



July 18, 2013

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

RE: Wayne Glen
Zoning and SALDO Review
for Conditional Use
SSM File 102618.0026

Dear Mr. Baumann:

We have reviewed the Conditional Use Plan for the Wayne Glen Development, prepared by Pennoni Associates, Inc., Sheets 1 through 50, dated April 22, 2013. The "residential by-right plan" has been reviewed under separate cover in our letter dated July 11, 2013. The proposed development is located in the Zoning "P" Professional and R-1 Residential Districts. The intent of the plan is to construct a high density residential development in the R-1 District and Professional buildings in the P District subject to the Trout Creek Overlay District. We have the following Zoning and SALDO comments regarding the plan.

COMPLIANCE WITH ZONING

1. §208-163.A.(1) – Clarification – Confirm that office building near Road A will be setback at least the height of the building.
2. §208-103.B. (4) – More information required – This section notes that parking is not allowed with the front yard. The plan takes credit for a parking space within the driveway for some townhomes. It is not clear if the units will be fee simple or a condominium type development. This raises several concerns regarding parking, street rights-of-way and if there will be a Home Owner's Association (HOA). All of these should be clarified on the plans.
3. §208-111. – Correction required – The plans show decks which project into setbacks. Decks are not allowed into the rear yard setback.
4. §208-162.B.(2) – More information required – documentation of how "age restricted" marketing will be completed should be submitted.
5. §208-163.C.(2) – Correction required – for nonresidential districts an appropriate 20' buffer subject to the provisions of §208-102.B. along the residential property shall be provided.

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6. §208-163.D.(3) – Correction required – The plans identify that the maximum height of a residential building shall be 45'. This is correct for townhomes but semi's and singles shall not be greater than 35'.
7. §208-163.D.(4) and §208-102.B. – Correction required – A 20' buffer is required from the property line. At Walker and Old Eagle School Roads the 20' is shown from the property line at the middle of the streets. This should be from the street right-of-way. If taken from the middle of the street, it's possible that the buffer could be all within the cartway (paving) and would not meet the definition of a buffer.
8. §208-163.D.(1) – Clarification – The listed allowable density of 117 units (113 proposed) is dependent upon agreement that the By-Right plan showing 26 dwelling units is acceptable to the Township.
9. §208-102.H. – Incomplete – A lighting plan should be submitted.
10. §208-104 – Clarification – Address whether loading spaces will be provided.
11. §208-118 – Clarification – amounts of disturbance of steep slopes need to be reviewed (Total is likely larger than 1 square foot).

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

12. Section 181-23.B. – When a preliminary plan is submitted, a lighting plan and architectural building plans will be required to be submitted. A shadow analysis will also have to be submitted per 181-36.B.(15). Preliminary Plans are subject to all requirements of Section 181-36.
13. Section 181-45.B. – Correction – Blocks are to have a minimum length of 600 feet.
14. Section 181-46.A.(9) – Correction – Road D does not terminate as a cul-de-sac.
15. Section 181-46.C. – Clarification – are proposed streets intended for dedication or to remain private?
16. Section 181-46.E.(6) – Incomplete – show clear sight triangles at street intersections.
17. Section 181-46.F.(1) – Clarification – streets would have to be designated as no-parking.
18. Section 181-46.E.(5) – Correction – street grades at intersections are not to exceed 3%.
19. Section 181-46.H. – Correction – construction detail for alley and intersections does not meet street construction standard.
20. Section 181-46.I.6. – Clarification – whether 25' setback from alley centerline will apply to decks.

