



February 16, 2016

Mr. Jason M. Bobst
West Norriton Township
1620 West Marshall Street
Jeffersonville, PA 19403

Reference: Markley Farm Property
Waiver(s) Request

Dear Mr. Bobst:

In conjunction with our Land Development application for the Markley Farm property, we are requesting that the Board of Commissioners review our request for several waivers from the West Norriton Subdivision and Land Development Ordinance.

This relief request is also identified and listed on our Record Plan (Sheet 2 of 36), and if granted, will be recorded with the full plan set as submitted.

Below is the list of Ordinance Sections that we are requesting relief and a brief summary for each;

1. §503.1.B(2): Requires a minimum centerline radius of 150-ft. Our plan proposes a minimum centerline radius of 125-ft. within Development Area 'A'. With the compact nature of the cluster layout, we feel that the reduction to 125-ft. is appropriate. This slightly reduced dimension will also aid as a traffic calming feature to keep speeds within the proposed development at slower safer limits.
2. §503.1.C(1)(d)(8): Requires a cul-de-sac to terminate at the development boundary. Due to constraints of the existing developments surrounding the project tract, connecting the proposed cul-de-sac to the tract boundary would be impracticable.
3. §503.1.E(1): No more than (2) streets shall cross at the same point. As a best practice, proposed streets have been aligned with existing streets creating 3 individual 4-way intersections.
4. §504.2.A: A stopping area measured 20-ft. behind the right-of-way line shall be provided not to exceed a grade of 4%. Due to the smaller size of the cluster lots, our proposed driveways are shorter than a typical R-2 lot necessitating relief from this section.
5. §504.2.B: Driveways shall be located not less than 40-ft. from the street intersection. Relief is requested for Lots 48, 49, 65 & 79. Due to the compact layout of the cluster design, these corner lots will require relief to allow driveways near the street intersections.
6. §509.4.A: Requires utility easements to be 20-ft. in width. The storm easement(s) within the 35-Ft. Buffer (rear of Lots 2 thru 10, and Lots 41 thru 48) are requested to be maintain a 15-Ft. width

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to allow for required landscape planting within the Buffer while keeping the plantings outside of the storm easement.

7. SWM Appendix A – C(2)(g)(iv): Requires use of reinforced concrete pipe. Waiver is requested to allow the use of H.D.P.E. (ADS) storm pipe.

Thank you in advance for your attention to this matter. Please call with any questions or comments.

Sincerely,



John Kolb
Woodrow & Associates

cc: Mr. Michael Clement, Esq., Mikelen LLC, Applicant (via. Email)
Mr. Len DelGrippo, Mikelen LLC, Applicant (via email)

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