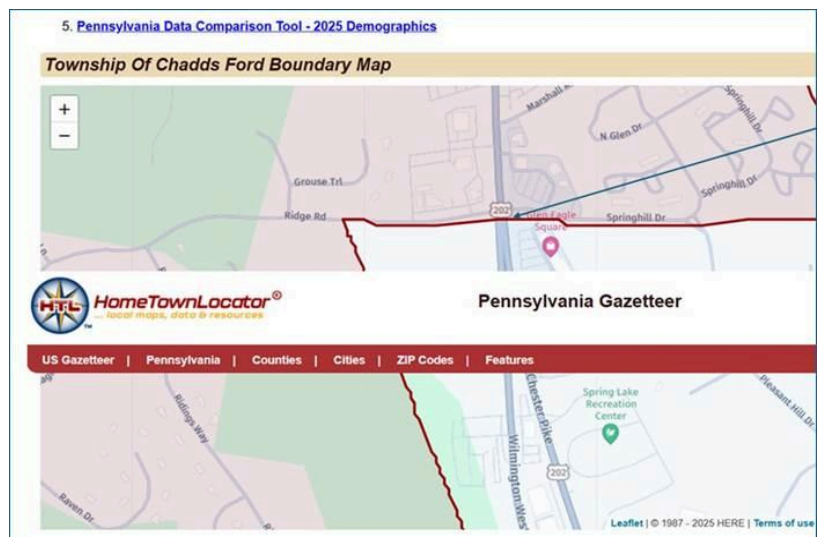
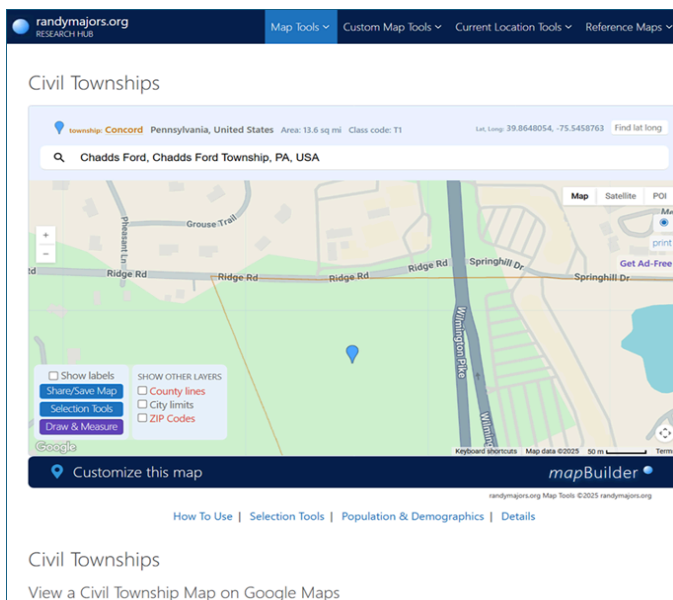


TO: Concord Township Planning Commission
FROM: Save Ridge Road Chadds Ford Residents www.save-ridge.org
RE: Concerns Regarding Concord Acquisition LLC Application for Subdivision/Land Development Review and Conditional Use Application
DATE: October 13, 2025

We are a group of over 400 residents of Chadds Ford Township, which is a contiguous municipality to The Shoppes at Concord proposed development. Our numbers are growing daily. We have serious concerns regarding the traffic safety, environmental impact, water run off, and uses proposed for this site as outlined below. Should other concerns come to our attention, we will raise them promptly.

