

REQUESTED WAIVERS – January 17, 2025
KEYSTONE TRADE CENTER – AREA 3 DEVELOPMENT

THE FOLLOWING WAIVERS ARE REQUESTED FROM FALLS TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE, DATED 6-28-2001, AMENDED IN ITS ENTIRETY 12-4-2018:

- A. From the provisions of §191-31(A), which requires collector streets to be constructed with a minimum thirty-six-foot (36.0') cartway and curbs;**

A waiver is requested from providing the thirty-six-foot (36.0') cartway width to provide thirty-two-foot (32.0') wide street cartways. As part of the proposed development, the thirty-two-foot wide cartways help to reduce on-site impervious for post construction stormwater development purposes. Vehicle turning diagrams will be provided to the Township Engineer's office to assure the smaller centerline radius provides adequate maneuverability.

- B. From the provisions of §191-52.1.B(3)(b)[1], which requires 70% of areas with steep slopes of 15% to 25% to be preserved as resource protected land;**

A waiver is requested from preserving 70% of areas with steep slopes of 15% to 25%. As part of the proposed development, the existing borrow pits contain man-made steep slopes which will be removed for the construction of buildings A to I.

- C. From the provisions of §191-52.1.B(3)(b)[2], which requires 85% of areas with steep slopes greater than 25% to be preserved as resource protected land;**

A waiver is requested from preserving 85% of areas with steep slopes greater than 25%. As part of the proposed development, the existing borrow pits contain man-made steep slopes which will be removed for the construction of buildings A to I.

- D. From the provisions of §191-52.1.B(4)(b)[2], which requires no more than 50% of woodlands which are not located in environmentally sensitive areas to be altered, regraded, cleared, or built upon;**

A waiver is requested from preserving 50% of woodland areas not located in environmentally sensitive areas. As part of the proposed development, the woodlands will need to be disturbed for the construction of buildings A to I.

- E. From the provisions of §191-78.C(2), which requires various existing features to be shown within 200 feet of the land to be developed;**

A partial waiver is requested from providing all existing features within 200 feet of the land to be developed. Existing features are sufficiently shown immediately beyond the proposed property boundaries and driveway connections to Sorrells Blvd, S. Port Road, and Sinter Road.

REQUESTED WAIVERS – NOVEMBER 23, 2021
KEYSTONE TRADE CENTER – PHASE 2 DEVELOPMENT

THE FOLLOWING WAIVER IS REQUESTED FROM FALLS TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE, DATED 6-28-2001, AMENDED IN ITS ENTIRETY 12-4-2018:

1. From the provisions of §191-37(E), which requires no less than a five-foot radius:

A waiver is requested from providing a five-foot radius on the curb islands located at the security gate. Due to the size of the security entrance, a three-foot radius is provided between lanes.