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January 17, 2018

Matt Baumann  
Assistant Township Manager/Director of Planning & Zoning  
Tredyffrin Township  
1100 Duportail Road  
Berwyn, PA 19312

Re: *Wayne Glen / Request for additional waivers* *via email*  
*/ preliminary/final land development plan*

Dear Matt:

I am writing to request waivers from the following sections of the subdivision and land development ordinance for the above-mentioned plan. These waivers are separate from those that were explicitly granted in the Settlement Agreement dated December 7, 2015.

§181-46.E.3 We request a waiver from the requirement that all intersections be at right angles. The proposed intersections of roads A and C, roads B and D and roads C and D slightly deviate from 90 degrees (for example, the intersection of roads B and D is about 6 degrees off of 90 and the intersection of roads C and D is about 4 degrees off from 90). These deviations do not compromise safety and were required to accommodate the competing demands of stormwater management, building setbacks and buffer requirements. We note that these intersections were depicted with nearly identical design on the approved Settlement Plan in 2015.

§181-46.F.4 We request a partial waiver from the requirement that Walker Road and Old Eagle School Road have a minimum right of way of sixty feet and minimum cartway width of forty feet. We have already shown a 30-foot half-width for the right of way for Old Eagle School Road. The existing cartway of Old Eagle School Road and the existing right of way and cartway of Walker Road is adequate. The Township has never expressed interest in additional right of way or cartway in these locations.

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§181-46.J.7 We request a partial waiver from the requirement that all single-family driveways intersect streets at between 60 and 90 degrees. The units on the road C cul de sac and units 68 and 69 have driveways that are appropriately designed in relation to the tangents of their respective curves. This approach is more aesthetically pleasing, reduces unnecessary impervious surfaces, and provides for a more efficient use of the land. We note that this particular driveway configuration was shown on the approved Settlement Plan in 2015 and that our internal notes reflect that we had always intended to request this waiver. That this waiver was not specifically listed on the Settlement Plan appears to have been an oversight.

§181-50.B.5 We request a partial waiver from the requirement that three consecutive adjoining buildings have certain offsets for the front, rear and roofline. This requirement would apply to the two types of villa homes. The front door area of each villa is between 8 and 10 feet behind the plane of the garage door and the roof lines are heavily articulated with dormers or gables. To the extent to which relief is required, we request a waiver to permit offsets like those shown in the attached renderings. We note that the building footprints were agreed upon in the Settlement Agreement as an alternative to the previously proposed three-story townhouse. At this time, there is, unfortunately, no further room available to shift the buildings.

Please let me know if you have any questions.

Very truly yours,



Jason Duckworth

Enclosures (2)



