



March 22, 2018

Mr. Ed Ritti  
Berkshire Hathaway Fox & Roach Brothers  
100 Deerfield Lane, suite 140  
Malvern, PA 19355

Reference: St. Rose of Lima Athletic Fields  
Potential Development

Dear Ed:

We have been able to finalize our thoughts as to the development potential of the athletic fields currently owned by St. Rose of Lima Catholic Church. Recall these athletic fields exist on the east side of Prospect Avenue in Upper Gwynedd Township. The site is zoned R-2 Residential, which requires a minimum lot area of 1/2 acre, as well as a minimum lot width of 120 feet measured along the right-of-way line. We have completed a sketch of a potential development scheme meeting these ordinance requirements and have attached that sketch to this letter. It appears that five lots can be created, which exceed the minimum ordinance requirements. Further thoughts are as follows:

1. Water Supply – North Wales Water Authority operates the public sewer system in the area. North Wales Water has a public main running within the bed of Prospect Avenue, albeit on the west side of the roadway. The main appears to have sufficient capacity to serve any proposed new single-family homes.
2. Sanitary Sewer – Upper Gwynedd Township operates a public sewer main which runs in the bed of Prospect Avenue. The subject parcel appears to be captured within the Upper Gwynedd Township Sewer Service area identified on the attached map. I do point out that the site falls within the Upper Gwynedd Township “East Interceptor” drainage area. The PA DEP and Upper Gwynedd Township have been wrestling over certain inflow and infiltration issues in this interceptor during the last number of years. Upper Gwynedd Township has been making repairs to the interceptor, although PA DEP has them on a short lease. Capacity exists; however, the DEP has been requiring any new connections to this interceptor requires a full sewage facilities planning module application.
3. Stormwater – The site appears to fall topographically from Prospect Avenue to the east. Any new development of these lots would require the builder to install stormwater management facilities to mitigate any adverse impacts of increased impervious surface to the watershed.

March 22, 2018

Mr. Ed Ritti

Berkshire Hathaway Fox & Roach Brothers

Reference: St. Rose of Lima Athletic Fields  
Potential Development

4. Road Improvements – The Upper Gwynedd Township Subdivision Land Development Ordinance provides the Township with the ability to require widening, curbing, and sidewalk along the existing road upon which a new subdivision fronts. I would, however, point out that Prospect Avenue is not improved to this extent nowhere else along its length. Therefore, waivers may be justified.

Please feel free to contact me with any questions you may have regarding this matter. I look forward speaking to you soon

Sincerely,

Timothy P. Woodrow, P.E.  
President  
Woodrow & Associates, Inc.

TPW/del

Enclosure