

March 20, 2014

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

**RE: Wayne Glen
Conditional Use Submission
Residential By-Right Plan Review No. 2
MT No. 5592.02**

Dear Mr. Baumann:

Pursuant to your request, we have reviewed the Wayne Glen Conditional Use documents submitted on behalf of the applicant, Arcadia Tredyffrin, LLC. The property consists of two (2) parcels, a 26.968 acre lot located in the R-1 (Residential) zoning district and a 10.019 acre lot situated in the P (Professional) zoning district. The applicant has applied for conditional use approval to construct a high-density residential subdivision and two (2) office buildings under the Trout Creek Stormwater Overlay District. The purpose of this review is to ensure compliance of the Residential By-Right plan with the underlying R-1 District Zoning Code, which is used to compute the allowable density permitted under the Trout Creek Stormwater Overlay District.

Documents Reviewed

- Wayne Glen Conditional Use Submission Plan, dated April 17, 2013, last revised March 13, 2014
- Response Letter dated March 13, 2014, prepared by Pennoni Associates, Inc.

Supporting Documentation

- a) Carbonate Geology Study, Dated August 2, 2013, last revised December 16, 2013;
- b) Engineer's Report Wayne Glen Dam Floodplain Consistency, dated December 16, 2013;
- c) Post-Construction Stormwater Management Report, dated April 22, 2013, last revised December 16, 2013.

The following comments are offered for the Commission's consideration:

1. **SALDO §181-51.C. Recreational facilities and open space land.** *10% of the total gross acreage of the tract or lot times the number of dwelling units per acre, is required as open or recreational space for residential developments. The applicant should provide open space on the Residential By-Right sketch plan which complies with this ordinance.*

MT Response: *The applicant states that a fee in lieu of open space would be paid, if he were to develop the by-right plan. This issue may warrant additional discussion by the Planning Commission and the Solicitor, since the ordinance provides the alternative for the fee in lieu option under SALDO §181-51.D.*

2. **SWM §174 Attachment 2. Appendix B. Stormwater Best Management Practices (BMP) Design Standards.** *Infiltration BMP's shall be located at least 100 feet away from existing Karst features and sited away from buildings, roadways or other structures where subsidence could damage the structure and create an unsafe condition. Approximately 10,287 SF of total proposed subsurface infiltration area in three (3) separate locations is currently shown under the road and sidewalk within the ROW. The applicant must demonstrate the ability to collect and manage all proposed impervious areas by providing adequate stormwater management facilities outside of the roadways and a minimum of 100 feet away from karst features.*

MT Response: *This issue is resolved. The applicant has revised the plan to comply with this section.*

3. **ZONING §208-118.B(2)(a).** *Area of slopes proposed for grading or modification may not exceed 10% of the total natural steep slopes on the property. The Residential By-Right Sketch Plan does not depict proposed grading, and it is unclear what percentage of steep or very steep slopes will be disturbed or re-graded. At the very least it appears that some steep and very steep slopes will be re-graded to construct the cul-de-sac road. As this grading may exceed 10% of the natural steep slopes on the property, the applicant should provide limits of disturbance of steep (and very steep) slopes, and the total amount of existing steep slopes and proposed disturbed steep slopes.*

MT Response: *This issue is resolved. The applicant states that the steep slope areas are man-made (during the construction of the former home) and thus disturbances are permitted under the provisions of this section.*

Please feel free to contact me at 610-640-3500 should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Kevin M. Matson".

Kevin M. Matson, P.E.