



Date: May 18, 2021
To: Mr. Steve Norcini, P.E.
Radnor Township
Re: 200 S Ithan Ave
Preliminary Subdivision Plans

Gannett Flemming Review Letter Responses

General Comments

- *Comments 1 & 2 list the requested waivers.*

Sewage Facilities Planning

1. Applicant acknowledges and agrees.

Zoning

1. Garage dimensions have been added on Sheet 6, along with Note #5 at the bottom of the page.

Subdivision

Comments 1, 2, & 3 are non-action comments; the applicant acknowledges them & agrees.

4. Vehicle turning layouts are provided on Sheet 6 & Sheet 8. Sheet 8 shows fire vehicle turning.
5. The applicant agrees to the fee of \$3,307 per dwelling unit.
6. Lighting fixtures and final layout will be determined and presented to the township at final design stage.
7. AQUA PA water availability letter is attached to this letter. The applicant has engaged Bryn Mawr Fire Company's marshal and Radnor Township for all necessary approvals and input.

Stormwater

Per a discussion with Radnor township over zoom, the township is considering removing these comments for clarity until final plans.

Sanitary Sewer

1. All existing and proposed sanitary easements are shown on Sheet 2 and Sheet 6.
 2. *Comment 2 is a non-action comment; the applicant acknowledges & agrees.*
 3. No proposed planting are proposed in the easement, the trees shown are existing and to remain. A note clarifying this has been added to the landscape plans.
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Gilmore & Associates Review Letter Responses:

SALDO Comments

1. A label has been added showing cul-de-sac cross slopes do not exceed 3%.
2. Horizontal curve data has been added to Sheet 2 and Sheet 6.
3. The applicant has provided a narrative to the intersection angle.

General Comments

1. The detail of the double yellow stripe has been removed from the plans.
2. The dimensions on Sheet 2 note the approximate dimensions of the proposed lots. These have been removed for clarity.
3. Stationing has been added to Sheet 2 and Sheet 6.
4. Turning templates, including the right turn onto Ithan Ave, has been provided on Sheet 6.
5. Fire truck turning template has been provided on Sheet 8.

Should you have any questions or require any additional information, please let us know.

Very truly yours,



Timothy E. Davis



David R. Fiorello, P.E., P.L.S.

cc. Nicholas Caniglia, Esq.



October 20, 2020

Patrick J. Hanlon, P.E.
Momenee, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Water Availability
200 S. Ithan Avenue
Radnor Township, Delaware County

Dear Mr. Hanlon:

This letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc.'s ("Aqua") service territory. Service would be provided in accordance with Aqua's Rules and Regulations.

A main extension from Aqua's existing 8-inch main in Ithan Avenue will be required. A main extension plan utilizing Aqua plan standards must be prepared and submitted to this office for review and approval. Following approval of the main extension design and plan, construction of the main extension project would be completed by the Builder under our standard Builder's Extension Agreement.

Flow data information, if needed, may be obtained from our Production Department. Please fax a written request to Lisa Thomas Oliva at 610-645-1162 containing the address, street, cross street and municipality and all pertinent contact information.

If I can be of further assistance, you may contact me at (610) 645-1105.

Sincerely,

A handwritten signature in blue ink that reads "David C. McIntyre". The signature is written in a cursive style.

David C. McIntyre
Manager, New Business and Contract Operations