

To: Andrew Semon, Gregg Adelman
From: Jeff Madden

Date: January 27, 2020

Re: SALDO Design Relief Required for Robinson Tract Subdivision Plans (TBI #4050)

Please find following a list of the SALDO waivers requests for the Robinson Tract Subdivision Plan:

A. Section 149-602.B(10) Features on plans – Preliminary Plans

Location and ownership of all existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, watercourses, trees, wetlands (or certification that none are present), soils, easements, rights-of-way and other significant man-made or natural features within the proposed subdivision and within 50 feet from the boundaries of the proposed subdivision.

Relief to not show the wetlands and easements within 50 feet from the boundaries of the proposed subdivision. In order to obtain this information, the applicant would need to go on the adjoining properties, which are not owner by the applicant, to investigate the property.

B. Section 149-602.C(1)(e)[1] Street Profiles – Preliminary Plans

Existing (natural) profile along both right-of-way edges and along the center line of each street.

Relief to not show the existing profiles along both right-of-way edges. It is customary to show only the existing profile center line of each street as that is compared to the proposed centerline road profile of the street to determine cut or fill.

C. Section 149-602.C(1)(f)[1] Cartway Edge Data – Preliminary Plans

The length (in feet and hundredths of a foot) of all straight lines and of the radius and the arc (or chord) of all curved lines (including curved lot lines).

Relief to not show the length of all the straight lines and the arc of all curved lines on the cartway edges (curbline). It is customary to show only the right of way or centerline of road lengths of all the straight lines and the arc of all curved lines.

D. Section 149-702.B(10) Features on plans – Final Plans

Location and ownership of all existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, watercourses, trees, wetlands (or certification that none are present), soils, easements, rights-of-way and other significant man-made or natural features within the proposed subdivision and within 50 feet from the boundaries of the proposed subdivision.

Relief to not show the wetlands and easements within 50 feet from the boundaries of the proposed subdivision. In order to obtain this information, the applicant would need to go on the adjoining properties, which are not owner by the applicant, to investigate the property.

E. Section 149-702.B(18)(e)[1] Street Profiles – Final Plans

Existing (natural) profile along both right-of-way edges and along the center line of each street.

Relief to not show the existing profiles along both right-of-way edges. It is customary to show only the existing profile center line of each street as that is compared to the proposed centerline road profile of the street to determine cut or fill.

F. Section 149-702.B(18)(f)[1] Cartway Edge Data – Final Plans

The length (in feet and hundredths of a foot) of all straight lines and of the radius and the arc (or chord) of all curved lines (including curved lot lines).

Relief to not show the length of all the straight lines and the arc of all curved lines on the cartway edges (curbline). It is customary to show only the right of way or centerline of road lengths of all the straight lines and the arc of all curved lines.

G. Section 149-801.C Features on plans – Final Plans

Location and ownership of all existing watercourses, floodplain areas, wetlands, tree masses, specimen trees, soil types and other significant natural or man-made features within the proposed subdivision and within 50 feet of the boundaries of the proposed subdivision.

Relief to not show the wetlands within 50 feet from the boundaries of the proposed subdivision. In order to obtain this information, the applicant would need to go on the adjoining properties, which are not owner by the applicant, to investigate the property.

H. Section 149-803.B(3)(b) Storm Sewer Material

Storm sewers shall be reinforced concrete when constructed within rights-of-way of streets.

Relief to allow for the use of HDPE storm pipe, if requested by the applicant, in the right of way of streets. The supply of the pipe material more readily available at time of construction.

I. Section 149-803.B(4)(c) Basin Bottom Slope

The bottom of the basin shall have a minimum slope of 2% and any channel shall have a minimum slope of 0.5%.

Relief to allow for the basin bottom of the infiltration facilities to be flat. This will allow for a larger surface area to promote even distribution and filtration of the stormwater runoff.

J. Section 149-901.F Cul-De-Sac Length

The length of a cul-de-sac shall be a minimum of 350 feet and a maximum of 1,500 feet. Any proposed cul-de-sac longer than 1,500 feet must be approved by the Board upon recommendation of the Township Engineer. In no case shall any cul-de-sac street serve more than 25 dwelling units. Cul-de-sac length shall be measured from the radius of the cul-de-sac turnaround to the edge of paving/curbline of the closest through street.

Relief to allow for more than the maximum of 25 dwelling units served by a cul-de-sac. Road C has 29 dwellings proposed, as the layout of the area is limited by the channel crossing and the limited connection of proposed streets to Street Road and Rt 202. Road M would have 45 proposed dwellings if Road N is eliminated (17 dwellings on cul-de-sac if Road N is constructed).

K. Section 149-905.B(1) Cul-De-Sac Length

B. To ensure adequate sight distance, minimum center-line radii for horizontal curves shall be as follows:

1. Minor streets: 150 feet.

Relief is requested to allow for a minimum 50-foot radius to allow for the layout from the sketch plan. Three (3) locations where 45-foot centerline radius exist are in front of Lot 50, Lots 52, and Lots 134.

L. Section 149-907.E Intersection Approach Grade

Where the grade of any street at the approach of an intersection exceeds 4%, a leveling area of at least 75 feet measured from the curblines of the street being intersected shall be provided. The grade of this area shall not exceed 2%.