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21. Section 181-46.J.(3) – Correction – private driveways to be 40 feet from the point of street intersection.
22. Section 181-46.J.(7) – Correction – driveways to intersect streets at angles between 75° and 90°.
23. Section 181-46.J.(8) – Correction – common driveway A is not wide enough to allow for the passage of vehicles.
24. Section 181-46-J.(9) – Correction – driveways to intersect streets with radii or flares.
25. Section 181-46-M.(10) – Clarification – at the discretion of the Planning Commission, additional paths may be required.
26. Section 181-46-N. – Incomplete – street lights will be required.
27. Section 181-46.D.(1) – Incomplete – sight distance provided at vertical curves should be indicated.
28. Section 181-49.B.(6) – Correction – pedestrian walkways are to be provided within parking areas.
29. Section 181-49.B.(13) – Incomplete – parking areas are to be illuminated.
30. Section 181-49.C. – Incomplete – the need for loading areas should be addressed.
31. Section 181-49.D. – Incomplete – additional details will be required for parking garage construction.
32. Section 181-50.B.(4)(a) – Correction – as the number of townhomes exceeds the number of carriage houses, less than 50% of required spaces are located within garages.
33. Section 181-50.B.(4)(b) – Correction – common parking spaces provided shall be at the rate of ½ space per dwelling unit.
34. Section 181-51. – Incomplete – recreational space or fee in lieu should be provided.

LANDSCAPE COMMENTS

35. The notes on the landscaping plans suggest that waivers and/or partial waiver requirements of landscaping are requested. We recommend that these waiver requests be noted on the same plan as the other waiver requests (drawing sheet 8 of 50) and that the appropriate ordinance section for which the waiver is being requested be noted.
36. SALDO 181-52.I.(1) – Waiver Request – A waiver request must be submitted for the reduced perimeter yard landscaping. Also a waiver request must be submitted for review for allowing buffer and perimeter landscaping required for trees to count towards the SWM basin requirement.

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37. SALDO 181-52.I.(2)(b) – Correction – Each planter island in the interior of the parking lots requires one (1) tree and twelve (12) shrubs. Twelve (12) shrubs are not provided.
38. SALDO181-52.K(2) – Correction – Revise Planting Note 27 on LP-6 to include maintenance as part of the contractor’s twenty- four (24) month guarantee. Also indicate the responsibility of the owner to replace dead plant material after the two-year maintenance and replacement guarantee expires.

WAIVERS FROM SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The following waivers will be requested as shown on Drawing CS1000 (Sheet 8).

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| 39. | Section 181-36.D(2): | A partial waiver is requested for the tree identification requirement. |
| 40. | Section 181-46.B(3): | A waiver is requested for the requirement that permanent cul-de-sac streets shall have a circular turnaround. |
| 41. | Section 181-46.D(2)(a): | A waiver is requested for the requirement of minimum radii of center line on horizontal curves. |
| 42. | Section 181-46.F(4): | A waiver is requested for the requirement of minimum rights-of-way and cartway widths for all streets. |
| 43. | Section 181-46.I(2): | A waiver is requested for the requirement of the width of the right-of-way and pavement width of any service street or alley. |
| 44. | Section 181-46J(6): | A waiver is requested for the requirement of driveway straight length. |
| 45. | Section 181-46.L(2): | A waiver is requested for the requirement for concrete curb. |
| 46. | Section 181-46.M(3): | A waiver is requested for the requirement of providing sidewalks on both sides of the street. |
| 47. | Section 181-46.M(5): | A waiver is requested for the requirement that all pedestrian sidewalks be setback at least five feet from the edge of roadway or curb. |

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48. Section 181-49.B(9): A waiver is requested for the requirement that all off-street parking spaces, except handicapped parking spaces, shall be a minimum of 10 feet wide and a minimum of 20 feet in length.
49. Section 181-50.B(3): A waiver is requested for the requirement that 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.
50. Section 181-54.B: A partial waiver is requested for the requirement for tree and woodland preservation.
51. Section 181-54.A: A waiver is requested for the requirement regarding the handling of steep slopes.
52. Section 181-54.G: A waiver is requested for the requirement regarding the handling of flood hazard districts.

Should you have any questions regarding our comments, please contact us.

Sincerely,
SSM Group, Inc.



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