

Proposed Wawa Food Market - Stowe
List of Waivers Requested from West Pottsgrove Township
617 Old Reading Pike & Grosstown Road
Stowe, PA 19464
West Pottsgrove Township, Montgomery County, PA
PC211326
January 12, 2024
Revised February 20, 2024

Waiver Request Letter with Justifications

1. **SALDO §301.2 and §301.3 – A waiver is requested from the requirements that the presentation of preliminary plan and final plan each be considered as separate submissions.**

The proposed development is designed based on the preliminary and final plan requirements; therefore, the applicant is requesting the Township combine Preliminary and Final review and approval.

2. **SALDO §411.5.A – A waiver is requested from the requirement that proposed grading shall be setback at least three (3) feet from the property lines, where zero (0) feet is proposed.**

This waiver is requested for the grading along the northern property line near the existing Schuylkill River Trail parking area. The Site is very flat and therefore the additional three (3) feet is needed to tie in the proposed grading.

3. **SALDO §415.1.A – A waiver is requested from the requirement that sidewalks and border areas are required on both sides of the street within the ultimate right-of-way, where sidewalk and border areas are only proposed along a portion of Grosstown Road.**

Sidewalk is proposed along part of Grosstown Road to provide connection to the Schuylkill River Trail parking area to the proposed Wawa. Southbound Grosstown Road leads to an interchange with PA-422 and continuing the proposed sidewalk would create an unsafe travel way for pedestrians to walk. Further, due to existing infrastructure, there is not enough room within the Ultimate ROW along Old Reading Pike to install sidewalk.

4. **SALDO §431.2.A – A waiver is requested from the requirement that a minimum driveway length of fifty feet, where a driveway length of fifteen (15) feet on Grosstown Road and twenty-five (25) feet on Old Reading Pike measured from the road ultimate right-of-way line to the internal driveway intersection is proposed.**

The proposed entrance and exit driveway radii are designed to provide safe ingress/egress of passenger vehicles and facilitate truck maneuvers, thus requiring larger curb radii. Also, the Ultimate right-of-way along Grosstown Road measures approximately twenty-seven (27) feet from the existing edge of pavements, thus providing a full driveway length of forty-two (42) feet from the edge of existing pavement. While the proposed driveway lengths are less than required, the internal drive aisles provide ample room for ingress and egress to and from the site.

5. **SALDO §431.5.A – A partial waiver is requested from the requirement that parking lots with a capacity of forty-one (41) to one hundred (100) cars shall require a planting strip around the perimeter and an additional ten percent planting areas within the perimeter of the lot, where three (3) percent of planting areas are proposed within the parking area.**

This waiver is requested to permit less shaded area (3.0%) within the parking area than required (10%) due to limited area for planting and site/utility conflicts. However, other heat island mitigation methods are proposed on site such as a high reflectance roof on the building and canopy and specifying concrete, a material with a high reflectance value, for the parking spaces closest to the building.

6. **SALDO §434.2.C(1) – A waiver is requested from the requirement to provide a ten (10) foot wide buffer planting area along all property lines and external street boundaries of the site, where a buffer planting area width of three (3) feet is proposed.**

This waiver is requested along the northern property line near the existing Schuylkill River Trail parking area as the Site geometry and proximity of the trailhead parking lot on our property does not allow space to provide a ten (10) foot wide buffer planting area.

7. **SALDO §434.5.C – A partial waiver is requested from the requirement that each planting island shall contain at least one shade tree plus shrubs and groundcover cover the entire area, where shrubs and groundcovers are provided, however the trees are placed in other areas of the site.**

This is a partial waiver for the location of the requested trees as they are provided on the site, but not within each planting island due to conflicts with the proposed lighting and proximity to the proposed underground storage tanks.

Additional Waivers Requested per Van Cleef's review letter of the Preliminary/Final Subdivision and Land Development Plan Application, dated 02/12/24:

8. **SALDO §408.1.F – A waiver is requested from the requirement that the removal of trees over six inches in caliper inches for reasons stated in Section 408.1D, shall be replaced with approved trees of 2.5-inches caliper at a rate of two (2) new trees to one (1) tree removed.**

Keeping the existing trees over six inches in caliper would prohibit the development of the Site. Further, there is limited planting area available around the site to meet the required replacement ratio due to conflicts with proposed utilities and to maintain safe sight distance at the proposed driveways.

9. **SALDO §432.1.A – A partial waiver is requested from the requirement that curbs shall be installed along all existing and proposed public streets within the right of way, private streets, common driveways, and common parking areas.**

Curb exists along the frontage of Grosstown Rd. however it does not exist along Old Reading Pike. This partial waiver is being requested to not install curb along a small portion of the Old Reading Pike frontage as there is an existing stormwater pipe under the existing edge of pavement.

10. **SALDO § 434.3.B.1. – A partial waiver is requested from the requirement that trees shall be planted at a rate of at least one tree per 40 linear feet of frontage or fraction thereof. Trees shall be distributed along the entire frontage of the property.**

This is a partial waiver for the location of the requested trees as they are provided on the site, but not distributed along the entire frontage of the property. They are instead clustered to provide ample sight lines to the proposed pylon signs.

11. **SWO §301.R – A waiver is requested from the requirement that a riparian corridor conservation easement shall be granted to the Township including a minimum of twenty-five (25) feet surrounding any wetland or further required by the Floodplain Conservation District.**

The proposed improvements will remove the existing wetland on the site which will be permitted with a Joint 105 Wetland Encroachment Permit through ACOE and PADEP and wetland banking credits have been purchased to replant the wetland in a more suitable location in Pennsylvania. Avoidance of the wetland is not feasible given its location on the Site. Further, it has been deemed an isolated wetland and its removal should not have a negative impact on the surrounding watershed.

12. **SWO §308.F(2) – A waiver is requested from the requirement that the removal of more than five (5) largely mature trees and/or trees (i.e., 6-inch caliper or greater) are removed, they shall be replaced at a rate of two (2) 1-inch caliper trees per 6-inch caliper tree removed.**

Keeping the existing trees over six inches in caliper would prohibit the development of the Site. Further, there is limited planting area available around the site to meet the required replacement ratio due to conflicts with proposed utilities and to maintain safe sight distance at the proposed driveways.

13. **SWO §307(C)(2) – A waiver is requested from the requirement that storm sewers shall have a minimum inside diameter of 15-inches and only reinforced cement concrete pipe or smooth-bore corrugated polyethylene pipe shall be used.**

The proposed yard drain (YD-01) along the northern property line will sufficiently convey stormwater with an 8-inch pipe. Further, the proposed building roof and canopy drains will use a minimum pipe size of four (4) inches as well. Further, the roof and canopy drains will use polyvinyl chloride (PVC) pipe in lieu of polyethylene pipe, as is a common practice to convey building drainage.