



August 19, 2014

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

RE: Response to 8/13/14 Wayne Glen Conditional Use Submission – Review (Plans 07-16-14)

Dear Matt:

Please find our response the McCormick Taylor review letter below:

Zoning Ordinance

1. A lighting plan will be provided during land development
2. Loading area dimensions will be identified on the land development plans
3. 200 square feet of impervious coverage per dwelling unit for residential decks or patios has been included in the impervious coverage calculations.

Subdivision and Land Development

4. Applicant agrees
5. Applicant agrees
6. Applicant agrees
7. Applicant agrees
8. Applicant agrees
9. Applicant will either comply or request a waiver during land development.
10. Applicant agrees
11. 181-46.J.3 states the following: *Private driveways on corner lots shall be located at least 40 feet from the point of intersection of the right-of-way of the nearest street and shall provide access only to the street of lowest classification when a corner or double frontage lot is bounded by streets of different classification.* The proposed plan has neither internal right of way nor individual lots beyond the building lines. Therefore, this provision is not applicable to the internal private roads within the planned community. If determined to be necessary by the Township, applicant will request a waiver at land development.
12. Applicant agrees.
13. Applicant agrees.
14. (a) Note shall be added to land development plans
(b) Note shall be added to land development plans
(c) The roadways and associated improvements on the non-residential parcel will be owned and maintained by the owner of the non-residential parcel.

Arcadia® Land Company

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

Additional Comments

15. Requested note is being addressed by a condition.
16. Requested note is being addressed by a condition.
17. Note shall be added to land development plans.
18. Applicant will refine the grading to address the expressed concerns during land development.

Very truly yours,



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