

BOARD OF COMMISSIONERS
AGENDA
Monday, April 11, 2016 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on April 11, 2016

1. Unit Citation for 3rd Platoon – Radnor Police Department
2. Proclamation and Recognition of Donald A. Wood (Fire Marshal/Fire Investigator)
3. Proclamation of Congratulations to Villanova University Men’s Basketball Team

4. Consent Agenda
 - a) Disbursement Review and Approval: 2016-3D; 2016-4A
 - b) Resolution #2016-41 - Authorizing temporary parking restrictions on Francis Avenue
 - c) Resolution #2016-44 - Authorization for the Kirks Run Sanitary Sewer Repair Design
 - d) Resolution #2016-45 - Award of Contract #B-16-001, Encke Park Upgrade Project

5. Public Participation
6. Committee Reports

COMMUNITY DEVELOPMENT

- A. Motion to authorize the Zoning Officer to send a letter to the Zoning Hearing Board opposing the following Zoning Hearing Board Application:
 - Appeal # 2965 The Applicant, Thomas Jefferson University, property located at 789 E. Lancaster Avenue and zoned C1 and R2, seeks a variance relief from Section 281-122(C)(2) for the installation of one (1) wall sign great than 50 square feet and higher than 15 feet above grade; and any other variances, special exceptions or special use permits that are necessary for the approval and installation of the proposed sign

PUBLIC SAFETY

- B. Ordinance #2016-06 – (**Introduction**) Amending Glenbrook Avenue parking restriction from Beatrice Avenue to Conestoga Road from 2 hour parking to - 2 hours, 8am-6pm except Saturday, Sunday and Holidays, on the south side of Glenbrook Avenue

PUBLIC WORKS & ENGINEERING

- C. Resolution #2016-46 - **Final Approval** – Preliminary/Final Plan– Radnor Memorial Library
- D. Resolution #2016-47 - **Final Approval** – Preliminary/Final Plan– 131/133 Garrett Avenue
- E. Resolution #2016-48 - **Final Approval**– Preliminary Plan – 427 E. Lancaster Avenue
- F. Ordinance #2016-03 (**Adoption**) - Adopting a Capital Budget for the Township Stormwater Fund
- G. Presentation - School Lane Storm Sewer, by Dan Wible, CH2M

PERSONNEL & ADMINISTRATION

FINANCE & AUDIT

PARKS & RECREATION

LIBRARY

PUBLIC HEALTH

Old Business

New Business

- Update on Hare’s Lane Path

- Utilization of the \$166K in the Community Enhancement Trust for Repairs/Restructuring of the Cairn at the Radnor exit to I-476
- Implementation of a new Radnor Gateway Enhancement District for the that same area (including the Radnor high school stone monuments on their site, and the intersection at Rt. 320 and Lancaster Ave.); and establishing a 3 or more person board to solicit donations from interested business and individuals in the area, and to administer the expenditure of such funds on behalf of the Enhancement District, and the Township of Radnor. The suggested chairman of that board is Mr. Matt Marshall of Radnor's 1st Ward
- Update - Bond issue projected timeline
- 2016 Capital Budget Update

Public Participation
Adjournment



Unit Citation for
3rd Platoon
Radnor Police Department

Proclamation and
Recognition
Donald A. Wood
Fire Marshal/Fire
Investigator

Proclamation of
Congratulations to
Villanova University
Men's Basketball Team

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
April 11, 2016

The table below summarizes the amount of disbursements made since the last public meeting held on March 28, 2016. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link: Please refer to those files for a detailed listing of the amounts paid by vendor by account code.

Link: <http://www.radnor.com/egov/apps/document/center.egov?path=browse&id=22>

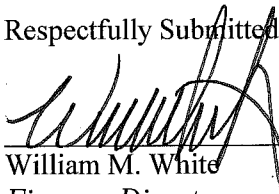
Fund (Fund Number)	2016-3D March 24, 2016	2016-4A April 1, 2016	Total
General Fund (01)	105,094.73	72,341.20	\$177,435.93
Sewer Fund (02)	4,430.54	420.72	4,851.26
Storm Sewer Management (04)	25,822.01	240,913.29	266,735.30
Capital Improvement Fund (05)	0.00	3,662.62	3,662.62
OPEB Fund (08)	588.63	0.00	588.63
The Willows Fund (23)	723.11	482.89	1,206.00
Total Accounts Payable Disbursements	136,659.02	317,820.72	\$454,479.74
<i>Electronic Disbursements</i>	n/a	n/a	836,800.00
Grand Total	136,659.02	317,820.72	\$1,291,279.74

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all of the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

The Administration has adopted various internal control and processing procedures to insure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored on a daily basis by members of the Finance Department and responsible employees of the various departments. The amounts included in the table above have been scrutinized as part of the internal control and processing procedures and have obtained the required approvals prior to disbursement.

If you should have any questions, please contact the Finance Department.

Respectfully Submitted,



William M. White
 Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through April 25, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Estimated	Various Funds	4/10/2016	3/16 Credit Card Revenue Processing Fees	\$6,000.00 *
Payroll [Bi-Weekly] Transaction - Estimated	01-various	4/7/2016	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	4/7/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	4/7/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Payroll [Bi-Weekly] Transaction - Estimated	01-various	4/21/2016	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	4/21/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	4/21/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$836,800.00

Submitted:



* Credit card fees are charged to the Township's accounts on the tenth of the month

\$315,000.00	4/1/2016	Longevity - General Fund	\$313,812.20 *
\$13,000.00	4/1/2016	Longevity - Sewer Fund	\$10,870.43 *
<u>\$328,000.00</u>			<u>\$324,682.63</u>

*Flex Claims are withdrawn from our account twice per month at the discretion of the Administrator. Since these monies are actually withdrawn from employee paychecks and not Twp monies, those transactions are not included on this schedule

\$186,839.03	4/1/2016	Police Pension Payroll	\$186,839.03
\$21,000.00	4/1/2016	Annual Police Retiree Bonus Payment	\$20,700.00
\$129,240.26	4/1/2016	Civilian Pension Payroll	\$129,240.26
<u>\$337,079.29</u>			<u>\$336,779.29</u>

RESOLUTION NO. 2016-41

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR
TOWNSHIP, DELAWARE COUNTY, INVOKING SECTION 270-5 OF
THE CODE OF RADNOR TOWNSHIP, VEHICLES AND TRAFFIC -
EXPERIMENTAL REGULATIONS**

WHEREAS, under Chapter 270 (Vehicles and Traffic), §270-5 Experimental Regulations, of the Township Code, the Board of Commissioners may designate places upon and along the streets in the Township where temporary traffic and/or parking regulations, prohibitions, and restrictions can be put into full force and effect; and

WHEREAS, under Chapter 270 (Vehicles and Traffic), §270-5 Experimental Regulations, of the Township Code, such temporary traffic and/or parking regulations, prohibitions, and restrictions can be in effect for a period of not more than 90 days; and

WHEREAS, the Radnor Township Police have determined that new parking regulations may be necessary to address parking issues encountered by the residents of Francis Avenue; and

WHEREAS, the Radnor Township Police believe it would be appropriate and judicious to enact such new parking regulations under §270-5 to see if they address these parking issues prior to enacting such regulations permanently by ordinance amendment.

THEREFORE, the Board of Commissioners of the Township of Radnor does hereby designate the following portions of Francis Avenue to be regulated by the following parking regulations in accordance with Section 270-5 of the Code of Radnor Township:

Name of Street	Side	Parking Restriction	Time Limit	Location
Francis Avenue	East	Resident Permit Parking Only	24 Hours a Day, 7 Days a Week	From West Avenue to a point 435 feet south thereof
Francis Avenue	East	2 Hour Parking, Monday thru Saturday	2 Hour Limit, 8 am to 6 pm	From Banbury Way to a point 170 feet east thereof

SO RESOLVED, at a duly convened meeting of the Board of Commissioners conducted on this _____ day of April, 2016.

RADNOR TOWNSHIP

By: _____
Name: Lucas Clark
Title: Vice President

ATTEST: _____
Robert A. Zienkowski, Secretary

RESOLUTION NO. 2016-44

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZATION FOR THE
KIRK'S RUN SANITARY SEWER REPAIR DESIGN**

WHEREAS, the Township owns, operates, and maintains a sanitary sewer line in the area of Kirks Run

WHEREAS, years of streambank erosion has caused said sewer line to become exposed

WHEREAS, the Township Engineering Department wishes to encase the sewer line and stabilize the bank in a sustainable fashion

WHEREAS, Land and Stream Improvements, LLC, has submitted a cost proposal to prepare design and bidding documents for this endeavor

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby the Design of the Kirks Run Sanitary Sewer Repair Design to Land and Stream Improvements, LLC, at the cost of \$13,494.

SO RESOLVED this 11th Day of April, 2016, AD

RADNOR TOWNSHIP

By: _____
Name: Lucas A. Clark, Esquire
Title: Vice President (acting President)

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township
PROPOSED LEGISLATION

DATE: March 5th, 2016

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works

CC: Robert A. Zienkowski, Township Manager
William M. White, Finance Director

LEGISLATION: **Resolution #2016-44: Authorization for the Kirk's Run Sanitary Sewer Repair Design**

LEGISLATIVE HISTORY: This project has not previously been before the Board of Commissioners.

PURPOSE AND EXPLANATION: Kirk's Run, which is tributary to Ithan Creek, at one point runs in the area of Wyldhaven Road. A portion of the Township's sanitary sewer runs along this stretch of creek also. Over a period of years, the sanitary sewer has become exposed, due to stream erosion. Since the sanitary sewer line is now exposed, it needs to be encased in concrete, and the stream banks addressed so as to reduce future stream bank erosion and further issues with the sewer line. The homeowner at this location is preparing to perform streambank work at his expense. Using the same firm to prepare our design results in economies of scale, and allows us to stabilize the streambank in a more "green" fashion than using rip rap; we will be using logs, sprigs, and some stone as part of the design. This design is more sustainable and beneficial to the stream, and subsequently beneficial to our sanitary sewer. The two projects are completely separate from a cost standpoint. The Land and Stream Improvements, LLC, Cost Proposal (attached) entails the following scope of work: wetland delineation, erosion DCCD/DEP permitting, streambank stabilization design, erosion and sedimentation plan, construction drawings, inspection, and bidding documents.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, a purchase order will be processed, and design will begin immediately. Upon completion of the design and estimated probable cost of construction, I will return to the Board of Commissioners to request to receive sealed bids.

FISCAL IMPACT: The cost of the aforementioned design is \$13,494; the project will be funded from account 02-421-4500, Sanitary Sewer.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners, move Authorization for the Kirk's Run Sanitary Sewer Repair Design to Land and Stream Design Improvements, LLC, in the amount of \$13,494.*



March 18, 2016

Steve Norcini, Director of Public Works
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5292

RE: Sanitary Sewer Encasement Design and Permitting Proposal, Kirk's Run, 464 Wyldhaven Lane

Mr. Norcini,

Land & Stream Improvements LLC (LSI) is pleased to present this cost proposal for the design and permitting of the encasement of the sanitary sewer exposed in Kirk's Run, protection of the sanitary sewer manhole, and related streambank rehabilitation along the sanitary sewer right-of-way at 464 Wyldhaven Road.

The work includes completion of all PADEP and DCCD permit applications and forms, including and Erosion and Sedimentation Control Plan and the relevant drawings and specifications, calculations, and wetland survey for the project. Based on discussions with the Delaware County Conservation District (DCCD) the project would require the following PASPGP-4 General Permits: GP5 Utility Line Stream Crossing, GP8 Temporary Road Crossing, and GP3 Bank Rehabilitation and Protection. The DCCD reviews the application and the permit is issued by the Pennsylvania Department of Environmental Protection (DEP) along with the approved Chapter 105 Water Obstruction and Encroachment Permit and a Submerged Lands License Agreement for any permanent improvements (rock) placed in the floodway.

The detailed scope of work indicating project milestones and meetings is attached. Radnor Township is responsible for all permit fees, project notifications, bid documents, contractor selection, and construction oversight, inspection, specifications for sanitary sewer encasement, and approval of all work related to sanitary sewer infrastructure and protection. LSI will provide construction oversight and inspection for the Landowner improvements and will assist Radnor Township in this manner for construction oversight and inspection all instream structures and live plant salvage and installation.

LSI estimates that design and completion of permit application will take approximately three weeks and LSI can begin immediately. To approve the attached cost proposal, please sign a copy of this letter and return it to me with your deposit at your convenience. We appreciate your business.

Sincerely,

David M. Williams
Land & Stream Improvements, LLC

Sanitary Sewer Encasement Design and Permitting Proposal
464 Wyldhaven Road

PROPOSED SCOPE OF WORK

**Estimated
Hours**

<p>Task 1. Wetland Delineation and Letter Report for Permit</p> <p>The wetland delineation will be conducted using the methodology in the US Army Corps of Engineers (ACOE) 1987 Wetland Delineation and subsequent regional guidance. Letter report describing hydrology, soils, and vegetation; methodology, and results of the wetland delineation. The report will include data forms and site photographs. Drawing with the topography, soil types present, vegetative cover, wetland boundaries, baseline, transects, and sampling points.</p>	16
<p>Task 2. Radnor Township Drawings, Design Details, and Notes</p> <p>LSI will develop draft plan and drawings and perform calculations according to the PADEP General Permit Application and Radnor Township regulations for approval by Township. The drawings will show the plan view of the of existing and proposed works with pollution controls, profiles of existing and proposed stream bed and cross-sections with detail drawings and notes for Longitudinal Fill Stone Toe Protection, Rock Deflector, Rock and Boulder Toes, and Streambank Re-Grading and Protection. Radnor Township is responsible for timely review and comment on draft drawing and provide planting and sewer encasement details. (one meeting)</p>	24
<p>Task 3. Written E&S Plan and Permit Attachments</p> <p>LSI will finalize above plans and drawings and provide written Erosion and Sedimentation Control Plan (E&S Plan) with information required by the Delaware County Conservation District including construction staging, sequence and schedule, maintenance of erosion controls, and application for plan review. LSI will also provide drawings for pre-construction and clearing, final grading and planting and standard details for the construction entrance; temporary stream crossing; sediment filter log and silt fence; coffer dam, pump bypass, and filter bag; and standard notes. Radnor Township is responsible for timely review and comment on drawings and specifications.</p>	32
<p>Task 4. Permit Submission</p> <p>LSI will provide PADEP final permit documents and Radnor Township Grading permit and copies for signature and submittal. Radnor Township is responsible for all permit signatures and permit fees including E&S Plan review fee. (one meeting)</p>	12
<p>Task 5. Quantity Estimates & Form of Bid, Pre-bid Meeting, and Clarifications</p> <p>Provide quantity estimates and form of bid, provide contractor qualifications, attend pre-bid meeting, provide technical clarifications for bidders, as needed, and assistance with bid review at Radnor Township. (two meetings)</p>	16
<p>Task 6. Construction Oversight and Inspection</p> <p>Construction Oversight assuming eight 4-hour days. Attend post-construction inspection with DCCD and Radnor Township, and complete PASPGP-4 Self Compliance form, noting any changes to proposed construction and rationale. Radnor Township is responsible for submission self-compliance form.</p>	34

Total Estimated Hours: 134
 Labor at \$95/hour: \$12,730
Direct Costs @ 6%: \$ 764
TOTAL ESTIMATE \$13,494

Sanitary Sewer Encasement Design and Permitting Proposal
464 Wyldhaven Road

This attached cost proposal is for the design and permitting of the encasement of the sanitary sewer exposed in Kirk's Run and protection of the sanitary sewer manhole and related streambank rehabilitation along the sanitary sewer right-of-way at 464 Wyldhaven Road. The Scope of Work is based on existing conditions and if unexpected conditions are discovered or due to other regulatory compliance issues, the Scope of Work may change, even as the work is in progress. When a change in the Scope of Work is necessary, a written amendment shall be executed prior to commencing work.

LSI offers these services for a total estimate of \$13,494. Unless otherwise specifically provided, billings will be based on actual work performed at the standard rates shown in the Proposal or attached Fee Schedule(s) plus a lump sum for direct expenses. Payment of LSI's invoice shall be due and payable within 30 days following receipt. If Client objects to all or any portion of an invoice, Client shall nevertheless timely pay the undisputed amount of such invoice and promptly advise LSI in writing of the reasons for disputing any amount.

The Client will have ten (10) business days from receipt of the LSI's final work products and invoice to inform the LSI of any defects in the form or content of the LSI's final work product/invoice. Payment of LSI's invoice is due within 45 days from the date of the invoice.

The hourly rate for environmental services is \$95.00/hour. Direct costs such as travel expenses, mailings, and copies are charged at a rate of 6% of the total labor amount for each billing period unless otherwise specified in the cost estimate. Meetings, field investigations, and other services except as specifically outlined herein are excluded and would be invoiced separately at an hourly rate of \$95.00/hour.

Print Name

Signature

Date

Upon your acceptance of this proposal and the compensation stated, please sign and date this work/cost proposal where indicated above thereby accepting and agreeing to the terms and conditions of said proposal and therefore becoming a contract by and between you and David M. Williams. Please note a professional services agreement must be executed to the satisfaction of both parties prior to commencement of construction. Upon signing, please forward this original document to our office with any deposit at:

Attn. Dave Williams
Land & Stream Improvements
16 Benburb Road
Phoenixville, PA 19460

RESOLUTION NO. 2016-45

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AWARD OF CONTRACT #B-
16-001, ENCKE PARK UPGRADE**

WHEREAS, sealed bids were received for the aforementioned project

WHEREAS, the lowest qualified bid was submitted by Twining Construction Company, Incorporated, in the amount of \$48,468

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby Award Contract #B-16-001, Encke Park Upgrades to Twining Construction Company, Incorporated, in the amount of \$48,468.

SO RESOLVED this 11th Day of April, 2016, AD

RADNOR TOWNSHIP

By: _____
Name: Lucas A. Clark, Esquire
Title: Vice President (acting President)

ATTEST: _____
Robert A. Zienkowski
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: March 5th, 2016

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Director of Public Works

CC: Robert A. Zienkowski, Township Manager
William M. White, Finance Director

LEGISLATION: **Resolution #2016-45: Award of Contract #B-16-001, Encke Park Upgrade**

LEGISLATIVE HISTORY: This project has not previously been before the Board of Commissioners.

PURPOSE AND EXPLANATION: As part of the upgrade to Encke Park, a new concession stand and restroom has been built at the Park. The existing stone entrance drive to the concession stand and restroom is severely eroded, and the curb cut is too narrow for many turning movements. Contract #B-16-001 entails the regrading of the existing entry drive, installation of a new, wider curb cut, an ADA compliant parking space, storm sewer, stormwater management, and paving. Sealed bids were received via Penn Bid eBidding site. The bid tabulation is as follows:

Twining Construction Co. Inc.	\$ 48,468.00
CriLon Corp	\$ 51,378.88
Ply-Mar Construction Co. Inc.	\$ 69,900.00
WG Land Company, LLC	\$ 76,860.00
N. Abbonizio Contractors, Inc.	\$ 81,178.00
Oliveri Associates, Incorporated	\$110,000.00

Twining Construction Company, Incorporated is the lowest qualified bidder at \$48,468.

IMPLEMENTATION SCHEDULE: Pending Board of Commissioners approval, upon receipt of the appropriate contractor's bonds, a Notice to Proceed will be issued. It is anticipated that construction will take sixty days.

FISCAL IMPACT: the project will be funded from 05.450.48801, Park Improvements.

RECOMMENDED ACTION: *I respectfully request the Board of Commissioners, move Award Contract #B-16-001, Encke Park Upgrades to Twining Construction Company, Incorporated in the amount of \$48,468.*

Public Participation

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # _____
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to the application. Ten (10) copies of this application and required attachments along with an electronic submittal in pdf format (CD or thumb drive) must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing. *Incomplete applications will not be accepted for processing.*

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 789 E. Lancaster Ave., Villanova, Pa 19085

Name and address of Applicant: Ernesto Betancourt, R.A., Senior Project Manager
Thomas Jefferson University, 130 S. 9th Street, Philadelphia, PA 19107

Telephone Number: 215-503-4375 Email: swhalen@klehr.com

Property Owner (if different than above): Enrico Partners, LP

Owner address: Two Villanova Ctr., 795 E. Lancaster Ave., Ste. 200, Villanova, PA 19085

Telephone number: 610-520-1765 Email: swhalen@klehr.com

Attorney's name: Ron Patterson, Esq./Sean Whalen, Esq.

Address: Klehr Harrison Harvey Branzburg LLP, 1835 Market St., Ste. 1400, Phila., PA 19103

Telephone number: 215-569-4092 Email: swhalen@klehr.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)

Applicant requests variance relief for the installation of one (1) wall sign at the property, which is located in the Commercial Office zoning district, in accordance with the attached plans, from Section 280-122(C)(2) limiting total wall sign area to less than 50 SF and requiring all signs to be less than 15' above grade. Literal enforcement of the zoning code will impose an unnecessary hardship on Applicant, and yet the proposed sign will cause or create no detrimental impact to the public health, safety, welfare or traffic. Applicant hereby reserves the right to supplement and/or amend this application and the grounds for relief, and requests any other variances, special exceptions or special use permits that are necessary for approval and installation of the proposed sign.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: (attach additional pages if necessary)

Copies of prior decisions are attached hereto.

Brief narrative of improvements: (attach additional pages if necessary)

Property is improved with a 3-story masonry building, with a total of 90,000 SF for retail, restaurant and office spaces.

ATTACHMENTS: Ten (10) copies of each and one (1) electronic copy in pdf format (CD or thumb drive) of the following must be provided:

1. **Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:**
 - a) **lot lines and lot dimensions described in metes and bounds (in feet);**
 - b) **total lot area;**
 - c) **location of easements and rights of way, including ultimate rights of way;**
 - d) **location of all setback lines for existing and proposed structures;**
 - e) **location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;**
 - f) **location of existing and proposed improvements;**
 - g) **table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and**
 - h) **all other features or matters pertinent to the application.**

PLANS SHALL NOT EXCEED 24" X 36", AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 ½" X 11" AT FILING

2. **List of witnesses and summary of their testimony attached.**
3. **Photographs of the property at issue and all adjoining properties.**
4. **Copies of any written professional reports, including traffic studies, land planning studies,**

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
NO
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note – 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
NO
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being continued, or being dismissed, at the discretion of the Board*)
N/A



SIGNATURE OF APPLICANT

AN ADDITIONAL FEE OF \$200 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

Application to the Radnor Township Zoning Hearing Board

789 E. Lancaster Avenue

Witnesses

Attorney for the applicant and lessee will present applicant, property owner and corporate representative of lessee before the Zoning Hearing Board to present testimony in support of the requested variance relief and, specifically, with regard to the proposed wall signage and the need therefor.