Chadds Ford Township Boundary Line

1. The boundary line for Chadds Ford Township and Concord Township is erroneously drawn on the developer's plans to show Ridge Road as primarily in Concord Township. Therefore, any proposed changes to Ridge Road should be reviewed and adjudicated by Chadds Ford Township and its residents rather than Concord Township.
 - a. The developer's plan states that the township boundaries are assumed. This is too important a matter to be guided by assumptions. Accurate township boundary lines need to be surveyed.
 - b. In a 2009 filed plan for Glen Eagle Square, the boundary line goes down the left side of Spring Hill Drive, straight across Rt. 202 and continues along the left side of Ridge proceeding toward Heyburn Road with even a portion of the developer's land at the corner of Rt. 202 and Ridge existing in Chadds Ford Township.
 - c. Township boundary lines on various public websites, including PennDot, show the same. https://gis.penndot.gov/BPR_pdf_files/Maps/Type5/23202.pdf



Traffic

1. Entrance & Exit on Ridge Road as proposed is dangerous and should be removed altogether.
 - a. Multiple lanes crossing one another will cause potential accidents.
 - b. Sight vision coming out of Old Ridge Village's westerly entrance is limited.
 - c. Widening of Ridge Road to 6 lanes then funneling back to 2 lanes will cause extreme congestion and overwhelm the capacity of the road.
 - i. This is a winding country road that originally was a Lenni Lenape trail. Neither Ridge Road nor its arteries can accommodate the increased traffic.
 - ii. For example, the sight vision at the intersection of Ridge and Heyburn Roads is poor with the present volume of traffic. The danger will only multiply with increased traffic from the development.
 - d. Road closures and congestion during construction will be unbearable for the proposed three years projected.
 - e. Increased signage regarding directional changes on Ridge Road will cause confusion and potential accidents.
 - i. Neither Chadds Ford nor Concord Townships have a dedicated police force. Both townships rely on Pennsylvania State Police to enforce traffic laws and intervene for accidents. The State Police is already overburdened without this proposed development.
2. Removal of dedicated right turning lanes into and out of Spring Hill Drive unnecessarily landlocks the Chadds Ford residents of Spring Hill Farms.
 - a. The primary way that the residents of Spring Hill Farms are able to enter and exit their development onto a major artery is through Spring Hill Drive. Removing the dedicated right turning lane from Spring Hill Drive onto Rt. 202 North will cause Spring Hill Farms residents exponentially increased wait time to exit their development due to the stacking of cars. Residents will have to wait for cars to go straight across Rt. 202 before they can turn right.
 - b. Removing the dedicated turning lane onto Spring Hill Drive from Rt. 202 North will also cause Spring Hill Farms residents exponentially increased wait time to enter their development due to stacking of cars. Residents will have to wait for cars to proceed straight through the traffic light before they are able to turn right.

3. School children in the Unionville Chadds Ford School District will be severely impacted by the proposed development.
 - a. School buses pick up students from Spring Hill Farms and cross over Rt. 202 to continue onto Ridge Road in the morning and vice versa in the afternoon. The students' commute will increase due to construction, and the increased traffic load on Ridge Road.
 - b. The students' safety will be jeopardized due to potential accidents resulting from new traffic patterns. In addition, students' health and welfare may be compromised from the unknown delays caused by this development in changing their routine for medication or other needs.
4. New traffic studies are needed.
 - a. The 2025 traffic study was flawed because it took place on rainy days when traffic ordinarily is lessened. Therefore, the numbers would not accurately reflect traffic numbers.
 - b. The 2025 traffic study was flawed because it did not address the impact of increased cars and trucks on the arteries of Ridge Road.
 - c. The 2025 traffic study was flawed because it did not include a speed study which is needed for determining safe sight and stopping distances.

Environmental

1. Stormwater runoff disproportionately burdens and impacts Chadds Ford residents.
 - a. The majority of Chadds Ford residents utilize their own well water rather than a public water source. The well water shares a common aquifer, therefore any contamination of this aquifer will have adverse effects on the entire Chadds Ford community in the short and long term. Once the ground water is contaminated, it can never be brought back to its pure state.
 - i. Whatever affects the aquifer affects the Brandywine River as well. We must be stewards of this natural resource.
 - b. Concord Township's stormwater management ordinances are less stringent than those of Chadds Ford. The developer needs to show that they applied the standards of the highest common denominator rather than the lowest common denominator.
 - c. Developer's 2025 stormwater report states in multiple places that the increased stormwater runoff impacting Chadds Ford residents "is in general compliance"

with Chadds Ford Township Stormwater Management Ordinances, but offers no evidence to support that assertion. It should be for Chadds Ford Township to determine whether the information in the study comports with its ordinances, not Concord Township.

