



Date: April 29, 2021  
To: Mr. Steve Norcini, P.E.  
Radnor Township  
Re: 200 S Ithan Ave  
Preliminary Subdivision Plans

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## Gannett Flemming Review Letter Responses

All zoning comments are addressed on the attached Display Plan

### Zoning

1. The zoning table has been updated to reflect the latest lot impervious numbers.
2. Additional setback dimensions added for clarity, including between buildings on Lots 5, 6, & 7.
3. The house layout now shown on Lot 1 avoids the regulated steep slopes.
4. Slopes 14%-20% are shown on the Display Plan and are labeled in the legend.
5. The garage on Lot 4 has been moved away from the front yard setback line.

### Subdivision and Land Development

*Comments 1 & 2 list the requested waivers.*

*Comments 3, 5, 9, 10, 11, & 12 are non-action comments; the applicant acknowledges them & agrees.*

4. Radii dimensions are shown on the Display Plan at each drive and curb return for clarity.
6. The note has been adjusted to state that 40 street trees are required (no change to plan)
7. A note has been added to clarify that the shade tree commission has approved 5" trees counting as two replacement trees, and that this credit will go toward tree replacement requirements.
8. In the plant schedule - for 5" trees - we have added a note under the "Remarks" column indicating that each tree counts as two trees toward township requirements.

### Stormwater<sup>1</sup>

Stormwater comments 1 - 9: See note #1 on following page, for the purposes of Preliminary Submission these are non-action comments, to be addressed as part of Final Plan submission. Per commission request at last meeting we completed infiltration tests and provided results, attached to this letter.

### Sanitary Sewer

Comments 1 & 2: similar to the stormwater note above, will be addressed as part of Final Plan submission.

3. A note calling for depressed curb is shown on the Display Plan.
4. The patio for Lot 2 was removed and the sanitary easement is clear of any obstructions.
5. The placement of trees has been adjusted to avoid the existing San. Sewer Easement.

### General

1. The plan was approved by the Shade Tree Commission as of 2/17/21
2. We've replaced our tree protection fencing detail with the exact detail provided by the township.
3. The storm system on Lot 7 was shifted to be 3 feet from the property line.

### <sup>1</sup>Stormwater Note (from Page 1)

Under “§255-20 Preliminary Plan” the requirement for stormwater design is not included. These requirements can be found in “§255-21 Final Plan for Major Subdivision” under “Section 5”, which is notably absent from §255-20. While the Ithan plans do show placeholder stormwater, the facilities shown communicate that thought has gone into the impact of stormwater on the development. As part of the stormwater design process, application to the Delaware County Conservation District for an NPDES permit requires that Preliminary Plan approval be obtained before pre-application meetings are taken by the district. For a township to require storm design during preliminary submission would put a designer in the position of having to design a system before fully knowing the requirements and input from the conservation district. Gannett Flemming has acknowledged this in the comments by saying “The applicant has indicated that this will be provided as part of the Final Plan submission”. For the purposes of Preliminary Submission these should be considered non-actionable comments and will be addressed as part of Final Plan submission.

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## Gilmore & Associates Review Letter Responses:

*Sidewalk Note: In a meeting with the township on 4/29/2021, it was agreed further sidewalk detail could be provided at a later date as the sidewalk is still in the preliminary design stage.*

### SALDO Comments<sup>2</sup>

1. The cul-de-sac grades do not exceed 3% as shown in the contour lines, additional detail will be provided as part of the Final Plans’ construction details.
2. The horizontal curve data has been clarified on the Display Plan as a radius of 290FT.
3. <sup>2</sup>See “Intersection Alignment Narrative” below.
4. See sidewalk note above.
5. See sidewalk note above.

### General Comments

1. The detail will be removed from the plans.
2. The dimensions on Sheet 2 note the approximate length of the proposed lot lines.
3. Stationing has been added to Sheet 6. Sheets 2 is for the property lines record plan and will note the curvature of the lot lines along the center of the road.
4. Applicant agrees and additional detail will be provided as part of Final Plans.
5. Applicant agrees and additional detail will be provided as part of Final Plans.
6. Sight distances are listed on Sheet 6, and any obstructing trees would be removed if necessary.
7. See sidewalk note above.
8. See sidewalk note above.

## <sup>2</sup>Intersection Alignment Narrative

The site frontage along the centerline of South Ithan Avenue is 365 feet. The width of the site diminishes to 302 feet at a point approximately 100 feet off the edge of Ithan Avenue before it opens up to a wider portion of the site. As one continues into the site approximately 180 feet off the edge of South Ithan Avenue, a band of steep slopes runs in a general east west direction through the site covering an area approximately half of the width of the site at this location. The current driveway serving the site enters off of South Ithan Avenue and bears to the northeast within this narrow portion of the site to avoid this band of steep slopes.

The original design concept for this subdivision was to have the new roadway follow the general alignment of the existing driveway to avoid encroachment on the regulated steep slopes, as well as to minimize the disturbance associated with the roadway construction on other portions of the site. In order to meet the Township design regulations for minimum right-of-way widths, maximum grades, intersection approach grades, approach alignment and minimum centerline radii for public roads, the new roadway alignment as shown with an 80-degree intersection with South Ithan Avenue on the plan was chosen. The horizontal alignment works in tandem with the vertical alignment to meet township roadway design standards, avoid disturbance to the regulated slopes and permit grading to be maintained within the site boundary.

Attaining a 90-degree centerline intersection and avoiding any steep slope disturbance and still maintaining compliance with the township roadway design standards would require shifting the intersection to the north which would place the right-of way line of the new roadway on the tract boundary with the adjacent parcel. Because of the earthwork required to maintain the required roadway approach grades and to provide the required grading within the public right-of-way, the shift in the alignment would require grading outside the right-of-way and off the property.

The current 80-degree intersection alignment is in compliance with section of 255-27.H-(1) of the SALDO ordinance and provides clear sight distances in both directions that exceed the recommended minimums. This alignment provides a portion land between the edge of the right of way and the tract boundary that allows adjustments to grades within the property limits.

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.

Attached:

**"Ithan Ave Meeting Display Plan"** dated April 29, 2021

**"Stormwater Management Feasibility Narrative for 200 S Ithan Avenue"** dated April 26, 2021