Nov. 7, 2017

William F. Martin - Township Manager
Tredyffrin Township
1100 Duportail Road
Berwyn, PA 19312

Reference: SR 1005 Section PTC (MPMS #47979)
Paoli Transportation Center – Phase 2 Roadway Improvements

Subject: Review Comments for Station Square Development Plans

Dear Mr. Martin:

We are writing on behalf of PennDOT to provide review comments on the land development plans for the Station Square Development. We received copies of the preliminary/final subdivision and land development plans for the Station Square project dated 10-5-17. We have reviewed the plans on behalf of PennDOT for coordination with the Paoli Transportation Center - Phase 2 Roadway improvement project and offer the following comments:

1. Sheet 7 of 30: Show subdivision line for property to be permanently dedicated to PennDOT for the relocated North Valley /Darby Road extension. Provide meets and bounds for this line and area of dedication. Confirm that this area will be dedicated to PennDOT and the dedication officially recorded at the County courthouse as part of the land development process. We offer a preliminary location for this line as shown in red on the attached sketch plan. The attached plan shows an overlay of the proposed Station Square Development on the preliminary PennDOT roadway plan. The final location of this line will be coordinated as the design of both projects moves forward.

2. General – Provide temporary construction easement to PennDOT for area 50’ beyond the proposed area to be dedicated to PennDOT. Show this easement on the subdivision plan.

3. General – Provide permanent drainage easement to PennDOT for area indicated on attached plan. Show this easement on the subdivision plan. Shown in yellow on attached sketch plan.

4. Sheet 10 of 30: Landscape plantings along the south-east edge of the parking area which borders the PennDOT project will likely be damaged by the construction project. Consider not installing them until the PennDOT project is complete or taking other appropriate measures.
5. Sheet 8 of 30 – Driveway “A” to East Central Avenue – Consider moving this proposed driveway to the east. There may be a safety issue and or sight distance issue with vehicles exiting the proposed roundabout in relation to this proposed driveway location. The driveway will be near the end of the proposed splitter island. It is recommended that the PennDOT consider the location of this driveway as part of the HOP permit review.

6. Sheet 15A of 30 – The “Future ROW line” shown on the plan will not be adequate to construct PennDOT’s proposed improvements. The 1.1 acres of future ROW that the developer is proposing to dedicate is not larger enough for the roadway improvements. PennDOT is requesting 1.4 acres at a minimum to construct the proposed roadway improvements.

7. Stormwater – Proposed underground seepage beds and swales are shown in the proposed area for PennDOT right of way and road improvements. Please relocate these features outside of area to be dedicated to PennDOT.

8. Stormwater Plans – We suggest that the underground seepage beds be relocated under the area proposed for the reserved parking or to another location. This will allow PennDOT the room required for the roadway stormwater management near the intersection of East Central Avenue and North Valley Road.

9. Retaining Walls – Coordination will be needed at the southwest end of the proposed retaining wall in relation to PennDOT’s proposed bridge abutment.

10. Sidewalks – Coordination will be needed between the development’s sidewalks and PennDOT’s proposed pedestrian access culvert to the station.

Please forward to the appropriate Township staff for consideration. Please contact me at 215-442-5333 if there are any questions.

Sincerely,

MICHAEL BAKER INTERNATIONAL, INC.

Chris Stanford, P.E., PMP
Project Manager

CC: (M. Saintval – PennDOT)
     (John Otten- PennDOT)
     (Michael Dirks- Chester Valley Engineer)
     (Stephen Burgo – Twp. Engineer)
     (Rob Cottone – IMC)