

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

December 4, 2020

Steve Norcini, P.E.
Township Engineer
Radnor Township
Iven Ave
Wayne, PA 19087

**Re: Final Land Development Plan Application
Response to Engineering Review of Approved Preliminary Plan
208 N. Aberdeen Ave Townhouses**

Dear Steve,

On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed Aberdeen Townhouses Final Land Development Application. Preliminary Plan approval was granted on November 23, 2020. This Application addresses the comments in the November 12, 2020 review memo from Roger Phillips, P.E., as follows:

Sewage Facilities Planning

Comment 1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The planning module has been completed and will be submitted to the PA DEP for approval.

Response 1. The Board of Commissioner approved Resolution #2020-134 for the planning module and is pending Township signatures. Then it will be sent to the PaDEP for final approval. I note is added to Sheet 3 requiring PaDEP approval before grading or building permits will be issued

Subdivision and Land Development

Comment 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

Response 1. The note is added to Sheet 3.

Comment 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. The applicant has requested a waiver from this requirement.

Response 2. The Applicant respectfully requests a waiver for those items not on an aerial image (e.g.: sewer lines; easements; etc).

Comment 3. §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.

Response 3. Per the August 13, 2020 video conference with Township staff, it is not anticipated additional widths will be requested.

Comment 4. §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. The applicant has indicated that the applicant will pay a fee-in-lieu of \$500 per tree for the 2 remaining trees. The applicant should note that 7 street trees are required so the fee-in-lieu shall be for 5 trees not 2 trees.

Response 4. The Applicant will pay a fee-in-lieu of \$500 per tree for the 5 trees.

Comment 5. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks. The applicant has indicated that architectural renderings will be provided under separate cover

Response 5. The Applicant will provide the architectural renderings under separate cover.

Comment 6. §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.

Response 6. Correct.

Comment 7. §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).

Response 7. The Applicant is aware of this requirement and agrees to the fee in lieu payment.

Comment 8. §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.

Response 8. There are existing street lights on the east side of N. Aberdeen Avenue and no additional streetlights are proposed.

Stormwater

Comment 1. It appears that the Post-Dev drainage areas shown on Sheet 4 of the plans do not match the corresponding areas in the hydrograph report. Please revise these inconsistencies. Please provide a scale for the pre-development drainage area map.

Response 1. The drainage labels are revised to be clearer and demonstrate consistency with the hydrographs. A scale is added to the pre-development map.

Comment 2. The applicant indicates in the previous response letter dated 9/11/20 that a 3" curb reveal will be present at the inlet PI-2 but the adjacent curb is identified as a 6" curb. Please revise the plans to show the transition of the curb from 6" to 3".

Response 2. Curb elevations are provided on Sheet 3.

Comment 3. 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 that time.

Response 3. Acknowledged.

General

Comment 1. The applicant has provided information concerning the environmental cleanup that was completed prior to the applicant taking ownership of the site. The report regarding the decontamination has been provided to the Board of Commissioners for informational purposes.

Response 1. Correct.

Comment 2. The applicant was before the Shade Tree Commission on October 21, 2020 and received approval.

Response 2. Correct.

Steve Norcini, P.E.
December 4, 2020
Re: 208 N. Aberdeen Townhouses Final LDP
Page 3 of 3

Comment 3. 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.

Response 3. The Applicant will provide the declaration for review prior to recording.

We trust these revisions satisfactorily address your comments. Should you have any questions and/or additional comments, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Spellman". The signature is stylized and cursive.

Patrick Spellman, P.E.

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

December 4, 2020

Steve Norcini, P.E.
Township Engineer
Radnor Township
Iven Ave
Wayne, PA 19087

**Re: Final Land Development Plan
Response to Traffic Engineering Review of Approved Preliminary Plan
208 N. Aberdeen Ave Townhouses**

Dear Steve,

On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed Aberdeen Townhouses Final Land Development Application. Preliminary Plan approval was granted on November 23, 2020. This Application addresses the comments in the November 13, 2020 review memo from Damon Drummond, P.E., PTOE, as follows:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Comment 1. §255-21.B(5)b[1] & [2]– Revise the driveway profile to show the existing roadway cross slope approaching the driveway in order to verify that a 8% change in grade is not exceeded.

Response 1. The profile is revised to show the road cross slope and incorporate changes in the sidewalk connection to adjoining sidewalk.

Comment 2. §255-22B(1)(k) – Clearly show the existing sidewalk south of the site at the proposed sidewalk tie-in connection.

Response 2. The existing adjoining sidewalk is now shown and the sidewalk connection is revised.

GENERAL COMMENTS

Comment 1. The proposed triangular walkway area between the driveway apron and the sidewalk tie-in south of the site does not meet ADA width standards. The applicant may consider redesigning the apron by keeping the sidewalk adjacent to the curb line between Unit #1 and the driveway and also using a RC67M Type 3A apron to provide a better tie-in connection to the existing sidewalk south of the site.

Response 1. The existing sidewalk connection is redesign to be a Type 3A with a turning pad on the north side of the driveway.

Comment 2. Remove the curbline taper between station 0+80 and station 0+92 that reduces the width of the driveway. Maintain a straight curbline until the proposed sidewalk/apron. Provide a 5' end curb taper a driveway to have a 0-inch reveal at the driveway.

Response 2. The taper is removed from the driveway. The apron is tapered with flush curb across the driveway.

Comment 3. Revise the landscape plans to be consistent (i.e. sidewalk) with the site plans.

Response 3. The landscape plan is revised.

Steve Norcini, P.E.
December 4, 2020
Re: 208 N. Aberdeen Townhouses FLDP
Page 2 of 2

Comment 4. Sheet 3, remove the 4-foot sidewalk reference dimension which appears left over from the previous version of the plans.

Response 4. The dimension is removed.

We trust these revisions satisfactorily address your comments. Should you have any questions and/or additional comments, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Spellman". The signature is fluid and cursive, with the first name "Patrick" and last name "Spellman" clearly distinguishable.

Patrick Spellman, P.E.