

ARCADIA®

February 9, 2015

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

RE: Wayne Glen Conditional Use Binder – minor revisions #2

Dear Matt:

Please find enclosed a few replacement sheets for the Wayne Glen Conditional Use Binder.

- **Exhibit 1. “PPT Presentation for 1/5/15 CU Hearing”**
 - Pg 19 – Pennoni’s Graph 2 was slightly modified
 - Pg 31 – A typographical error in the code reference in the title was corrected.

- **Exhibit 3. “Stormwater Management Report Summary”**
 - Pg 14 – Graph 2 was slightly modified (consistent with the above modification of Pg 19 of Exhibit 1).

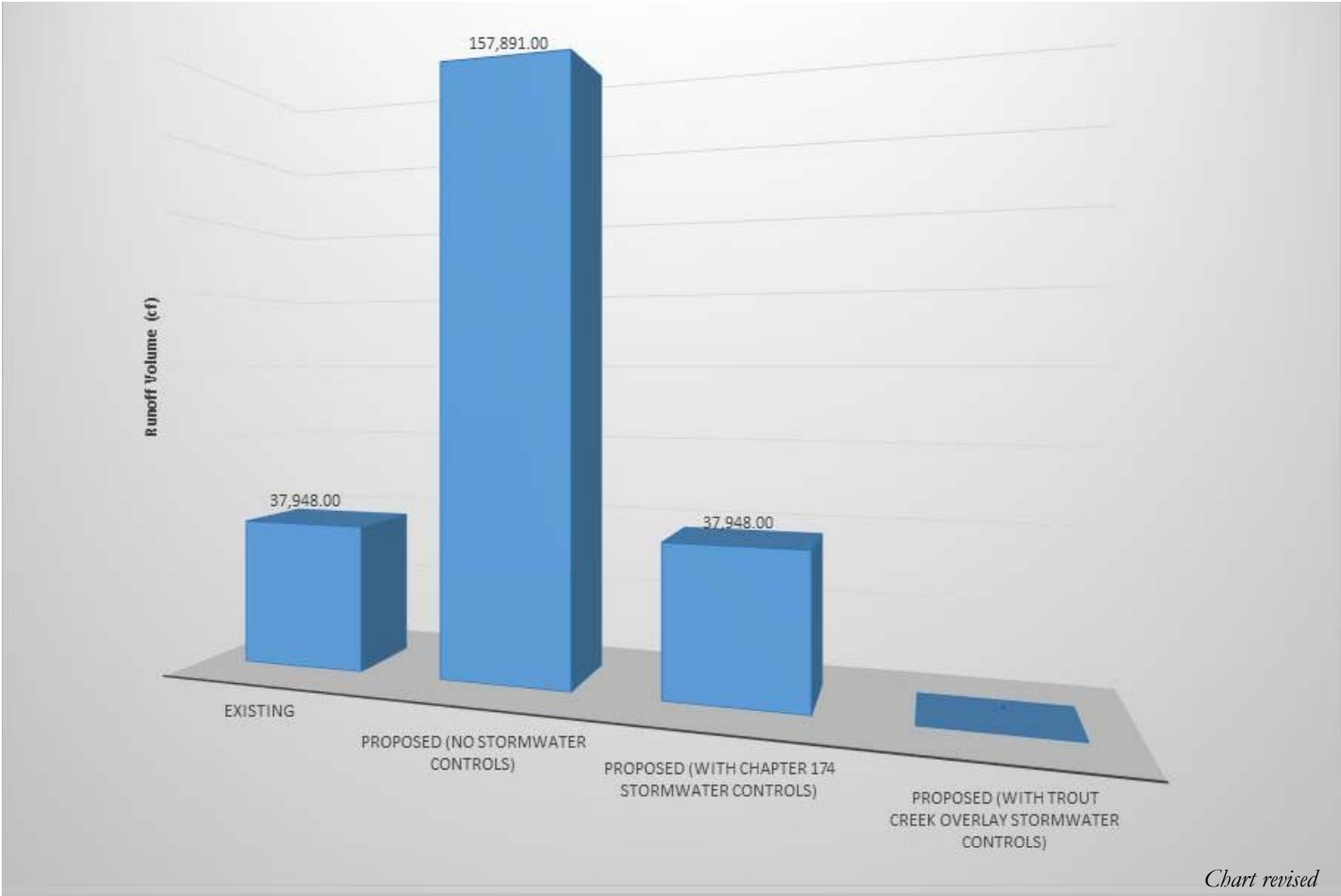
Very truly yours,

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

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Development Volume Control



Graph 2. A bar graph representing the runoff volume for the site for various scenarios. The runoff volume for the Wayne Glen site for the 2-year storm will be 0-cf.

