



January 11, 2018

Mr. Matt Baumann, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berwyn, PA 19312-1079

**RE: Wayne Glen – Residential Development
Preliminary / Final Land Development Application – Review 1
(Plans Dated 12-01-2017)**

Address: Walker Road & Old Eagle School Road, Wayne, PA 19087

Ownership: Good Sense Associates, L.P. (65.038%) &
Irrevocable Trust / Trustee Thomas Richter (34.962%)

Applicant / Equitable Owner: Arcadia Tredyffrin, LLC

Parcel(s): 43-6E-95 & 43-6F-13

Zoning: Residential District (R-1), Professional District (P) [Office District (O) per current
Ordinance], Trout Creek Overlay District (TCD) & Flood Hazard District (FH)

MT No.: 5592.43

Dear Mr. Baumann:

We are in receipt of the following information submitted on behalf of the applicant, Arcadia Tredyffrin, LLC:

Land Development Plans / Applications / Narratives:

- 1) *Wayne Glen Preliminary / Final Land Development Plan Set*, (50 Sheets), prepared by Pennoni Associates, Inc., dated December 1, 2017;
- 2) *Preliminary Plan Submission for Wayne Glen / Landscaping Plans* (8 Sheets), prepared by Glackin Thomas Panzak, Inc., dated December 1, 2017;
- 3) *Tredyffrin Township Application for Subdivision & Land Development*, prepared by the applicant, dated December 4, 2017;
- 4) *Project Narrative*, prepared by Pennoni Associates, Inc., dated December 1, 2017;
- 5) *Compliance Narrative for Wayne Glen Letter*, prepared by the applicant, dated December 6, 2017;
- 6) *Chester County Planning Commission Act 247 County Referral*;

United States Army Corps of Engineers (USACE):

- 7) *Exhibit A / Permit Boundary Plan (for Dam Installation)*, prepared by Pennoni Associates, Inc., dated April 22, 2013;
- 8) *Department of the Army / U.S. Army Corps of Engineers (USACE) Letter (Dam Permit Approval)*, stamped March 2, 2017;
- 9) *Department of the Army / U.S. Army Corps of Engineers (USACE) Letter (No Effect on Historic Area)*, dated March 28, 2017;

Conditional Use:

- 10) *Wayne Glen Conditional Use Plans* (46 Sheets), prepared by Pennoni Associates, Inc., dated April 22, 2013, last revised July 16, 2014;
- 11) *Tredyffrin Township Conditional Use Approval (C-01-2013)*, dated June 22, 2015;



- 12) *Settlement Plan*, (1 Sheet), prepared by Pennoni Associates, Inc., dated August 8, 2015, last revised December 2, 2015;
- 13) *Settlement Agreement*, authorized by Tredyffrin Township on December 7, 2015;

Dam Permit:

- 14) *Wayne Glen Dam Permit Approval*, prepared by the Pennsylvania Department of Environmental Protection (PA DEP), dated June 28, 2017;
- 15) *Erosion & Sedimentation Control Plan Approval*, prepared by the Chester County Conservation District (CCCD), dated November 4, 2016;
- 16) *Dam Construction Permit (Permit #15-422)*, issued by the PA DEP, dated June 23, 2017;
- 17) *Wayne Glen Regional Basin and Stream Restoration Construction Plans* (21 Sheets), prepared by Pennoni Associates, Inc., dated January 16, 2015, last revised January 30, 2017;
- 18) *Exhibit A / Permit Boundary Plan (for Dam Installation)*, prepared by Pennoni Associates, Inc., dated April 22, 2013, last revised January 30, 2017;
- 19) *Wayne Glen Dam Breach Report*, prepared by Pennoni Associates, Inc., dated December 16, 2013, last revised September 14, 2016;
- 20) *Erosion & Sedimentation Pollution Control Narrative for the Wayne Glen Regional Detention Basin*, prepared by Pennoni Associates, Inc., dated January 16, 2015, last revised September 14, 2016;
- 21) *Geotechnical Engineering Report for the Wayne Glen Dam and Bridge Evaluation*, prepared by Pennoni Associates, Inc., dated September 14, 2016, last revised January 19, 2017;
- 22) *Wayne Glen Dam Operations & Maintenance Plan*, prepared by Pennoni Associates, Inc., dated December 16, 2013, last revised March 16, 2017;
- 23) *Wayne Glen Dam Emergency Action Plan Surveillance, Warning, and Evacuation Procedures (DEP D15-422)*, prepared by Pennoni Associates, Inc., dated April 10, 2014, last revised March 8, 2017;

