



January 29, 2014 (revised 2/20/14)

Matt Baumann
Zoning Officer
Tredyffrin Township
1100 Duportail Road
Berwyn, PA 19312

RE: Response to 1/8/14 draft Zoning and SALDO Review for Conditional Use by SSM Group, Inc.

Dear Matt:

As we discussed at our 1/14/14 meeting between the Arcadia team and you, Bill Martin, Steve Burgo, Zack Barnar and Kevin Matson, as well as discussing again at our 1/23/14 meeting that included the Township Solicitor, this letter responds to SSM's draft review comments based upon the determinations of each comment made at our 1/23 meeting. Please find below our responses to the comments in the SSM Group's Zoning and SALDO Review for Conditional Use dated January 8, 2014.

Zoning Comments

1. *208-103.B.(4) – Clarification required – This section notes that parking is not allowed within the front yard. The plan takes credit for parking spaces within driveways. The driveways are accessed by road (which are proposed to be private drives) which will be owned and maintained by a Homeowners Association and for which no right-of-way is provided. Site plan Note 1 on Sheet 9 indicates that the development “will have all the characteristics of a condominium development in that all land areas in the community beyond the footprint of the homes will be owned and maintained by a homeowners association.”*

RESPONSE: Conditional Use plan complies. The proposed plan complies with the parking requirement of 2.5 spaces per unit without use of the driveway parking spaces.

- 260 parking spaces are required: 104 units x 2.5 spaces per unit
 - 264 parking spaces are provided without use of driveways, as follows:
 - **208 garage parking spaces:** Each residential unit has 2 parking spaces inside an internal garage within each unit (104 x 2 spaces = 208)
 - **56 parallel parking bump-out spaces:** 56 parking spaces are provided in parallel parking bump-outs at the dimensions specified in 208-163(F)(2) of the Trout Creek Stormwater Overlay Ordinance.
2. *208-162.B.(2) – More information required – documentation of how age targeted and/or age restricted marketing will be completed should be submitted.*

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RESPONSE: Conditional use plan complies. Per site plan note #3 on page CS1000 of the proposed plan set, the applicant intends to meet all criteria necessary to meet the definition of age-targeted housing, as defined by 208-6: *“A development of dwelling units of three bedrooms or less which, by floor plans and exterior maintenance by a homeowners association, is generally more attractive to older adults. At least 50% of the units in any development shall have either a first-floor master bedroom or provide the option of elevator access to the upper floors of the dwelling. An age-targeted housing community may be voluntarily restricted to active adult housing but is not required to do so. The homeowners association declaration for an age-targeted community shall specifically include the requirements and restrictions of this definition.”*

- Dwelling units will have three bedrooms or less.
 - Exterior land and improvements, beyond the footprint of the homes, will be owned and maintained by a homeowners association.
 - Floor plan offerings will include:
 - All 45 carriage homes shall have a first floor master bedroom.
 - Townhome units measuring 50’-4” in depth (49 of 59 units) will offer a model that includes the option of elevator access.
 - The homeowners association declaration to be prepared during land development shall include the requirements and restrictions of the definition of “age-targeted housing” as defined by 208-6 of the Tredyffrin Township code.
3. *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.*

RESPONSE: Will comply with conditional use plan revision. The plan will be revised to indicate a 20’ buffer line along the property boundary where the residential and non-residential parcels adjoin. Arcadia proposes that the buffer be located on the residential side of the property boundary. The exhibit indicating this buffer location on the residential side of the property boundary has been prepared by Pennoni Associates.

4. *208-163.D.(1) – Clarification – The listed allowable density of 112 units (104 proposed) is dependent upon agreement that the By-Right plan showing 25 dwelling units is acceptable to the Township.*

RESPONSE: Princeton Hydro has reviewed and confirmed the accuracy of Pennoni’s floodplain delineation which is indicated on the by-right plan of the 12/18/13 conditional use submission.

5. *208-102.H. – Incomplete – A lighting plan should be submitted.*

RESPONSE: Will comply at land development

6. *208-104 – Clarification – Indicate whether loading spaces will be the required 12 feet or 14 in width.*

RESPONSE: Will comply at land development

7. *208-163.D.(2) – Correction required – Given placement of decks, some townhomes will be closer than 20 feet.*

RESPONSE: Will comply with conditional use plan revision. The plan will be revised to show no decks closer than 20' apart. The exhibit indicating the minimum 20' deck separation has been prepared by Pennoni Associates.

Subdivision and Land Development Comments

8. *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.*

RESPONSE: Acknowledged. Waivers to be requested at land development include:
- A waiver will be requested for shadow analysis at land development.
- Partial waiver will be requested for 181-36 D(2) from tree identification.

