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Date: August 28, 2013

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: Lands of Ardrossan Farm – Review of Conditional Use Application
ESIII LP - Applicant

Gannett Fleming, Inc. has completed our review of the Conditional Use Application for The Lands of Ardrossan Farm Conditional Use Plans for compliance with the Radnor Township Code. The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and is requesting conditional use under §280-90 (Density Modification) of the Township Zoning Code to allow the development of the property into eighty seven (87) residential lots. 11 of the proposed 87 lots have existing structures or residences. This plan was reviewed only for items relating to the Density Modification portion of the Township Code.

The existing parcel is 311.54 acres and is located on the south east corner of Darby-Paoli and Newtown Roads. The site currently contains several residential and farm buildings. The majority of the site is open meadow with some wooded area and areas of steep slopes. Wigwam Run flows through the center of the property and Camp Run flows along the Southern portion of the site.

The applicant intends to develop the 311.54 acres into eighty seven (87) residential lots. Eleven on the proposed lots have existing structures or residences. The plan shows the proposed required open space. The Plan proposed 46.93 acres of open space (15.40%) of the total adjusted tract area. The common open space is intended to be conveyed to a land conservancy or municipality for preservation.

We have the following general comments regarding the plan as submitted. Additional review comments will be forthcoming once engineered plans are submitted. It is anticipated that the Applicant may be requesting zoning variances and waivers from the subdivision and land development ordinance once final plans are submitted. Our comments are as follows:

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



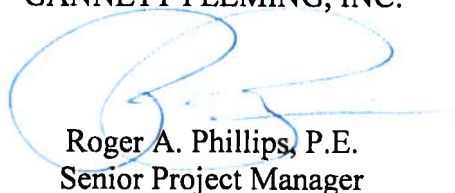
1. The Density Modification section of the zoning ordinance states that all developments under this Article are to be served by sanitary sewers and public water supply. Several of the larger parcels are proposing on-lot septic systems and/or private wells.
2. The roadways as provided do not meet the dimensions provided in the subdivision and land development ordinance. Further consideration should be given for access of emergency vehicles and vehicular circulation.
3. Culs-de-sac streets have specific dimensional requirements in the subdivision and land development ordinance. The culs-de-sac in Phase III exceeds the 800 foot maximum length and provides access to more than 20 dwelling units, which is the maximum number allowed.
4. Culs-de-sac streets shall have a closed end turnaround with a right-of-way having a minimum outside radius if not less than 60 feet and shall be paved to a radius of 40 feet. The culs-de-sac shown on the plan provide 30 feet. In addition, the grades across a culs-de-sac shall not exceed 3%.
5. The subdivision and land development ordinance states that no common driveways shall provide access to more than three lots or three single-family dwellings. There are common driveways in Phase V, Phase IV and Phase II/I that are providing access to 4 lots.
6. There is a Department of Conservation and Natural Resources potential impact on the PNDI project environmental review receipt submitted. The applicant has indicated this will be resolved during the SALDO review.

In addition to our review comments, a memorandum dated August 28, 2013 from Amy Kaminski of Gilmore & Associates, Inc., the Township Traffic Engineer has been attached and is incorporated herein by reference.

If you have any question or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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