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May 20, 2021  
Via Hand Delivery

**Radnor Township**  
301 Iven Avenue  
Wayne, PA 19087

**Attention: Stephen F. Norcini, PE**  
**Township Engineer**

**RE: Prelim/Final Land Development Resubmission**  
**250 King of Prussia Rd – Parking Structure**  
250 King of Prussia Road  
Radnor Twp, Delaware County, PA  
*LEC File #200002*

Dear Mr. Norcini:

On behalf of the project applicant, **BDN 250 King of Prussia I, LP**, enclosed please find documents and supporting information as required by Township of Radnor for the resubmission of the **Preliminary/Final Land Development Application** for the above referenced property. The following is a summary of the items being submitted:

- One (1) copy of the **“Preliminary/Final Land Development Plan”** prepared by our office, dated February 18, 2021, last revised May 19, 2021.
- One (1) copy of the **“Stormwater Management Report”** prepared by our office, dated February 19, 2021, last revised May 19, 2021.
- One (1) copy of the **“Transportation Impact Assessment”** prepared by Traffic Planning and Design, Inc, dated May 10, 2021.
- One (1) **“Digital Thumb Drives”** of the Submission Documents.

We have revised the Plans and supporting Reports in accordance with the Township Engineer’s March 29, 2021 comment letter and the Township Traffic Engineer’s March 23, 2021 comment letter. We offer the following responses in corresponding order:

**Township Engineer Comments dated March 29, 2021**

*Zoning*

1. No Response necessary.
2. The parking structure proposes 9X19 parking stalls in accordance with this code section. We request clarification that the SALDO waiver request related to stall dimension is not required due to this code provision.
3. No Response necessary.
4. No Response necessary.
5. No Response necessary.

6. No Response necessary.
7. This code section does not apply as we are not proposing a mixed-use development. The Height listed on the zoning chart is the maximum height of the garage with the 3<sup>rd</sup> floor, to verify code compliance for the tallest version of the parking structure.
8. No Response necessary.

#### *Subdivision and Land Development*

1. The noted Waiver is being requested.
2. The noted Waiver is being requested.
3. The TIA is included with this resubmission.
4. The Grading and Landscape Plans are included with this resubmission.
5. The parking structure proposes 9X19 parking stalls in accordance with 280-63.D.(5). We request clarification that the SALDO waiver request related to stall dimension is not required due to this code provision.
6. We have revised the plan to provide the required 22 ft aisle.
7. The noted Waiver is being requested.
8. We have revised the plans to dimension the curb radii throughout the proposed improvements.
9. Lighting Plans are included with this resubmission.
10. The noted Waiver is being requested.
11. The noted Waiver is being requested.
12. The noted Waiver is being requested.

#### *Stormwater*

1. We have revised the Plans to include the requested note.
2. We have revised the Plans to include the requested note.
3. We have revised the Plans to include the requested note.
4. The Applicant intends to start construction once all Municipal Approvals are obtained.
5. The Stormwater Design has been revised to include a surface Rain Garden. The Waiver is still being requested since infiltration is not feasible due to the existing soils, but the BMP is designed to capture the 0.50 in requirement.
6. We no longer propose an underground pipe storage system.
7. Necessary O&M Plans will be provided upon approval of the Stormwater Design and any necessary Waivers.
8. Drainage System has been redesigned per the new Site Layout.
9. Drainage System has been redesigned per the new Site Layout.
10. We no longer propose an underground pipe storage system.
11. We no longer propose an underground pipe storage system.
12. Drainage System has been redesigned per the new Site Layout.
13. We have revised the Drainage Area labels, as requested.
14. We have revised the Plans, as requested.
15. We no longer propose an underground pipe storage system.
16. We no longer propose an underground pipe storage system.
17. Drainage System has been redesigned per the new Site Layout.
18. We have revised the SWM Report, as requested.
19. Noted.

#### *General*

1. We have revised the design to include a Landscape Plan with the required Replacement Plantings.
2. Noted.
3. The Applicant will submit Parking Structure Plans for review, upon approval of Zoning Variances and Stormwater Waivers that could affect Site Layout and/or Parking Structure Design.

**Township Traffic Engineer Comments dated March 23, 2021**

*Subdivision and Land Development Comments*

1. Code Section 250 is the “Streets and Sidewalks” Regulations and is not applicable to the Application submitted. In fact the SALDO definition of Clear Sight Triangle is only 30 ft and only applies to intersecting Street Lines. Though not required by code, we have show the SALDO required 30 ft Clear Sight Triangle and included the requested note permitting Township Access if required for the public welfare.
2. A waiver is requested to process this Application as Preliminary/Final.
3. The noted Waiver is being requested.
4. The TIA is included with this resubmission.
5. The parking structure proposes 9X19 parking stalls in accordance with 280-63.D.(5). We request clarification that the SALDO waiver request related to stall dimension is not required due to this code provision.
6. We have revised the plans to dimension the curb radii throughout the proposed improvements.
7. The Turning Template Plan has been revised to include the requested movements.
8. We have revised the plans to label the sidewalk widths.
9. We have revised the plans to include a blow-up detail and necessary grading information for the ADA ramps.

*General Comments*

1. We have revised the plan to include the requested signage.
2. We have revised the plan to include the requested signage.
3. We believe that pavement marking is noting the approach of a crosswalk, not a stop bar.
4. The Site Plan shows the ground level parking circulation and the typical floor inset shows the parking on the upper levels of the structure.
5. The proposed parking is an improvement of an existing non-conformity and no waiver is required. The plans show the circulation/layout of each level and the turning templates have been added to the planset, as requested.
6. The ADA requirements for this site are 2% of total parking, which the property exceeds. The requirement for ADA stalls is met without the use of any of the western or southern ADA stalls which do not meet current standards.
7. We have revised the plans to include the addition of one 5X5 passing zone along Radnor Chester Road to meet the 200’ maximum spacing. King of Prussia Road sidewalk is being reconstructed with the Trail Project and will meet all ADA width requirements.
8. The Applicant will submit any construction circulation/staging plans for review, upon approval of Zoning Variances and Stormwater Waivers that could affect Site Layout and/or Parking Structure Design.

Should you have any questions or comments regarding this or any other matter, please do not hesitate to contact our office.

Very truly yours,  
**LANDCORE Engineering Consultants, PC**



D. Alexander Tweedie, PE  
Sr. Project Manager