DEP Water Obstruction & Encroachment / 105 Permit:

- 24) *State Water Obstruction and Encroachment Permit Approval (Permit: E15-855 / Auth.)*, prepared by the PA DEP, dated August 22, 2017;
- 25) *Water Obstruction and Encroachment Permit (Permit #E15-855)*, issued by the PA DEP, dated August 22, 2017;

Geology:

- 26) *Carbonate Geology Study (Including Appendix's A-H)*, prepared by Pennoni Associates, Inc., dated August 2, 2013, last revised July 16, 2014;
- 27) *Karst Geology Plans* (3 Sheets), prepared by Pennoni Associates, Inc., dated May 29, 2013, last revised July 16, 2014;
- 28) *Existing Grade vs Proposed Grade Plans* (3 Sheets), prepared by Pennoni Associates, Inc., dated October 9, 2013, last revised July 16, 2014;
- 29) *Karst Feature Setback Plan* (1 Sheet), prepared by Pennoni Associates, Inc., dated July 15, 2014, last revised July 16, 2014;
- 30) *Overall Karst Geology Findings Plan* (2 Sheets), prepared by Pennoni Associates, Inc., dated December 16, 2013, last revised July 16, 2014;



- 31) *Sinkhole Remediation Plan* (1 Sheet), prepared by Pennoni Associates, Inc., dated October 4, 2013, last revised July 16, 2014;

Pennsylvania Historical and Museum Commission:

- 32) *Pennsylvania Historical and Museum Commission / USACE Letter (No Effect on Historic Area)*, dated April 5, 2017;

Sanitary:

- 33) *Existing Sanitary Sewer Profile* (1 Sheet), prepared by Pennoni Associates, Inc., dated November 1, 2017;
- 34) *Act 537 Exemption Determination Letter*, prepared by the PA DEP, dated July 20, 2017;
- 35) *Wayne Glen – Dedication of Sewer Laterals Letter (Private Laterals Not Accepted)*, prepared by the Tredyffrin Township Board of Supervisors, dated April 17, 2017;
- 36) *Sanitary Sewer Videos*;

Stormwater Management:

- 37) *Regional Basin Inundation Mapping / Figure 7* (1 Sheet), prepared by Pennoni Associates, Inc., dated August 18, 2014;
- 38) *Post-Construction Stormwater Management Report (Including Appendix's A-I)*, prepared by Pennoni Associates, Inc., dated December 1, 2017;
- 39) *Post-Construction Stormwater Management Report (Including Appendix's A-K)*, prepared by Pennoni Associates, Inc., dated April 22, 2013, last revised July 16, 2014;
- 40) *Stormwater Management Plans (Pre-Development, Post-Development, & Inlet Drainage Area Map)* (3 Sheets), prepared by Pennoni Associates, Inc., dated April 22, 2013, last revised July 16, 2014;

We are in receipt of the following notable documents, not submitted by the applicant, which are related to this project:

- 41) *Tredyffrin Township Ordinance Article XIV in regard to the “P – Professional District”, which was repealed / amended from the Tredyffrin Township Ordinance on December 2, 2013*;
- 42) *Wayne Glen Traffic Impact Assessment Review*, prepared by Orth-Rodgers & Associates, Inc., dated April 8, 2014; and
- 43) *Response to Traffic Assessment Review*, prepared by F. Tavani and Associates, Inc., dated April 21, 2014.

PROJECT OVERVIEW

Arcadia Tredyffrin, LLC, is proposing to develop the Residential portion of the Wayne Glen site, also referred to as the “Richter Property”. The site consists of two parcels and is located northwest of the intersection of East Swedesford Road (SR 1001) and Old Eagle School Road (T-432). Parcel 43-6E-95 is 26.962 gross acres (24.180 net acres) and is zoned Residential (R-1). Parcel 43-6F-13 is 10.019 gross acres (9.262 net acres) and is currently zoned Office (O); however, the application was submitted on April 22, 2013 prior to the December 2, 2013 zoning ordinance repeal; therefore, the site is subject to the requirements of the repealed Professional District (P). Both parcels are also located within the Trout Creek Overlay District (TCD) and contain areas located within the Flood Hazard District (FH).