Property Lease

A copy of Applicant's lease and letter from the property owner authorizing this filing are attached hereto.

Sign Contractor

Wurz Sign Systems
801 Burlington Avenue
Delanco, NJ 08075
(Phone) 856-461-4397

Electrical Contractor

Sal Carilla
Pusey Electric
271 Lancaster Ave.
Malvern, PA 19355
610-251-9177

A completed Electrical Permit Application is attached hereto.

ENRICO PARTNERS, L.P.
SUITE 200 • BUILDING TWO
795 EAST LANCASTER AVENUE • VILLANOVA, PA • 19085
PHONE: (610) 520-4572 • FAX: (610) 520-1905

Radnor Township
Department of Community Development
301 Iven Avenue
Wayne, PA 19087-5297

March 11, 2016

*Re: Owner's Authorization of Property: 789 E Lancaster Ave., Villanova, PA
19085*

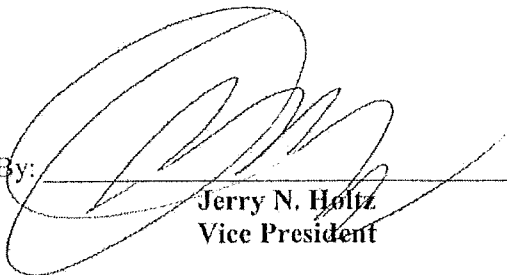
Dear Sir/Madam:

We, Enrico Partners, L.P., are the owners of the aforementioned property located at 789 E. Lancaster Ave., Villanova, PA 19085.

We hereby consent to Ronald J. Patterson, Esquire and Sean Whalen, Esquire of Klehr, Harrison, Harvey, Branzburg & Ellers, LLP to submit on behalf of Thomas Jefferson University Hospitals, Inc. ("TJU") proposed signage for TJU on the 789 E. Lancaster Ave., Villanova building – both front and rear – as illustrated on the Schedule attached herein.

Thank you for your consideration.

By: _____



Jerry N. Holtz
Vice President



DESIGN INTENT DRAWINGS

Adjacent Buildings & Street Views

Notes

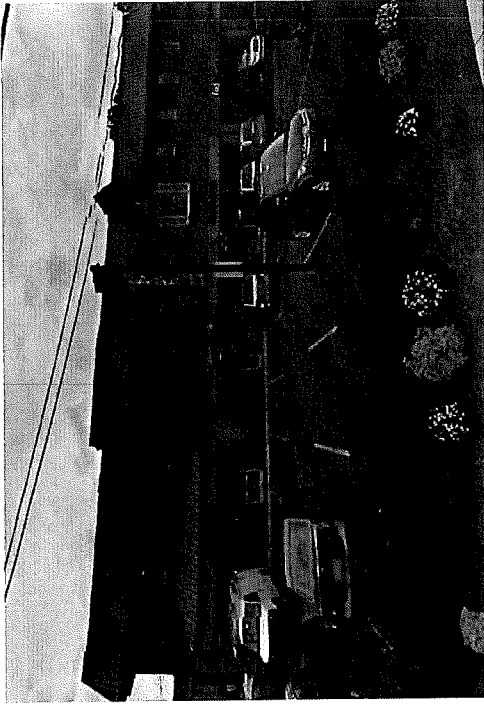
Buildings adjacent to the project building, and views from Lancaster Avenue.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY. FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS. ALL MEASUREMENTS ARE APPROXIMATE. EXISTING STRUCTURES & CONDITIONS TO BE VERIFIED PRIOR TO FABRICATION.

Project No.	1971145073
Client/Project	Jefferson Health Zabrecky Institute of Biomedicine
Date	03.15.16
Revision	AS NOTED

© 2016 Covid Contract Associates

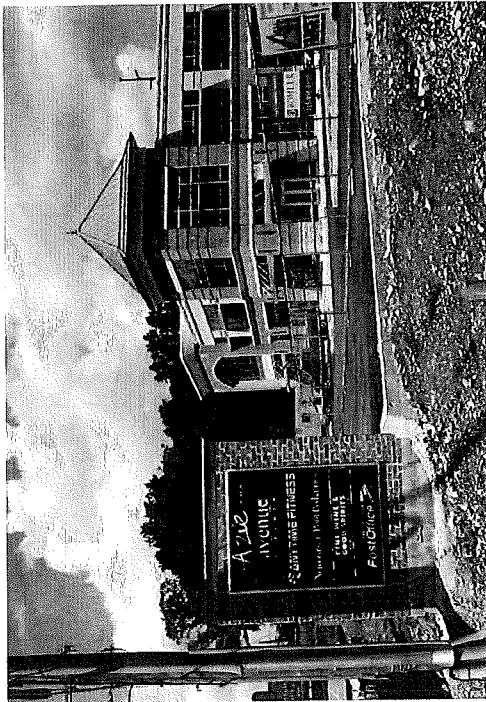
1.2



2 Adjacent Building on the Right (South-East Side, Commercial Strip Mall, Photo Provided on 09/16/15)
Scale: n.t.s.



4 Looking North From Plaza Entrance, Off of Lancaster Avenue (Photo Provided on 03/14/16)
Scale: n.t.s.



1 Adjacent to the Project Building South Side, Commercial and Business, Photo Provided on 10/11/15)
Scale: n.t.s.



3 Looking North at Project Building From Lancaster Avenue (Photo Provided on 09/14/16)
Scale: n.t.s.



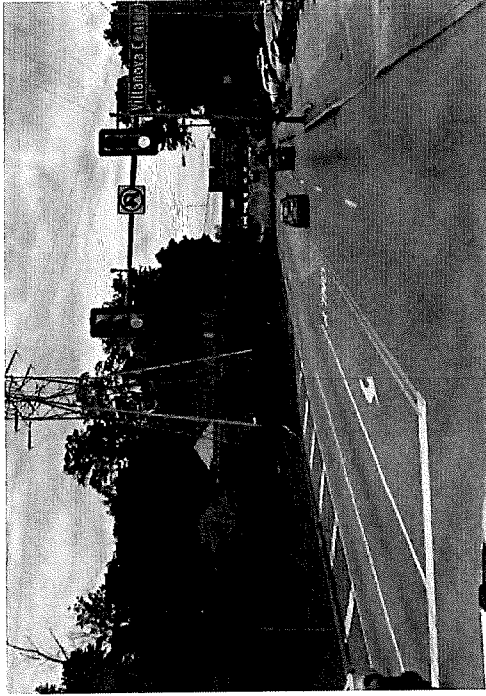
DESIGN INTENT DRAWINGS

Views Down & Up the Street

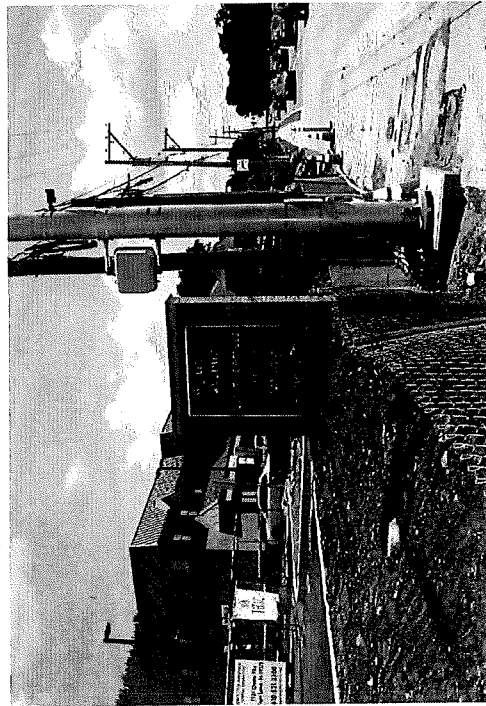
Notes

Views down and up the main road (Lancaster Avenue).

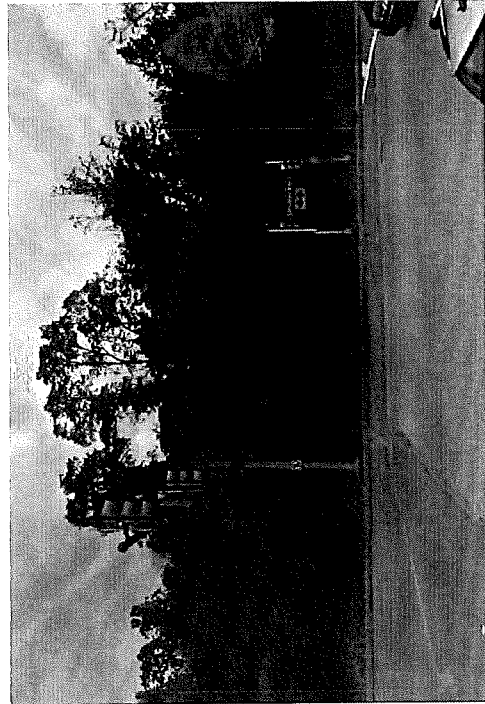
1.3



6 Looking Down the Block to the Left (Looking West on Lancaster Ave., Photo Provided on 09/16/15)
scale: n.t.s.



5 Looking Up the Block to the Right (Looking East on Lancaster Ave., Photo Provided on 10/11/15)
scale: n.t.s.



7 View Across the Street (Looking South, Photo Provided on 09/16/15)
scale: n.t.s.

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Client/Project	Jefferson Health Zabresky Institute of Biomedicine	Project No.	15TU15-2073
Date	03.15.16	Scale	AS NOTED

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Jefferson.

1.4 DESIGN INTENT DRAWINGS

Front & Back Facade of Building

Notes

Panoramic view of the front and back facade of the project building.



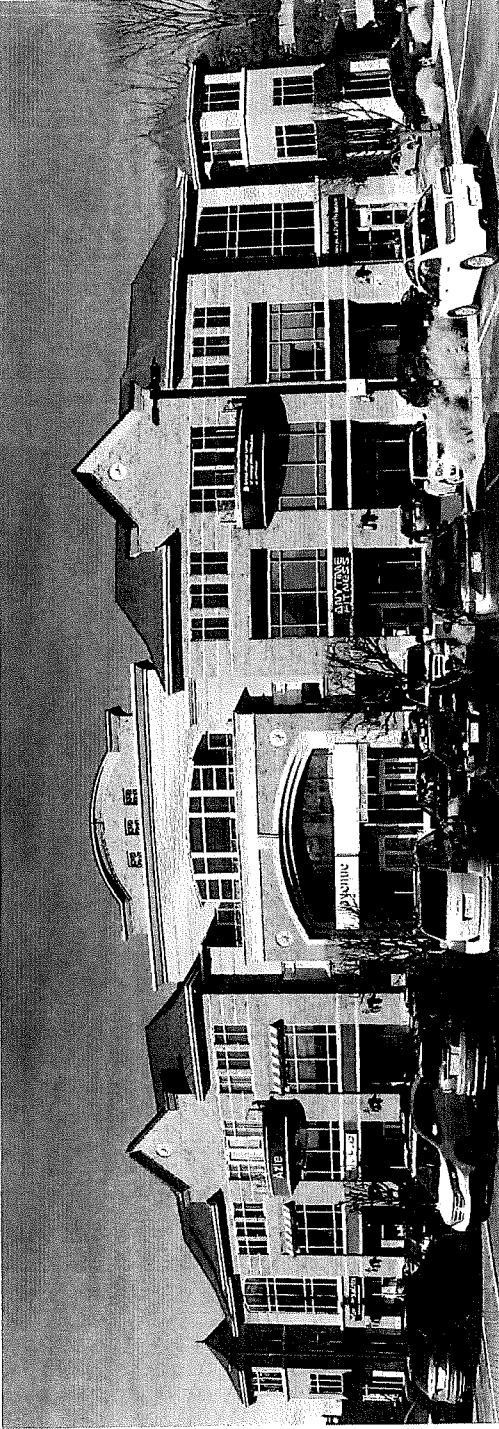
8 Front of Building (South Facade, Photo Provided on 03/07/16)
scale: n.i.s.



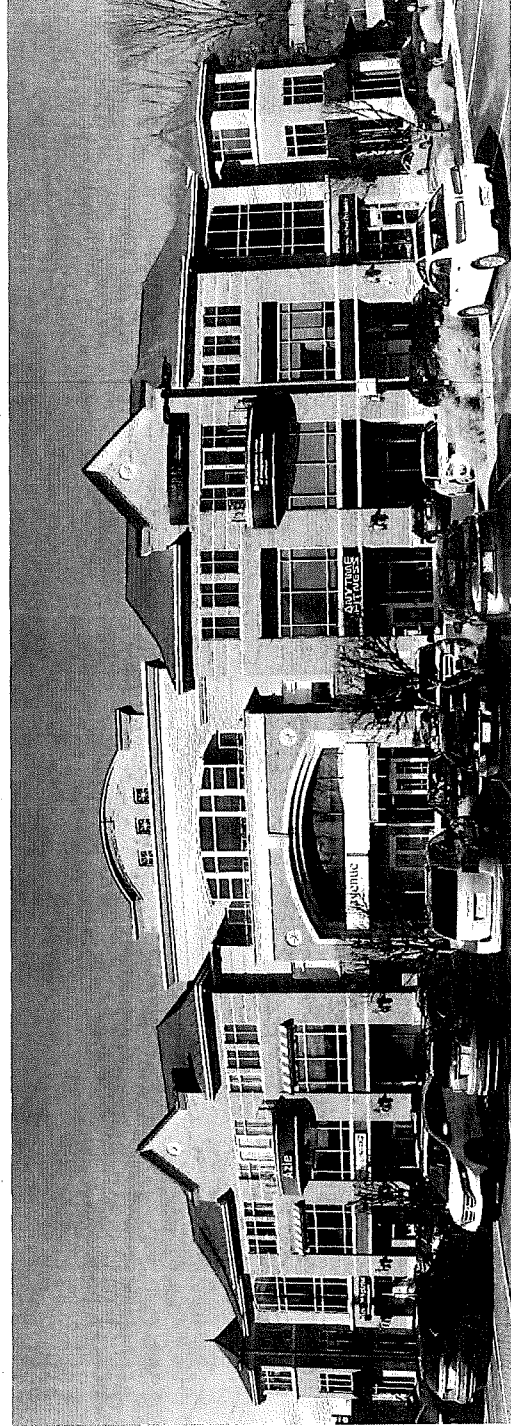
9 Back of Building (North Facade, Photo Provided on 12/10/15)
scale: n.i.s.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY. FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS. ALL MEASUREMENTS ARE APPROXIMATE. EXISTING STRUCTURES & CONDITIONS TO BE VERIFIED PRIOR TO FABRICATION.

Client/Project Jefferson Health Zabrecky Institute of Biomedicine		Project No. 15TJ0150073
Date 03.15.16	Revisions	Scale As Noted



1 South Facade - Existing (Photo Provided on 09/07/16)
scale: n.t.s.



2 South Facade - New Proposed Sign (In Situ Rendering)
scale: n.t.s.



Jefferson.

1.5

DESIGN INTENT DRAWINGS

Building Facade & In Situ Rendering

Notes

South facade of the project building and new "Zabrecky" proposed sign rendered into photo.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY. FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS. ALL MEASUREMENTS ARE APPROXIMATE. EXISTING STRUCTURES & CONDITIONS TO BE VERIFIED PRIOR TO FABRICATION.

Client/Project	Jefferson Health Zabrecky Institute of Biomedicine	Project No.	1571052073
Date	03-15-16	Scale	As Noted
Prepared by			

South Facade: Zabrecky Institute of Biomedicine
Proposed Permanent Sign

Sign	Sign Location	Dimensions	Sq. Ft.	Qty.	Total
A.	Building Exterior (south facade)	3.17' x 19.00'	60.23	1	60.23
Total					60.23

Note: align left and right edges of sign to the bottom, interior corners of the gabled roof



1 South Facade - Building Elevation
scale: n.t.s.

Building Elevation
Notes

Painted, internally illuminated, fabricated aluminum cabinets. Acrylic push-through letters (3/8" profile), and back-lit artwork.

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Client/Project Jefferson Health Zabrecky Institute of Biomedicine		Tablet No. 15TJU152073
Date 03.15.16	Revisions	Scale As Noted



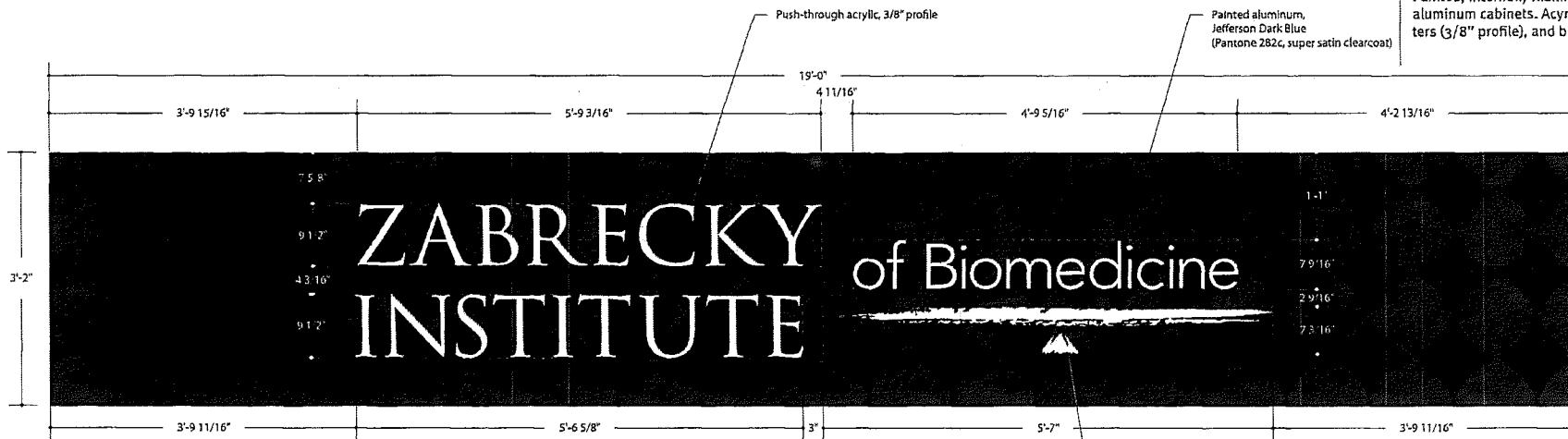
Jefferson

1.7 DESIGN INTENT DRAWINGS

Layout Details

Notes

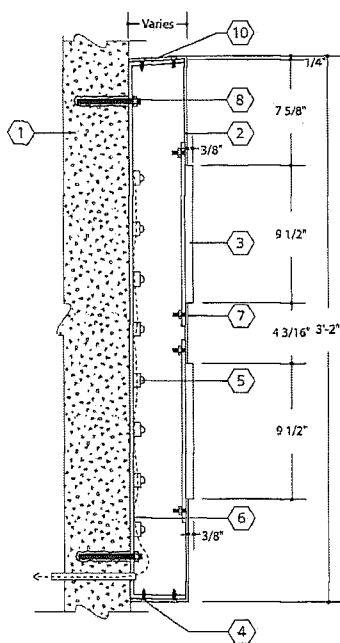
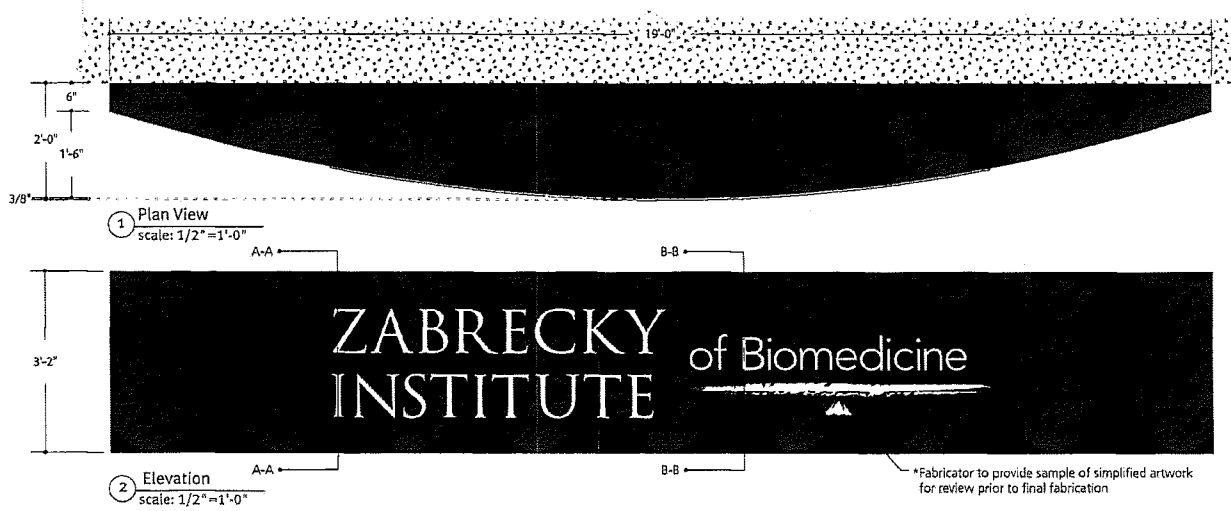
Painted, internally illuminated, fabricated aluminum cabinets. Acrylic push-through letters (3/8" profile), and back-lit artwork.



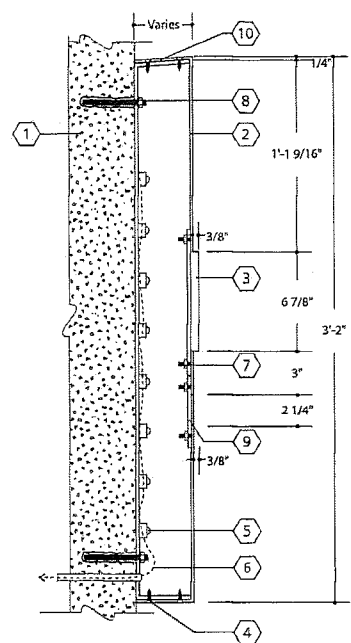
1 Layout Details
scale: 3/4"=1'-0"

THIS DRAWING REPRESENTS DESIGN INTENT ONLY. FABRICATOR WILL BE RESPONSIBLE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO SHOP DRAWINGS. ALL MEASUREMENTS ARE APPROXIMATE. EXISTING STRUCTURES & CONDITIONS TO BE VERIFIED PRIOR TO FABRICATION.

