

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

October 26, 2020

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

**Re: Response to Engineering Review
208 N. Aberdeen Ave Townhouses
Preliminary/Final Land Development Plan
Revision #2**

Dear Steve,

On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed revision to the Aberdeen Townhouses land development application. Please note this revision is being submitted as a Preliminary/Final application as recommended for approval at the October 6, 2020 Planning Commission meeting. Revision #2 addresses the comments in the September 29, 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 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.

Response 1. The planning modules were delivered to the Township on October 12, 2020 for final approval and signatures.

Zoning

Comment 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.

Response 1. The slopes are delineated on Sheet 2.

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 Applicant anticipates the townhouse will offer 3 bedrooms with an option for a fourth bedroom.

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. If all the requirements of this section will not be on the plan, a waiver must be requested.

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

Comment 3. §255-20-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.

Response 3. No response needed.

Comment 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.

Response 4. The right-of-way layers are now visible on Sheets 2 and 3.

Comment 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.

Response 5. Per the August 13, 2020 video conference with Township staff, it is not anticipated additional widths will be requested.

Comment 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.

Response 6. The Delaware County Conservation District does not require and will not review applications for projects under 1 acre when the municipality has its own erosion and sedimentation ordinance as Radnor does.

Comment 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.

Response 7. The Applicant will pay a fee-in-lieu of \$500 per tree for the two remaining trees .

Comment 8. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks.

Response 8. The Applicant will provide the architectural renderings under separate cover.

Comment 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.

Response 9. Correct. No response needed.

Comment 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).

Response 10. The Applicant is aware of this requirement and agrees to the fee in lieu payment.

Comment 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.

Response 11. There are existing street lights on the east side of N. Aberdeen Avenue and no additional streetlights are proposed.

Stormwater

Comment 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.

Response 1. The detail is revised to be consistent with the pond report.

Comment 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.

Response 2. The table now shows the infiltration rate to 2 decimal places.

Comment 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.

Response 3. A pre-dev map and scale are added to Sheet 4.

Comment 4. Please update the plans to show the location of the overflow structure on the plan view of the site.

Response 4. The reduced reveal curb along PI-2 will act as a level spreader and provide emergency overflow if needed. A river rock discharge apron is provided beyond the curb. See Sheet 3.

Comment 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.

Response 5. The right-of-way layers are now visible on Sheets 2 and 3.

General

Comment 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.

Response 1. The contours are revised along the north property line. The driveway is widened per a traffic engineer comment. A double reveal curb will be used to maintain existing grade on the property line side of the curb (approximately 1.2' reveal at its highest point). A detail is added.

Comment 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.

Response 2. The report and approval letter are included with this resubmission.

Comment 3. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.

Response 3. The Shade Tree Commission granted approval at the October 21, 2020 meeting.

Comment 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.

Response 4. The Applicant will provide the declaration for review prior to recording.

Comment 5. The attached tree protection detail from Rockwell and Associates must be added to the plan.

Response 5. The detail is added to Sheet 4.

Steve Norcini, P.E.
October 26, 2020
Re: 208 N. Aberdeen Townhouses Preliminary & Final LDP, Revision #2
Page 4 of 4

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 with a large initial "P" and a long, sweeping underline.

Patrick Spellman, P.E.

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

October 26, 2020

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

**Re: Response to Traffic Engineering Review
208 N. Aberdeen Ave Townhouses
Preliminary Land Development Plan
Revision #2**

Dear Steve,

On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed revision to the Aberdeen Townhouses land development application. Revision #2 addresses the comments in the September 25, 2020 review memo from Damon Drummond, P.E., PTOE, as follows:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Comment 1. §255-21.B(5)a[1].— Provide the corresponding driveway profile stationing in plan view (Sheet 3 of 6).

Response 1. The alignment is added to Sheet 3.

Comment 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.

Response 2. Spot elevations for the centerline, the west right-of-way and at the east curb line where the survey ends are added to Sheet 2. The Apron grade is added to Sheet 4.

Comment 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.

Response 3. The label is corrected.

Comment 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 curblines in the area of parallel parking creating a 5-foot sidewalk and eliminating the 1-foot vegetated area that is more difficult to maintain.

Response 4. The sidewalk is revised as suggested.

Comment 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 curblines. 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.

Response 5. The driveway is widened as much as possible. Vertical curves are added to reduce the grade break.

GENERAL COMMENTS

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

Response 1. The depressed curb is labeled across the driveway.

Steve Norcini, P.E.
October 26, 2020
Re: 208 N. Aberdeen Townhouses PLDP, Revision #2
Page 2 of 2

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.