Relief to allow the thru street of the intersection to be greater than the 4% approach and 2% thru the intersection. As the thru is not stop controlled, a constant percentage will be held thru the intersection. The stop controlled approaches would be designed at the ordinance percentages.

M. Section 149-907.G Radii

Curb and right-of-way radii shall have the same center point of origin.

Relief to not have the same center point of origin for curb and right-of-way radii where the 2 roads intersecting are of different widths. This will happen with all the intersections of the Collector Road.

N. Section 149-910.C Cartway Subgrade

Subgrade. The subgrade within the limits of the proposed cartway shall be shaped to conform to the line, grade and cross-section of the proposed cartway and shall be thoroughly compacted as per PennDOT Publication 408 as last revised. Subgrade shall be sloped to correspond to the slope of the finished road surface. Before placing the base course, the subgrade shall be dressed with one inch of fine aggregate.

Relief to not place one inch of fine aggregate before placing base course. The thickness of the base course will account for any inconsistencies in the subgrade.

O. Section 149-911.A Curb Type

All materials entering into the construction of curbs and the method of construction and installation shall be in accordance with PennDOT Specifications Publication 408, as amended.

Relief to provide Belgian block curbing for the internal roads of the subdivision, which can help with maintenance.

P. Section 149-911.B Curb Type

Vertical curbs meeting the dimensional requirements for plain cement concrete curb contained in the PennDOT Standards for Roadway Construction (RC-64) shall be required on all streets.

Relief to provide Belgian block curbing for the internal roads of the subdivision, which can help with maintenance.

Q. Section 149-912.A Street Names

Proposed streets which are obviously in alignment with others already existing and named shall bear the names of the existing streets.

Relief to provide alternative names for the Collector Road and Road L, which are aligned from already existing streets.

R. Section 149-913.B Block Length

Blocks shall have a minimum block length of 500 feet.

Relief to provide the layout for less than 500 feet on Road O (390') due to the constraints of the site and to keep the natural features undisturbed.

S. Section 149-914.G Lot Area

For any new lot intended for the construction of a principal building, a contiguous and uninterrupted area equal to 75% of the minimum lot area required by the Zoning Chapter shall be provided which is unencumbered by any of the following: wetlands, one-hundred-year floodplains, steep slopes and/or stormwater detention basins. The contiguous area shall be provided for construction of buildings and customary accessory uses without intruding into these features.

Relief to allow proposed lots with contiguous and uninterrupted area less than 75% of the minimum lot area required by the Zoning Chapter shall be provided which is unencumbered by any of the following: steep slopes for lots 159 and 160.

T. Section 149-915.D Driveway Location

Private driveways in commercial, industrial and business park zoning districts and for townhouse, mobile home parks and apartments shall be located at least 100 feet from the point of intersection of the nearest street right-of-way lines and at least 10 feet from every property line.

Relief to provide townhouse driveways located less than 100 feet from the point of intersection of the nearest street right-of-way line for lots 1, 2, 9, 10, 186, 187, 204, 205, 206, 207, 208, 229, 230, 231, 232, 233, 242, 243, 252, 253, 273, 274, 289, 290, 316, 317 and additional if Road N remains. Driveways will be less than 10 feet from every property line for all townhome lots as the end units are shown with driveways near the interior units and the interior units are only a few feet wider than a driveway.

U. Section 149-915.K(2) Driveway Turnarounds

Width of driveway within the legal right-of-way of the public road shall be at least 10 feet, and shall be nine feet within the property line. Adequate turnaround surface shall be provided on the property so egress to the street is in a forward direction. Where the grade of the driveway exceeds 10%, at least one level parking space shall be provided just within the property line for emergency parking.

Relief to allow cars to back out onto streets and not provide a adequate turnaround surface on the property so egress to the street in the forward direction.

V. Section 149-924.D(10) Existing Trees

Each tree, six inches or greater, to be removed or transplanted shall be clearly marked.

Relief to not show all 6 inch or greater trees to be removed.

Chapter 144 – Stormwater Management

W. Section 144-311.B(2) Storm Sewer Material

Storm sewers shall be reinforced concrete when constructed within rights-of-way of streets.

Relief to allow for the use of HDPE storm pipe, if requested by the applicant, in the right of way of streets. The supply of the pipe material more readily available at time of construction.

X. Section 144-311.C(3) Basin Bottom Slope

The bottom of the basin shall have a minimum slope of 2% and any channel shall have a minimum slope of 0.5%.

Relief to allow for the basin bottom of the infiltration facilities to be flat. This will allow for a larger surface area to promote even distribution and filtration of the stormwater runoff.

Items to discuss with Twp:

1) Section 149-904.A & B Street Centerline Grade

- 1) On all streets there shall be minimum center-line grade of 1% and a maximum of 7%.**
- 2) The center-line grade may be increased up to 10% upon the recommendation of the Township Engineer and the approval of the Board of Supervisors.**

Relief to allow small sections of streets, when necessary, to go above the 7% maximum. This will allow the roads to be constructed closer to the existing grades near the channel crossings.

2) Section 149-915.K(1) Driveway Grades

The grade of the driveway within 20 feet of the pavement edge or the curblineline of the public road, Township or state, shall not exceed 4%. The maximum grade permitted beyond this point is 15%. Vertical curves shall be used at a change of grades exceeding 5%.

Relief to provide driveways greater than 4% for the first 20 feet, if our roads become public in the design.