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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: The Wheeler Field at Ardrossan Farm – Review of Conditional Use Application
ESIII LP - Applicant

Gannett Fleming, Inc. has completed our review of the Conditional Use Application for The Wheeler Field at 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 six (6) residential lots. This plan was reviewed only for items relating to the Density Modification portion of the Township Code.

The existing parcel is 27.65 acres and is located on the west side of Darby-Paoli Road extending along Darby Paoli Road between Saw Mill Road and Godfrey Road. The site is currently contains an old dwelling and a few farm buildings. The site borders the Darby Creek and a majority of the site is open floodplain meadow. There is an area of higher ground outside the floodplain bordering Darby-Paoli Road containing meadow areas and areas of steep slopes.

The applicant intends to develop the 27.65 acres into six (6) residential lots. Each of the six lots is proposed to be developed with a residential structure. There will be 5 new residential buildings and the existing dwelling will be the 6th lot. The plan shows the proposed required open space. The Plan proposed 4.08 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.

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1. The subdivision and land development ordinance states that no common driveways shall provide access to more than three lots or three single-family dwellings. The common driveway shown on the plans is providing access to five single-family dwellings.
2. 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 27, 2013 from Amy Kaminski, of Gilmore and 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