Client/Project Jefferson Health Zabrecky Institute of Biomedicine		Project No. 15TU152073
Date 03.15.16	Revisions	Scale As Noted



3 Side Section A-A - Typical Details
scale: 1 1/2"=1'-0"



4 Side Section B-B - Typical Details
scale: 1 1/2"=1'-0"

- ① Existing masonry wall, fabricator to verify measurements in field
- ② .080 aluminum pan face, painted to match specified color
- ③ Router-cut, push through lexan/ acrylic letters
- ④ Tamper-resistant, countersunk mechanical fasteners painted to match aluminum panel
- ⑤ White LED light modules
- ⑥ Low voltage wire to remote transformer
- ⑦ Threaded stud is fillet welded to the interior side of cabinet, nut secures acrylic to aluminum
- ⑧ Threaded stud is inserted into drilled out hole into existing wall, fill-in with construction grade silicone adhesive, secure to sign cabinet with nuts, fabricator to verify existing wall conditions and provide details for a safe and secure installation
- ⑨ (Artwork below "of Biomedicine") 1/8" lexan/ acrylic sheet is mounted to interior side of cabinet, nut secures acrylic sheet to aluminum
- ⑩ Angle down the top cap of the sign slightly, to direct water run-off away from the sign

Construction Details

Notes
Painted, internally illuminated, fabricated aluminum cabinets. Acrylic push-through letters (3/8" profile), and back-lit artwork. Simplified artwork details to be provided by fabricator for review.

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Client/Project Jefferson Health Zabrecky Institute of Biomedicine		Project No. 15710152073
Date 03.15.16	Revisions	Scale As Noted



Existing Wall-Mounted Signage Areas

SOUTH FAÇADE LEVEL 1

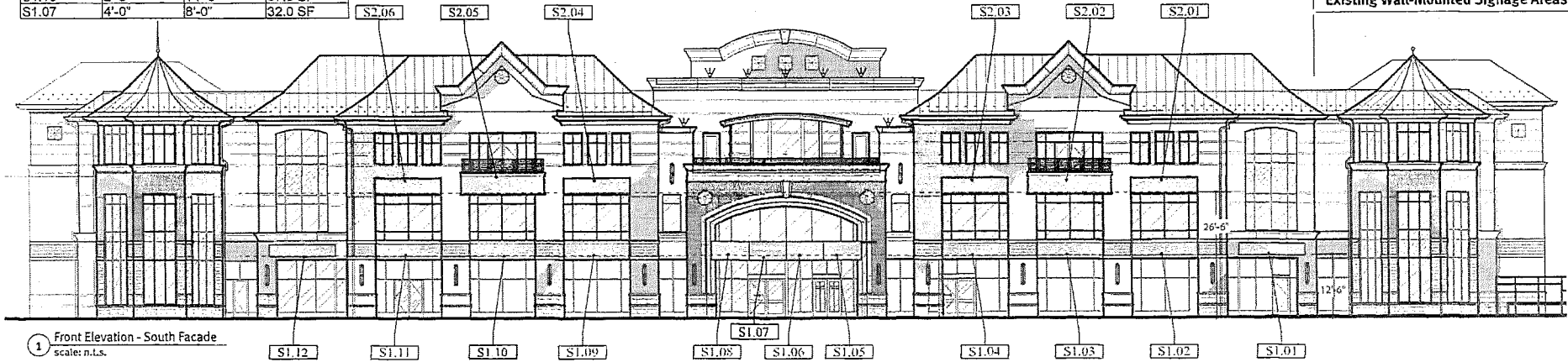
SIGN ID	HEIGHT	WIDTH	AREA
S1.01	2'-8"	14'-0"	37.3 SF
S1.02	2'-8"	14'-0"	37.3 SF
S1.03	3'-2"	14'-0"	44.3 SF
S1.04	2'-8"	14'-0"	37.3 SF
S1.05	4'-0"	8'-0"	32 SF
S1.06	4'-0"	8'-0"	32 SF
S1.08	4'-0"	8'-0"	32 SF
S1.09	2'-8"	14'-0"	37.3 SF
S1.11	2'-8"	14'-0"	37.3 SF
S1.10	2'-8"	14'-0"	37.3 SF
S1.07	4'-0"	8'-0"	32.0 SF

SOUTH FAÇADE LEVEL 2

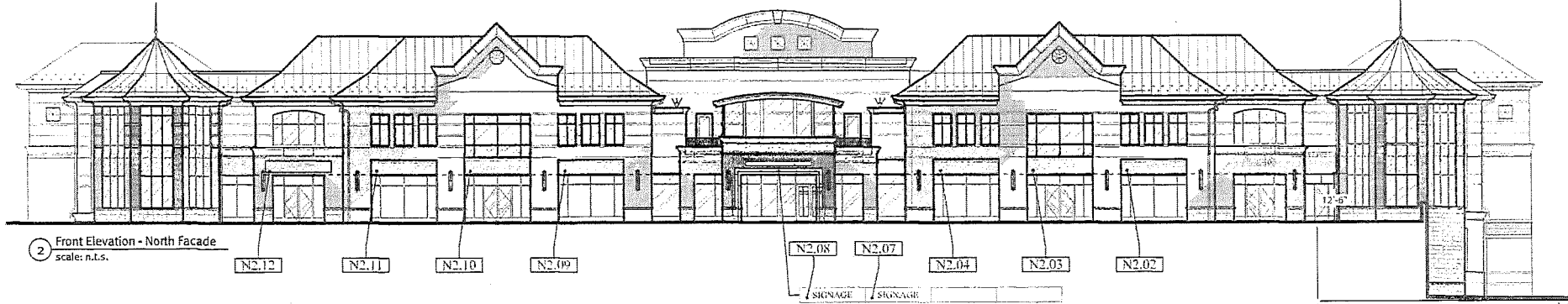
SIGN ID	HEIGHT	WIDTH	AREA
S2.01	2'-8"	14'-0"	37.3 SF
S2.02	3'-2"	20'-2"	63.9 SF
S2.03	2'-8"	14'-0"	37.3 SF
S2.04	2'-8"	14'-0"	37.3 SF
S2.06	2'-8"	14'-0"	37.3 SF
S2.05	3'-2"	14'-0"	44.3 SF

NORTH FAÇADE LEVEL 1

SIGN ID	HEIGHT	WIDTH	AREA
N2.02	2'-8"	14'-0"	37.3 SF
N2.03	3'-2"	18'-6"	58.6 SF
N2.04	2'-8"	14'-0"	37.3 SF
N2.07	0'-10"	3'-6"	2.9 SF
N2.08	0'-10"	3'-6"	2.9 SF
N2.09	2'-8"	14'-0"	37.3 SF
N2.10	3'-2"	14'-0"	44.3 SF
N2.11	2'-8"	14'-0"	37.3 SF
N2.12	2'-8"	12'-6"	33.3 SF



1 Front Elevation - South Façade
scale: n.t.s.

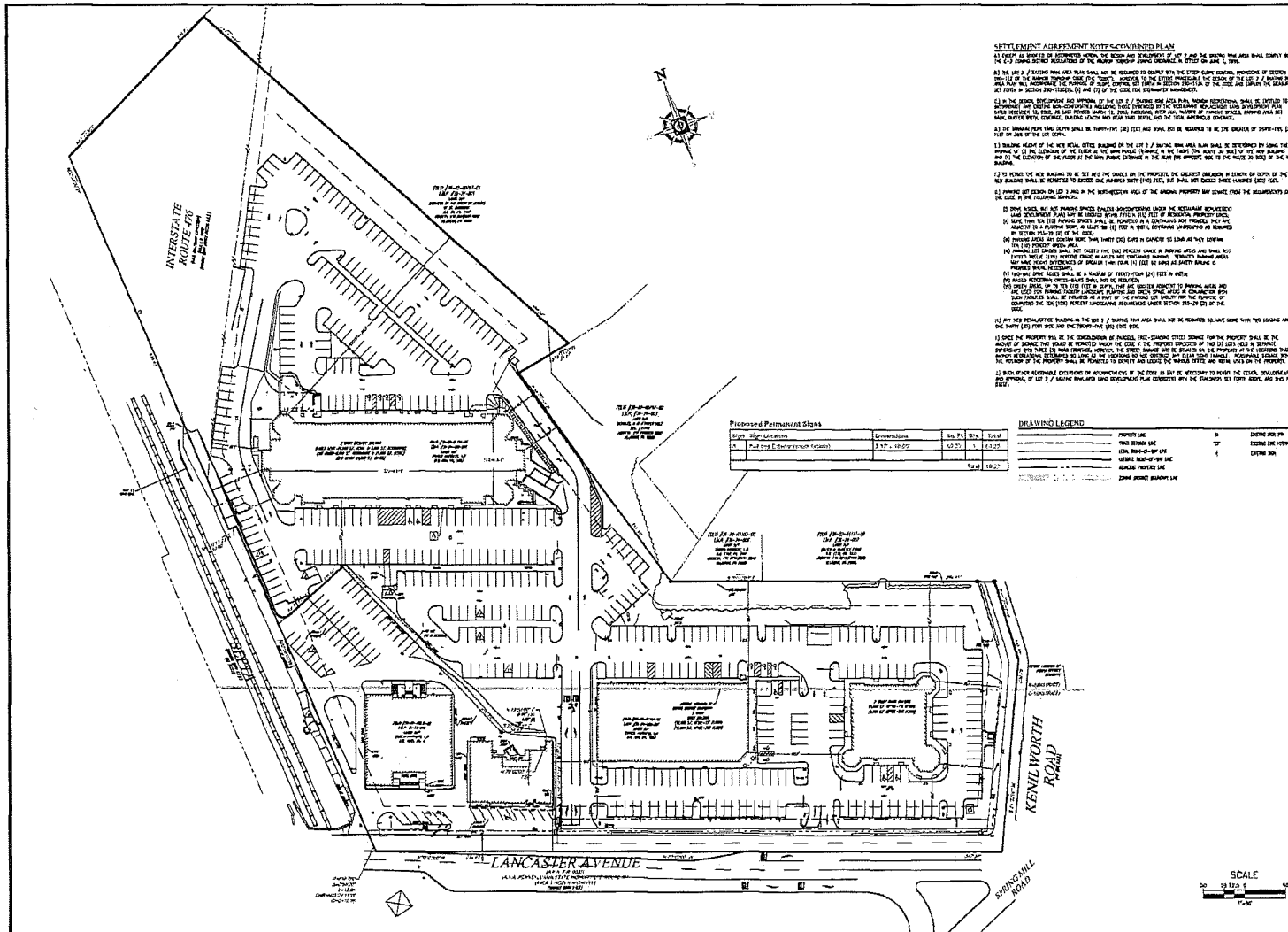


2 Front Elevation - North Façade
scale: n.t.s.

Client/Project Jefferson Health Zabrecky Institute of Biomedicine		Project No. 15J1U152073
Date 03.15.16	Revisions	Scale As Noted

Building Site Plan

Notes
 Overall building site plan with zoning data.
 Original drawing has been reduced in scale by 40%.



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Client/Project	Jefferson Health Zabrecky Institute of Biomedicine	Project No.	1511U152073
Date	03.15.16	Revisions	
Scale	As Noted		

ORDINANCE NO. 2016-06

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF
RADNOR, CHAPTER 270, VEHICLES AND TRAFFIC, SECTION
270-30, TIME LIMIT PARKING.**

The Board of Commissioners of the Township of Radnor does hereby ENACT and ORDAIN the following amendments to Chapter 270-30 as follows:

Section 1. Section 270.30, Parking Requirements of the Code of the Township of Radnor is hereby amended by rescinding the following parking requirements:

Name of Street	Side	Hours	Location
Glenbrook Avenue	South	2 Hour Parking 8:00 AM - 6:00 PM Except Saturday, Sunday & Holidays	From Beatrice Drive in a westerly direction to a point of 160 feet past the curb line of Charles Drive

Section 2. Repealer. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 3. Severability. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 4. Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and *ORDAINED* this day of 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title:

Attest: _____
Robert A. Zienkowski, Secretary

Radnor Township

PROPOSED LEGISLATION

Date: March 30, 2016

TO: Robert A. Zienkowski, Township Manager

FROM: William A. Colarulo, Police Superintendent

LEGISLATION: Ordinance 2016-06 is amending the 2 hour parking, 8:00 AM - 6:00 PM, except Saturday, Sunday & Holidays from Beatrice Avenue to Charles Drive.

LEGISLATION HISTORY: None.

PURPOSE AND EXPLANATION: This item was overlooked during the Traffic Codification, Ordinance 2013-16 dated August 12, 2013.

FISCAL IMPACT: None.

RECOMMENDED ACTION: The Police Department respectfully requests the Board of Commissioners to adopt the amendment at an upcoming regular Board of Commissioners.

**RESOLUTION NO. 2016-46
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF RADNOR MEMORIAL LIBRARY FOR THE
PROPERTY LOCATED AT 114 W. WAYNE AVENUE**

WHEREAS, Radnor Memorial Library (“Applicant”) submitted Preliminary/Final Land Development Plans prepared by Kimmel Borgrette Architecture dated February 1, 2016, last revised March 15, 2016; and

WHEREAS, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for Radnor Memorial Library subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for Radnor Memorial Library, prepared by Kimmel Borgrette Architecture, consisting of fourteen (14) sheets, dated February 1, 2016, last revised March 15, 2016, subject to the following conditions:

1. The Applicant shall comply with the March 22, 2016 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the March 22, 2016 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
4. The Applicant shall execute Development Agreements, if required, in a form and manner to be approved by the Township Solicitor.
5. In addition to the Preliminary/Final plan approval conditions, the following SALDO waivers are approved:
 - a. Section 255-29.A.(1) as to parking facility dimensions.
 - b. Section 255-14 as to providing separate preliminary and final plan submissions.
 - c. Section 255-20(5)(C)[1] as to a Transportation Impact Study.
 - d. Section 255.29(A)(14) as to minimum curb line radius in parking areas.

6. In addition to the Preliminary/Final plan approval conditions, the following stormwater management ordinance waivers are approved:

- a. Section 245-22 as to groundwater recharge.
- b. Section 245-23 as to water quality requirements.
- c. Section 245-24 as to streambank erosion requirements.
- d. Section 245-25 as to peak rate conditions.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2016.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: _____
Name: Lucas A. Clark IV, Esq.
Title: Vice President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

Date: March 22, 2016

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: Radnor Memorial Library Renovation Expansion
Radnor Township – Applicant

Date Accepted: February 1, 2016
90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the Radnor Memorial Library Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This project proposes site and building improvement include, interior renovation, building expansion, parking lot renovation and improved site circulation and access. The project is located within the Wayne Business Overlay District (WBOD) South Wayne Special Use Area.

General plan note 7 on Sheet G1.0 of 14 indicates, "Drawings are NOT to be scaled for sizes or dimensions. Any discrepancy shall be immediately reported to the Architect for clarification prior to the performance of any work in question".

Plans Prepared By: Kimmel Bogrette Architecture + Site, Inc. /Land Studies, Inc.
Dated: 02/01/2016 and last revised 03/15/2016 (received March 22, 2016)

The applicant has indicated on the Land Development Plans, that the following waivers will be requested:

- §255.29.A.1 – Parking Facility Dimensions
- §255.14 – Preliminary Plan Submission
- §255.20(5)(C)[1] – Transportation impact study
- §255.29(A)(14) – Minimum curb line radius in parking areas
- §245.22 – Groundwater Recharge
- §245.23 – Water Quality Requirements



The applicant has also indicated on the plans that the following are existing non-conformities that will be continued:

- §280.53.8.B – No side yard shall be required except where any lot abuts any residential zoned district in which case a buffer planting strip shall be provided.
- §280.53.9.D – Buffer strip along residentially zoned district.
- §280.53.17(D)(4) – Height of building or structure

The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval the preliminary /final plans granting waivers 1-6 and that the applicant get any zoning relief that may be required and the entrance on the lower level be enhanced and provide community van access satisfactory with the township staff.

I. Zoning

1. §280-53.8.B – No side yard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is an existing non-conformity that the applicant intends to continue.
2. §280-53.9.D – A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is an existing non-conformity that the applicant intends to continue.
3. §280-53.9.E – All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code. The applicant has added a note that indicates this project will conform to the Design Review Board standards.
4. §280-53.17.D(2) – Side yard and rear yard setbacks shall be 15 feet. The side yard on the easterly side of the building is proposed to be 3.5 feet. The applicant must request a variance for this condition.
5. §280-53.17.D(4) – The height of any building or structure shall not exceed 55 feet or be less than 30 feet. The applicant has indicated the standards on the zoning table that the building will be a minimum of 22 feet high and a maximum of 30 feet high. This is an existing non-conformity that the applicant intends to continue.



6. §280-53.17.E(1) – Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The expanded building will be 32,669 sq. ft. There are 32 existing spaces currently located on the site. The proposed plan is providing for a total of 30 available spaces. The expansion of 8,619 sf requires an additional 17 spaces be provided. The applicant must request a variance for this condition.
7. §280-109.A – No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. The applicant has indicated in the response letter that all walls along West Wayne Avenue will be compliant with the 6 foot height restriction.

II. Subdivision and Land Development

1. §255-14 – A separate preliminary and final plan submission is required for any land development. The applicant has requested a waiver from this requirement.
2. §255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments. The applicant has requested a waiver to this requirement.
3. §255-29.A(1)Parking Facilities –The plans indicate 70° parking spaces will be provided. There are no provisions for 70° parking within the Code. The applicant has provided a 15’ wide one way driveway. Since the code does not have provisions for 70° parking spaces, the code does not specify a dimension for driveway width. The applicant has requested a waiver from these requirements.
4. §255-29.A(14) – No less than a five-foot radius shall be permitted for all curblines in parking areas. There are two locations of 2.5’ radii located under the second story expansion over the parking lot. The applicant has requested a waiver for this requirement.

III. Stormwater

1. The applicant has indicated that the stormwater design is still being finalized. Preliminary comments have been included in this letter for the stormwater management design. Additional comments may be forthcoming as a detailed review is completed
2. §245-22 – Regarding groundwater recharge requirements - The applicant has requested a waiver from this requirement.
3. §245-23 – Regarding water quality requirements – The applicant has requested a waiver from this requirement.



4. §245-24 – Regarding streambank erosion requirements – The applicant has indicated they intend to meet these requirements, see comment #1.
5. §245-25 – Regarding peak rate control requirements – The site is located within Stormwater District 'A'. The applicant has indicated they intend to meet these requirements, see comment #1.
6. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

We suggest that consideration of final approval be conditioned upon adequately addressing the comments referenced above.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: March 22, 2016

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #3
16-01157
Radnor Township, Delaware County, PA
G&A 16-01157

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. Response letter dated March 15, 2016 prepared for Radnor Township and prepared by LandStudies, Inc.
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016 and last revised March 15, 2016.

C. WAIVERS REQUESTED

1. §255-14 The applicant requests a waiver from providing separate Preliminary and Final plan submissions.
2. §245-22 The applicant requests a waiver from Groundwater Recharge.
3. §245-23 The applicant requests a waiver from Water Quality Requirements.
4. §245-24 The applicant requests a waiver from Steambank Erosion Requirements.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com

5. §245-25 The applicant requests a waiver from the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms.
6. §255-20(5)(C)[1] The applicant requests a waiver from providing a Transportation Impact Study.
7. §255-29.A(1) The applicant requests a waiver from providing dimensional requirements of parking lots.
8. §255-29.A(14) The applicant requests a waiver from providing the minimum curblane radius is parking areas.

D. GENERAL COMMENTS

1. As discussed at the March 7, 2016 Planning Commission meeting eliminate the metered parking spaces in front of the Radnor Memorial Library on W. Wayne Avenue and include a 10 minute loading zone for pickup and deliveries.
2. As discussed at the March 7, 2016 Planning Commission meeting, move the identified two staff parking spaces to the adjacent Municipal Lot and revise the spaces in front of the dumpster to a restricted loading/unloading zone as follows:
 - a. Trash Dumpster Parking space:
 - i. Provide pavement markings and gore striping to identify this area as PASSENGER LOADING AND UNLOADING ONLY
 - ii. Replace staff parking signs with "10 MIN LOADING AND UNLOADING ONLY" signs
 - b. Shift the current location of the accessible parking space near the Municipal lot, one parking space east toward the Municipal Lot.
 - c. Install a stop bar across the entire one way aisle near the south building entrance and include an R1-1 STOP sign facing southbound approaching vehicles with an R5-1 DO NOT ENTER sign on the back side (size of the R5-1 determined to remain within the perimeter limits of the stop sign).
 - d. Adjust the pedestrian crosswalk accordingly and include a minimum 4' distance between the crosswalk and the above discussed stop bar.
 - e. Replace the proposed DO NOT ENTER signs facing the Municipal Lot traffic with a NO THRU TRAFFIC sign.
3. Provide or revise signs as indicated:
 - a. Include an additional ONE WAY and NO THRU TRAFFIC sign on the ingress immediately west of the entry way facing entering traffic (right side) to clarify onsite operations and provide a DO NOT ENTER on the backside of this sign assembly.
 - b. Immediately east of the entry way include a DO NOT ENTER sign on the backside of the sign assembly ONE WAY and NO THRU TRAFFIC sign.
 - c. Rotate the existing ONE WAY sign 90° clockwise on W. Wayne Avenue opposite the ingress from W. Wayne Avenue to face westbound traffic on W. Wayne Avenue.
4. Given the limited number of minor comments, we recommend the above general comments be worked out directly with the applicant's engineer.



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

MARIO J. CIVERA, JR. CHAIRMAN
COLLEEN P. MORRONE VICE CHAIRMAN
JOHN P. McBLAIN DAVID J. WHITE MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

PLANNING COMMISSION

WILLIAM C. PAYNE CHAIRMAN
THOMAS J. JUDGE VICE CHAIRMAN
KENNETH J. ZITARELLI SECRETARY
LINDA F. HILL DIRECTOR

March 17, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Dev't: Radnor Memorial Library
DCPD File No.: 34-7146-16
Developer: Radnor Township Public Works
Location: South side of Wayne Avenue, about 400' east of North Wayne Avenue
Recv'd in DCPD: 02/09/2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on March 17, 2016, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

[Handwritten signature of Linda F. Hill]
Linda F. Hill
Director

cc: LandStudies, Inc.



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: March 17, 2016

File No.: 34-7146-16

PLAN TITLE: Radnor Memorial Library

DATE OF PLAN: February 1, 2016

OWNER OR AGENT: Radnor Township

LOCATION: South side of Wayne Avenue, about
400' east of North Wayne Avenue

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Final Land Development

ZONING DISTRICT: Wayne Business Overlay District
(WBOD)

SUBDIVISION ORDINANCE: Local

PROPOSAL: Further develop existing library
with 8,619 sq. ft. expansion and
related improvements

UTILITIES: Public

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Michael A. Leventry

REMARKS:

PREVIOUS ACTION

There are no prior plan reviews for this site.



Date: March 17, 2016
File No.: 34-7146-16

REMARKS (continued):

CURRENT PROPOSAL

The plan proposes an 8,619 sq. ft. expansion on the front of the municipal library, a new entrance walkway, and a resurfaced parking lot.

