

August 3, 2020

SWATB 00123

Jane Billings, Borough Manager
Swarthmore Borough
121 Park Avenue
Swarthmore, PA 19081

**RE: Minor Subdivision Plan
Cavalier Homes – Minor Subdivision & Grading Plan**

Dear Ms. Billings:

As requested, we have reviewed the following, prepared by JMR Engineering, LLC., in connection with the referenced project:

- *“Minor Subdivision for 686 N. Chester Road,”* (2 sheets) dated June 25, 2020.
- *“Site Plan for 686 N. Chester Road – Lot 1,”* (2 sheets) dated June 25, 2020.
- *“Site Plan for 686 N. Chester Road – Lot 2,”* (2 sheets) dated June 25, 2020.
- *“Drainage Area Plans – Lot 1,”* (1 sheet) dated June 25, 2020.
- *“Drainage Area Plans – Lot 2,”* (1 sheet) dated June 25, 2020.
- *“Post Construction Stormwater Management Narrative & Report – Lot 1,”* dated June 25, 2020.
- *“Post Construction Stormwater Management Narrative & Report – Lot 2,”* dated June 25, 2020.

The applicant, Cavalier Homes, proposes to subdivide the tract situated at 686 North Chester Road, folio no. 43-00-00115-00, into Lot 1 (15,619 square feet) and Lot 2 (16,245 square feet). The existing single-family dwelling on the property is proposed to be demolished and new single-family detached homes constructed on each lot, along with stormwater management facilities, driveways, landscaping, and related site improvements. The property is in the R-B Residential District and public water and sanitary sewer are available to serve the property. The provided Subdivision Plan indicates that development of the property shall comply with the landscaping requirements of §1293 – *Natural Features Conservation and Landscaping, Buffering, Screening, and lighting*.

The applicant is requesting a waiver from the following code sections:

- §1288.25(a)(1) – requiring the installation of sidewalk along the Oakdale Ave property frontage.
- §1293.08 – requiring outdoor site lighting be provided.
- §1293.09(a) – requiring the submission of a Conservation Plan as part of the subdivision.

We offer the following comments:

SUBDIVISION PLAN AND GENERAL COMMENTS

1. We defer to the Zoning Officer for review of plan compliance with the zoning code.
2. Damaged or raised sections of the existing sidewalk and curb along the property frontage should be replaced; and the sidewalk ramp at the N. Chester Road and Oakland Ave corner of the property be made compliant with ADA standards. (§1288.10.(b); 1288.15(b))
3. The applicant is asking for a waiver from §1293.08, which requires outdoor lighting for safety and security; however, this code section generally does not apply to single-family residential developments per §1293.08(a)(1).
4. The following will be required as part of any proposed development on the property:
 - a. A Sewage Facilities Planning Module, or an exemption, issued by DEP. (§1286.08.b(3))
 - b. An Operations and Maintenance Agreement with the Borough covering all stormwater controls and BMPs. (§1469.61 and §1469.62)

GRADING PERMITS

Comments for Lot 1 and 2 Grading Permits:

5. A note is to be added to the plans indicating As-Built Plans are to be submitted at the end of construction for the stormwater management system in accordance with §1459.046.
6. Clear sight triangles shall be provided on the plans for the driveways. (§1288.12(b))
7. The Sequence of Construction is to include contacting the Borough after erosion & sediment controls are installed and a minimum of 48 hours prior to the start of earth moving.
8. A paving section for public road restoration is to be provided.

Comments for Lot 1:

9. The proposed side and rear yard grading around the house slopes toward Lot 2 and will direct runoff onto the abutting property. The grading is to be revised to manage stormwater runoff on the same Lot, minimizing runoff crossing the property line. (§1459.015(g))
10. One street tree is required for every 35 feet of property frontage; and existing street trees can be counted toward the requirement if the Borough agrees suitable trees are already in place. (§1293.06(a)) Four street trees are required and the applicant proposes to count 3 existing trees and install 1 new tree to meet the requirement. The Borough should confirm the existing trees along the property frontage are suitable as street trees and the species and location of the proposed tree is acceptable.

11. Trees removed as part of the development are to be replaced in accordance with the schedule outlined in §1293.07. The applicant is proposing removing 6 trees, requiring the planting of 8 new trees. Per the planting schedule provided on the plan, the applicant is proposing to plant 2 new trees and is taking credit for 6 existing trees on the site; however, the Borough code does not permit credit for existing trees.

Comments for Lot 2:

12. A portion of Lot 1 drains onto Lot 2; however, the provided Drainage Area Plan and stormwater routing calculations do not account for the drainage area on Lot 1. The Applicant is to demonstrate the proposed stormwater management system can accommodate the full drainage area without creating a concentrated overflow onto the abutting property. (§1459.015(g))
13. North Chester Road (S.R. 2014) is a State road. A permit from PennDOT is required for utility connections, driveways, and any other work within the right-of-way.
14. The proposed driveway apron is to be constructed of concrete in accordance with Borough and PennDOT requirements. (§1024.06.a) A construction detail is to be provided.
15. One street tree is required for every 35 feet of property frontage; and existing street trees can be counted toward the requirement if the Borough agrees suitable trees are already in place. (§1293.06(a)) Five street trees are required and the applicant proposes to count existing trees to meet the requirement. The Borough should confirm the existing trees are suitable as street trees.
16. Trees removed as part of the development are to be replaced in accordance with the schedule outlined in §1293.07. The applicant is proposing removing 13 trees, requiring the planting of 21 new trees. Per the planting schedule provided on the plan, the applicant is proposing to plant 2 new trees and is taking credit for 7 existing trees on the site; however, the Borough code does not permit credit for existing trees.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Eric P. Johnson, PE
Project Engineer
PENNONI ASSOCIATES INC.
Borough Engineer

EPJ/adg

cc: David E. Rentschler, PE, JMR Engineering, LLC
Chris Varela, Cavalier Homes