



June 12, 2014

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

RE: *Wayne Glen – Modified Site Plan*

Dear Matt:

The enclosed conditional use plan modification was made in an effort to address the remaining engineering concerns of the Planning Commission and the issues identified in Princeton Hydro's technical review letter dated 4/18/2014 involving the location of infiltration BMP's relative to existing karst features. Enclosed is a conceptual plan modification, currently being refined by Pennoni, which complies with the karst area guidelines of Ch. 174 Appendix B. The revisions in the enclosed plan include:

1. No infiltration facilities are located within 100' of an existing karst feature.
2. Permeable paving is located only on parking spaces and limited roadway area that is 100' away from existing karst features.
3. Increased number of surface infiltration facilities.
4. Modified road layout in order to maximize infiltration on land areas not impacted by existing karst features or their 100' setback.
5. Modified locations of guest parking to improve distribution across the property. The proposed number of visitor parking spaces exceeds the minimum requirement of .5 spaces per unit.
6. Modified parking orientation to include areas of head-in parking in order to provide better distribution across the site.
7. Relocation of mail facility internal to the site, rather than at the perimeter.
8. A second emergency access drive added at Old Eagle School Road, south of Walker Road.
9. Revised unit mix: 30 carriage homes + 78 townhomes = 108 residential units.

We believe the revised plan fully complies, and we would like to provide a brief update to the Planning Commission at their 6/19/14 meeting. Pennoni has preliminarily confirmed that the revised plan meets the stormwater requirements of the Trout Creek Overlay and will prepare confirmatory documents for submission in early July for review by Princeton Hydro. We hope to receive a recommendation of approval by the Planning Commission at their meeting on August 21, after technical reviews confirm compliance.

Very truly yours,

A handwritten signature in blue ink that reads "Rich Wilson".

Rich Wilson  
Arcadia Tredyffrin Management LLC,  
managing member of Arcadia Tredyffrin LLC

Arcadia® Land Company

114 Forrest Avenue, Suite 201, Narberth, PA 19072  
Telephone (610) 664-0270 Fax (610) 664-0273