SITE CHARACTERISTICS

The site's existing conditions include a library building, internal sidewalk system, and parking lot.

APPLICABLE ZONING

The proposal is located within the WBOD district and is subject to applicable regulations set forth by the Township's zoning code.

COMPLIANCE

The proposal appears to comply with the WBOD district provisions.

SEWAGE FACILITIES

Proposed sewage facilities may require revision of the municipality's Act 537 Sewage Facilities Plan. The municipal Engineer and/or Sewage Enforcement Officer should confirm any necessary DEP Planning Module approval prior to the issuance of any building permits.

STORMWATER MANAGEMENT

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

Date: March 17, 2016
File No.: 34-7146-16

REMARKS (continued):

RECORDING

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



March 16, 2016

To: Rodger Phillips, PE
Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403-2402
610-650-8101

From: LandStudies, Inc.
315 North Street
Lititz, PA 17543
717-627-4440

Reference: Radnor Memorial Library Renovation Expansion
Preliminary/Final Land Development
Radnor Township, Delaware County, PA

Response to Gannett Fleming, Inc. review for the referenced project to the comments made for Radnor Township.

I. WAIVERS BEING REQUESTED

1. §255.29.A.1 – Parking Facility Dimensions
2. §255-14 – Preliminary Plan Submission
3. §255-20(5)(C)[1] – Transportation Impact Study
4. §255-29(A)(1) – Minimum Curblin Radius for Parking Areas
5. §245.22 – Groundwater Recharge
6. §245.23 – Water Quality Requirements

EXISTING NON-COMFORMITIES TO BE CONTINUED

1. §280.53.8.B - No side yard shall be required except where any lot abuts any residential zoned district in which case a buffer planting strip shall be provided.
2. §280.53.9.D - Buffer strip along residentially zoned district.
3. §280.53.17(0)(4) - Height of building or structure

II. ZONING

1. §280-53.8.B - No side yard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is an existing non-conformity that the applicant intends to continue.
2. §280-53.9.D - A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is a non-conformity that the applicant intends to continue.
3. §280-53.9.E - All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code. The applicant has added a note that indicates this project will conform to the Design Review Board standards.
4. §280-53. I 7.D(2) - Side yard and rear yard setbacks shall be 15 feet. The side yard on the easterly side of the building is proposed to be 3 .5 feet. The applicant must request a variance for this condition.

5. §280-53.17.0(4) - The height of any building or structure shall not exceed 55 feet or be less than 30 feet. The applicant has indicated the standards on the zoning table that the building will be a minimum of 22 feet high and a maximum of 30 feet high. This is an existing non-conformity that the applicant intends to continue.
6. §280-53.17.E(l) - Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The expanded building will be 32,669 sq. ft. There are 32 existing spaces and 31 proposed spaces. A total of 66 parking spaces is required. The applicant must request a variance for this condition.
7. §280-109.A - No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. The applicant has indicated in the response letter that all walls along West Wayne Avenue will be compliant with the 6 foot height restriction.

III. SUBDIVISION AND LAND DEVELOPMENT

1. §255-14 - *A separate preliminary and final plan submission is required for any land development. The applicant has requested a waiver from this requirement. Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.*
2. §255-20(5)(c)[I] - *A Transportation Impact Study is required for all proposed institutional developments. The applicant has requested a waiver to this requirement. Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.*
3. §255-29.A(l) *Parking Facilities - The plans indicate 70° parking spaces will be provided. There are no provisions for 70° parking within the Code. The applicant has provided a 15' wide one way driveway. Since the code does not have provisions for 70° parking spaces, the code does not specify a dimension for driveway width. A 15' width driveway is inadequate for 70° parking spaces. The applicant has requested a waiver from these requirements. Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.*
4. §255-29.A(l) *Parking Facilities - The applicant has proposed 2 45° parking spaces in front of the existing dumpster. The dimensions of the parking spaces must be shown on the plans. Also signage must be provided to indicate that the parking in front of the dumpsters is reserved for staff. The parking area in front of the dumpster has been revised, per Planning Commission request, to serve as a loading/unloading zone for the Libraries van, and will no longer serve as employee parking. The library will coordinate with the waste disposal schedule to accommodate this shared space.*
5. §255-29.A(14) - *No less than a five-foot radius shall be permitted for all curblines in parking areas. There are two locations of 2.5' radii located under the second story expansion over the parking lot. The applicant has requested a waiver for this requirement.*

Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.

6. §255-75.B(3)(a) - All parking areas shall have at least one tree for every five parking spaces in single bays and one tree for every 10 parking spaces in double bays. This calculation must be shown on the landscaping plans and adequate number of trees shown on the plans.

The following note has been added to the landscape plan, sheet L2.0, outlining compliance with this section:

1. PER SECTION 255.29(B)1, PARKING LOT LANDSCAPING REQUIREMENTS ARE MET AS FOLLOWS:
 - 1.1. PARKING LOT AREA: 11,100 SF
 - 1.2. LANDSCAPED AREA WITHIN PARKING LOT (10% MIN.): 1,800 SF (16.2%)
 - 1.3. PARKING LOT TREES (MARKED WITH "*" ON LANDSCAPE PLAN)
 - 1.3.1. REQUIRED: 3
 - 1.3.2. PROPOSED: 4
 - 1.3.3. EXISTING: 2

IV. STORMWATER

1. §245-22 - Regarding groundwater recharge requirements - The applicant has requested a waiver from this requirement.

Waiver for this section was granted by Planning Commission at March 7, 2016 meeting.

2. §245-23 - Regarding water quality requirements - The applicant has requested a waiver from this requirement.

Waiver for this section was granted by Planning Commission at March 7, 2016 meeting, conditional upon the installation of a rain garden behind the dumpster pad. A rain garden has been added to the plans on sheet C3.0.

3. §245-24 - Regarding streambank erosion requirements - The applicant has requested a waiver from this requirement.

4. §245-25 - Regarding peak rate control requirements - The site is located within Stormwater District 'A'. The applicant has requested a waiver from this requirement.

A design solution to address items 3 and 4 is currently being developed for the site. Coordination with the Township Engineer is ongoing, and it is not anticipated that a waiver will need to be requested for the §245-24 or §245-25. The waiver request has been removed from the cover sheet. Supporting calculations will be submitted to the Township Engineer for review and approval prior to the Board of Commissioners submission on March 22, 2016.

We believe the comments provided in your February 1, 2016 review letter have been sufficiently corrected or addressed in this response letter.

Sincerely,



Andrew Korzon, RLA
Project Manager



Gannett Fleming

Excellence Delivered As Promised

Date: March 4, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Radnor Memorial Library Renovation Expansion
Radnor Township – Applicant

Date Accepted: February 1, 2016
90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the Radnor Memorial Library Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This project proposes site and building improvement include, interior renovation, building expansion, parking lot renovation and improved site circulation and access. The project is located within the Wayne Business Overlay District (WBOD) South Wayne Special Use Area.

General plan note 7 on Sheet G1.0 of 14 indicates, “Drawings are NOT to be scaled for sizes or dimensions. Any discrepancy shall be immediately reported to the Architect for clarification prior to the performance of any work in question”.

Plans Prepared By: Kimmel Bogrette Architecture + Site, Inc. /Land Studies, Inc.
Dated: 02/01/2016 and last revised 02/15/2016 (received March 3, 2016)

The applicant has indicated on the Land Development Plans, that the following waivers will be requested:

- §255.29.A.1 – Parking Facility Dimensions
- §255.14 – Preliminary Plan Submission
- §255.20(5)(C)[1] – Transportation impact study
- §255.29(A)(14) – Minimum curb line radius in parking areas



- §245.22 – Groundwater Recharge
- §245.23 – Water Quality Requirements
- §245.24 – Stream Erosion Requirements
- §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

The applicant has also indicated on the plans that the following are existing non-conformities that will be continued:

- §280.53.8.B – No side yard shall be required except where any lot abuts any residential zoned district in which case a buffer planting strip shall be provided.
- §280.53.9.D – Buffer strip along residentially zoned district.
- §280.53.17(D)(4) – Height of building or structure

I. Zoning

1. §280-53.8.B – No side yard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is an existing non-conformity that the applicant intends to continue.
2. §280-53.9.D – A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is an existing non-conformity that the applicant intends to continue.
3. §280-53.9.E – All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code. The applicant has added a note that indicates this project will conform to the Design Review Board standards.
4. §280-53.17.D(2) – Side yard and rear yard setbacks shall be 15 feet. The side yard on the easterly side of the building is proposed to be 3.5 feet. The applicant must request a variance for this condition.
5. §280-53.17.D(4) – The height of any building or structure shall not exceed 55 feet or be less than 30 feet. The applicant has indicated the standards on the zoning table that the building will be a minimum of 22 feet high and a maximum of 30 feet high. This is an existing non-conformity that the applicant intends to continue.
6. §280-53.17.E(1) – Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The expanded building will be 32,669 sq. ft. There are 32 existing spaces and 31 proposed spaces. A



total of 66 parking spaces is required. The applicant must request a variance for this condition.

7. §280-109.A – No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. The applicant has indicated in the response letter that all walls along West Wayne Avenue will be compliant with the 6 foot height restriction.

II. Subdivision and Land Development

1. §255-14 – A separate preliminary and final plan submission is required for any land development. The applicant has requested a waiver from this requirement.
2. §255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments. The applicant has requested a waiver to this requirement.
3. §255-29.A(1) Parking Facilities – The plans indicate 70° parking spaces will be provided. There are no provisions for 70° parking within the Code. The applicant has provided a 15' wide one way driveway. Since the code does not have provisions for 70° parking spaces, the code does not specify a dimension for driveway width. A 15' width driveway is inadequate for 70° parking spaces. The applicant has requested a waiver from these requirements.
4. §255-29.A(1) Parking Facilities – The applicant has proposed 2 45° parking spaces in front of the existing dumpster. The dimensions of the parking spaces must be shown on the plans. Also signage must be provided to indicate that the parking in front of the dumpsters is reserved for staff.
5. §255-29.A(14) – No less than a five-foot radius shall be permitted for all curblines in parking areas. There are two locations of 2.5' radii located under the second story expansion over the parking lot. The applicant has requested a waiver for this requirement.
6. §255-75.B(3)(a) – All parking areas shall have at least one tree for every five parking spaces in single bays and one tree for every 10 parking spaces in double bays. This calculation must be shown on the landscaping plans and adequate number of trees shown on the plans.

III. Stormwater

1. §245-22 – Regarding groundwater recharge requirements - The applicant has requested a waiver from this requirement.

2. §245-23 – Regarding water quality requirements – The applicant has requested a waiver from this requirement.

3. §245-24 – Regarding streambank erosion requirements – The applicant has requested a waiver from this requirement.

4. §245-25 – Regarding peak rate control requirements – The site is located within Stormwater District ‘A’. The applicant has requested a waiver from this requirement.

5. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 25, 2016

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #2
Radnor Township, Delaware County, PA
G&A 16-01157

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. Response letter dated February 15, 2016 prepared for Radnor Township and prepared by LandStudies, Inc.
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016 and last revised February 15, 2016.

C. WAIVERS REQUESTED

1. §255-14 The applicant requests a waiver from providing separate Preliminary and Final plan submissions.
2. §245-22 The applicant requests a waiver from Groundwater Recharge.
3. §245-23 The applicant requests a waiver from Water Quality Requirements.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com

4. §245-24 The applicant requests a waiver from Steambank Erosion Requirements.
5. §245-25 The applicant requests a waiver from the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms.
6. §255-20(5)(C)[1] The applicant requests a waiver from providing a Transportation Impact Study.
7. §255-29.A(1) The applicant requests a waiver from providing dimensional requirements of parking lots.

D. GENERAL COMMENTS

1. Provide stall dimensions for the two 90° parking stalls in front of the dumpster. As discussed with the applicant, install signage indicating spaces are reserved for employee only parking and include the following General Note: The two parking spaces located in front of dumpster are reserved for Radnor Memorial Library Staff. The library staff shall coordinate with trash service to ensure the sanitation truck has immediate access to the dumpster area.
2. Provide a level 4'x4' landing area for the curb ramp on the east side the ingress crosswalk.
3. The applicant has indicated an 8' 4" clearance for the overhang area. We note this will limit access to vehicles such as trash trucks, fire trucks, delivery trucks (UPS/Fedex), buses and transit vans which typically exceed this clearance height. As such, a sign noting the height clearance restriction shall be posted on both sides of the overhang. The Township may want to require a height clearance assembly immediately upon entry to the parking access from W. Wayne Avenue as a physical warning for vehicles exceeding the height clearance.
4. Due to the onsite clearance restrictions, we recommend the Township consider eliminating one or two parking meters on W. Wayne Avenue in front of the building and reserving the parallel parking spaces as a short term loading area. The loading area could be utilized by delivery trucks, transport vans and small buses for deliveries and drop offs. If designated as a loading area, an ADA compliant curb ramp must be provided.
5. The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating how their onsite access and circulation will occur. In addition, the fire truck circulation template should be reviewed and approved by emergency services.
6. Provide details for the handicap parking stalls. Include gore striping details such as spacing and color.
7. Verify the location of the fencing around the dumpster pad; the fencing should be located between the curb and dumpster, and not within the parking stalls.
8. Rotate all signs to face approaching vehicles at the following locations:
 - a. Include an additional ONE WAY and NO THRU TRAFFIC sign on the ingress immediately west of the entry way facing entering traffic (right side) to clarify onsite operations and provide a DO NOT ENTER on the backside of this sign assembly.

- b. Rotate the ONE WAY and NO THRU TRAFFIC sign on the ingress immediately east of the entry way facing entering traffic (left side) to clarify onsite operations and include a DO NOT ENTER sign on the backside of the sign assembly.
 - c. Rotate the existing ONE WAY sign on W. Wayne Avenue opposite the ingress from W. Wayne Avenue to face westbound traffic on W. Wayne Avenue.
 - d. Rotate the DO NOT ENTER signs located at the exit driveway to the Municipal Lot to face the Municipal Lot.
9. Eliminate the duplicate crosswalk label for the driveway ingress from W. Wayne Avenue.
10. Install pavement markings indicating traffic flow through the parking lot in three sets, evenly spaced indicating ONE WAY with an ARROW template.



RADNOR TOWNSHIP
MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 114 WEST WAYNE AVENUE
DATE: FEBRUARY 17, 2016
CC: MR. PHILLIPS

Mr. Norcini

After reviewing the revised drawings for the Radnor Memorial Library Renovation and Expansion as Fire Codes Official I have a concern. With the overhang extending across the driveway to the property line, the height of the portico or drive through is too low for any Fire Equipment or Emergency vehicles. The minimum height for any Fire apparatus is fourteen (14') feet in height from grade. There are no notes on the original plan stating the height of the portico.

The addition of the portico would eliminate the only open space side of the building, and the Fire Company's access would be eliminated. There is no open space or public way for emergency personal to gain access to the building. The Fire Company would most likely use the Fire Hydrant in front of the Fire House and lay hose accordingly to the library. The use of the public parking lot to gain access is impractical given the size of the Fire equipment. The International Building Code 2009, section 506.2.2 provides open space for an approved Fire Lane Access. Section 506 in general addresses Building Area Modifications and Fire Access.

Respectfully,

Ray Daly

Building Codes/Fire Codes Official



March 3, 2016

Radnor Township Planning Commission
301 Iven Avenue
Wayne, PA 19087

**RE: Radnor Memorial Library Renovation and Expansion
Land Development Application**

Dear Radnor Township Planning Commission:

Radnor Township is seeking approval of the provided land development plans, "Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation and Expansion", dated February 1, 2016 and prepared by Kimmel Bogrette Architecture + Site and LandStudies, Inc. With approval of these plans, the project will follow the schedule below:

- Public Bid – April 1, 2016 – May 6, 2016
- Vote to Award – May 15, 2016
- Construction – May 22, 2016 – May 21, 2017

An 8,619 square foot expansion of the existing library building and numerous renovations to the existing structure are proposed as part of the overall project. The final expansion and renovation of the building will include the following proposed improvements:

- Full materials and finish replacement on both levels
- Relocation of all offices on upper level
- Relocation and accessibility upgrade of all toilet facilities and plumbing
- HVAC system replacement
- Lighting replacement
- Electrical, Data and Wi-Fi upgrade
- Sprinkler System installed

In addition to interior and exterior improvements to the existing library building, site upgrades to improve circulation and accessibility within the site, manage stormwater, and improved site aesthetics are also proposed. The following proposed site improvements are provided on the

- Circulation and Access Improvements
 - ADA Accessibility
 - Van accessible parking to rear entrance
 - W. Wayne Ave to front entrance of library
 - Bike Racks (located at rear entrance)
 - New crosswalk and curb ramps along W. Wayne Avenue
 - New sidewalks between parking lot building and along W. Wayne Avenue
 - Renovated Parking Lot
 - 29 parking spaces, 1 van accessible
- Upgrade Site Features
 - New fence around dumpster pad
 - Relocated book drop in parking lot, under proposed building overhang
 - Renovated entrance terrace
- Native Landscaping
 - 9 – Native trees
 - 150 – Native shrubs

- 892 – Native perennials and grasses
- 58 – Spring flowering bulbs
- Stormwater Management
 - Expanded stormwater conveyance through installation of additional inlet and 18” pipe.

All proposed improvements comply with applicable zoning, subdivision and land development, and stormwater ordinances for Radnor Township, with exception to the following items.

- Subdivision and Land Development Ordinance (Ch. 255)
 - Section 255-29.A(1) – Parking Facility Dimensions
 - Section 255-14 – Preliminary Plan Submission
 - Section 255-20(C)[1] – Transportation Impact Study
 - Section 255-29(A)(1) – Minimum Curblin Radius in Parking Areas
- Stormwater Management Ordinance (Ch. 245)
 - Section 245-22 – Groundwater Recharge
 - Section 245-23 – Water Quality Requirements
 - Section 245-24 – Streambank Erosion Requirements
 - Section 245-25 – Stormwater Peak Rate Control and Stormwater Districts

Radnor Township is seeking waivers on the areas of noncompliance listed above. Detailed explanations of why the plan requires an alternate approach to the prescribed standards has been provided with the responses to the Engineering review letters (Attached to this submission).

All requisite plans, documentation, applications, reports, and fees are included with this land development application. In the event that additional information is required, Radnor Township, Kimmel Bogrette Architecture + Site, and LandStudies, Inc. will provide the requested documentation.

Sincerely,



Andrew Korzon, RLA
Project Manager
LandStudies, Inc.

cc. Sherri Kimmel, Kimmel Bogrette Architecture + Site, Inc.
Steve Norcini, Radnor Township Director of Public Works

Encl. Radnor Township Land Development Application
Delaware County Planning Commission Act 247 Review Application
Preliminary/Final Land Development Plans (10 copies, 24x36)
Preliminary/Final Land Development Plans (30 copies, 11x17)
Stormsewer Analysis Report (2 copies)
Thumb Drives (10)
Radnor Township Land Development Application Fee
Radnor Township Professional Services Escrow Fee
Gannett Fleming Engineer Review Response Letter
Gilmore Associates Engineer Review Response Letter



March 3, 2016

To: Rodger Phillips, PE
Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403-2402
610-650-8101

From: LandStudies, Inc.
315 North Street
Lititz, PA 17543
717-627-4440

Reference: Radnor Memorial Library Renovation Expansion
Preliminary/Final Land Development
Radnor Township, Delaware County, PA

Response to Gannett Fleming, Inc. review for the referenced project to the comments made for Radnor Township.

I. WAIVERS BEING REQUESTED

The land development application will request the following waivers from Chapter 255 and Chapter 245. Explanations are provided below, outlining the reason for the waiver request.

1. §255.29.A.1 – Parking Facility Dimensions
2. §255-14 – Preliminary Plan Submission
3. §255-20(5)(C)[1] – Transportation Impact Study
4. §255-29(A)(1) – Minimum Curblin Radius for Parking Areas
5. §245.22 – Groundwater Recharge
6. §245.23 – Water Quality Requirements
7. §245.24 – Stream Erosion Requirements
8. §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

II. ZONING

1. §280-53.8.B - *No sideyard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district.*

This is a non-conformity that will be continued. A note has been added to the cover sheet indicating this.

2. §280-53.9.D - *A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is a non-conformity that the applicant intends to continue.*

This is a non-conformity that will be continued. A note has been added to the cover sheet indicating this.

3. §280-53.9.E - All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code.

A schedule for additional approvals has been added to the cover sheet. It is assumed that the following additional approvals will be required:

- Design Review Board
- Shade Tree Commission

4. §280-53.17.A(l)(b) - The project is located in the South Wayne Municipal Lot/Post Office section of the WBOD. The zoning table located on Sheet CS-1 of 14 must be revised to indicate this.

Project location revised per comment on Sheet CS-1

5. §280-53.17.D(l) - There shall be a minimum front yard setback of 25 feet measured from the center line of the street. This requirement must be added to the zoning table and dimensioned on the plans.

Minimum 25' setback added and clearly labeled on plans

6. §280-53.17.0(2) - Side yard and rear yard setbacks shall be 15 feet. It appears that the side yard on the easterly side of the building is less than 15 feet. This must be confirmed and dimensioned on the plans.

All proposed and existing setbacks are noted on sheet CS-1.

7. §280-53.17.0(3) - The maximum impervious coverage shall be 90%. This must be reflected on the zoning table.

Maximum impervious coverage shall be 90%, updated on Site/Zoning data table on Sheet cover sheet.

8. §280-53.17.0(4) - The height of any building or structure shall not exceed 55 feet or be less than 30 feet. This must be reflected on the zoning table.

Maximum and minimum building height has been added to the site/zoning data table on the cover sheet. Building height is an existing nonconformity that will be continued.

9. §280-53.17.E(l) - Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The plans must indicate the square footage of the building after the expansion to ensure there is an adequate number of parking spaces to meet the ordinance or a variance requested.

Plans have been updated to show the proposed number of parking spaces and proposed building square footage.

10. §280-109.A - No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. A detail for the proposed wall shown along West Wayne Avenue must be provided.

Walls/columns to be moved within 25' centerline setback and top and bottom wall elevations have been provided for proposed walls along West Wayne Ave to illustrate compliance with a 6.0' height restriction.

III. SUBDIVISION AND LAND DEVELOPMENT

1. §255-14 - *A separate preliminary and final plan submission is required for any land development. A waiver must be requested for Preliminary/Final Plan Submission consideration.*

A waiver is being requested for Preliminary/Final Plan submission. This has been noted on the cover sheet. The following reasoning is provided for this request:

Radnor Township received a Keystone Recreation, Park and Conservation Fund grant in the amount of \$500,000 to complete portions of the Radnor Memorial Library project. This grant required matching funds equal to the awarded amount in order for Radnor Township to be eligible for the funding. Since receiving the grant, the Township has requested an extension on the deadline for using the funds to accommodate the current design/construction schedule for the Library improvements. In order to maintain the grant, construction must be completed by October 2016, or the grant funding will likely be rescinded. A loss of the grant funding would cause the current project to be terminated until similar funding is obtained. The Township is requesting to submit the provided plans as preliminary/final to expedite the approvals process and maintain the current grant funding.

