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MEMORANDUM

Date: November 30, 2020

To: Stephen Norcini, P.E. – 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, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 200 Ithan Avenue
Preliminary Subdivision Plans

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development for compliance with the Radnor Township Code. 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 subdivide the property into nine lots and construct a single-family home on each lot. This project is located in the R-2 district of the Township. The applicant has indicated that this will be developed under a previous density modification from the late 80's.

In order for this plan to be able to be developed under the Density Modification portion of the code, a waiver must be submitted and approved by the Board of Commissioners. If the waiver for this plan to be developed under density modification, additional comments may be forthcoming.

The applicant has indicated on the plans that the following waivers are being requested:

1. §255-27-C(1) – To omit the installation of sidewalks along a minor collector street (South Ithan Avenue)
2. §255-27-G – To permit a leveling grade of the proposed roadway intersection of 5% for a length of 70 feet.
3. §255-37-H – To permit the grade of the sidewalk along the proposed cul-de-sac roadway to exceed 7%.
4. §255-51 – To omit the installation of sidewalks along South Ithan Avenue.

Gannett Fleming, Inc.

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200 S. Ithan Avenue

Plans Prepared By: Momenee, Inc.

Dated: October 2, 2020, last revised November 17, 2020

Zoning

1. §280-20.A – Under the R-2 requirements, every lot shall have a lot area of not less than 20,000 square feet and such lot shall be not less than 100 feet in width at the building line. There are proposed lots where the minimum lot width is not met. (If not developed under DM). The applicant has indicated that the intent of the subdivision is to be developed under the DM.
2. §280-91.A – Under the DM requirements, not less than 15% of the tract area shall be designated in the subdivision and land development plan as common open space. The area of open space must be shown on the plans for the proposed project. The applicant has indicated that the open space was provided as part of the original Trianon subdivision.
3. §280-92.A(2) – In R-1A and R-2 districts, the minimum tract size must be at least 15 acres in order to develop under Density Modification. The tract size must be shown on the plans. The lot area indicated on the Delaware County Property records is 5.87 acres. If the minimum tract area is not met, this lot cannot be developed under Density Modification. The applicant has indicated that the property is being developed as part of the original Trian development, that met the minimum tract size.
4. The proposed impervious coverage totals on the left side of sheet 6 must be verified and revised if necessary.
5. The impervious coverage calculations and building coverage calculations listed on the zoning table must be verified and revised if necessary.
6. §280-97.B – All yard setback requirements must be clearly dimensioned on the plans. Additionally, all yard setbacks shown in this section must be provided on the zoning table.
7. §280-97.B(2) – If this project will be developed under DM, each side yard shall be 20 feet in the R-1A and R-2 zoning districts. The zoning table and plans must be updated to reflect this.
8. §280-97.E – Under Density Modification, no accessory buildings or structures shall be located in the required perimeter yard areas. It appears that a portion of the pool for Lot #2 is located in a yard setback.

9. §280-100 – Any application for a condition use approval of a proposed density modification development as provided for in this article shall be submitted in accordance with this section.
10. §280-112.D – It appears that the dwelling proposed for Lot #1 and a portion of the patio for Lot#2 and Lot #3 are located in the existing slopes of 20% of greater. This is not permitted in the steep slope area. Only the uses listed in this section of the code are permitted.
11. The legend from existing slopes between 14% and 20% is missing on the plans.
12. The garage for lot 4 appears to be encroaching into the front yard setback. This must be revised.
13. The pool deck appears to be encroaching into the front yard setback along Trianon Lane for Lot #7. This must be revised.
14. It appears that the garage for Lot #7 will be located in the 15-foot side yard setback if this plan is not approved under DM.

Subdivision

1. §255-27-C(1) – Sidewalks must be provided along minor collector streets (South Ithan Avenue). The applicant has requested a waiver from this requirement.
2. §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.
3. §255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. South Ithan Avenue is a Minor Collector. The right-of-way requirement is 60 feet and the cartway is 36 feet. Trilon Lane is a local road and the right-of-way requirement is 60 feet and the cartway is 28 feet.
4. §255-27-G(4) – Where the grade of any street at the approach to an intersection exceeds 7%, a leveling area of 4% grade or less shall be provided for a minimum distance of 100

feet for local streets. The applicant is requesting a waiver from this requirement to permit a leveling grade of the proposed roadway intersection of 5% for a length of 70 feet.

5. §255-27.H(6) – Minimum curb radii at street intersections shall be 25 feet for local streets; 30 feet for collectors; 35 feet for arterials; and 10 feet for driveways. This must be shown on the plans. (Driveway radii not labeled on the plan)
6. §255-37-A – Sidewalks and pedestrian paths shall minimize pedestrian-vehicle conflict and shall be provide when required by the Board of Commissioners.
7. §255-37-H – Sidewalks and pedestrian paths shall not exceed a seven percent grade. Steps or a combination of steps and ramps shall be utilized to maintain the maximum grades, where necessary. Where sidewalk grades exceed 5%, a nonslip surface texture shall be used. The applicant has requested a waiver from this requirement.
8. §255-38-B – Street trees 2 ½ inches dbh of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within in proposed subdivision or land development must be provided. There was no landscaping plan provided with this submission. Landscaping comments will be provided when a plan is provided.
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.
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.
12. §255-51 – Sidewalks shall be constructed as required by §255-27C. These standards shall apply on new street and on existing streets unless in the option of the Board of Commissioners they are unnecessary for public safety and convenience. The applicant has requested a waiver from this requirement.
13. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification

of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Stormwater

1. §245-13 – Please provide a drainage plan that conforms with this section of the code. The applicant has indicated that this will be provided as part of the final plan submission.
2. §245-32.B(4) – Please revise the plans to include a statement, signed by the landowner, acknowledging that the stormwater controls and BMPs are fixtures that can be altered or removed only after approval by the municipality. The applicant has indicated that this will be provided as part of the final plan submission.
3. Please revise the plans to provide specific dimensional data for each stormwater management system. The applicant has indicated that this will be provided as part of the final plan submission.
4. Please revise the plans to provide details for the ST-36 Stormtank Chamber that is proposed. The applicant has indicated that this will be provided as part of the final plan submission.
5. Please revise the stormwater report to include all applicable calculations to show how the stormwater requirements are met for sections including but not limited to §245-22 through §245-27. The applicant has indicated that this will be provided as part of the final plan submission.
6. Please provide drainage area maps of the pre-developed and post-developed conditions. The applicant has indicated that this will be provided as part of the final plan submission.
7. Please provide infiltration testing results including a depth to limiting zone. The applicant has indicated that this will be provided as part of the final plan submission.
8. Please provide stormwater piping profiles including all crossing utilities. The applicant has indicated that this will be provided as part of the final plan submission.

9. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at this time.

Sanitary Sewer

1. All existing and proposed sanitary sewer easements must be shown on the plans. The applicant has indicated that this will be provided as part of the final plan submission.
2. Profiles of the sanitary sewer laterals must be provided in order to ensure no conflicts with additional utilities. The applicant has indicated that this will be provided as part of the final plan submission.
3. Depressed curbing (12 feet) is required where the sewer line leaves the street to provide access in the easement to the sanitary sewer line. The applicant has indicated that this will be provided as part of the final plan submission.
4. There is a portion of the patio located in the existing sanitary sewer easement for Lot 2. This must be revised to be located outside of the easement.

General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in blue ink, appearing to read 'R. Phillips', with a large, stylized initial 'R'.

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