- i. The total increase of stormwater runoff from this development is 131,363 cubic feet.
- d. Additional issues reflected in 2025 stormwater report and developer's plan are problematic:
 - i. Comingling of draining within Concord and Chadds Ford roads.
 - ii. Increased amount of drainage cited for 100 year storms is happening every two years.
 - iii. No profile shown for discharge structure from the seepage basin.
 - iv. Unacceptable to use washed #2-3 stone as crushed concrete.
 - v. Entire effects of stormwater runoff are borne by Chadds Ford residents.
 - vi. The new proposed uses of a gas station and car wash have the very real potential to irrevocably contaminate the groundwater and Chadds Ford aquifer.
- 2. Development will increase noise, air and light pollution for Chadds Ford residents.
 - a. Chadds Ford is known for its bucolic vistas and peaceful streets. The greatest noise pollution experienced by Chadds Ford residents is from their own use of lawn equipment, which is not a constant source. The development will irretrievably alter the very character of our township for the residents of the Ridge Road corridor.
 - b. The increased number of large trucks, delivery vehicles and cars from the additional 8,443 visitors per day (as cited in the 2025 traffic study) will detrimentally impact the air quality of Chadds Ford with their fumes and discharges.
 - c. The lighted signage for all proposed uses will increase light pollution, especially those operating 24 hours a day.
- 3. Need independent study of the development's environmental impact on wetlands and all native species.
 - a. There are existing wetlands on the property that need to be protected. There are also wetlands in Chadds Ford that the stormwater runoff will impact once it flows past the Nissan dealer.

- b. There are countless herds of deer that currently roam the property. If the property is developed as proposed, the deer will have nowhere to go besides Rt. 202 and the Ridge Road corridor at all times of the day.
- 4. Developer must provide environmental reserve fund for unforeseen spills, contamination, etc. to indemnify Chadds Ford residents along the Ridge Road corridor.

Problematic Uses

- 1. 24/7 gas station is unwanted and unneeded.
 - a. There are 5 existing and 1 abandoned gas station within 3 to 5 miles of the site. Another is not needed.
 - b. There is evidence that gas stations significantly contribute to reduced property values. This reduction only affects Chadds Ford residents.
 - c. Gas stations are a source of toxic volatile organic compounds such as benzene. This will only affect Chadds Ford residents.
 - d. Spills and leaking underground storage tanks will contaminate soil and groundwater posing long term risk to water sources. This will only affect Chadds Ford residents.
 - e. New gas stations increase vehicle traffic in the immediate area which can cause congestion and safety concerns. This will only affect Chadds Ford residents.
 - f. The construction of a commercial gas station can be viewed as destructive to the existing character and peaceful environment of a neighborhood. 24/7 gas stations can attract loitering and elevate local crime rates leading to safety concerns for the residents of Chadds Ford. Once again, Chadds Ford residents are the only ones to bear this burden.
- 2. Car wash is unwanted and unneeded.
 - a. There are 3 existing car washes within 3 miles of the site. Another is not needed.
 - b. Car washes increase noise pollution from the blowers, dryers and vacuums. This will only affect Chadds Ford residents.
 - c. Escape of contaminated water from the car wash will only affect Chadds Ford residents.
- 3. Another grocery store is unwanted and unneeded.
 - a. Neither Chadds Ford nor Concord Township are in a food desert. There are 9 food store options to choose from within 4 miles of the site.

In closing, these are the immediate and pressing concerns of the Save Ridge Road Chadds Ford Residents. More may be forthcoming as additional information becomes available. We respectfully request that each concern be addressed fully by the developer.

For purposes of this memorandum, the Save Ridge Road Chadds Ford Residents are represented by:

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