2. §255-22.B(d) - *The zoning requirements must be shown on the plans. The site acreage located on the site/zoning data on Sheet I appears to be incorrect. The Zoning data shows the total site acreage as being 9 .2 Acres. This must be verified and corrected.*

The site acreage has been verified and corrected on the cover sheet.

3. §255-22.B(1)(2) - *The site plan must show the name and address of the owner/applicant.*

The name and address of owner/applicant has been provided on all plan sheets.

4. §255-22.B(k) - *Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across the streets), must be provided on the plans.*

An additional plan has provided on sheet G-1 that provides aerial imagery and significant man-made structures within 500' of the site.

5. §255-22.B(l) - *The site plan must indicate a lot layout, with exact dimensions, areas and uses of lots, building setback lines and rear and side yard lines. The building setback lines and rear and side yard lines must be shown on the plans.*

Front, rear and side yard building setbacks were added to plans and dimensioned accordingly on sheet V1.0.

6. §255-27.C(l) - *The right-of-way and cartway for West Wayne Avenue must be clearly indicated on the plans.*

Labels and dimensions have been added to sheet V1.0 for right of way and cartway clarification,

7. §255-29.A(l) *Parking Facilities - Land Studies, Inc. has indicated that they are seeking a waiver for this section although no details of the request have been provided. The plans*

indicate 70° parking, parallel parking and a 12 foot wide two-way aisle will be provided. There are no provisions for 70° parking within the Code. The parallel parking spaces shown on the plan must be 8x22. The minimum two-way aisle width by code is 18 feet and the plan provides 12 feet.

Lot is one way from Wayne Avenue with 8x22 parallel spaces, 70 degree parking stalls and 15' one way drive aisle. An explanation outlining the need for a waiver from this section is provided below. A note is provided on the cover sheet requesting waiver.

The proposed building expansion includes a second story overhang across the proposed parking lot. The overhang requires the installation of ten (10) support structures, located within the proposed parking lot. In order to maximize the number of parking spaces in the parking lot and accommodate the support structures, the following parking dimensions were used:

- Angle: 70 degrees
- Length: 21.0 feet
- Width: 9.50 feet
- Aisle Width: 15.0 feet

The proposed parking angle and length do not comply with Section 255.29.A(1). The proposed parking stall length was determined by using the greater length between 60 degree and 90 degree parking. Per Section 255.29.A(1), the required stall length for 60 and 90 degree parking stalls are 21.0 feet and 20.0 feet, respectively. The greater length (21.0 feet) was used on the proposed plans.

8. §255-29.A(12)(b) - *The width of an entrance and exit drive must be a minimum of 25 feet. The plans indicate that a 15 foot entrance and exit drive is provided.*
A one way entrance to the site is provided from West Wayne Ave, 15' width as indicated on plans.
9. §255-29.A(14) - *No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The radius of curblines must be indicated on the plans.*
Plans have been revised to demonstrate all curb radii compliant with 5' radius. A waiver request is noted on sheet CS-1 for approval of two (2) noncompliant radii, located under the second story expansion over the parking lot. The waiver is being requested for the following reasons:

Curbing has been provided under the overhang to protect the central support column of the library's second story expansion over the parking lot, per the request of the Township's engineer. The curb was sized at the minimum acceptable dimension to maintain enough area to allow for five (5) compact parking spaces under the structure. The island width, curb-to-curb is 5.64'. This width will not allow for the construction of a 5.0' curb radius at the end of the island. To comply with the ordinance, an island width of 10.75' would be necessary to create the required radius. An island of this size would result in a loss of one (1) parking space. All remaining curb radii are compliant with a minimum radius of 5.0'.

IV. STORMWATER

1. §245-22 - Regarding groundwater recharge requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
2. §245-23 - Regarding water quality requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
3. §245-24 - Regarding streambank erosion requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
4. §245-25 - Regarding peak rate control requirements - The site is located within Storm water District 'A'. We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.

The following explains the reasons for requesting waivers from the sections above. Notes indicating request for waivers from these sections have been provided on the cover sheet.

The proposed stormwater conveyance system does not manage the required storm events, per Chapter 245. Infiltration testing performed on February 18 and 24, 2016 in 4 separate test holes, shown on provided grading plan (sheet C3.0 of 14). Each test hole returned an infiltration rate of 0.00 inches per hour at depths ranging from 1.90' to 6.9'. Additionally, the following limiting zones were observed at the depths listed below:

- Infiltration Pit #1
 - Mottled Soils - 1.5' to 7.5'
 - Groundwater - 7.8'
- Infiltration Pit #2
 - Mottled Soils - 2.5' to 9.0'
 - Groundwater - 8.0'
- Infiltration Pit #3
 - Mottled Soils - 5.0' to 9.0' (bottom of pit)
- Infiltration Pit #4
 - Mottled Soils - 1.0' to 6.0' (bottom of pit)

The proposed stormwater management system has been determined, by the Township, to provide the best solution to managing stormwater on site, given the results of the infiltration testing and site constraints.

V. GENERAL

1. The tree removal schedule has been revised and clarified to clearly indicate the quantity of trees being removed, and the compensatory trees required for replacement.
2. A note has been provided on the landscape plan that shows compliance with Section 255-29(B)(1), regarding landscaping in parking lot areas.

VI. Gilmore & Associates Review

The following responses are provided to the review letter from Gilmore & Associates, dated January 26, 2016. Comments listed below are in addition to the comments from Gannett Fleming's review. A response letter to the full Gilmore & Associates review is included with this application:

D. SUBDIVISION AND LAND DEVELOPMENT COMMENTS

2. *§255-20(5)(c)[1] – A Transportation Impact Study is required for all proposed institutional developments.*

A waiver is being requested for the completion of a Traffic Impact Study for the following reasons:

The proposed improvements to the library are not designed to increase the patronage of the building or site. As a result, no impact to traffic patterns or volume are anticipated, and a waiver from this section is requested. Additionally, the traffic impact study would negatively impact the project schedule, and likely cause construction to extend beyond the life of the Keystone grant, explained in the request for waiver from Preliminary Plan Submission.

5. *§255.29.A(17) – Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface runoff. The Applicant should revise the plans to eliminate the concentrated runoff around the radius of the curb ramp at the back of the building. Detailed construction information should be provided for proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.*
Concentrated flow across pedestrian crosswalk eliminated through additional storm drain. ADA curb ramp details are found on Sheet C6.0 and C7.0 of the plan set and spot elevations have been provided on the sheet C3.0.
6. *§255-37.C. – Verify all sidewalks are a minimum four feet wide. A five foot sidewalk is preferred as shown in the detail on Sheet C6.0 of 14. The proposed sidewalk adjacent to the building and next to the parking area appears to measure less than four feet in width. Label the width of the sidewalk to demonstrate compliance with this section.*
The plan has been amended to provide a minimum width of 4 feet for all sidewalks. Dimensions are provided, where necessary, on sheet C2.0.

E. GENERAL COMMENTS

1. *Based on the proposed reconfiguration of the parking lot including the angular parking stalls, a one-way traffic circulation from Wayne Avenue towards the municipal parking lot should be considered. One-way circulation will allow for a reduced aisle width that may allow 45° angled parking along both sides of the one-way aisle.*
One way circulation entering from Wayne Avenue is proposed and labeled on the plan.
2. *Provide stall details for the parallel spaces and the angular parking stalls. Indicate the dimensions of each space and the proposed pavement markings (color and width).*
Details for parking spaces and markings labeled on sheet C2.0
3. *We recommend straightening out the proposed onsite pedestrian crosswalk for a more direct pedestrian route.*
Relocation of the pedestrian crosswalk would require the loss of (1) parking space. It is preferred by the client to keep the crosswalk as it is shown on the plan, and maintain the additional parking space.
4. *Detailed construction information should be provided for all proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable*

standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.

Details for curb ramps are found on Sheet C6.0 and Sheet C7.0, spot elevations for curb ramps are provided on sheet C.3.0.

5. *Identify the entrances to the building. Consider locating the handicap parking closer to the entrances.*

Entrances have been Identified and labeled on proposed new structure

6. *The Applicant should provide additional details of the proposed overhang area including the vertical clearance. If warranted, height restrictions should be posted at the entrance from Wayne Avenue.*

Height restrictions at garage limited to 9'0" and will be marked on building. The use of signage or an overhead height restriction bar at the W Wayne Ave entrance is being explored as well.

7. *The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating safe and efficient circulation through the site.*

Turning radii have been added to plans, due to overhang height constraint, circulation through the site will be limited to vehicles 9'0" or less, and parking under the second story overhang will be limited to compact cars only.

8. *The Applicant should label all existing and proposed signage throughout the site.*

Existing and proposed signage has been added to sheets V1.0 and C2.0.

9. *Include the existing speed hump on the existing conditions plan sheet.*

The existing speed hump is labeled and shown on sheet V1.0.

10. *The Township may want to consider retaining a traffic calming speed hump to reduce cut-through traffic volume and enforce a lower travel speed through the parking lot.*

The township does not wish to retain a traffic calming speed hump at the entrance to the site.

We believe the comments provided in your January 28, 2016 review letter have been sufficiently corrected or addressed in this response letter, and will support your recommendation for preliminary approval.

Sincerely,



Andrew Korzon, RLA
Project Manager



March 3, 2016

To: Amy Kaminski, P.E., PTOE
Transportation Services Manager
65 E. Butler Ave., Suite 100
New Britain, PA 18901
215-345-4330

From: LandStudies, Inc.
315 North Street
Lititz, PA 17543
717-627-4440

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #1
Radnor Township, Delaware County, PA
G&A 16-01157

Response to Gilmore & Associates, Inc. (G&A) transportation review for the referenced project to the comments made for Radnor Township.

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. A cover letter dated January 20, 2016 prepared by LandStudies, Inc
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016

C. WAIVERS REQUESTED

- A. §255.29.A.1 – Parking Facility Dimensions
- B. §255-14 – Preliminary Plan Submission
- C. §255-20(5)(C)[1] – Transportation Impact Study
- D. §255-29(A)(1) – Minimum Curblin Radius for Parking Areas
- E. §245.22 – Groundwater Recharge
- F. §245.23 – Water Quality Requirements
- G. §245.24 – Stream Erosion Requirements
- H. §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-12.A – Preliminary and Final plan submission shall be separated to allow the Planning Commission and Board of Commissioners adequate time to review the submission. The Applicant should request a waiver from this requirement.

A waiver is being requested for Preliminary/Final Plan submission. This has been noted on the cover sheet. The following explanation is provided to support the request:

Radnor Township received a Keystone Recreation, Park and Conservation Fund grant in the amount of \$500,000 to complete portions of the Radnor Memorial Library project. This grant required matching funds equal to the awarded amount in order for Radnor Township to be eligible for the funding. Since receiving the grant, the Township has requested an extension on the deadline for using the funds to accommodate the current design/construction schedule for the Library improvements. In order to maintain the grant, construction must be completed by October 2016, or the grant funding will likely be rescinded. A loss of the grant funding would cause the current project to be terminated until similar funding is obtained. The Township is requesting to submit the provided plans as preliminary/final to expedite the approvals process and maintain the current grant funding.

2. *§255-20(5)(c)[1] –A Transportation Impact Study is required for all proposed institutional developments.*

A waiver is being requested for the completion of a Traffic Impact Study. An explanation outlining the need for a waiver from this section is provided below. A note has been added to the cover sheet requesting the waiver.

The proposed improvements to the library are not designed to increase the patronage of the building or site. As a result, no impact to traffic patterns or volume are anticipated, and a waiver from this section is requested. Additionally, the traffic impact study would negatively impact the project schedule, and likely cause construction to extend beyond the life of the Keystone grant, explained in the request for wavier from Preliminary Plan Submission.

3. *§255-29.A(1) – The applicant has requested a waiver from this section of the ordinance; however, the applicant should investigate 45 degree angle parking stalls in an effort to meet the requirements of this section of the ordinance and to increase the number of onsite parking spaces.*

45 and 60 degree angle parking was investigated per the request of this letter. Due to space limitations created by the existing site conditions and proposed design conditions, it is necessary to continue with the parking as shown to best utilize the site and provide the maximum number of parking spaces possible. A note on the cover sheet indicates a request for a waiver from this section of the ordinance, and the following explanation is provided:

The proposed building expansion includes a second story overhang across the proposed parking lot. The overhang requires the installation of ten (10) support structures, located within the proposed parking lot. In order to maximize the number of parking spaces in the parking lot and accommodate the support structures, the following parking dimensions were used:

- Angle: 70 degrees
- Length: 21.0 feet
- Width: 9.50 feet

- Aisle Width: 15.0 feet

The proposed parking angle and length do not comply with Section 255.29.A(1). The proposed parking stall length was determined by using the greater length between 60 degree and 90 degree parking. Per Section 255.29.A(1), the required stall length for 60 and 90 degree parking stalls are 21.0 feet and 20.0 feet, respectively. The greater length (21.0 feet) was used on the proposed plans.

4. §255-29.A (14) – *No less than a five foot radius of curvature shall be permitted for all curblines in parking areas. The Applicant shall revise the plans to label all curb radii to demonstrate compliance with this section.*

Plans were revised to demonstrate all curb radii compliant with 5' radius. A waiver is being requested for two radii that do not meet this standard, as shown on the plans. The following explanation is provided for the waiver request.

Curbing has been provided under the overhang to protect the central support column of the library's second story expansion over the parking lot, per the request of the Township's engineer. The curb was sized at the minimum acceptable dimension to maintain enough area to allow for five (5) compact parking spaces under the structure. The island width, curb-to-curb is 5.64'. This width will not allow for the construction of a 5.0' curb radius at the end of the island. To comply with the ordinance, an island width of 10.75' would be necessary to create the required radius. An island of this size would result in a loss of one (1) parking space. All remaining curb radii are compliant with a minimum radius of 5.0'.

5. §255.29.A(17) – *Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface runoff. The Applicant should revise the plans to eliminate the concentrated runoff around the radius of the curb ramp at the back of the building. Detailed construction information should be provided for proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.*

Concentrated flow across pedestrian crosswalk eliminated through additional storm drain. ADA curb ramp details are found on Sheet C6.0 and C7.0 of the plan set and spot elevations have been provided on the sheet C3.0.

6. §255-37.C. – *Verify all sidewalks are a minimum four feet wide. A five foot sidewalk is preferred as shown in the detail on Sheet C6.0 of 14. The proposed sidewalk adjacent to the building and next to the parking area appears to measure less than four feet in width. Label the width of the sidewalk to demonstrate compliance with this section.*

The plan has been amended to provide a minimum width of 4 feet on all sidewalks. Dimensions are provided where necessary on sheet C2.0.

E. GENERAL COMMENTS

1. *Based on the proposed reconfiguration of the parking lot including the angular parking stalls, a one-way traffic circulation from Wayne Avenue towards the municipal*

parking lot should be considered. One-way circulation will allow for a reduced aisle width that may allow 45° angled parking along both sides of the one-way aisle. One way circulation entering from Wayne Avenue is proposed and labeled on the plan.

2. *Provide stall details for the parallel spaces and the angular parking stalls. Indicate the dimensions of each space and the proposed pavement markings (color and width). Details for parking spaces and markings labeled on sheet C2.0*
3. *We recommend straightening out the proposed onsite pedestrian crosswalk for a more direct pedestrian route.*
Relocation of the pedestrian crosswalk would require the loss of (1) parking space. It is preferred by the client to keep the crosswalk as it is shown on the plan, and maintain the additional parking space.
4. *Detailed construction information should be provided for all proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.*
Details for curb ramps are found on Sheet C6.0 and Sheet C7.0, spot elevations for curb ramps are provided on sheet C.3.0.
5. *Identify the entrances to the building. Consider locating the handicap parking closer to the entrances.*
Entrances have been Identified and labeled on proposed new structure
6. *The Applicant should provide additional details of the proposed overhang area including the vertical clearance. If warranted, height restrictions should be posted at the entrance from Wayne Avenue.*
Height restrictions at garage limited to 9'0" and will be marked on building. The use of signage or an overhead height restriction bar at the W Wayne Ave entrance is being explored as well.
7. *The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating safe and efficient circulation through the site.*
Turning radii have been added to plans, due to overhang height constraint, circulation through the site will be limited to vehicles 9'0" or less, and parking under the second story overhang will be limited to compact cars only.
8. *The Applicant should label all existing and proposed signage throughout the site.*
Existing and proposed signage has been added to sheets V1.0 and C2.0.
9. *Include the existing speed hump on the existing conditions plan sheet.*
The existing speed hump is labeled and shown on sheet V1.0.
10. *The Township may want to consider retaining a traffic calming speed hump to reduce cut-through traffic volume and enforce a lower travel speed through the parking lot.*
The township does not wish to retain a traffic calming speed hump at the entrance to the site.

Radnor Memorial Library
Engineering Review Response
March 3, 2016
Page 5 of 5

We believe the comments provided in your January 26, 2016 review letter have been sufficiently corrected or addressed in this response letter, and will support your recommendation for preliminary approval.

Sincerely,



Andrew Korzon, RLA
Project Manager

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name RADNOR TOWNSHIP E-mail SNORCINI@RADNOR.ORG

Address 301 IVEN AVE, WAYNE, PA 19087 Phone 610-688-1279

Name of Development RADNOR MEMORIAL LIBRARY (114 W. WAYNE AVE, WAYNE, PA 19087)

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm LANDSTUDIES, INC. Phone 717-627-4440

Address 315 NORTH STREET, LITITZ, PA 17543

Contact ANDREW KORZON, RLA E-mail ANDY@LANDSTUDIES.COM

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District WAYNE BUSINESS OVERLAY

Tax Map # 36 / 12 / 424
Tax Folio # 36 / 06 / 03951 / 00
36 / 06 / 03950 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING USE/PROPOSED USE - LIBRARY

PROPOSED SITE AND BUILDING IMPROVEMENTS INCLUDING INTERIOR RENOVATION, BUILDING EXPANSION,

PARKING LOT RENOVATION, IMPROVED SITE CIRCULATION AND ACCESS

Total Site Area	1.044	Acres
Size of All Existing Buildings	24,050	Square Feet
Size of All Proposed Buildings	8,619 (EXPANSION)	Square Feet
Size of Buildings to be Demolished	0.00	Square Feet

Print Developer's Name

Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting

Local Governing Body Regular Meeting

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed

IMPORTANT: If previously submitted, show assigned DCPD File #

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

Review Fee: Check # Amount \$ Date Received

Applications with original signatures must be submitted to DCPD.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 114 W. WAYNE AVENUE, WAYNE, PA 19087

Zoning District WBOD Application No. _____
(Twp. Use)

Fee \$1,200.00 Ward No. 6 Is property in HARB District NO
\$10,000 (PEA)

Applicant: (Choose one) Owner X Equitable Owner _____

Name RADNOR TOWNSHIP

Address 301 IVEN AVE, WAYNE, PA 19087

Telephone 610-688-5600 Fax 610-688-1279 Cell _____

Email SNORCINI@RADNOR.ORG

Designer: (Choose one) Engineer X Surveyor _____

Name LANDSTUDIES, INC. (ANDREW KORZON, RLA)

Address 315 NORTH STREET, LITITZ, PA 17543

Telephone 717-627-4440 Fax 717-627-4660

Email ANDY@LANDSTUDIES.COM

Area of property 1.044 ACRES Area of disturbance 30,780 SF (0.71 AC)

Number of proposed buildings 0 Proposed use of property PUBLIC LIBRARY
(RENOVATION/EXPANSION)

Number of proposed lots 0
(NO CHANGE TO EXISTING LOTS)

Plan Status: Sketch Plan _____ Preliminary X Final X Revised _____
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?

Explain the reason for noncompliance.

SECTION 255.29.A(1) - PARKING FACILITY DIMENSIONS; SECTION 255-14 - PRELIMINARY PLAN

SUBMISSION; SECTION 255-20(5)(C)[1] - TRANSPORTATION IMPACT STUDY; SECTION 255-29(A)(1) -

MINIMUM CURBLINE RADIUS FOR PARKING AREAS

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

THE FOLLOWING EXISTING NON-COMFORMITIES WILL BE CONTINUED BY THE PROPOSED

IMPROVEMENTS. SECTION 280-53.8.B - 10' BUFFER STRIP ALONG RESIDENTIALLY ZONED DISTRICT;

SECTION 280.53.9.D - BUFFER STRIP ALONG RESIDENTIALLY ZONED DISTRICT.

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature _____

Print Name _____

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

February 23, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: Radnor Memorial Library
Applicant(s): Radnor Township Public Works
File Number: 34-7146-16
Meeting Date: 03/17/2016
Municipality: Radnor Township
Location: South side of Wayne Ave. about 400' east of
North Wayne Ave.
Received: 02/09/2016

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill
Linda F. Hill
Director

LFH/JGD

cc: Radnor Township Public Works
LandStudies, Inc.





Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: January 28, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Radnor Memorial Library Renovation Expansion
Radnor Township – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the Radnor Memorial Library Preliminary/Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This project proposes site and building improvement include, interior renovation, building expansion, parking lot renovation and improved site circulation and access. The project is located within the Wayne Business Overlay District (WBOD) South Wayne Special Use Area.

General plan note 7 on Sheet G1.0 of 14 indicates, "Drawings are NOT to be scaled for sizes or dimensions. Any discrepancy shall be immediately reported to the Architect for clarification prior to the performance of any work in question".

Plans Prepared By: Kimmel Bogrette Architecture + Site, Inc. /Land Studies, Inc.
Dated: 02/01/2016

The applicant has indicated in the Subdivision and Land Development Application and on the Land Development Plans, that the following waivers will be requested:

- §255.29.A.1 – Parking Facility Dimensions
- §245.22 – Groundwater Recharge
- §245.23 – Water Quality Requirements
- §245.24 – Stream Erosion Requirements

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



- §245.25 – Stormwater Peak Rate Control and Stormwater Districts Conditions

The cover letter prepared by Land Studies indicates that a detailed explanation of why the plan required the waivers has been provided with the land development application. This was not provided and has been requested from Land Studies.

