



*Excellence Delivered **As Promised***

**Date:** December 24, 2020

**To:** Steve Norcini, PE 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, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 208 North Aberdeen Avenue Townhouses

Date Accepted: December 7, 2020

90 Day Review: March 7, 2021

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Gannett Fleming, Inc. has completed a review of the Final Land Development Plan for the above reference project for compliance with the Radnor Township Code. The applicant is proposing to construct 6 townhouses on one lot. This project is located in the C3 district of the Township. These Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant has indicated in a December 4, 2020 letter that the following waiver is being requested:

1. §255-21.B(1)(n) – Significant man-made features within 500 feet of the site must be provided on the plans. The applicant has requested a waiver to not provide items which are not visible on aerial imagery.

208 North Aberdeen Avenue Townhouses

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 09/11/2020, last revised 12/04/2020

Sewage Facilities Planning

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.

**Gannett Fleming, Inc.**

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Subdivision and Land Development

1. §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.
2. §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. On sheet 3 the note must reflect the correct code section of §255-38B, not §263-8.A The applicant has noted that 7 street trees are required and the fee-in-lieu shall be for 5 trees.
3. §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.
4. §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.
5. §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).
6. §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. The applicant has indicated that no additional streetlights are proposed.

Stormwater

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. The hydrograph report indicates a drainage area of 0.340 ac and 0.080 ac for Post-Dev Captured and Post-Dev Bypass, respectively. The drainage areas shown on the plans appear to indicate an area of ~0.290 ac and ~0.120 ac for Post-Dev Captured and Post-Dev Bypass, respectively. The note on the drainage area map indicates a drainage area of 0.338 ac and 0.076 ac for Post-Dev Captured and Post-Dev Bypass, respectively. Please revise these values to be consistent.

2. The callout for the proposed inlet with the 3” curb reveal on Sheet 3 of the plans is obscured by the Commemorative Shade Tree Fund note. Please revise this callout to be entirely visible.
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.

General

1. The Radnor Township signature block on sheet 3 of 6 refers to Easttown Township. This must be revised.
2. The landscape plans sheet 6 and 7 note they are preliminary plans. This must be revised to Final to be consistent with the plan set.
3. The applicant was before the Shade Tree Commission on October 21, 2020 and received approval.
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 applicant has indicated that the HOA declaration for will be provided for review prior to recording.

The applicant appeared before the Planning Commission on December 21, 2020. The Planning Commission recommended approval of the plan and requested waivers contingent upon addressing all staff comments.

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 flourish on the left side.

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



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**MEMORANDUM**

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**Date:** December 14, 2020

**To:** Steve Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE  
Senior Transportation Engineer

**cc:** Kevin Kochanski, ASLA, R.L.A. – Director of Community Development  
Roger Phillips, P.E. – Gannett Fleming, Inc.  
Leslie Salisbury, P.E. – Gilmore and Associates, Inc.

**Reference:** 208 North Aberdeen Avenue Townhouses  
Final Minor Land Development Plan Review #4  
Radnor Township, Delaware County, PA  
G&A #20-06064

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Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

**A. BACKGROUND**

The applicant proposes to construct 6 townhomes at 208 North Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking. Based on Radnor Township Trip Generation rates (SALDO §255 attachment 4), the proposed development will generate 49 average weekday trips, with 4 AM Peak Hour and 6 PM Peak Hour trips.

**B. DOCUMENTS REVIEWED**

1. Final Minor Land Development Plan prepared by Site Engineering Concepts, LLC, consisting of 6 sheets and dated April 3, 2020, last revised December 4, 2020.
2. Response letter prepared by Site Engineering Concepts, LLC, dated December 4, 2020.
3. Waiver Request Letter prepared by Site Engineering Concepts, LLC, dated December 4, 2020.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. The applicant has satisfactorily addressed all previous comments.