



January 21, 2021

Mr. Steve F. Norcini, P.E.
Township Engineer
Township of Radnor
301 Iven Avenue
Wayne, PA 19087-5297

RE: Land Development Plan Review - Final Land Development Plan
812-814 Glenbrook Avenue (Folio # 36-05-03031-00)
Township of Radnor, Delaware County, PA
G&A 20-01170

Dear Mr. Norcini,

Schock Group LLC, on behalf of Glenbrook Avenue Investors LLC, has reviewed the Gannett Fleming, Inc project review letter, dated February 18, 2020, for the above-mentioned project. Please see our responses below in red.

Zoning:

1. The zoning information for the proposed project must be shown in the zoning table. The applicant has indicated that this will be added to the next plan submittal.
The proposed project zoning table has been added to sheet #2 of 4 on the plans.
2. The square footage of the existing building to be demolished is 3,666 square feet. The square footage of the proposed building must be shown on the plans. The applicant has indicated that this will be added to the next submittal.
The square footage of the proposed building has been added to sheet #2 of 4 on the plans.

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 the street) must be shown on the plans. The applicant has added part of the information to the vicinity plan. If all information is not provided, a waiver must be requested from this requirement.
A waiver has been requested for the information and added to sheet #3 of 4 on the plans.

2. §255-27.C(4) – Where a subdivision abut or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of right-of-way to conform with the required standards.

The street right-of-way has been discussed with the review engineer. The applicant is accepting to any Township recommendations or requests per dedication or reservation of right-of-way.

General:

1. The applicant must provide a copy of the consolidated deed that was to be recorded with the lot consolidate plan in 2016. The applicant has indicated that they would re-record the consolidated deed.

The property deed is provided with the Final Land Development Plan submittal.

2. Right-of-way information must be provided regarding the area along Glenbrook Avenue where the proposed driveway will be located. Please confirm the ownership of this portion of the project.

The right-of-way information has been verified per PennDOT intersection plan “County Line Road (S.R. 1001)/Haverford Road (S.R. 1001) & Bryn Mawr Avenue (S.R. 1032 & 1038)”, dated 5/18/94, with Permit #63-0472 and File #0472. The mentioned plan is included with the Final Land Development Plan submittal.

If you have any questions or require additional information, please contact Schock Group LLC at (610)590-7326 or wdaggett@schockgroup.com.

Sincerely,



William Daggett
Project Manager
Schock Group LLC

cc: Roger Phillips, P.E. (Gannett Fleming Senior Project Manager)
Kevin W. Kochanski, RLA, CZO (Township Director of Community Development)
John Rice, Esq. (Grim, Biehn, and Thatcher)
Damon Drummond, P.E., PTOE (Gilmore & Associates Senior Transportation Engineer)
Patricia Sherwin (Township Engineering Department)