicant shall explore whether and how the location of the guest parking portion of this requirement may be adjusted to maximize convenient use of such spaces by the residential units.

Roadways

5. 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

6. 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; provided however, that if the Road A connection cannot be made, then A) the land development plans shall include an additional emergency access on the residential parcel from the northern end of Road C to Old Eagle School Road and B) a direct access to Swedesford Road on the frontage of the non-residential parcel shall be designed and installed with development of the non-residential parcel

7. No new roadways or driveways may access Walker Road, except one limited access emergency driveway.

8. One emergency access road shall be provided from Walker Road to the development site.

Pedestrian Treatment

9. A path shall be provided along the top of the proposed dam along Walker Road, [if permitted by DEP](#), and shall tie into the internal pedestrian network to allow pedestrian access to Road A through the residential phase. Sidewalks within the public rights of way of both Old Eagle School Road and Swedesford Road adjacent to the non-residential parcel shall be provided when that parcel is developed. In the event that the residential phase should commence before the non-residential phase, escrow for these sidewalks on the non-residential phase shall be provided with the escrow for the residential phase, and these non-residential phase sidewalk escrow amounts shall not be released until after these sidewalks have been constructed.

During-Construction Stormwater Management

10. 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

11. 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 and a 5% reduction in predevelopment flow rate for the 2 year design storm at Walker Road based on methodology typical in the industry for modeling storm water, as required by 208-161 A(3)(c).
- 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.

12. During land development, pervious paving on Road D between the intersections of Road B and Road E will be converted to impervious paving and the requisite permeable paving or stormwater management necessary to replace this section of permeable paving will be provided elsewhere on the site. Demonstration of compliance with the required stormwater management shall be provided during land development.

~~12~~13. 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 Engineer and DEP.

Regional Detention Basin

~~13~~14. The Regional Detention basin shall be owned and maintained by the homeowners association of Wayne Glen.

[1415](#). Additional details of annual basin operations and maintenance requirements and costs shall be in a modified operations and maintenance plan, which shall be submitted and approved by the Township Engineer during land development.

Sanitary Sewer

[1516](#). Wayne Glen shall be served by public sanitary sewers. No on-site sanitary sewage systems shall be permitted.

[1617](#). 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

[1718](#). 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.

[1819](#). Lot area calculations shall be modified if and as required pursuant to 208-6 B and 208-163 B(2) to reflect any changes made to plans during land development.