I. Zoning

1. §280-53.8.B – No sideyard setback shall be required except where a lot abuts any residentially zoned district, in which case a buffer planting strip of at least 10 feet shall be provided and maintained as defined in §280-4. There is no side yard along the residential district. This is a non-conformity that the applicant intends to continue.
2. §280-53.9.D – A buffer strip shall be installed and maintained in the rear and side yards as required by §280-53.8 of this article along any property line which directly abuts a residential zoning district. This is a non-conformity that the applicant intends to continue.
3. §280-53.9.E – All applications for development and redevelopment shall be subject to review by the Design Review Board in accordance with architectural standards set forth on Article XI of the Township Code.
4. §280-53.17.A(1)(b) – The project is located in the South Wayne Municipal Lot/Post Office section of the WBOD. The zoning table located on Sheet CS-1 of 14 must be revised to indicate this.
5. §280-53.17.D(1) – There shall be a minimum front yard setback of 25 feet measured from the center line of the street. This requirement must be added to the zoning table and dimensioned on the plans.
6. §280-53.17.D(2) – Side yard and rear yard setbacks shall be 15 feet. It appears that the side yard on the easterly side of the building is less than 15 feet. This must be confirmed and dimensioned on the plans.
7. §280-53.17.D(3) – The maximum impervious coverage shall be 90%. This must be reflected on the zoning table.
8. §280-53.17.D(4) – The height of any building or structure shall not exceed 55 feet or be less than 30 feet. This must be reflected on the zoning table.
9. §280-53.17.E(1) – Parking requirements shall be the same as in §280-53.12. A library, museum or art gallery shall provide two spaces for every 1,000 square feet. The plans must indicate the square footage of the building after the expansion to ensure there is an adequate number of parking spaces to meet the ordinance or a variance requested.



10. §280-109.A – No fence or wall, except for retaining walls or the wall of a building as permitted under the terms of this chapter, shall exceed a height of 6 feet. A detail for the proposed wall shown along West Wayne Avenue must be provided.

II. Subdivision and Land Development

1. §255-14 – A separate preliminary and final plan submission is required for any land development. A waiver must be requested for Preliminary/Final Plan Submission consideration.
2. §255-22.B(d) – The zoning requirements must be shown on the plans. The site acreage located on the site/zoning data on Sheet 1 appears to be incorrect. The Zoning data shows the total site acreage as being 9.2 Acres. This must be verified and corrected.
3. §255-22.B(1)(2) – The site plan must show the name and address of the owner/applicant.
4. §255-22.B(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across the streets), must be provided on the plans.
5. §255-22.B(l) – The site plan must indicate a lot layout, with exact dimensions, areas and uses of lots, building setback lines and rear and side yard lines. The building set back lines and rear and side yard lines must be shown on the plans.
6. §255-27.C(l) – The right-of-way and cartway for West Wayne Avenue must be clearly indicated on the plans.
7. §255-29.A(1) Parking Facilities – Land Studies, Inc. has indicated that they are seeking a waiver for this section although no details of the request have been provided. The plans indicate 70° parking, parallel parking and a 12 foot wide two-way aisle will be provided. There are no provisions for 70° parking within the Code. The parallel parking spaces shown on the plan must be 8x22. The minimum two-way aisle width by code is 18 feet and the plan provides 12 feet.
8. §255-29.A(12)(b) – The width of an entrance and exit drive must be a minimum of 25 feet. The plans indicate that a 15 foot entrance and exit drive is provided.
9. §255-29.A(14) – No less than a five-foot radius of curvature shall be permitted for all curblines in parking areas. The radius of curblines must be indicated on the plans.



III. Stormwater

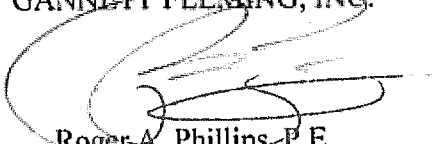
1. §245-22 – Regarding groundwater recharge requirements - We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
2. §245-23 – Regarding water quality requirements – We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
3. §245-24 – Regarding streambank erosion requirements – We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.
4. §245-25 – Regarding peak rate control requirements – The site is located within Stormwater District ‘A’. We note that the applicant has requested a waiver from the requirements of this section of the Ordinance.

We recommend that consideration of preliminary approval not be given until such time as the outstanding zoning issue is adequately addressed and the plans are revised to reflect the above comments.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 26, 2016

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Radnor Township – Radnor Memorial Library
Preliminary/Final Land Development Review #1
Radnor Township, Delaware County, PA
G&A 16-01157

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

Radnor Township is proposing to renovate and expand the existing township library located on W. Wayne Avenue. The project includes an 8,619 square foot expansion and modifications to the associated parking lot to improve site circulation and pedestrian facilities.

B. DOCUMENTS REVIEWED

1. A cover letter dated January 20, 2016 prepared by LandStudies, Inc.
2. Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation & Expansion, prepared for Radnor Township, prepared by Kimmel Bogrette Architecture + Site, Inc., consisting of 14 sheets, dated February 1, 2016.

C. WAIVERS REQUESTED

1. §245-22 The applicant requests a waiver from Groundwater Recharge.
2. §245-23 The applicant requests a waiver from Water Quality Requirements.
3. §245-24 The applicant requests a waiver from Steambank Erosion Requirements.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606

www.gilmore-assoc.com

4. §245-25 The applicant requests a waiver from the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms.
5. §255-29.A(1) The applicant requests a waiver providing dimensional requirements of parking lots.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-12.A – Preliminary and Final plan submission shall be separated to allow the Planning Commission and Board of Commissioners adequate time to review the submission. The Applicant should request a waiver from this requirement.
2. §255-20(5)(c)[1] –A Transportation Impact Study is required for all proposed institutional developments.
3. §255-29.A(1) – The applicant has requested a waiver from this section of the ordinance; however, the applicant should investigate 45 degree angle parking stalls in an effort to meet the requirements of this section of the ordinance and to increase the number of onsite parking spaces.
4. §255-29.A (14) – No less than a five foot radius of curvature shall be permitted for all curb lines in parking areas. The Applicant shall revise the plans to label all curb radii to demonstrate compliance with this section.
5. §255.29.A(17) – Pedestrian crosswalks in parking areas shall not be subject to passage or concentration of surface runoff. The Applicant should revise the plans to eliminate the concentrated runoff around the radius of the curb ramp at the back of the building. Detailed construction information should be provided for proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.
6. §255-37.C. – Verify all sidewalks are a minimum four feet wide. A five foot sidewalk is preferred as shown in the detail on Sheet C6.0 of 14. The proposed sidewalk adjacent to the building and next to the parking area appears to measure less than four feet in width. Label the width of the sidewalk to demonstrate compliance with this section.

E. GENERAL COMMENTS

1. Based on the proposed reconfiguration of the parking lot including the angular parking stalls, a one-way traffic circulation from Wayne Avenue towards the municipal parking lot should be considered. One-way circulation will allow for a reduced aisle width that may allow 45° angled parking along both sides of the one-way aisle.
2. Provide stall details for the parallel spaces and the angular parking stalls. Indicate the dimensions of each space and the proposed pavement markings (color and width).
3. We recommend straightening out the proposed onsite pedestrian crosswalk for a more direct pedestrian route.

4. Detailed construction information should be provided for all proposed curb ramps at the West Wayne Avenue driveway entrance to verify compliance with applicable standards. Details should include elevations, a minimum 4'x4' turning area (landing area), slopes and dimensions for each ADA accessible curb ramps.
5. Identify the entrances to the building. Consider locating the handicap parking closer to the entrances.
6. The Applicant should provide additional details of the proposed overhang area including the vertical clearance. If warranted, height restrictions should be posted at the entrance from Wayne Avenue.
7. The Applicant should provide truck turning templates for a sanitation truck as well as a fire truck demonstrating safe and efficient circulation through the site.
8. The Applicant should label all existing and proposed signage throughout the site.
9. Include the existing speed hump on the existing conditions plan sheet.
10. The Township may want to consider retaining a traffic calming speed hump to reduce cut-through traffic volume and enforce a lower travel speed through the parking lot.



January 20, 2016

Radnor Township Planning Commission
301 Iven Avenue
Wayne, PA 19087

RE: Radnor Memorial Library Renovation and Expansion
Land Development Application

Dear Radnor Township Planning Commission:

Radnor Township is seeking approval of the provided land development plans, "Preliminary/Final Land Development Plans for Radnor Memorial Library Renovation and Expansion", dated January 20, 2016 and prepared by Kimmel Bogrette Architecture + Site and LandStudies, Inc. With approval of these plans, the project will be following the schedule below:

- Public Bid – April 1, 2016 – May 6, 2016
- Vote to Award – May 15, 2016
- Construction – May 22, 2016 – May 21, 2017

An 8,619 square foot expansion of the existing library building and numerous renovations to the existing structure are proposed as part of the overall project. The final expansion and renovation of the building will include the following proposed improvements:

- Full materials and finish replacement on both levels
- Relocation of all offices on upper level
- Relocation and accessibility upgrade of all toilet facilities and plumbing
- HVAC system replacement
- Lighting replacement
- Electrical, Data and Wi-Fi upgrade
- Sprinkler System installed

In addition to interior and exterior improvements to the existing library building, site upgrades to improve circulation and accessibility within the site, manage stormwater, and improved site aesthetics are also proposed. The following proposed site improvements are provided on the

- Circulation and Access Improvements
 - ADA Accessibility
 - Van accessible parking to rear entrance
 - W. Wayne Ave to front entrance of library
 - Bike Racks (located at rear entrance)
 - New crosswalk and curb ramps along W. Wayne Avenue
 - New sidewalks between parking lot building and along W. Wayne Avenue
 - Renovated Parking Lot
 - 29 parking spaces, 1 van accessible
- Upgrade Site Features
 - New fence around dumpster pad
 - Relocated book drop in parking lot, under proposed building overhang
 - Renovated entrance terrace
- Native Landscaping

- 9 - Native trees
- 150 - Native shrubs
- 892 - Native perennials and grasses
- 58 - Spring flowering bulbs
- Stormwater Management
 - Expanded stormwater conveyance through installation of additional inlet and 18" pipe.

All proposed improvements comply with applicable zoning, subdivision and land development, and stormwater ordinances for Radnor Township, with exception to the following items.

- Subdivision and Land Development Ordinance (Ch. 255)
 - Section 255-29.A(1) - Parking Facility Dimensions
- Stormwater Management Ordinance (Ch. 245)
 - Section 245-22 - Groundwater Recharge
 - Section 245-23 - Water Quality Requirements
 - Section 245-24 - Streambank Erosion Requirements
 - Section 245-25 - Stormwater Peak Rate Control and Stormwater Districts

Radnor Township is seeking waivers on the areas of noncompliance listed above. Detailed explanations of why the plan requires an alternate approach to the prescribed standards has been provided with the land development application.

All requisite plans, documentation, applications, reports, and fees are included with this land development application. In the event that additional information is required, Radnor Township, Kimmel Bogrette Architecture + Site, and LandStudies, Inc. will provide the requested documentation.

Sincerely,



Andrew Korzoh, RLA
Project Manager
LandStudies, Inc.

cc. *Sherri Kimmel, Kimmel Bogrette Architecture + Site, Inc.*
Steve Norcini, Radnor Township Director of Public Works

Encl. *Radnor Township Land Development Application*
Waiver Request for Ch.255 and Ch. 245 Noncompliance
Delaware County Planning Commission Act 247 Review Application
Preliminary/Final Land Development Plans (10 copies, 24x36)
Preliminary/Final Land Development Plans (30 copies, 11x17)
Stormsewer Analysis Report (2 copies)
Thumb Drives (10)
Radnor Township Land Development Application Fee
Radnor Township Professional Services Escrow Fee

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 114 W. WAYNE AVENUE, WAYNE, PA 19087

Zoning District WBOD Application No. _____
(Twp. Use)

Fee \$1,200.00 Ward No. 6 Is property in HARB District NO

\$10,000 (PEA)
Applicant: (Choose one) Owner X Equitable Owner _____

Name RADNOR TOWNSHIP

Address 301 IVEN AVE, WAYNE, PA 19087

Telephone 610-688-5600 Fax 610-688-1279 Cell _____

Email SNORCINI@RADNOR.ORG

Designer: (Choose one) Engineer X Surveyor _____

Name LANDSTUDIES, INC. (ANDREW KORZON, RLA)

Address 315 NORTH STREET, LITITZ, PA 17543

Telephone 717-627-4440 Fax 717-627-4660

Email ANDY@LANDSTUDIES.COM

Area of property 1.044 ACRES Area of disturbance 30,780 SF (0.71 AC)

Number of proposed buildings 0 Proposed use of property PUBLIC LIBRARY
(RENOVATION/EXPANSION)

Number of proposed lots 0
(NO CHANGE TO EXISTING LOTS)

Plan Status: Sketch Plan _____ Preliminary X Final X Revised _____
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?

Explain the reason for noncompliance.

SECTION 255.29.A(I) - PARKING FACILITY DIMENSIONS (SEE ATTACHED FOR DETAILED

EXPLANATION

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

THERE ARE NO KNOWN INFRINGEMENTS TO CHAPTER 280 (ZONING).

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature

Print Name

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name RADNOR TOWNSHIP E-mail SNORCINI@RADNOR.ORG

Address 301 IVEN AVE, WAYNE, PA 19087 Phone 610-688-1279

Name of Development RADNOR MEMORIAL LIBRARY (114 W. WAYNE AVE, WAYNE, PA 19087)

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm LANDSTUDIES, INC. Phone 717-627-4440

Address 315 NORTH STREET, LITITZ, PA 17543

Contact ANDREW KORZON, RLA E-mail ANDY@LANDSTUDIES.COM

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District WAYNE BUSINESS OVERLAY

Tax Map # 36 / 12 / 424
Tax Folio # 36 / 06 / 03951 / 00
36 / 06 / 03950 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING USE/PROPOSED USE - LIBRARY

PROPOSED SITE AND BUILDING IMPROVEMENTS INCLUDING INTERIOR RENOVATION, BUILDING EXPANSION,

PARKING LOT RENOVATION, IMPROVED SITE CIRCULATION AND ACCESS

Total Site Area	1.044	Acres
Size of All Existing Buildings	24,050	Square Feet
Size of All Proposed Buildings	8,619 (EXPANSION)	Square Feet
Size of Buildings to be Demolished	0.00	Square Feet

Print Developer's Name

Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting

Local Governing Body Regular Meeting

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed

IMPORTANT: If previously submitted, show assigned DCPD File #

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

Review Fee: Check # Amount \$ Date Received

Applications with original signatures must be submitted to DCPD.

**RESOLUTION NO. 2016-47
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND
DEVELOPMENT PLAN OF DJB PROPERTIES, LP FOR THE PROPERTY
LOCATED AT 131-133 GARRETT AVENUE**

WHEREAS, DJB Properties, LP (“Applicant”) submitted a Preliminary/Final Land Development Plans prepared by Joseph M. Estock dated April 27, 2015, last revised February 5, 2016; and

WHEREAS, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for DJB Properties, LP, subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for DJB Properties, LP, prepared by Joseph M. Estock, consisting of six (6) sheets, dated April 27, 2015, last revised February 5, 2016, subject to the following conditions:

1. The Applicant shall comply with the March 16, 2016 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the February 19, 2016 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall execute a shared access easement and stormwater management agreement in a form and manner to be approved by the Township Solicitor.
6. The Applicant shall obtain a construction easement from the adjacent property owner to the north for the proposed sidewalk improvements along the adjacent property owner’s site frontage (Robuca Associates, LP).

7. In addition to the Preliminary/Final plan approval conditions, the following SALDO waivers are approved:

- a. Section 255-21.B.1(e) as to the location map.
- b. Section 255-21.B.1(k) as to existing features.
- c. Section 255-27.C.1 as to required cartway and right-of-way width.
- d. Section 255-38.B as to street trees subject to the requirement that 3 street trees are provided.
- e. Section 255-94.A.2 as to street lights provided that 2 anodized aluminum street posts are installed at locations approved by the Township. Additionally, the lights shall be tied into the township electrical feed and the applicant shall execute an easement to the Township for maintenance and repair purposes in a form approved by the Township solicitor.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2016.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: _____
Name: Lucas A. Clark IV, Esq.
Title: Vice President

ATTEST: _____



Excellence Delivered As Promised

Date: March 16, 2016

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties -- Applicant

Date Accepted: May 4, 2015
90 Day Review: Extended to May 15, 2016

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015, last revised 2/05/2016

The applicant has indicated on the plans that the following waiver be requested for this project:

- §255-21.B.1(e) – Relief from providing a location map showing the relation of the site to adjoining properties and streets within 500 feet.
- §255-21.B.1(k) – Relief from showing the required existing features within 500 feet of the site.
- §255-27.C.1 – Relief from providing the required 28' cartway and 60' right-of-way widths and allow for the existing 24' cartway and 33' right-of-way to remain.
- §255-38.B – Relief from the requirements to provide 2.1 street trees. 2 street trees are proposed.
- §255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart.



The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval of the preliminary /final plans conditioned on the street lights conforming to staff recommendations and granting the requested waivers 1-4, and not 5 (§255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart).

I. Zoning

1. §280-49.6.A.3 – The total allowable impervious coverage for Lots 1 and 2 combined is 5,999 sq. ft. The plan indicates 3,838 sq. ft. of impervious coverage for Lot 1 and 2,145 sq. ft. of impervious coverage for Lot 2, for a total of 5,983 sq. ft. of impervious coverage. The Lots must be deed restricted to have a maximum allowable impervious coverage as follows:

	<u>sq. ft.</u>
Lot 1	3,838
Lot 2	2,161

The stormwater management systems must be designed for the maximum impervious condition.

II. Subdivision and Land Development

1. §255-22.A.(1)(e) – A location map showing the relation of site to adjoining properties and streets within 500 feet must be provided. The location map provided on sheet one does not show adjoining properties. The applicant has requested a waiver to this requirement.
2. §255-22.B.(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across the streets), must be provided on the plans. The applicant has requested a waiver to this requirement.
3. §255-22.A.(2) – A formal contract for the maintenance of common open space, common driveways and stormwater facilities must be provided. A note has been added to Sheet 1 to indicate conformance with this requirement.
4. §255-22.A.(3) – Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be provided. The applicant has indicated that he is in the process of preparing the planning module submission.
5. §255-27.C.(1) – Garrett Avenue is classified as local streets. The right-of-way width required for Garrett Avenue is 60 feet with a 28 foot wide cartway. The existing cartway is 24 feet and the existing right-of-way is 33 feet. The applicant has requested a waiver to allow the existing right-of-way and cartway to remain.



6. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision. The applicant has indicated on sheet 5 that 2.1 trees are required for this project. The applicant is only providing 2 trees. The applicant has requested a waiver to this requirement.
7. §255-94.A.2 – Streetlights shall be spaced a maximum of 40 feet apart on each side of the street in an offset alternating arrangement along both sides of the street. The applicant has requested a waiver of this requirement.

III. Stormwater

1. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

We suggest that consideration of final approval be conditioned upon adequately addressing the comments referenced above.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager



Gannett Fleming

Excellence Delivered As Promised

Date: February 29, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties – Applicant

Date Accepted: May 4, 2015
90 Day Review: Extended to March 15, 2016

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This application was previously before the Planning Commission on June 1, 2015 and was tabled.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015, last revised 2/05/2016

The applicant has indicated that the following waivers will be requested for this project.

The applicant has indicated on the plans that the following waiver be requested for this project:

- §255-21.B.1(e) – Relief from providing a location map showing the relation of the site to adjoining properties and streets within 500 feet.
- §255-21.B.1(k) – Relief from showing the required existing features within 500 feet of the site.



- §255-27.C.1 – Relief from providing the required 28’ cartway and 60’ right-of-way widths and allow for the existing 24’ cartway and 33’ right-of-way to remain.
- §255-38.B – Relief from the requirements to provide 2.1 street trees. 2 street trees are proposed.
- §255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart.

I. Zoning

1. §280-49.6.A.3 – The total allowable impervious coverage for Lots 1 and 2 combined is 5,999 sq. ft. The plan indicates 3,838 sq. ft. of impervious coverage for Lot 1 and 2,145 sq. ft. of impervious coverage for Lot 2, for a total of 5,983 sq. ft. of impervious coverage. The Lots must be deed restricted to have a maximum allowable impervious coverage as follows:

	<u>sq. ft.</u>
Lot 1	3,838
Lot 2	2,161

The stormwater management systems must be designed for the maximum impervious condition.

II. Subdivision and Land Development

1. §255-22.A.(1)(e) – A location map showing the relation of site to adjoining properties and streets within 500 feet must be provided. The location map provided on sheet one does not show adjoining properties. The applicant has requested a waiver to this requirement.
2. §255-22.B.(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across the streets), must be provided on the plans. The applicant has requested a waiver to this requirement.
3. §255-22.A.(2) – A formal contract for the maintenance of common open space, common driveways and stormwater facilities must be provided. A note has been added to Sheet 1 to indicate conformance with this requirement.
4. §255-22.A.(3) – Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be provided. The applicant has indicated that he is in the process of preparing the planning module submission.



5. §255-27.C.(1) – Garrett Avenue is classified as local streets. The right-of-way width required for Garrett Avenue is 60 feet with a 28 foot wide cartway. The existing cartway is 24 feet and the existing right-of-way is 33 feet. The applicant has requested a waiver to allow the existing right-of-way and cartway to remain.
6. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision. The applicant has indicated on sheet 5 that 2.1 trees are required for this project. The applicant is only providing 2 trees. The applicant has requested a waiver to this requirement.
7. §255-94.A.2 – Streetlights shall be spaced a maximum of 40 feet apart on each side of the street in an offset alternating arrangement along both sides of the street. The applicant has requested a waiver of this requirement.

III. Stormwater

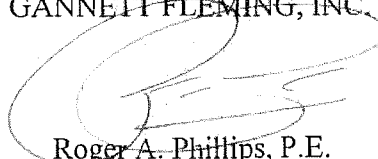
1. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 19, 2016

To: Steve Norcini, P.E.
Radnor Township Director of Public Works

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc., Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond, P.E., PTOE
G&A Senior Transportation Engineer

Reference: 131-133 Garrett Avenue
Radnor Township, Delaware County
Minor Land Development 3rd Review

G&A # 15-05055

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced project. The submitted plan identifies the applicant intends to construct two single-family semi-detached dwelling units on a vacant parcel in the Garrett Hill Garrett Avenue Neighborhood. The plan includes a single/shared driveway access to Garrett Avenue with six (6) parking spaces to the rear of the lot. As such, Gilmore offers the following comments for Township consideration:

I. REVIEWED MATERIALS

1. 131-133 Garrett Avenue, dated April 27, 2015, revised February 5, 2016, prepared for DJB Properties, LP, prepared by Joseph M. Estock; consisting of 6 total sheets.
2. Response letter prepared for Radnor Township, prepared by Joseph M. Estock Consulting Engineers, dated February 8, 2016.

II. WAIVERS REQUESTED

1. §255-22.B(1)(e) – Waiver from providing a location map showing the relation of the site to adjoining properties and streets within 500 feet.
2. §255-22.B(1)(k) – Waiver from showing required existing features within 500 feet of the site.