9. *Section 181-45B. – Correction – Blocks are to have a minimum length of 600 feet.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

10. *Section 181-46.A.(9) – Correction – Road D does not terminate as a cul-de-sac.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

11. *Section 181-46.E.(6) – Correction – a parking space infringes on the clear sight triangle at the Road D and Road E street intersection.*

RESPONSE: Waiver to be requested at land development.

12. *Section 181-46.F.(1) – Clarification – streets would have to be posted as no-parking where applicable.*

RESPONSE: Will comply at land development.

13. *Section 181-46.M.(10) - Clarification – at the discretion of the Planning Commission, additional paths may be required.*

RESPONSE: Will comply at land development.

14. *Section 181-46-N – Incomplete – street lights will be required.*

RESPONSE: Will comply at land development.

15. *Section 181-46.D.(1) - Incomplete – sight distance provided at all vertical curves should be indicated.*

RESPONSE: Will comply at land development.

16. *Section 181-46.B.(13) - Incomplete – parking areas are to be illuminated.*

RESPONSE: Will comply at land development.

17. *Section 181-49.D. - Incomplete – additional details will be required for parking garage construction.*

RESPONSE: Will comply at land development.

18. *Section 181-51. - Incomplete – recreational space or fee in lieu should be provided.*

RESPONSE: **Conditional Use Plan Complies.** 208-163 (E) of the Trout Creek Stormwater Overlay exempts this development from the requirements of 181-51.

Requested Waivers on page CS1000 of Conditional Use Proposed Plan Set

19. *Section 181-36.D(2). A partial waiver is requested for the tree identification requirement.*

RESPONSE: Waiver to be requested at land development. Applicant to add all trees over 24" in caliper to the land development plans.

20. *Section 181-46.B(3). A waiver is requested for the requirement that permanent cul-de-sac streets shall have a circular turnaround.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

21. *Section 181-46.D(2)(a). A waiver is requested for the requirement of minimum radii of center line on horizontal curves.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

22. *Section 181-46.E(5). A waiver is requested for road intersection grades exceeding 3%.*

RESPONSE: Waiver to be requested at land development.

23. *Section 181-46.F(4). A waiver is requested for the requirement of minimum rights-of-way and cartway widths for all streets.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

24. *Section 181-46.H. A waiver is requested for street construction standards.*

RESPONSE: Waiver to be requested concurrent to conditional use process for porous paving material in the private roadways within the residential community.

25. *Section 181-46.J(3). A waiver is requested for the requirement of driveways to be 40 feet from an intersection.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

26. *Section 181-46.J(6). A waiver is requested for the requirement of driveway straight length.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

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27. *Section 181-46.J(7). A waiver is requested for the requirement of driveway angles.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

28. *Section 181-46.J(9). A waiver is requested for flares for driveways.*

RESPONSE: Waiver to be requested at land development.

29. *Section 181-46.L(2). A waiver is requested for the requirement for concrete curb.*

RESPONSE: Waiver to be requested at land development.

30. *Section 181-46.M(3). A waiver is requested for the requirement of providing sidewalks on both sides of the street.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

31. *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.*

RESPONSE: Waiver to be requested at land development.

32. *Section 181-49.B(6). A waiver is requested for providing pedestrian walkways in parking areas.*

RESPONSE: Not applicable for residential property. Waiver to be requested at land development for non-residential property, if applicable.

33. *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.*

RESPONSE: Waiver request to be removed. All proposed parking space dimensions comply with the dimensions permitted in the Trout Creek Overlay.

34. *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.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

35. *Section 181-54.B. A partial waiver is requested for the requirement for tree and woodland preservation.*

RESPONSE: General waiver of Section 181-54 to be requested concurrent to conditional use process.

36. *Section 181-54.A. A waiver is requested for the requirement regarding the handling of steep slopes.*

RESPONSE: General waiver of Section 181-54 to be requested concurrent to conditional use process.

37. *Section 181-54.G. A waiver is requested for the requirement regarding the handling of flood hazard districts.*

RESPONSE: General waiver of Section 181-54 to be requested concurrent to conditional use process.

38. *Section 181-52.I. A partial waiver(s) will be requested during land development to permit coordination of the buffer area plantings, perimeter yard plantings and stormwater improvement plantings, as applicable, and to determine future planting of the dam and regional basin in conjunction with the Department of Environmental Protection. Section 208-163.D(4) permits reductions in buffer requirements under some circumstances.*

RESPONSE: Waiver to be requested concurrent to conditional use process.

Very truly yours,



Rich Wilson
Arcadia Tredyffrin LLC