

To: Matt Baumann
From: Rich Wilson
RE: Draft Alternative Lot Area Calculation for Wayne Glen meeting summary
4/11/14 (revised 4/23/14 to show area of basins serving only the development)

As a follow up to my discussion with you and Zach today (4/11/14), while we believe our methodology and calculations are consistent with the Tredyffrin written code, we did ask Pennoni to calculate lot area with the method that you have suggested to us. The description below explains the way in which the draft alternative net lot area plan, which I reviewed with you, is calculated. The residential tract is intended as a "footprint deed" planned community and all land not located below each unit will be owned by the Homeowners Association. Therefore, the entire parcel is to be considered one lot for the purpose of calculating lot area.

LOT AREA

That portion of a lot or parcel of land within all bounding property lines on which a building or buildings and any accessory building or buildings are or may be located. "Lot area," as defined herein, shall include required yard or setback areas, but shall not include any of the following:

(1) Steep and very steep slopes.

- As advised by the zoning officer, the Township does not require man-made slopes to be removed from lot area. All slopes in the proposed plan are man-made and will require no reduction in lot area.

(2) Flood Hazard District areas.

- The proposed 100 year floodplain will lie 100% within the Public Stormwater Improvement Area, the area of which is permitted to remain in lot area under 208-163 B(2).

(3) Wetlands.

- The on-site stream is 100% within the Public Stormwater Improvement Area, the area of which is permitted to remain in lot area under 208-163 B(2).

(4) Portions of the lot which are less than 50 feet wide.

- No area of less than 50' wide exists on the lot.

(5) Alleys, lanes, streets, railroad or utility transmission line easements or rights-of-way.

- The ultimate right of way along the existing roads are removed from lot area.
- The proposed roadways within the property are removed from lot area. There is no proposed right of way line for the internal roadway network so the area reduction is based on the area to the back of curb.
- The area of the existing sewer trunk line easement that traverses the property constitutes the only utility transmission line to exist on the property. Much of the land within this easement area is located within the Public Storm water Improvement Area, the area of which is permitted to remain in lot area under 208-163 B(2).
- Future proposed sanitary sewer, water, electric, and gas lines, (some of which may require easements to the future service providers) will be installed exclusively for the service of the buildings on the lot being developed and are not for utility *transmission lines* across the property. Only *transmission line* easements or rights of way are to be deducted in calculating lot area; any easements around lines for local on-site utility service are not to be deducted in calculating lot area.

(6) Other areas owned and/or used in common with the owners or occupiers of other lots.

- There is an existing "grading and drainage easement" adjacent to the Bay Colony office property and is being used by the adjacent property for some portion of the berm of the existing stormwater water basin that is located on the adjacent property. Areas of this easement which are NOT located within the Public Stormwater Improvement Area have been removed from lot area.
- The only other land area that is used in common with the owners or occupiers of other lots is the regional stormwater basin which serves the purpose of detaining stormwater runoff from upstream property owners. This land is entirely located within the Public Stormwater Improvement Area.
- The other stormwater basins on the property are to be used by the lot and are not areas owned or used in common with owners or occupiers of other lots.

The resulting lot area of the residential parcel is 24.191 acres.

The total proposed impervious surface in the conditional use plan is	359,463 sq. ft.
The internal roadway area to be removed from lot area (and removed from impervious) is	82,054 sq. ft.
The adjusted total impervious surface would be	277,409 sq. ft. (26.33% of lot area)

If onsite stormwater basins were removed from lot area:	less 2.197 acres (assumes area to top of bank)
The resulting lot area of the residential parcel would be:	21.994 acres
The resulting impervious coverage would be:	28.96% of lot area

These deductions for onsite stormwater facilities are NOT required by the code since these facilities serve only the lot and not owners or occupiers of other lots.