

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 2 - 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 Gilmore & Associates, Inc project review letter, dated February 17, 2020, for the above-mentioned project. Please see our responses below in red.

Subdivision and Land Development Comments:

1. §255-20.B(1)(o)(6) – Show any existing or proposed easements including an access or parking easement for the shared access/parking area to Bryn Mawr Avenue.
The extinguished 15-foot access easement can be seen on the included plan of consolidation, “Plan of Minor Subdivision, Lot Consolidation for TGR LLC” by Chester Valley Engineers, dated 2/4/2016 and recorded 6/28/2016. No existing access easement exists.
2. Clearly identify the entrances to the proposed building. An ADA accessible path to the building must be provided. Based on the single entrance shown on the east side of the building, it appears that a set of stairs is on the path, thus this is not an ADA accessible path.
The proposed building entrances have been more clearly defined on the plan. The building is ADA accessible through the side entrance door. The set of stairs is to be removed and replaced in kind with an accessible walk.

3. The maximum algebraic change in grade between the driveway and the roadway shall not exceed 8 percent. Revise the plans to indicate the longitudinal slope in front of the proposed driveway access. In addition, provide the top and bottom of curb elevations along the driveway apron. Refer to PennDOT Publication RC-64M for the permitted curb reveal at driveways and Publication RC-67M for Type 1A driveway apron design.

The plans have been revised to indicate the longitudinal slope in the front of the proposed driveway access. Top and bottom curb elevations along the driveway apron have also been provided. PennDOT Publications RC-64M and RC-67M were used for design updates and are referenced on the plan.

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: Damon Drummond, P.E., PTOE (Gilmore & Associates Senior Transportation Engineer)
Roger Phillips, P.E. (Gannett Fleming Senior Project Manager)
Leslie Salsbury, P.E. (Gilmore & Associates)