The existing parcels consist primarily of meadow and woodlands. Karst features in this area are present. The site contains an Unnamed Tributary to Trout Creek, which is subject to flows during large rain events and traverses beneath Walker Road (T-431). The site previously contained a single-family dwelling which has since been demolished. The site also currently contains a utility / telecommunications building on the Professional Parcel located adjacent to Old Eagle School Road.

The applicant has proposed to install a new regional detention basin and dam which will promote flood mitigation in the surrounding area. To date, the applicant has acquired the required dam permits, environmental clearances, and agency approvals to begin constructing the regional basin and dam.

The applicant is proposing to develop the Residential parcel of the site with 26 two-story Carriage Homes / Single-Family Semi-Detached Dwellings (Twins); and 65 two-story Villas / Single-Family Attached Dwellings (Townhouses). The proposed residential dwellings will be accommodated with two-car attached garages, 46 off-street parking spaces, private streets, sidewalks, two emergency accesses, an overall stormwater management system, a conspan bridge over the Unnamed Tributary to Trout Creek, and landscaping. All proposed dwellings will be serviced with public water and sanitary sewer, as well as gas, electric, and cable. A small portion of the Professional Parcel is to be developed with Road A and a bioretention basin, located south of Road A.

The proposed Residential development will have one primary full access from Old Eagle School Road, located directly across from the DLL Financial Solutions Partner northernmost driveway entrance.

VARIANCES REQUESTED

The following variance has been granted via the Settlement Agreement under Section 2.B:

- 1) **§208-163.A.2** – Residential buildings within the Trout Creek Overlay District must be set back at least 50 feet from any property line. (I) A variance was granted for a reduced setback of 39 ft along the southern (residential parcel) property line; and (II) relief to permit decks within the referenced setback.

WAIVERS REQUESTED

The following waivers have been granted via the Settlement Agreement under Section 2.A:

- 1) **§181-45.B** – Blocks shall have a minimum length of 600 feet and a maximum length of 1,000 feet. A waiver has been granted to permit varied block lengths less than 600 feet.
- 2) **§181-46.A.9** – Dead-end streets shall be prohibited. A waiver has been granted to permit dead-end turnarounds in the form of hammerheads rather than cul-de-sacs for streets.
- 3) **§181-46.B.3** – Permanent cul-de-sac residential streets shall have a circular turnaround with minimum rights-of-way of 50 feet and paving radii of 40 feet. A waiver was granted to permit a non-compliant right-of-way associated with the cul-de-sac.
- 4) **§181-46.D.2.a** – The minimum radii of center line on horizontal curves shall be 100 feet on local residential streets. A waiver was granted to permit less than the 100 foot radii.
- 5) **§181-46.F.4** – The minimum right-of-way and street width for a minor residential street and cul-de-sac street longer than 400 feet is 50 feet and 28 feet respectively. A waiver has been granted to permit no right-of-way and varied roadways widths (in accordance with the widths identified on the Settlement Plan) less than 28 feet for all streets except for the width of “Road A”.

