

M E M O R A N D U M

TO: Kennett Township
FROM: Kevin Ember, RLA
COPY: Stan Corbett - AECOM
DATE: December 23, 2019
PROJECT NAME: Kennett Gateway **PROJECT NO.:** 113352001
SUBJECT: Kennett Township SALDO & SWMO Requested Waivers

<i>Ordinance Section</i>	<i>Ordinance Requirement</i>	<i>Proposed Modification / Justification</i>
Subdivision & Land Development		
SALDO Section 206-401.A	Plan Scale of 1" = 50'	Request to allow a plan scale of 1" = 40' for greater legibility.
SALDO Section 206-403.B.2	Survey of adjacent areas within 100' of tract boundary	Request to use GIS or aerial info to supplement features outside property boundary.
SALDO Section 206-502.C(2)(a)	Min. Horizontal curve radius of 150' for Residential Streets. (No minimum listed for private street)	Request to allow a minimum horizontal radius of 35' for private residential streets. A fire truck turning exhibit demonstrates adequate space for turning movements at this dimension.
SALDO Section 206-502.D.(3)(a)	200' Minimum road vertical curve length for local and residential streets.	Request to allow a minimum vertical curve length based on a 'K' value of 20/minimum vertical curve length of 80'. These will be private streets with low posted speed limits, and the grading of the site makes meeting the vertical curve requirement prohibitive.
SALDO Section 206-502.D(4)	4% Max. Road leveling area for 50' min. at street intersection.	Request to allow an 8% max. road leveling area at certain intersections due to existing slope of the property.
SALDO Section 206-502.E.(4)	Min. paving radius of 25' for local streets. Where streets of different classifications intersect, the	Request to allow a minimum 15' paving radius where a proposed alley intersects with a private street or another alley to limit



	requirements for the higher classification roadway shall apply.	impervious and not interfere with proposed driveways.
SALDO Section 206-502.G(1)	Clear sight triangles of 75' shall be provided at all street intersections.	Request to provide a min. 55' CST at street and access drive intersection. Provide a min. 45' CST where an alley intersects a street or other alley. All proposed intersections will be stop controlled in at least one direction.
SALDO Section 206-502.J(1)(c)	No parking shall be provided for or permitted within the right-of-way of the alley	Request to allow parallel parking and some perpendicular parking within a portion of the right-of-way of the alley.
SALDO Section 206-502.K(4)	Require 8" vertical curb along streets.	Request to allow 6" height vertical curb for the entrance and parking lot areas, and slant curb in certain areas of the townhouse portion of the development. This is more in character with the type of development proposed.
SALDO Section 206-503.B(4)	A grass planting strip shall be provided between the curb and sidewalk	Request to have sidewalk adjacent to curb to limit driveway lengths and impervious coverage, and prevent small grass strips that are difficult to maintain.
SALDO Section 206-505.D	Residential driveway maximum slope of 5% for first 12' from cartway edge	Request to allow a maximum residential driveway slope of 10%. All units will have a 2-car garage at the top of the driveway.
SALDO Section 206-506.B(1) (Waiver or PC/BOS Determination)	Blocks shall have a minimum length of 500'; provided, however, that the Township Planning Commission or Board may decrease the minimum length of blocks if, in the opinion of either body, topography of the land in questions and/or surface water drainage conditions warrant such a change.	Request to provide a minimum block length of 200' feet due to the configuration of the property and protection of sensitive resources.
SALDO Section 206-517.A(4)(b)	Tree replacement required for disturbance of existing woodlands over 15,000 SF per principal use in accordance with Section 206-517.B.	Request to discuss alternative vegetation replacement requirements with the PC and BOS
SALDO Section 206-517.B(1)(a & b)	Section a) At a minimum, for each 500 SF of woodland disturbance area or fraction thereof in excess of	Request to discuss alternative vegetation replacement

	<p>applicable standards, one tree at least 2-1 ½ inches in caliper and two shrubs at least 24"-30" in height shall be planted</p> <p>Section b) in addition to trees required per Section a above, and regardless of disturbance allowances, for each tree greater than 12" to be removed or within 25' of any disturbed area, trees must be replaced per the following: Existing 12-18" DBH; 1 @ 3-3.5" Cal. Existing 18-24" DBH; 2 @ 3-3.5" Cal. Existing 24-26" DBH; 3 @ 3-3.5" Cal. Existing 36"+ DBH; 4 @ 3-3.5" Cal.</p>	<p>requirements with the PC and BOS</p>
Stormwater Management		
SWMO Section 199-306.F(3)	<p>The infiltration facility shall completely drain the retention (infiltration) volume within two days (48 hours) from the end of the design storm.</p>	<p>We are requesting a waiver to allow for (4 days) 96 hours maximum total from the beginning of the design storm to infiltrate storage within the basin due to low infiltration rates. This is the low point of the property and the most logical area for infiltration, and sensitive environmental areas preclude infiltration in other open areas.</p>
SWMO Section 199-311.A(1)(c)[1 & 2]	<p>Exterior and Interior Slopes of Stormwater Basins shall not exceed one foot vertical to four feet horizontal</p>	<p>Allow interior and exterior side slopes at one foot vertical to three feet horizontal, as allowable for general slope grading in Section 199-311.A(8)(c). This will reduce site grading and further disturbance into sensitive environmental areas.</p>
SWMO Section 199-311.A(1)(c)[4]	<p>The minimum bottom slope of a stormwater basin shall be 1% for a grass lined basin.</p>	<p>To allow a 0% bottom slope within the basin to allow functionality as an infiltration basin. An underdrain is proposed in the basin bottom for emergency dewatering.</p>

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