January 8, 2014

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, revised December 16, 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.

We have not commented on compliance with the Flood Hazard District regulations as that review will be completed by others.

**COMPLIANCE WITH ZONING**

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 roads (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”.

2.  208-162.B.(2) – More information required – documentation of how age targeted and/or age restricted marketing will be completed should be submitted.

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.
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.

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

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

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

**COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

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.

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

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

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.

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

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

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

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

16. Section 181-49.B.(13) – Incomplete – parking areas are to be illuminated.

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

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

**WAIVERS FROM SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

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

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


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

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


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


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

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

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

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

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.

32. Section 181-46.M(2): A waiver is requested for providing pedestrian walkways in parking areas.
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.

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.

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

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

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

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.

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

Sincerely,
SSM Group, Inc.

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