- 6) **§181-46.H** – The Street Construction Standards are defined within this section. A waiver was granted to permit permeable paving on some portions of the roadways.
- 7) **§181-46.J.6** – All residential driveways shall contain a straight length of at least 25 feet. A waiver was granted to permit variable driveway lengths between 20 feet and 24 feet in length for the Villas, and a minimum driveway length of 24 feet for the Carriage Homes (which may include sidewalk).
- 8) **§181-46.M.3** – Sidewalks shall be provided on both sides of streets, except that sidewalks will be required on only one side of a street if only one side of the street is developed. A waiver was granted to permit sidewalk on only one side of a street.
- 9) **§181-50.B.3** – No dwelling shall be located closer than 20 feet to any interior loop street, court, cul-de-sac, modified cul-de-sac or common parking area. A waiver was granted to permit dwellings to not have to meet the 20 ft setback requirement from cul-de-sac streets or common parking areas.
- 10) **§181-52.I** – Landscaping Requirements for all portions of the property not utilized by building or paved surfaces shall be landscaped per the minimum defined plantings. A partial waiver was granted to permit landscaping that does not comply with the minimum requirements defined herein due to the regional basin and dam.
- 11) **§181-54** – The Natural Resource Protection Requirements are defined by this section. A waiver was granted to not comply with referenced requirements.
- 12) **§181-46.E.5** – Intersections shall be designed with a flat grade wherever possible. Where a flat grade is not possible, a leveling area shall be provided at the approach to an intersection having a grade (measured along the curb or flow lines of the street) not exceeding 3% at a distance of 50 feet from the intersection rights-of-way lines. The cross-slopes at the intersection shall not exceed 3%. A waiver was granted to permit grade of certain intersections to exceed the 3% maximum, provided that the maximum grade does not exceed 5.5%. *(Not listed on Preliminary / Final Plans Sheet 3)*
- 13) **§181-46.J.3** – Private driveways on corner lots shall be located at least 40 feet from the point of intersection of the right-of-way of the nearest street and shall provide access only to the street of lowest classification when a corner or double frontage lot is bounded by streets of different classification. A waiver was granted to permit driveways to be located less than 40 feet to an internal intersection. *(Not listed on Preliminary / Final Plans Sheet 3)*
- 14) **§181-46.J.9** – The entrance to each private residential driveway shall be at a minimum radius of five feet or shall have a flare construction that is equivalent to this radius at the point of intersection with the street cartway edge. A waiver was granted to permit less than five foot flares for the proposed Villas. *(Not listed on Preliminary / Final Plans Sheet 3)*
- 15) **§181-46.L.2** – Concrete vertical curbs are required along each side of the street. A waiver was granted to permit Belgian Block in lieu of concrete curb. *(Not listed on Preliminary / Final Plans Sheet 3)*
- 16) **§181-46.M.5** – A five foot separation between the sidewalk and edge of street is required. A waiver was granted to permit less than the five ft separation. *(Not listed on Preliminary / Final Plans Sheet 3)*
- 17) **§181-36.B.15** – A shadow analysis is required. A waiver was granted to not require a shadow analysis for the proposed improvements. *(Not listed on Preliminary / Final Plans Sheet 3)*
- 18) **§181-36.D.2** – Vegetative cover shall be identified on the Natural Features Conservation Plan. A waiver was granted to permit no survey be required for existing trees to be disturbed on the property and instead only the outer limits of woodland areas would be provided. *(Not listed on Preliminary / Final Plans Sheet 3)*



The following waiver was listed as a granted waiver on the Preliminary / Final Plans dated December 1, 2017, Sheet 3; however, it appears this waiver was not on the Settlement Plan dated August 28, 2015, last revised December 2, 2015. Therefore, it appears the following waiver is additionally requested:

- 19) **§181-46.J.7** – Driveways to single-family residences shall intersect streets at angles of between 60° and 90°. It appears a waiver is requested to permit driveway angles with streets which exceed the referenced requirement.

PURPOSE

The purpose of this review is to determine if the proposed Preliminary / Final Land Development Application complies with the Tredyffrin Township Ordinances, specifically: **Zoning (§208)**; and **Subdivision and Land Development (§181)**; as well as the conditions within the Decision Order and Settlement Agreement, as well as reasonable and customary engineering standards.

We offer the following comments for your consideration:

ZONING

1. **§208-103.B.1** – All required off-street parking spaces shall be exclusive of driveways connecting the garage or parking space with a street or alley. Adequate off-street parking is currently provided excluding the referenced driveway parking; therefore, the applicant should remove the referenced driveway parking from the compliance calculations.

SUBDIVISION AND LAND DEVELOPMENT

2. **§181-23.B & §181-25** – The following supporting plans should be provided:
 - a. **§181-23.B.6 & §181-25.C.6** – Lighting Plan.
 - b. **§181-23.B.7 & §181-25.C.7** – Architectural Building Plan in accordance with **§181-36.B.24.b**
3. **§181-36.A.3** – The Landscaping Plans should be updated to reflect sheet numbering which shows its relationship to the total number of sheets. Eight sheets have been provided and the last sheet is titled “LP-5”. Sheet numbers should be revised accordingly. It is further recommended that an index be provided on Sheet 1 of the Landscaping Plans.
4. **§181-36.B.3** – The plans should indicate the name and address of the landowner of the tract. The applicant has indicated that Arcadia Tredyffrin, LLC is the owner on Sheet 2; however, it appears Good Sense Associates, L.P. (65.038%) & Irrevocable Trust / Trustee Thomas Richter (34.962%) are the owners of the property and Arcadia Tredyffrin, LLC is the equitable owner. The applicant shall provide clarity.
5. **§181-36.B.3** – The name and address of the registered engineer, surveyor, architect, and landscape architect responsible for the plans should be indicate on the plans.
6. **§181-36.B.6** – Tract boundaries showing bearings and distances shall be provided on the plans. A mete and bound should be provided for the Residential Parcel’s southwestern most property line which abuts the northern portion of the Bay Colony parcel.
7. **§181-36.B.7** – The total (net and gross) lot areas of the tract should be indicated in acres and square feet on the plans. The applicant should update zoning compliance tables on Sheets 5, 6, and 7 to reflect lot areas in acres and square feet.

