



Gannett Fleming

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Date: September 29, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 208 North Aberdeen Avenue Townhouses

Date Accepted: Pending

90 Day Review: Pending

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development for compliance with the Radnor Township Code. We have reviewed the plans based on the contents of the C3 Zoning Amendment (to allow townhouse developments in certain areas of the C-3 district) that has not yet been approved by the Board of Commissioners. These Plans were also reviewed for conformance with Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct 6 townhouses on one lot. This project is located in the C3 district of the Township.

208 North Aberdeen Avenue Townhouses

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 05/08/2020, last revised 09/11/2020

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has indicated on the plans that the planning modules have been submitted to the authorities for signature and will be forwarded to the PA DEP when completed.

Gannett Fleming, Inc.

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Zoning

1. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.

Subdivision and Land Development

1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known. The applicant has indicated this will be provided when available.
2. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has provided an aerial of 500 feet. If all the requirements of this section will not be on the plan, a waiver must be requested.
3. §255-20-B(1)(o)[3] – The arrangements and use of buildings and parking areas in nonresidential developments and multifamily residential developments with all necessary dimensions and number of parking spaces must be shown on the plans. Elevations and perspective sketches of proposed buildings are encouraged. The applicant has provided the dimensions and parking summary.
4. §255-27-C(1) – The right of way, ultimate right of way, cartway, curbing and sidewalks must be shown and clearly labeled along N. Aberdeen Avenue. The right-of-way and ultimate right-of-way must be clearly labeled on the plans.
5. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.
6. §255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The applicant has indicated that this will be provided when the plan moves to final approval.

7. §255.38B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development must be shown on the plans. The landscape plans provided only provide 2 street trees along the frontage of approximately 200 feet. Additional street trees must be provided.
8. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks.
9. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. There is a snow removal area shown on the plan and the applicant has indicated that the other services will access the property from the street.
10. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).
11. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners.

Stormwater

1. The infiltration trench hydrograph in the stormwater report indicates 2 pipe sections of 57 LF with headers but the detail on the plans indicates 110 LF of pipe. Please revise the plan detail to reflect the correct length of pipe.
2. Please revise the infiltration rate in the Dewater Time Table on the Compliance Summary sheet to 0.11 in/hr, as indicated on the plans and soil evaluation report. An infiltration rate of 0.1 would result in a dewatering time in excess of 96 hours.
3. A drainage area plan was only provided for post-development conditions. Please provide a pre-development drainage area map as well. Please provide a scale for both drainage area maps.

4. Please update the plans to show the location of the overflow structure on the plan view of the site.
5. It is unclear where the right of way line is located. Please clearly display and identify the right of way line so that an impervious cover percentage can be accurately calculated.

General

1. §175-15.A – The top or bottom edge of slopes shall be at least three feet from the property or right-of-way lines of streets in order to permit the normal rounding of the edge without encroaching on the abutting property. This must be revised along the North and South property lines.
2. The applicant has indicated that the tanks formerly held chlorine and have been decontaminated as required by the Township. The report will be provided under separate cover. The decontaminated tanks will be salvaged. The basin concrete removed and backfill as needed to provide basement level subgrade.
3. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.
4. The applicant has indicated that the homes will be fee-simple footprint ownership, with the HOA owning and maintaining all area outside of the footprint of the buildings. The declaration will be provided for review prior to recording the final plan.
5. The attached tree protection detail from Rockwell and Associates must be added to the plan.

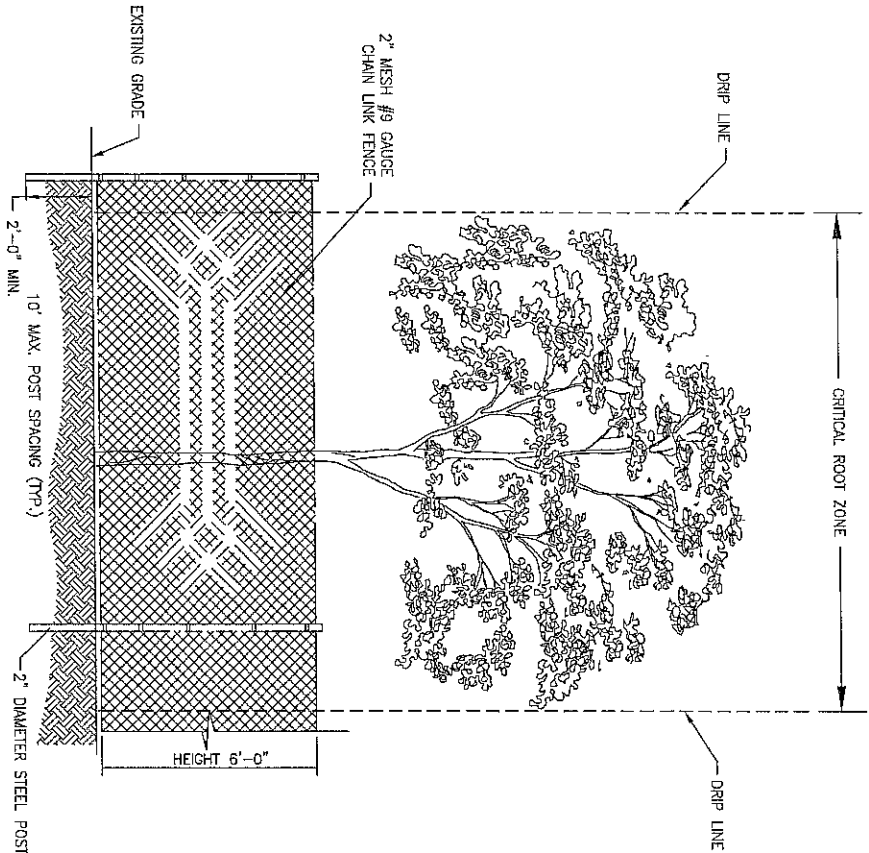
If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



