



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Whiteland Business Park
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March 18, 2024

Ms. Tiffany Loomis, Borough Manager
Malvern Borough
1 E. 1st Avenue - Suite 3
Malvern, PA 19355

Re: 155 Channing Partners, LLC.
155 Channing Avenue - Sketch Plan Review #1
UPI 2-4-235
EBWA Project #2780-166

Dear Ms. Loomis:

In accordance with Malvern Borough's request, I have reviewed the above referenced project for compliance with the Borough's Zoning, and Subdivision & Land Development Ordinances. The following information was submitted for review:

- Sketch Plan submittal for 155 Channing Partners, LLC., prepared by Vastardis Consulting Engineers, LLC, dated February 14, 2024, three (3) plan sheets.

The applicant is proposing to subdivide parcel 2-4-235 (owned by Wolfe Investment Properties, LLC.) into two lots and construct the following:

- Sketch Plan #1 – retaining the existing multi-residential building and construct one (1) single family dwelling.
- Sketch Plan #2 – remove the existing multi-residential building and construct two (2) single-family dwellings.

The parcel is located at the corner of Channing Avenue and E. First Avenue (corner lot). The following comments and recommendations are offered for the Borough's consideration of the submitted plan:

Zoning Ordinance

1. Section 701 - The tract is located in the R-4 Zoning District. Single-family detached dwellings are uses permitted by right.

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2. Section 702 – Area and Bulk Regulations.

- a. A net lot area tabulation must be included on the plans to ensure compliance.
- b. The plan must be revised to indicate the correct yard setbacks for a corner lot.
Corner Lot - A lot abutting two or more streets, or upon two parts of the same street or shared driveway where said streets, street or driveway forms an interior angle of less than 135°. All yards abutting streets shall be considered front yards. The yard opposite the front lot line having the official designated property address shall be considered the rear yard, and the remaining yard shall be considered the side yard.
- c. Sketch Plan #1 - The proposed subdivision and development plan appears to be in compliance with the applicable area and bulk regulations for the R-4 Zoning District.
- d. Sketch Plan #2 - The proposed subdivision and development plan appears to be in compliance with the applicable area and bulk regulations for the R-4 Zoning District.

3. Section 2306 – Obstructions to vision at intersection

No obstructions to visibility at intersections shall be permitted. No fence, wall, or other structure shall be erected, allowed, or maintained and no hedge, tree, shrub, or other growth shall be planted or allowed to exist that obstructs required sight distance at street intersections, vision for through traffic at ... driveways, street intersections or along streets. A clear sight triangle shall be maintained in accordance with the standards set forth in the Malvern Borough Subdivision and Land Development Ordinance.

The sight triangles and distances must be evaluated to ensure the visibility meets the Borough Code requirements.

4. Section 2501 – Off-street parking

- a. Section 2501.A.2.b - *Off-street parking spaces shall be located outside of the public right-of-way.* The design engineer must verify that the Sketch Plan #1 parking area for Lot 2 is located outside the public right-of-way.
- b. Section 250.1.B.5 – Single-family detached dwelling are required to have 2 spaces per unit and multi-family residential units are required to have 1 space per bedroom, plus 1 space per every 5 dwelling units for visitor parking.

Sketch Plan #1 – the existing residential multi-family dwelling is proposed to remain. It is currently existing non-conforming for provided parking but prior to subdivision, there was always a potential to provide the required parking onsite. After development, that will not be feasible. If the dwelling is to remain, I recommend that options be investigated to bring the lot into compliance for the off-street parking.

Subdivision and Land Development Ordinance

1. **Section 300.B** – Based upon the noted criteria (greater than 1,500 sf of impervious coverage), the project is classified as a Major Subdivision application.
2. **Section 300.C** – Review Process. The following requirements are required for the Major Subdivision project:
 - a. A site visit with the Planning Commission should be scheduled by the applicant if requested by the Planning Commission.
 - b. Existing Resource and Site Analysis Plan. The plan has been provided.
 - c. Four-step design process documentation. Partial notes for the four-step design process have been provided for the Planning Commission’s review.
3. **Section 503** – Street Standards. *Where a subdivision abuts or contains an existing street of inadequate cartway width, the applicant shall be required to widen and/or reconstruct the roadway to meet current Borough standards.* E. First Avenue is 22-feet wide. Local roads are required to be 28-feet wide. The Borough should evaluate if the road should be widened along the property frontage.
4. **Section 513** – Driveways.
 - a. *Private driveways.... shall be located at the following minimum distances from the point of intersection of the nearest street right-of-way lines:(1) Driveways onto local roads: at least 40 feet.*

Sketch Plan #2 – The proposed Lot 2 driveway does not comply with this setback requirement.

- b. *Section 513.K.5 - Where feasible, new driveways shall provide for a safe turnaround area outside of the road right-of-way, and shall be designed so that vehicles will not be required to back into the adjoining street.*

The driveway designs for both sketch plans do not provide a turnaround area. The applicant should review this with the Planning Commission.

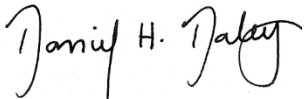
5. **Section 514** – Curbs.
 - a. **Section 514.A** – Curbs shall be installed along both sides of all streets and shall be plain concrete curbs. The applicant should review this requirement with the Borough Planning Commission during the sketch plan stage. E. First Avenue does not have curb.
6. **Section 515** – Sidewalks and Trails.
 - a. **Section 515.A** – Sidewalks shall be provided on both sides of all existing streets where required by the Borough. The applicant should review this requirement with the Borough Planning Commission during the sketch plan stage. E. First Avenue does not have sidewalk.

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7. Channing Avenue is a one-way street (northbound). The stop sign located on the plan is not accurate (northwest corner of the intersection).
8. The adjoined information should be updated.
9. The equitable owner information should be added to the plan.
10. Additional review comments related to the application will be provided following the submission of supplementary information. This review is limited due to the extent of the sketch plan detail.

If you should have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,
EDWARD B. WALSH & ASSOCIATES, INC.
Malvern Borough Engineers



Daniel H. Daley, P.E.

cc: Bill Wilfong, Malvern Borough
Vastardis Consulting Engineering, LLC.
Corinne Badman, Malvern Borough