8. **§181-36.B.9** – The locations of all places, sites or structures on the tract or on any abutting property which have been recognized and established as being historically significant by Tredyffrin Township or by the federal or state government should be indicated on the plans. The plans should be updated to indicate that the following surrounding historical sites, as indicated within the Tredyffrin Township Historic Resource Survey from 2003:
 - a. 630 Walker Road – Class 3 Historic – Rehobeth [sic] Farm (Demolished)
 - b. 1121 Old Eagle School Road – Class 2 Historic – Valley Friends Meeting House
 - c. 675 E. Swedesford Road – Class 4 Historic
9. **§181-36.B.9** – Locations of public walkways, paths and other common areas with proposals for their continued protection through easement or otherwise should be indicated on the plans. The applicant has proposed sidewalks and bituminous walkways throughout the site and has agreed to public access. The applicant should note / grant public access to these paths in the form of a note on the plans, and agreement with the Township.
10. **§181-37.B.3** – For residential subdivisions, the proposed house locations / numbers and names of all streets shall be indicated on the plans.
11. **§181-38.B.2** – The plans should indicate the location, width and names of all proposed streets and street rights-of-way. It appears the plans should be updated to indicate: street names, street setback lines, and public areas.
12. **§181-38.B.3** – Where water service is anticipated, the plan shall show the design of water distribution facilities which includes the size and location of water mains and fire hydrants. The plans should be updated to reflect the location of all water laterals.
13. **§181-46.B.4** – Any street temporarily dead-ended for a stage of development shall be provided with a temporary all-weather turnaround within the subdivision or land development. The temporary turnaround shall be circular with a minimum cartway radius of 25 feet. The plans should note this requirement, as this project will be constructed in phases.
14. **§181-46.D.1** – The applicant shall indicate the sight distance available at the proposed development entrance along Old Eagle School Road. Vegetation within the sight triangle should be identified and removed, if applicable.
15. **§181-46.E.3** – Streets shall intersect at right angles (90°). It appears the applicant has proposed streets which do not intersect at right angles throughout the site. The plans should be revised or relief should be requested.
16. **§181-46.E.7** – All intersections shall be controlled by STOP signs or traffic signals, except that one through-street may be designated for each intersection. It appears additional stop signs may be required throughout the site.
17. **§181-46.F.4** – The minimum rights-of-way and cartway width for a major collector roads shall be 60 feet and 40 feet respectively. Walker Road and Old Eagle School Road are major collector roadways and appear to contain a 20± foot cartway width and 50 foot right-of-way width. It appears the applicant requires a waiver to permit the existing conditions remain.
18. **§181-46.H** – The applicant is required to meet the Township’s Street Construction material standards. The applicant shall confirm with the Township Engineer an acceptable proposed wearing, base, and sub-base depths and types.
19. **§181-46.J.9** – The entrance to each private residential driveway shall be at a minimum radius of five feet or shall have a flare constructed that is equivalent to this radius at the point of intersection with the street cartway edge. A waiver was granted to permit less than five foot

flares for the proposed Villas. It appears the applicant is required to provide the required five foot flares for all Carriage homes. The plans should be updated accordingly. Furthermore, the driveway connections should be uniform for all proposed Carriage homes, as it appears some homes contain triangular flared openings and some contain no flares.