3. §255-27.C(1) – Waiver from providing the requested 28 foot cartway and 60 foot right-of-way widths to allow for the existing 24 foot cartway and 33 foot right-of-way to remain.
4. §255-38.B – Waiver from the requirement to provide the calculated 2.1 street trees. Two (2) street trees are provided.
5. §255-94.A(2) – Waiver from providing streetlights spaced a maximum of 40 feet apart.

III. TRANSPORTATION COMMENTS

1. The applicant should obtain a 5' construction easement from the adjacent property owner (Robuca Associates, L.P.) to the north for the proposed sidewalk improvements along the adjacent property owner's site frontage.
2. Per a discussion with Township staff eliminate curb ramps and detectible warning surfaces (DWS) on the driveway.
3. A shared access agreement is required for the proposed shared driveway between the applicant and the Robuca Associates L.P.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 131-133 GARRETT AVENUE
DATE: FEBRUARY 17, 2016
CC: MR. PHILLIPS

Mr. Norcini

My first two comments remain the same as in the December 2015 memo.

Please make the change to the sewer lateral connection/curb trap. The Townships ordinance requires a single cast iron trap and riser. The Township will specify the saddle when the application is submitted.

The Township should not require "truncated domes" be placed in/on every sidewalk change in elevation on residential sidewalks. It is not a requirement.

The last item we discussed is the brick weave pattern being placed within the sidewalk walkway. The bricks are laid in sand and will move and heave during freeze thaw period. This makes the sidewalk very uneven and poses a tripping and an ADA trip and fall hazard. This also results in the movement of the sewer curb box and the water shut off valve box. All the above issues are a property maintenance code issue and will continue to be a maintenance concern.

Respectfully,

Ray Daly

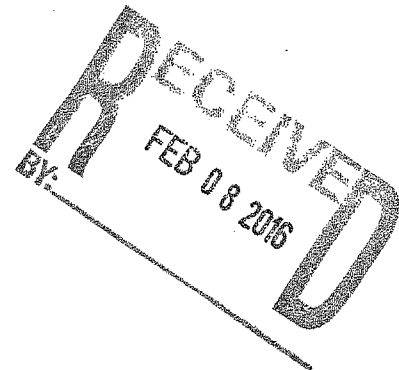
Building Codes/Fire Codes Official



February 8, 2016

Ms. Suzan Jones
Radnor Township Engineering Department
301 Iven Avenue
Wayne, PA 19087

Re: **131-133 GARRETT AVENUE**
Radnor Township, Delaware County, Pennsylvania
Job No. 15003



Dear Ms. Jones:

On behalf of the applicant, Mr. David J. Brosso of DJB Properties, LP, enclosed please find the following documents which constitute our resubmission of our revised application for subdivision and land development approval.

1. Twenty (20) sets of prints containing six (6) sheets each.
2. Ten (10) sets of half-sized prints containing six (6) sheets each.
3. Two (2) copies of the "PCSM Written Narrative" containing 65 pages each.
4. A compact disk containing a PDF copy of the plan set.

These plans were revised pursuant to the January 25, 2016 report by Mr. Roger Phillips, P.E. of Gannett Fleming, Inc. and the January 5, 2016 report by Ms. Amy Kaminski, P.E., PTOE of Gilmore & Associates, Inc.

Our response to Mr. Phillips' comments is as follows.

I. ZONING

1. Provided. See Sheet 1. Please note that the sizes of the units and decks have been increased from the previous plan submission. Furthermore, the lots sizes were also changed to be equal.
2. Provided. See Sheet 1.
3. Provided. See Sheet 1, General Note 7.

II. SUBDIVISION & LAND DEVELOPMENT

1. Waiver requested. See Sheet 1, "Waivers Requested"
2. Statement.
3. Statement.
4. Statement.
5. Statement.
6. Waiver requested. See Sheet 1, "Waivers Requested"
7. Statement.
8. Statement.
9. Statement.
10. Statement.
11. Both front and rear yard lamp post have been provided and detailed. See Sheet 5 for their locations and Sheet 6 for the Details.

III. STORMWATER

1. The groundwater recharge volume was calculated by all three (3) water quality methods allowed in the code. The methodology per §245-22.A.(2)(a) resulted in 2 cf, methodology per §245-23.D resulted in 560 cf and methodology per §245-22.A.(2)(c) resulted in 586 cf. These calculations can be found in the "Water Quality Calculation" section of the PCSM Narrative starting on page 51. The second two methods indicate consistency. Additionally, the infiltration volume provided is 699 cf, being 19% in excess of the requirement. Please keep in mind the scale this project; the watershed area is less than 0.2 acres.
2. Provided. See Sheet 1, General Note 8.

IV. GENERAL COMMENTS

1. Provided. See detail on Sheet 4.
 2. Provided. See Sheet 1, General Note 9.
-

Ms. Suzan Jones
Radnor Township Engineering Department
February 8, 2016
Page3.

Our response to Ms. Kaminski's comments is as follows.

III. WAIVERS REQUIRED

- 1.i. The sidewalks along Garrett Avenue are four (4) feet wide; being a combination of a three (3) foot width of concrete and a one (1) foot width of brick herringbone boarder. This detail is per the township's code for Garrett Hill.
- 1.ii. Provided. See Sheet 6.
2. Provided. See Sheets 1 for the Plan View, Sheet 5 for the Type 3A Driveway Apron Detail Standard Detail and Sheet 6 for the Driveway Apron Details.

IV. GENERAL TRANSPORTATION COMMENTS

1. The plan remains showing the herringbone brick pattern.
2. Provided. See Sheet 5.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



JOSEPH M. ESTOCK, P.E., P.L.S.

cc: Mr. David J. Brosso (w/ PCSM Written Narrative & half-sized set of prints)

DJB Properties LP

PO Box 988
Conshohocken, PA 19428
610-825-1442
djbprop@gmail.com

Rodger Phillips | Radnor Township Engineer

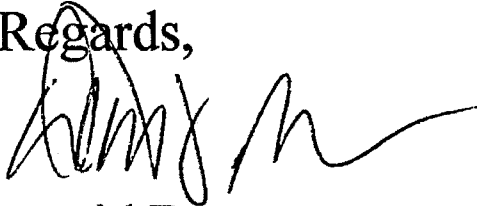
RE: Extension Requested for review of 131-133 Garrett Ave in Radnor, PA

Rodger,

Please note that I would like to formally request an extension of the time required for the Radnor Township personnel to render a decision on our proposed subdivision and development plans for 131-133 Garrett Ave, in Radnor, PA. I would request that we extend the deadline until May 15th, 2016.

Please let me know if this is acceptable.

Regards,



David Brosso

Partner, DJB Properties, LP



Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: January 25, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties – Applicant

Date Accepted: May 4, 2015
90 Day Review: Extended to March 15, 2016

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

This application was previously before the Planning Commission on June 1, 2015 and was tabled.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015, last revised 12/22/2015

The applicant has indicated that the following waivers will be requested for this project.

The applicant has indicated on the plans that the following waiver be requested for this project:

- §255-21.B.1(k) – Relief from showing the required existing features within 500 feet of the site.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



- §255-27.C.1 – Relief from providing the required 28’ cartway and 60’ right-of-way widths and allow for the existing 24’ cartway and 33’ right-of-way to remain.
- §255-94.A.2 – Relief from providing streetlights spaces a maximum of 40 feet apart.

I. Zoning

1. §280-49.6.A.3 – It appears that the impervious area table on sheet 1 of 6 is incorrect for Lot 2. This must be revised to be consistent with what is shown on the plans.
2. §280-49.6.A.3 – It appears the impervious coverage was calculated using the gross lot area, and the building coverage was calculated using the net lot area. The definition of lot area in accordance with §280-49.5, is the area contained within the property lines of an individual parcel of land, excluding any area within a street right-of-way, but including the area of any easement. The impervious coverage and the building coverage must be calculated using the net area of the lot.

The total allowable impervious coverage for Lots 1 and 2 combined is 5,999 sq. ft. The plan indicates 3,465 sq. ft. of impervious coverage for Lot 1 and 1,768 sq. ft. of impervious coverage for Lot 2. The Lots must be deed restricted to have a maximum allowable impervious coverage as follows:

	<u>sq. ft.</u>
Lot 1	3,465
Lot 2	2,534

The stormwater management systems must be designed for the maximum impervious condition.

3. §280-49.11.G – Attached buildings shall have differentiated building material and/or architectural offsets so that they are articulated as individual buildings, subject to review by the Design Review Board.

II. Subdivision and Land Development

1. §255-22.A.(1)(e) – A location map showing the relation of site to adjoining properties and streets within 500 feet must be provided. The location map provided on sheet one does not show adjoining properties.
2. §255-22.B.(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of



and within the site (this includes properties across the streets), must be provided on the plans. The applicant has requested a waiver to this requirement.

3. §255-22.A.(2) – A formal contract for the maintenance of common open space, common driveways and stormwater facilities must be provided. A note has been added to Sheet 1 to indicate this.
4. §255-22.A.(3) – Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be provided. The applicant has indicated that this is pending.
5. §255-27.C.(1) – Garrett Avenue is classified as local streets. The right-of-way width required for Garrett Avenue is 60 feet with a 28 foot wide cartway. The existing cartway is 24 feet and the existing right-of-way is 33 feet. The applicant has requested a waiver to allow the existing right-of-way and cartway to remain.
6. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision. The applicant has indicated on sheet 5 that 2.1 trees are required for this project. The applicant is only providing 2 trees. The applicant must provide 3 trees or a waiver requested.
7. §255-94.A.2 – Streetlights shall be spaced a maximum of 40 feet apart on each side of the street in an offset alternating arrangement along both sides of the street. The applicant has requested a waiver to this requirement.
8. §255-95.F.(1) – Along Garrett Avenue, concrete sidewalks shall have a thirty-six by thirty-six inch squares. The applicant has provided this on the plan and a detail has been provided.
9. §255-95.F.(2) – Along Garrett Avenue, concrete sidewalks shall have a twelve-inch herringbone boarder with a six inch curb. The applicant has provided this on the plan and a detail has been provided.
10. §255-97.F. – Shared driveways through agreements between adjoining property owners are hereby encouraged and will be subject to Township approval. A shared driveway is proposed for this project.
11. §255-103.E.(2) – The installation of light fixtures in the front yard shall be encouraged. Fixtures shall be six-feet high and meet Illuminating engineering Society of North America “cutoff” or “full cutoff” criteria. The applicant has added at note to plan sheet 5 stating this requirement will be met. The location of the light fixtures and a detail must be provided on the plans.



III. Stormwater

1. §245-22.2.a – It is unclear from the supporting documentation provided how the applicant determined the Groundwater Recharge volume. The hydrograph shown appears to have been generated using the Rational Method. Please provide supporting calculations documenting how the Groundwater Recharge volume was calculated.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General Comments

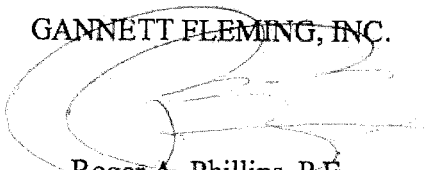
1. We note that the plans show a Tree Protection Detail that is not consistent with the Radnor Township Approved detail. Please use the updated detail provided (see attached).
2. Note # 3 of the Construction Sequence shown on Sheet 3 of 6 indicates that a septic tank will be removed from the site. The septic system must be removed and decommissioned in accordance with the requirements of the Township SEO and the PA DEP.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 5, 2016

To: Steve Norcini, P.E.
Radnor Township Director of Public Works

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc., Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond, P.E., PTOE
G&A Senior Transportation Engineer

Reference: 131-133 Garrett Avenue
Radnor Township, Delaware County
Minor Land Development 2nd Review

G&A # 15-05055

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced project. The submitted plan identifies the applicant intends to construct two single-family semi-detached dwelling units on a vacant parcel in the Garrett Hill Garrett Avenue Neighborhood. The plan includes a shared driveway access to six (6) parking spaces to the rear of the lot, and a single/shared driveway access to Garrett Avenue. As such, Gilmore offers the following for Township consideration:

I. REVIEWED MATERIALS

131-133 Garrett Avenue, dated April 27, 2015, revised December 22, 2015, prepared for DJB Properties, LP, prepared by Joseph M. Estock; consisting of 6 total sheets

II. WAIVERS

1. §255-22.B(1) – Relief from showing required existing features within 500 feet of the site.
2. §255-27.C(1) – Relief from providing the requested 28 foot cartway and 60 foot right-of-way widths to allow for the existing 24 foot cartway and 33 foot right-of-way to remain.

3. §255-94.A(2) – Relief from providing streetlights spaced a maximum of 40 feet apart.

III. WAIVERS REQUIRED

1. §255-95:
 - i. A(2) – Four feet sidewalks are required on Garrett Avenue; three feet are proposed.
 - ii. F(2) – Concrete sidewalks shall have a twelve-inch herringbone border with a six-inch curb.
2. §255-96.D. – Curbs shall be made to provide barrier-free access and to accommodate pedestrians with disabilities, in accordance with ADA standards. The plan does not appear to follow PennDOT Publication 72 *Standards for Roadway Construction, RC-67 Curb Ramps and Sidewalks*. The Applicant shall provide a Type 3A driveway apron for the shared access driveway in lieu of the Type 2 curb ramp shown on the plans. The entirety of the driveway apron must be reconstructed to meet applicable standards with Detectable Warning Surface (DWS) provided for both sides of the apron. The Applicant should consider revising the proposed slope to 7.5% max to allow for tolerances during construction.

IV. GENERAL TRANSPORTATION COMMENTS

1. The Applicant should remove the 12 inch wide brick inlay adjacent to the curb from the proposed sidewalk to provide a four (4) foot wide concrete Pedestrian Access Route (PAR).
2. Pedestrians utilizing the rear stairs for #133 will take immediate access to the rear of the lot within the proposed parking space #6. We recommend revising the plan to include a short sidewalk from the landing area to the proposed blacktop surface to include a Detectable Warning Surface allow pedestrians direct access to the blacktop behind parked vehicles.



December 23, 2015

Ms. Suzan Jones
Radnor Township Engineering Department
301 Iven Avenue
Wayne, PA 19087

Re: **131-133 GARRETT AVENUE**
Radnor Township, Montgomery County, Pennsylvania
Job No. 15003

Dear Ms. Jones:

On behalf of the applicant, Mr. David J. Brosso of DJB Properties, LP, enclosed please find the following documents which constitute our resubmission of our revised application for subdivision and land development approval.

1. Twenty (20) sets of prints containing six (6) sheets each.
2. Ten (10) sets of half-sized prints containing six (6) sheets each.
3. Two (2) copies of the "PCSM Written Narrative" containing 64 pages each.
4. A compact disk containing a PDF copy of the plan set.
5. Two (2) copies of title report containing seven (7) sheets each.

These plans were revised pursuant to the May 22, 2015 report by Mr. Roger Phillips, P.E. of Gannett Fleming, Inc. and the May 22, 2015 report by Ms. Amy Kaminski, P.E., PTOE of Gilmore & Associates, Inc.

Our response to Mr. Phillips' comments is as follows.

I. ZONING

1. Provided. See Sheet 1, Plan View. The buildings are two-story.
2. Provided. See Sheet 1.

II. SUBDIVISION & LAND DEVELOPMENT

1. Provided. See enclosed.

2. Provided. See Sheet 1.
3. Waiver requested. See Sheet 1, "Waivers Requested"
4. Provided. See Sheet 1, General Notes 3, 4, 5, & 6.
5. Pending.
6. Waiver requested. See Sheet 1, "Waivers Requested"
7. Provided. See Sheet 6.
8. Provided. See Sheet 6.
9. Statement.
10. The front-facing garages have been eliminated.
11. Provided. See Sheet 5, General Note 8.

III. STORMWATER

1. Provided. See enclosed Stormwater Management Report, page 62.
2. Provided. See enclosed Stormwater Management Report, page 51.
3. Provided. See enclosed Stormwater Management Report, page 33.
4. Provided. See Sheet 6.
5. Statement.

IV. GENERAL COMMENTS

1. Provided. See Sheet 5, General Note 10.
 2. Provided. See Sheet 5, General Note 9.
-

Ms. Suzan Jones
Radnor Township Engineering Department
December 23, 2015
Page 3.

Our response to Ms. Kaminski's comments is as follows.

III. WAIVERS REQUIRED

1. Waiver requested. See Sheet 1, "Waivers Requested".
2. Waiver requested. See Sheet 1, "Waivers Requested".
3. Provided. See Sheet 5 and General Note 8.
- 4(i-iv). Provided. See Sheet 6.
5. The driveways have been eliminated.
6. The driveways have been eliminated.
7. The driveways have been eliminated.
8. The driveways have been eliminated.

IV. GENERAL TRANSPORTATION COMMENTS

1. Provided. See Sheet 1.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

JOSEPH M. ESTOCK, P.E., P.L.S.

cc: Mr. David J. Brosso

DJB Properties LP

PO Box 988
Conshohocken, PA 19428
610-825-1442
djbprop@gmail.com

Rodger Phillips | Radnor Township Engineer

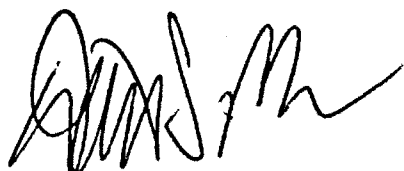
RE: Extension Requested for review of 131-133 Garrett Ave in Radnor, PA

Rodger,

Please note that I would like to formally request an extension of the time required for the Radnor Township personnel to render a decision on our proposed subdivision and development plans for 131-133 Garrett Ave, in Radnor, PA. I would request that we extend the deadline until March 15th, 2016.

Please let me know if this is acceptable.

Regards,

A handwritten signature in black ink, appearing to read 'David Brosso', with a stylized flourish at the end.

David Brosso

Partner, DJB Properties, LP

DJB Properties LP

PO Box 988
Conshohocken, PA 19428
610-825-1442
djbprop@gmail.com

Rodger Phillips | Radnor Township Engineer

RE: Extension Requested for review of 131-133 Garrett Ave in Radnor, PA

Rodger,

Please note that I would like to formally request an extension of the time required for the Radnor Township personnel to render a decision on our proposed subdivision and development plans for 131-133 Garrett Ave, in Radnor, PA. I would request that we extend the deadline until November 15th, 2015.

Please let me know if this is acceptable.

Regards,

A handwritten signature in black ink, appearing to read 'David Brosso', with a long horizontal flourish extending to the right.

David Brosso

Partner, DJB Properties, LP

DJB Properties LP

PO Box 988
Conshohocken, PA 19428
610-825-1442
djbprop@gmail.com

Rodger Phillips | Radnor Township Engineer

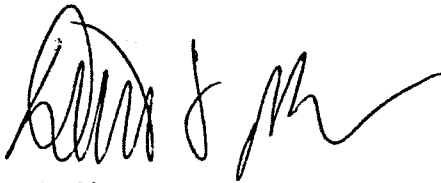
RE: Extension Requested for review of 131-133 Garrett Ave in Radnor, PA

Rodger,

Please note that I would like to formally request an extension of the time required for the Radnor Township personnel to render a decision on our proposed subdivision and development plans for 131-133 Garrett Ave, in Radnor, PA. I would request that we extend the deadline until Oct 15th, 2015.

Please let me know if this is acceptable.

Regards,

A handwritten signature in black ink, appearing to read 'David Brosso', with a stylized flourish at the end.

David Brosso

Partner, DJB Properties, LP



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

MARIO J. CIVERA, JR.
CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

June 18, 2015

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Dev't: Garrett Avenue
DCPD File No.: 34-8106-15
Developer: David J. Brosso
Location: East side of Garrett Avenue,
approximately 400' north of Conestoga
Road
Recv'd in DCPD: May 21, 2015

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on June 18, 2015, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill
Director

LFH/pmg

cc: David J. Brosso
Joseph M. Estock, PE, PLS



DELAWARE COUNTY PLANNING DEPARTMENT

DCPD

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: June 18, 2015
File No.: 34-8106-15

PLAN TITLE: Garrett Avenue
DATE OF PLAN: April 27, 2015
OWNER OR AGENT: David. J. Brosso
LOCATION: East side of Garrett Avenue, approximately 400' north of Conestoga Road
MUNICIPALITY: Radnor Township
TYPE OF REVIEW: Final Subdivision
ZONING DISTRICT: GH-N Garrett Avenue Neighborhood
SUBDIVISION ORDINANCE: Local
PROPOSAL: Subdivide 1 lot into 2 lots, totaling .254 acre
UTILITIES: All public
RECOMMENDATIONS: Approval, contingent upon the garages for the proposed dwellings being relocated to the rear, as per the revised plan (See Conclusion)
STAFF REVIEW BY: Jessica Dunford

REMARKS:

PROPOSAL

The applicant proposes to construct a 2,360 sq. ft. twin (single family semi-detached) dwelling consisting of two units with attached garages and four off street parking spaces.



Date: June 18, 2015
File No.: 34-8106-15

REMARKS (continued):

APPLICABLE ZONING

The site is located in the Garrett Avenue Neighborhood zoning district, with regulations established in Chapter XIA, Section 280-49 of the Radnor Township zoning code. The Radnor Township zoning code describes this district as: "The Garrett Avenue Neighborhood District is composed largely of single-family homes, some containing home occupations. The purpose of this District is to preserve the small-scale single-family residential character while providing for low-impact home based business opportunities." Single family semi-detached dwellings are a permitted principal use in this district.

The plan appears to comply with area and bulk regulations for this zoning district.

COMPLIANCE

This proposal appears to comply with Radnor Township's zoning and subdivision and land development ordinances.

DEEDS

New deeds, which reflect the proposal, should be drafted and recorded in the Delaware County Recorder of Deeds Department.

STORMWATER MANAGEMENT FACILITIES

The Township Engineer must verify the adequacy of all existing as well all proposed stormwater management facilities.

CONCLUSION

As submitted, the plan shows access to the proposed garages within the front of the proposed dwellings. It was expressed at the meeting that the proposed access is problematic with regard to

Date: June 18, 2015
File No.: 34-8106-15

REMARKS (continued):

insufficient width and vehicle maneuvering. A revised plan has been submitted to the Township illustrating the garages to be relocated to the rear of the proposed dwellings. The Commission recommends the Township approve the revised version of the plan, illustrating the revised garage location.