Source: Post Construction Stormwater Management Report Summary



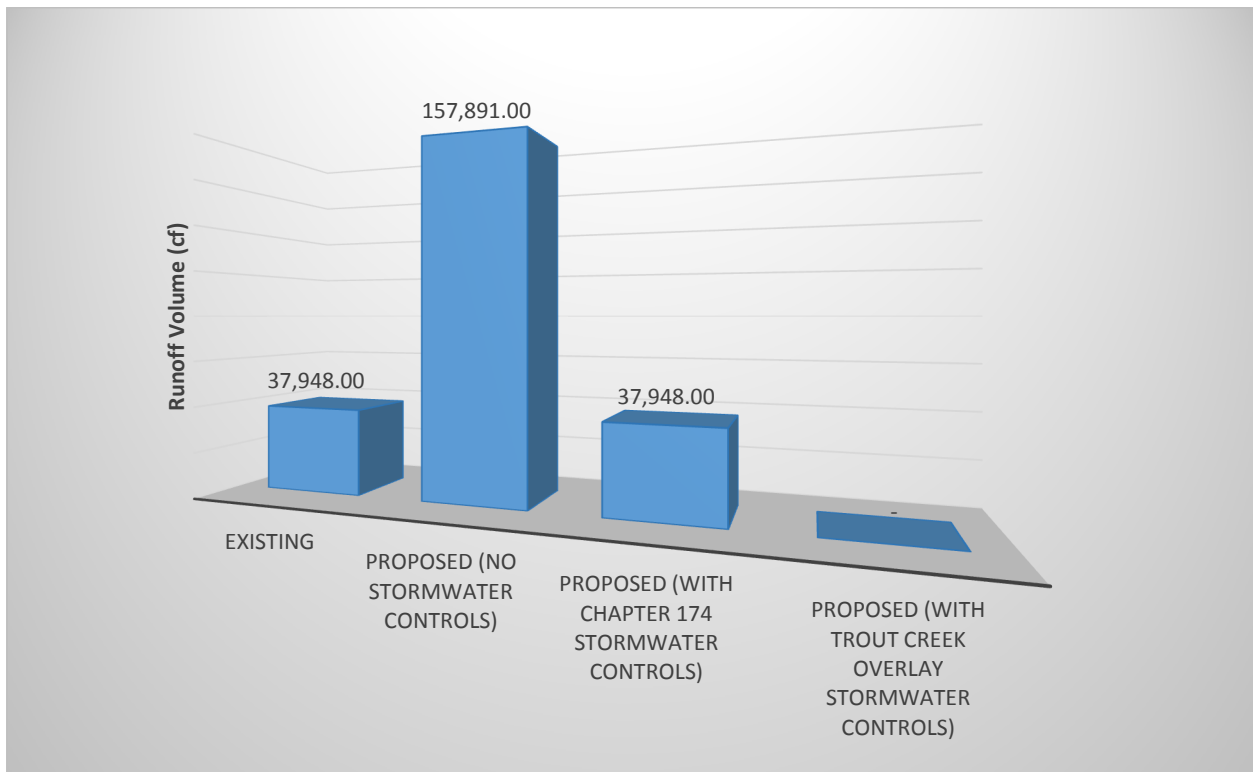
208-150-A(11) - The conditional use criteria for Wayne Glen have been satisfied.

A	Present proposed layout, including the project-specific and public stormwater improvements...	✓
B	Demonstrate consistency with the 2010 Trout Creek Watershed Study and Stormwater Best Management Practice Analysis;	✓
C	Demonstrate how the public stormwater improvements are consistent with the purpose and meet the standards of Chapter 174, Stormwater Management;	✓
D	Demonstrate the applicant's ability to achieve the proposed public stormwater improvements;	✓
E	Present a long-term operations and maintenance plan consistent with the requirements of Chapter 174, Stormwater Management;	✓
F	Confirm that all necessary repairs and maintenance to the public stormwater improvements are conducted within a ninety-day time frame;	✓
G	Commit to conduct annual inspection and maintenance of the public stormwater improvements;	✓
H	Measurement data to be collected, where applicable;	✓
I	Provide other information and supporting documentation showing how the improvements serve the best interests of the Township.	✓

Runoff Volume Control

Similarly to the rate control, in order to demonstrate compliance with the Tredyffrin Township Trout Creek Overlay Ordinance, the development required a great deal of stormwater management systems. These systems are designed to store and infiltrate the runoff associated with the 2-year post-development design storm. These systems are designed to work in conjunction with one another, a system known as a “treatment train.” In some instances on the site, downstream BMPs have been designed to accept additional runoff from upstream BMPs. At the bottom of the treatment train, the point of interest, there will be no flow leaving the system during the 2-year design storm at each point. An example of a treatment train is highlighted in Figure 3.

Graph 2 summarizes the total runoff volume Wayne Glen site in existing conditions, in proposed conditions with no stormwater controls, in proposed conditions with Chapter 174 controls and in proposed conditions under the current design. In proposed conditions the site will generate 157,891-cf of runoff for the 2-year storm; however, that runoff volume will be stored and infiltrated on-site. Since this runoff volume will be stored and infiltrated on-site there will be zero runoff volume leaving the site during the 2-year storm.



Graph 2. A bar graph representing the runoff volume for the site for various scenarios. The runoff volume for the Wayne Glen site for the 2-year storm will be 0-cf.