20. **§181-46.M.1.a** – For development of properties with frontage on the Green Routes Pedestrian Network, pedestrian amenities should be provided to promote connectivity. Walker Road, Old Eagle School Road and East Swedesford Road contain frontage on the Green Routes Network. The applicant has provided adequate sidewalk for the proposed residential portion of the site. A pedestrian connection from the residential site to East Swedesford Road is required prior to the issuance of the first use and occupancy permit being issued; therefore, this sidewalk connection should be provided for review.
21. **§181-46.M.7** – Sidewalks shall be designed and constructed to meet all design criteria required by the Americans with Disabilities Act (ADA). The applicant should label each proposed curb ramp with the associated ramp type and ensure adequate landing areas are proposed in accordance with PennDOT RC-67M details.
22. **§181-46.M.8** – Where driveways intersect sidewalks, a concrete apron should be provided in accordance with the requirements of this section. A detail shall be provided.
23. **§181-47** – Sanitary Sewer Compliance. We defer to the Township’s Sanitary Sewer Consultant for all sanitary related items.
24. **§181-48.A.2** – In order to promote and facilitate the placement of utility distribution lines underground, a letter or endorsement shall be required from the utility service suppliers. The applicant should provide all required letters of endorsement / will serve letters.
25. **§181-48.C** – The proposed fire hydrant locations and site configuration shall meet all applicable requirements of the Berwyn Fire Department. Final plans shall contain a note that the placement of fire hydrants have been reviewed and approved by the Fire Chief. The applicant shall additionally meet all Fire Code Regulations. We defer to the Township’s Building / Fire Code Official, Mike Pilotti (mpilotti@tredyffrin.org). Truck turning templates shall be provided for review by the Fire Chief and Fire Code Official.
26. **§181-48.F.1** – Monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginnings and ends of curves and as otherwise required. Monuments shall be indicated on all final plans and shall be placed after a new street has completed. The plans should note the same.
27. **§181-48.F.3** – All lots shall be staked by the registered engineer or surveyor for the subdivider, when final grading has been completed. All lot corner markers shall be permanently located and shall be at least a five-eighths-inch metal pin with a minimum length of 24 inches, located in the ground to existing grade. The plans should note the same.
28. **§181-49.B.11** – Concrete wheelstops or curbs shall be provided to prevent vehicle overhang on any driveway, access aisle, sidewalk, walkway or landscaped area. It appears concrete wheelstops should be provided for the proposed nine off-street parking spaces which abut sidewalk.
29. **§181-49.B.13** – All parking areas shall be adequately illuminated. A Lighting Plan should be provided in order to ensure compliance with this requirement.
30. **§181-49.B.14** – Adequate areas shall be reserved on the perimeter of all parking areas for the temporary storage and drainage of snow. Such areas shall not consist of required landscaped areas or areas with shrubs and trees, shall be located near effective drainageways and shall be



designated on all plans, including the Landscaping Plans.

31. **§181-50.B.5** – Not more than three adjoining units of attached dwellings shall have the same front, rear or roofline alignment. Front and rear building offsets of 4 feet and roofline offset of three feet are required. It appears the Villas require relief to exclude the required offsets.
32. **§181-52.H.1** – Plantings should not block, impede or interfere with the construction, maintenance or operation of roadways, drainage facilities, sanitary sewers or other above or below utilities. The landscape plans cannot be fully analyzed for compliance with this requirement without all underground utilities / laterals and lighting depicted on the plans. The landscaping plans should be updated to reflect all underground utilities (i.e., water & sanitary) in order to ensure compliance with the referenced requirement.
33. **§181-55.B** – When easements are required for utilities, they shall be a minimum of 20 feet wide. The applicant should indicate all locations of all proposed easements. It is further recommended that the applicant provide the Township a blanket easement to the site.
34. **§181-58** – The applicant shall provide a construction sequence and note the applicable required inspections for major construction events defined within this section.

APPENDIX A

Additional information in regard to the Project History, Conditional Use Approval, and the Settlement Agreement; as well as the statuses of the conditions of approval have been provided within Appendix A of this review. This information is provided for reference purposes only and is subject to an official review of the Township and the Township Solicitor.

CONCLUSION

I trust that the foregoing will assist Tredyffrin Township in their evaluation of this Preliminary / Final Land Development Application.

As always, feel free to contact me directly with questions or concerns by phone at 610-640-3500 or by email at naszeredai@mccormicktaylor.com.

Regards,

Nicholas A. Szeredai, P.E.
Municipal Engineer

CC: Tredyffrin Township Planning Commission
Tredyffrin Township Engineering Department
Stephen Burgo, P.E., Tredyffrin Township (sburgo@tredyffrin.org) – Township Engineer
Zach Barner, Tredyffrin Township (zbarner@tredyffrin.org) – Township Planning & Zoning Coordinator
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Kevin M. Matson, P.E., McCormick Taylor, Inc. (kmmatson@mccormicktaylor.com) – Municipal Team Manager
Andrew J. Parker, P.E., McCormick Taylor, Inc. (ajparker@mccormicktaylor.com) – Township Traffic Engineer