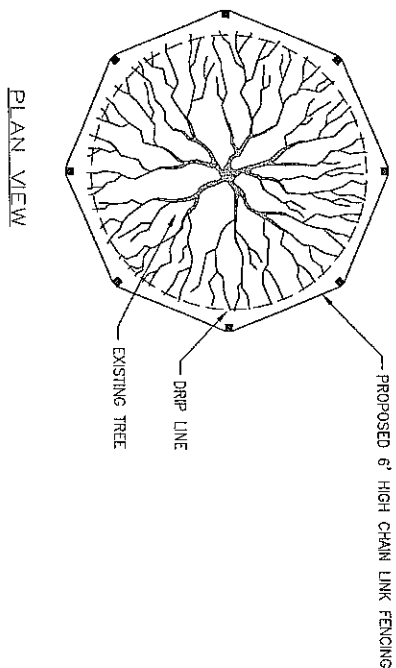
Roger A. Phillips, P.E.
Senior Project Manager



- DO NOT:
- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
 - B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
 - C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Consulting Arborist.
 - D. Allow fires under and adjacent to trees.
 - E. Discharge exhaust into foliage.
 - F. Secure cables, chains, or rope to trees or shrubs.
 - G. Trench, dig, or otherwise excavate within the drip line or TPZ of the tree(s) without first obtaining authorization from the Consulting Arborist.
 - H. Apply soil sterilants under pavement near existing trees.

TREE PROTECTION DETAIL

NO SCALE



PLAN VIEW

TREE PROTECTION SPECIFICATIONS

- I. A 4" layer of coarse mulch or woodchips is to be placed beneath the drip line of the protected trees. Mulch is to be kept 12" from the trunk.
- II. A protective barrier of 6" chain link fencing shall be installed around the drip line of protected tree(s). The fencing can be moved within the drip line if authorized by the Consulting Arborist but not closer than 2" from the trunk of any tree. Fence posts shall be 20" in diameter and are to be driven 2" into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).
- III. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Consulting Arborist agrees that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Consulting Arborist.
- IV. Where the Consulting Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the Consulting Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

ROCKWELL
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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: September 25, 2020

To: Steve Norcini, P.E.
Radnor Township Engineer

From: Damon Drummond, P.E., PTOE
Senior Transportation Engineer

cc: Kevin Kochanski, ASLA, R.L.A. – Director of Community Development
Roger Phillips, P.E. – Gannett Fleming, Inc.
Leslie Salisbury, P.E. – Gilmore and Associates, Inc.

Reference: 208 North Aberdeen Avenue Townhouses
Final Minor Land Development Plan Review #2
Radnor Township, Delaware County, PA
G&A #20-06064

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The applicant proposes to construct 6 townhomes at 208 North Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking. Based on Radnor Township Trip Generation rates (SALDO §255 attachment 4), the proposed development will generate 49 average weekday trips, with 4 AM Peak Hour and 6 PM Peak Hour trips.

B. DOCUMENTS REVIEWED

1. Final Minor Land Development Plan prepared by Site Engineering Concepts, LLC, consisting of 4 sheets and dated April 3, 2020, last revised September 11, 2020.
2. Response letter prepared by Site Engineering Concepts, LLC, dated September 11, 2020.

BUILDING ON A FOUNDATION OF EXCELLENCE

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508 Corporate Drive West | Langhorne, PA 19047 | **215-369-3955** | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | **610-489-4949** | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | **610-444-9006** | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | **610-366-8064** | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | **215-687-4246** | 215-564-1780
201 Market Street | Camden, NJ 08102 | **856-203-7447** | 856-379-3567
www.gilmore-assoc.com

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-21.B(5)a[1].– Provide the corresponding driveway profile stationing in plan view (Sheet 3 of 6).
2. §255-21.B(5)b[1].– Provide the existing ground surface along center line and both right-of-way lines of streets. Provide the grade of the driveway apron.
3. §255-28.B –Revise the label for the available and required sight distance looking to the left of the driveway. It erroneously indicates sight distance to the right.
4. §255-37.B – The applicant is providing the minimum four foot sidewalk with the required a 5' x5' level passing area to meet the latest ADA standards. However, the applicant should consider extending the sidewalk towards the curblin in the area of parallel parking creating a 5-foot sidewalk and eliminating the 1-foot vegetated area that is more difficult to maintain.
5. §255-40.E(2) – The applicant is proposing 16' wide driveway which is the typical minimal width for allowing two-way traffic. However, the driveway is constrained by the adjacent building directly adjacent to the pavement and a curblin. Consider widening this driveway as much as feasible. A preferred pavement width for a driveway is between 18-20 feet. Also, grade breaks along the driveway should not exceed an algebraic difference of 8%. Revise the driveway profile as it indicates a 12% difference between the driveway and sidewalk.

D. GENERAL COMMENTS

1. Provide a label indicating depressed curb for the width of the proposed driveway.