Crebilly Farm
Residential Development

Development Discussion / Engineering Review

January 24, 2017
OVERVIEW

1. Overview of Applicable Laws - Compliance
2. Site Layout and Design
3. Stormwater Requirements
4. Lessons Learned - Large Scale Developments
5. Recommendations
APPLICABLE LAWS AND STATUTES

- **Zoning (§170)**
  - A/C - Agricultural/Cluster Residential District (§170-500)
    - §170-501.C.2 - Residential development, in accordance with the provisions of the flexible development procedure.
  - R-1 - Residential District (§170-600)
    - §170-601.C.1 - Residential development in accordance with the provisions of the flexible development procedure.

- **Flexible Development (§170-900) (Opted by Toll)**
  - Permitted Uses (§170-903)
    - Single-family detached dwellings
    - Multifamily dwellings, including four-family dwellings and townhouse or single-family attached dwellings.
COMPLIANCE WITH TOWNSHIP CODE

- **Density Standards (§170-904, §170-1519)**
  - Gross Area: 322.36 Acres per Plan, no deed or outbounds
  - §170-1519(a) – Regional Utility Easements: 0.00 Acres
  - §170-1519(b) – Existing Street Right-of-way: 8.50 Acres
  - §170-1519(c) – 75% of Land Area:
    - Floodplain: 14.16 Acres x 75%, 10.62 Acres
    - Slopes >25%: 1.47 Acres x 75%, 1.31 Acres
    - Wetlands: 11.29 Acres x 75%, 8.47 Acres
  - 170-1519(c) – 25% of Area of Seasonally (sic.) high water table:
    - 13.07 Acres x 25% = 3.26
  - Adjusted Tract Area: 290.20 Acres
COMPLIANCE WITH TOWNSHIP CODE

- Design Standards (§170-905)
  - Parking (§170-1700)
  - Lighting (§170-1514)
  - Screening (§170-1508)
  - Signs (§170-1800)
  - Landscaping (§170-1507)
  - Open Space (§170-907) – 193.42 Acres – 60% Fixed, 10% Subject to change (roads – SWM basins – per net lot area)
  - Access and Traffic (§170-503.C & §170-1510)
  - Interior Circulation (§170-1513)
SITE LAYOUT AND DESIGN

- Lot Yield Analysis – “The Count”
- Not permanent and subject to change
- Minimize Cul-de-Sacs
- Site Access, Proposed Access – Possible Accesses
- Active Recreation Layout is subject to change
- Lot size and configuration – Previous Lot Adj. Plans
- Provisions for Future Sanitary Sewer Easements
- Adequate parking areas
- Community areas /open space connectivity
- Pedestrian safety / school bus stops / cyclists
- Description of Out Parcels – Future Ownership? In HOA?
COMPLIANCE WITH STORMWATER §149-144

- Act 167 Plan
- National Pollutant Discharge Elimination Program Permit
- Municipal Separate Storm Sewer System
- §149-144 – Storm Reduction Requirements – Volume
- §149-144 – Water Quality Requirements
- §149-144 – Environmental Buffers per Code
- Required Permitting for Project
Natural Stormwater Path Preservation
NATURAL / STORMWATER PRESERVATION

- Minimize stream crossings - disturbances
- Minimize grading where possible
- Provide natural buffers between streams and site
- Preserve Trees where applicable
- Considers future MS4 goals from site
- Minimize impervious surface, sidewalk shown on both sides
LESSONS LEARNED FROM LOCAL DEVELOPMENTS

- Site Layout is not Final
- Provisions for future accessory uses, deck, pools, sheds, should be made during application process
- Individual lots should be capped at maximum area, bulk and setback dimensions.
- Most regional sites have sidewalks on one side
- Evaluate adjacent infrastructure for improvements
LESSONS LEARNED FROM LOCAL DEVELOPMENTS

- Building Footprints should be fixed within a building setback line
- Consider for future connections to adjacent trails, sewer, streets and utilities
- Clearly define expectation for dedication items
- Site layout to be in harmony with exiting grades and waterways
- Maximize Buffers and Screening to Development
RECOMMENDATIONS

- Provide responses to our 12-9-2016 Letter
- Consider imposing maximum area, bulk and setbacks for individual lots
- Consider approval application for use, but not final site layout, allow the land development process to work
- Consider sidewalk on one side of proposed streets
- Grant Township MS4 Authority for Future Basins Upgrades
- Connect to Public Sewer
- Minimize the use of Cul-de-Sac Streets
- Consider improvements to New Street and W. Pleasant Grove Road