RECORDING

In accordance with Section 513(a) of the PA Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



DELAWARE COUNTY PLANNING DEPARTMENT

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

THOMAS J. MCGARRIGLE
CHAIRMAN

MARIO J. CIVERA, JR.
VICE CHAIRMAN

COLLEEN F. MORRONE
JOHN P. McBLAIN
DAVID J. WHITE

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

LINDA F. HILL
DIRECTOR

May 22, 2015

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: Garrett Avenue
Applicant(s): David J. Brosso
File Number: 34-8106-15
Meeting Date: 06/18/2015
Municipality: Radnor Township
Location: East side of Garrett Ave., roughly 400' north of
Conestoga Rd.
Received: 05/21/2015

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill
Director

LFH/JGD

cc: David J. Brosso

Joseph M. Estock, PE, PLS





Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: May 22, 2015

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 131/133 Garrett Avenue – Preliminary/Final Plan
DJB Properties – Applicant

Date Accepted: May 4, 2015

90 Day Review: August 2, 2015

Gannett Fleming, Inc. has completed a review of the 131/133 Garrett Avenue Preliminary/Final Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct a semidetached twin dwelling at the above location. This project is located in the GH-N district of the Township.

Plans Prepared By: Joseph M. Estock
Dated: 04/27/2015

The applicant has indicated that there will be no variances or waivers requested for this project.

I. Zoning

1. §280-49.6.A.(2) – Building height and rooflines (flat and hip roofs are prohibited). The habitable square footage of the third story of any building shall not exceed 60% of the square footage of the second floor. Information regarding the number of stories must be provided on the plans.
2. §280-49-12.A.(1) – Off-street parking shall comply with the following requirements: Two spaces per dwelling unit for up to two bedrooms. All other units shall be required to provided one space per bedroom up to a maximum of four spaces. Three spaces shall be required per dwelling unit. The parking spaces for each dwelling unit must be clearly indicated on the plans.

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



II. Subdivision and Land Development

1. §255-18.B – A title report, including but not limited to a list of all encumbrances and, if appearing on record, the book and page numbers must be provided. The applicant has indicated that this will be provided as soon as it is received.
2. §255-22.A.(1)(e) – A location map showing the relation of site to adjoining properties and streets within 500 feet must be provided.
3. §255-22.A.(1)(k) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 50 feet of and within the site (this includes properties across the streets), must be provided on the plans.
4. §255-22.A.(2) – A formal contract for the maintenance of common open space, common driveways and stormwater facilities must be provided.
5. §255-22.A.(3) – Planning modules for land development as required by Chapter 71 of the Pennsylvania Sewage Facilities Act must be provided.
6. §255-27.C.(1) – Garrett Avenue is classified as local streets. The right-of-way width must be 60 feet with 28 feet wide cartway. This must be provided or a waiver requested.
7. §255-95.F.(1) – Along Garrett Avenue, concrete sidewalks shall have thirty-six by thirty-six inch squares. A detail of the proposed concrete sidewalk must be provided.
8. §255-95.F.(2) – Along Garrett Avenue, concrete sidewalks shall have a twelve-inch herringbone border with a six inch curb. It appears that the applicant has provided this on the plan, but a detail must be provided.
9. §255-97.F. – Shared driveways through agreements between adjoining property owners are hereby encouraged and will be subject to Township approval. A shared driveway is proposed for this project.
10. §255-99.B.(1) – Off-street parking shall be located in the front, side and rear yards. Front yard parking shall be limited to curbside perpendicular parking. The applicant has proposed driveways for access to front facing garage areas.
11. §255-103.E.(2) – The installation of light fixtures in the front yard shall be encouraged. Fixtures shall be six-feet high and meet Illuminating engineering Society of North America “cutoff” or “full cutoff” criteria. A detail must be provided on the plans.



III. Stormwater

1. §245-22 A.1 – Infiltration tests have not been completed or submitted at this time. Infiltration testing results must be provided to indicate that the stormwater facility will be able to drain within 96 hours. Final design and sizing of the stormwater facility must be based on the results of the percolation tests.
2. §245-23.D – The applicant must demonstrate with calculations that Water Quality Volume is less than the amount of volume being provided within the Stormwater BMP.
3. §245-27.J – Voids in the stone bedding may not be utilized for storage within the proposed seepage bed. The entire volume utilized must be within a pipe structure.
4. A detail of the rock plunge pool shown on Sheet 5 of 6 must be provided.
5. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV. General Comments

1. The abandonment and disposal of the existing septic tank must be addressed.
2. The plan indicates that there is an existing sanitary sewer and water lateral that will be utilized for one of the lots. The condition on the existing laterals must be assessed prior to connection.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: May 22, 2015

To: Steve Norcini, P.E.
Radnor Township Director of Public Works

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc., Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond, P.E., PTOE
G&A Senior Transportation Engineer

Reference: 131-133 Garrett Avenue
Radnor Township, Delaware County
Minor Land Development Review- First Review

G&A # 15-05055

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced project. The submitted plan identifies the applicant intends to construct two single-family semi-detached dwelling units on a vacant parcel in the Garrett Hill Garrett Avenue Neighborhood. The applicant includes a shared driveway access to four (4) parking spaces to the rear of the lot, and two individual driveway accesses to Garrett Avenue. As such, Gilmore offers the following for Township consideration:

I. REVIEWED MATERIALS

131-133 Garrett Avenue, dated April 27, 2015, prepared for DJB Properties, LP, prepared by Joseph M. Estock; consisting of 6 total sheets

II. WAIVERS

No waivers were requested with this submission.

III. WAIVERS REQUIRED

1. §255-7.C – The applicant is required to provide a sixty (60) foot Right-of-Way and a twenty-eight (28) foot cartway for the Garrett Avenue local street; the applicant does not intend on altering the existing thirty-three (33) foot Right-of-Way or the twenty-four (24) foot cartway.

2. §255-94.A(2) – Streetlights shall be spaced a maximum of 40 feet apart on each side of the street in an offset alternating arrangement along both sides of street. No street lights are offered.
3. §255-94.B – Parking lot lights are required; no parking lot lights are proposed for the proposed rear parking surface lot.
4. §255-95:
 - i. Provide dimensions for the proposed sidewalks and curbing.
 - ii. A(2) – Four feet sidewalks are required on Garrett Avenue; three feet are proposed.
 - iii. F(1) – Concrete sidewalks shall have thirty six-inch-by-thirty-six-inch squares.
 - iv. F(2) – Concrete sidewalks shall have a twelve-inch herringbone border with a six-inch curb.
5. §255-96.D. – Curbs shall be made to provide barrier-free access and to accommodate pedestrians with disabilities, in accordance with ADA standards. The plan does not appear to follow PennDOT Publication 72 *Standards for Roadway Construction, RC-67 Curb Ramps and Sidewalks* for any of the pedestrian curb ramps on all proposed driveways.
6. §255-97.A. – New driveways shall be discouraged; the plan includes two new driveways in addition to the proposed shared access for the rear parking lot.
7. §255-98.A – Existing curb cuts may be modified, or shared with adjacent property owners, provided there is no increase in the number of existing curb cuts. The applicant proposes three (3) new curb cuts to Garrett Avenue.
8. §255-99.B(2)(a) – Off-street parking shall be at least 9.5 feet in width and 20 feet in depth. It appears the proposed driveways offer less than 15' from front of the Garage to the travel lane on Garrett Avenue; the width of the driveway appears to be adequate.

IV. GENERAL TRANSPORTATION COMMENTS

1. We recommend the applicant consider providing rear garages for both units with one shared access to the rear of the parcel.

WILLIAM A. SPINGLER
President
JAMES C. HIGGINS
Vice-President
ELAINE P. SCHAEFER
DONALD E. CURLEY
JOHN FISHER
JOHN NAGLE
RICHARD F. BOOKER



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary
JOHN B. RICE, ESQ.
Solicitor
JOHN E. OSBORNE
Treasurer

May 12, 2015

DJB Properties, LP
David J. Brosso
P.O. Box 988
Conshohocken, PA 19428

**RE: Land Development Application #2015-S-03– Preliminary/Final
131-133 Garrett Avenue**

Dear Mr. Brosso:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary/final plan application to construct a twin dwelling at the abovementioned location, and have found it complete. Therefore, I have accepted the application for preliminary/final plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday, June 1, 2015**. Subsequent to the Planning Commission meeting, your plan will be reviewed by the Board of Commissioners. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

Sincerely,

Roger Phillips, P.E.
Township Engineer



April 30, 2015

Mr. Stephen F. Norcini, PE
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Re: **131-133 GARRETT AVENUE**
Radnor Township, Delaware County, Pennsylvania
Job No. 15003\

Dear Mr. Norcini:

On behalf of the applicant, DJB Properties, LP, enclosed please find the following documents which constitute our application for subdivision and land development approval.

1. Twenty (20) sets of prints containing six (6) sheets each.
2. Ten (10) sets of half-sized prints containing six (6) sheets each.
3. Two (2) copies of the "PCSM Written Narrative" containing 56 pages each.
4. An application fee check made payable to "Radnor Township" in the amount of \$1,250.
5. An escrow check made payable to "Radnor Township" in the amount of \$7,000.
6. A county review fee check made payable to the "Treasurer of Delaware County" in the amount of \$170.
7. One (1) copy of the completed Radnor Township "Subdivision - Land Development" application form containing two (2) pages each.
8. One (1) copies of the completed DCPC "Application for Act 247 Review" form containing two (2) pages each.
9. A compact disk containing a pdf copy of the plan set.
10. One (1) copy of the sales agreement containing 22 pages.

Very truly yours,

JOSEPH M. ESTOCK, P.E., P.L.S.

cc: Mr. David J. Brosso (w/ encl.)

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 131-133 Garrett Avenue

Zoning District GH-N

Application No. _____
(Twp. Use)

Fee \$1250
*7000 escrow

Ward No. 7

Is property in HARB District No

Applicant: (Choose one) Owner _____

Equitable Owner X

Name DJB Properties, LP
co David J. Brosso

Address PO Box 988 Conshohocken, PA 19428

Telephone (None) Fax (none) Cell 610-310 5055

Email david.j.brosso@gmail.com

Designer: (Choose one) Engineer X

Surveyor X

Name Joseph M. Estock, PE, PLS

Address 355 S. Henderson Road, King of Prussia, PA 19406

Telephone 610-265-3035 Fax 610-962-9855

Email Joe @ josephmestock.com

Area of property 0.254 Ac Area of disturbance 0.2 ac

Number of proposed buildings 1 Proposed use of property Residential

Number of proposed lots 2

Plan Status: Sketch Plan _____ Preliminary Final Revised _____
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with? No

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

No

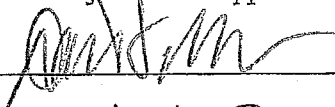
Are there any infringements of Chapter 280 (Zoning), and if so what and why?

No

Individual/Corporation/Partnership Name

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name

David J. Brosso

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name DJB Properties, LP c/o David J. Brosso E-mail david.j.brosso@gmail.com

Address PO Box 988, Conshohocken, PA 19428 Phone 610-310-5055

Name of Development 131-133 Garrett Avenue

Municipality Radnor Twp

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Joseph M. Estock, PE, PLS Phone 610-265-3035

Address 355 S. Henderson Road, King of Prussia, PA 19406

Contact Joseph M. Estock E-mail joe@josephmestock.com

Table with 5 columns: Type of Review, Plan Status, Existing Utilities, Proposed Utilities, Environmental Characteristics. Includes checkboxes for Zoning Change, Land Development, Subdivision, PRD, Sketch, Preliminary, Final, Tentative, Public Sewerage, Private Sewerage, Public Water, Private Water, Wetlands, Floodplain, Steep Slopes.

Zoning District GH-N

Tax Map # 361321207

Tax Folio # 36107104610100

STATEMENT OF INTENT

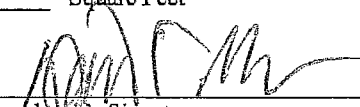
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Vacant. Construct twin (2 units) with attached garage and four offstreet parking spaces

Total Site Area 0.254 Acres
Size of All Existing Buildings 0 Square Feet
Size of All Proposed Buildings 2360 Square Feet
Size of Buildings to be Demolished 0 Square Feet

David J. Brosso
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.

No. 330-P Fee Simple Deed - Typewriter
Yoo & Lukens Co., Philadelphia

This Indenture Made the

day of SEPTEMBER

in the year of our Lord one thousand nine

hundred and NINETY (1990)

Between

NASIRA YASMIN MAJID CORPORATION, DELAWARE COUNTY, STATE OF PENNSYLVANIA

NASIRA YASMIN MAJID

(hereinafter called the Grantor), of the one part, and

Mailing Address 267 Beechwood Drive, Rosemont, Pa. 19010.

(hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantor for and in consideration of the sum of THIRTY THOUSAND AND NO/100 (\$30,000.00)..... lawful money of the United States of America, unto it well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee her heirs and assigns, in fee as tenants by the entireties:

Folio # 36-07-04610-00

ALL THAT CERTAIN tract of land with no improvements on it situated in the Township of Radnor, County of Delaware, State of Pennsylvania, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, C.E. BRYN MAWR, PENNSYLVANIA as of May 23, 1921, as follows to wit:

BEGINNING at a point in the middle of GARRETT AVENUE (thirty three feet wide) said point is at a distance of three hundred sixty and eighteen one hundredths feet measured Northeastwardly along the middle of GARRETT AVENUE from its intersection with the middle line of OLD LANCASTER ROAD thence along the middle line of GARRETT AVENUE North forty three degrees thirty minutes East SIXTY THREE AND SEVENTY TWO ONE HUNDREDTHS feet to a point thence leaving GARRETT AVENUE by land now or late of Silvia Mansueto South forty six degrees thirty minutes East ONE HUNDRED SEVENTY THREE AND FORTY TWO ONE HUNDREDTHS feet to a point in line of land of Radnor Township School District; thence by said land South forty three degrees thirty minutes West SIXTY THREE AND SEVENTY TWO ONE HUNDREDTHS feet to a point on line of land now or late of J. Powers; thence by said land North forty six degrees thirty minutes West ONE HUNDRED SEVENTY THREE AND FORTY TWO ONE HUNDREDTHS feet to the place of BEGINNING, with municipal address 131-133 Garrett Avenue, Radnor Township, Delaware County, Pennsylvania

Being the same premises which John D. Candeloro and Angela D. Candeloro, husband and wife, by Deed dated June 21, 1945 and recorded in Media, Delaware County, in DEED BOOK 1313, page 338, conveyed unto Clarence Daniel Williams, Sr. and Mary Miller Williams, husband and wife, in fee, and later Clarence D. Williams, Jr. EXECUTOR OF THE ESTATE OF Clarence D. Williams, Sr. according to a WILL duly proved and probated at Media,

VOL 0792 PG 0588

(Over)

**RESOLUTION NO. 2016-48
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY PLAN OF 427
E. LANCASTER, LLC FOR A PROPERTY LOCATED AT 427 E.
LANCASTER AVENUE**

WHEREAS, 427 E. Lancaster, LLC (“Applicant”) submitted a Preliminary Land Development Plan to demolish the existing building on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building at 427 E. Lancaster Avenue within the Township’s R6 Zoning District (“Property”); and

WHEREAS, the Delaware County Planning Commission and Radnor Township Planning Commission reviewed the Preliminary Plan submission; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary Plan of 427 E. Lancaster, LLC, prepared by Yohn Engineering, LLC.

NOW, THEREFORE, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plan of Yohn Engineering, LLC, consisting of three (3) sheets, dated December 31, 2015, last revised February 22, 2016, subject to the following Preliminary Plan approval conditions:

1. Compliance with correspondence of Gilmore & Associates, Inc., dated March 1, 2016, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with correspondence of Gannett Fleming dated March 16, 2016, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, SALDO, Zoning and Building Code, and all applicable county, state, federal rules and regulations and statutes. Additionally, Applicant shall comply with correspondence from Ray Daly, dated January 26, 2016, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. Additionally, Applicant shall comply with Ordinance 2015-11 establishing park and recreation fees to be paid contemporaneously with execution of Development agreements.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____ day of _____, 2016.

RADNOR TOWNSHIP

By: _____
Name: Lucas A. Clark IV, Esq.
Title: Vice President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

Date: March 16, 2016

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: 427 E. Lancaster Avenue – Preliminary Land Development Plan
427 E. Lancaster, LLC – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

Plans Prepared By: Yohn Engineering, LLC
Dated: 12/31/2015, last revised 02/22/2016

The applicant appeared before the Planning Commission on March 7, 2016. The Planning Commission recommended approval of the preliminary plans conditioned on the applicant complying with all staff comments and that the 40' additional right-of-way be provided by the applicant.



I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. This is an existing non-conformity that will remain.
2. §280-36.3.F – A building or structure shall not exceed four stories and shall not exceed 40 feet in height. The applicant has indicated on the plans that the building height is proposed to be 39.9 feet. The applicant must clearly indicate the height of the building on sheet A-3. It is very difficult to read the actual dimensions on the plan. The applicant has indicated that they will comply with the building height requirements and that the detail will be further refined during the final land development process.
3. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. The applicant has indicated that they will seek a review from the Design Review Board.
4. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet. The applicant has indicated that a lighting plan will be provided with the final land development plans.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. The Township Zoning officer has determined that the steep slopes are exempt under this section of the code.

II. Subdivision and Land Development

1. §255-20.B(6)(b)– A letter indicating the availability of central water supply from the appropriate utility must be provided. The applicant has indicated that a letter has been requested from Aqua Pennsylvania.
2. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans. The applicant is still investigating the right of way with PennDOT.

3. §255-27.H(6) – The minimum curb radii at street intersection shall be 25 feet for local streets, 30 feet for collectors, 25 feet for arterials, and 10 feet for driveways. The proposed curb radii of 10 feet for the driveway has been shown on the plans. The applicant should consider providing a greater curb radii to provide access for emergency vehicles.
4. §255-29.A(1) – The minimum width of a two way parking aisle is 22 feet. The 22 foot parking area entrance on the Southerly side of the building must be dimensioned on the plans.
5. §255-29.B(1) – All parking areas must have at least one tree 2/12 minimum in caliper for every five parking spaces in single bays. There are 11 single bay parking spaces located on the plans. The applicant has indicated on sheet LP-1 that there will be 2 shade trees required and 2 shade trees provided. This must be revised to indicate that 3 shades trees and required and must be provided or a waiver requested.
6. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exists. The applicant has indicated that street trees will be provided. The Landscape Compliance chart indicates that the street trees are based on 115 LF (excluding the driveway width) instead of the entire width of the property. This must be revised to show street trees based on the entire 140 LF width of the property.
7. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. This must be reviewed and approved by the Township Code Official/Fire Marshall.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

1. We note that the applicant has indicated that complete stormwater management calculations will be included as part of the Final Plan Submission. Groundwater Recharge, Water Quality Requirements, Stormwater Peak Rate Control, etc. must all be met and calculations submitted demonstrating compliance with the Stormwater Ordinance at that time.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

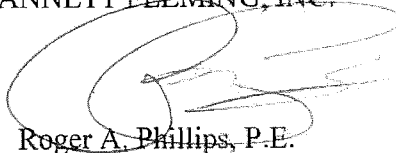


We suggest that consideration of preliminary approval be conditioned upon adequately addressing the comments referenced above.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager



Excellence Delivered As Promised

Date: February 27, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 427 E. Lancaster Avenue – Preliminary Land Development Plan
427 E. Lancaster, LLC – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

Plans Prepared By: Yohn Engineering, LLC
Dated: 12/31/2015, last revised 02/22/2016

I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. This is an existing non-conformity that will remain.
2. §280-36.3.F – A building or structure shall not exceed four stories and shall not exceed 40 feet in height. The applicant has indicated on the plans that the building height is



proposed to be 39.9 feet. The applicant must clearly indicate the height of the building on sheet A-3. It is very difficult to read the actual dimensions on the plan. The applicant has indicated that they will comply with the building height requirements and that the detail will be further refined during the final land development process.

3. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. The applicant has indicated that they will seek a review from the Design Review Board.
4. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet. The applicant has indicated that a lighting plan will be provided with the final land development plans.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. The Township Zoning officer has determined that the steep slopes are exempt under this section of the code.

II. Subdivision and Land Development

1. §255-20.B(6)(b)– A letter indicating the availability of central water supply from the appropriate utility must be provided. The applicant has indicated that a letter has been requested from Aqua Pennsylvania.
2. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans. The applicant is still investigating the right of way with PennDOT.
3. §255-27.H(6) – The minimum curb radii at street intersection shall be 25 feet for local streets, 30 feet for collectors, 25 feet for arterials, and 10 feet for driveways. The proposed curb radii of 10 feet for the driveway has been shown on the plans. The applicant should consider providing a greater curb radii to provide access for emergency vehicles.
4. §255-29.A(1) – The minimum width of a two way parking aisle is 22 feet. The 22 foot parking area entrance on the Southerly side of the building must be dimensioned on the plans.

5. §255-29.B(1) – All parking areas must have at least one tree 2/12 minimum in caliper for every five parking spaces in single bays. There are 11 single bay parking spaces located on the plans. The applicant has indicated on sheet LP-1 that there will be 2 shade trees required and 2 shade trees provided. This must be revised to indicate that 3 shades trees and required and must be provided or a waiver requested.
6. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exists. The applicant has indicated that street trees will be provided. The Landscape Compliance chart indicates that the street trees are based on 115 LF (excluding the driveway width) instead of the entire width of the property. This must be revised to show street trees based on the entire 140 LF width of the property.
7. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. This must be reviewed and approved by the Township Code Official/Fire Marshall.
8. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

1. We note that the applicant has indicated that complete stormwater management calculations will be included as part of the Final Plan Submission. Groundwater Recharge, Water Quality Requirements, Stormwater Peak Rate Control, etc. must all be met and calculations submitted demonstrating compliance with the Stormwater Ordinance at that time.
2. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

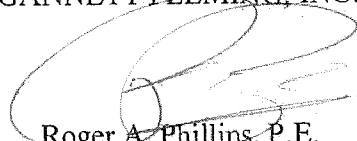
Gannett Fleming

Radnor Township Planning Commission
427 E. Lancaster Ave
February 27, 2016

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: March 1, 2016

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E. PTOE
G&A Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond P.E., PTOE
G&A Senior Transportation Engineer

Reference: 427 E. Lancaster Avenue (TMP 36-13-384)
Radnor Township, Delaware County
Preliminary Land Development Review
G&A# 16-01107

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development Plan for the 22 unit multi-family residential development at 427 E. Lancaster Avenue. The applicant proposes to construct a 22 unit condominium development with fifty (50) off-street parking spaces situated on a 1.24 acre parcel located in the R-6 Zoning District. In addition, the applicant proposes to remove the existing five unit apartment building and the Radnor Family Practice/Wayne Dental Associates building currently located on the lot.

We offer the following for Radnor Township's consideration:

A. REVIEWED MATERIALS

1. Response letter prepared by Yohn Engineering, LLC, dated February 22, 2016.
2. Preliminary Land Development Plans for 427 E. Lancaster Avenue dated December 31, 2015, revised February 22, 2016, prepared for 427 E. Lancaster, LLC, prepared by Yohn Engineering, LLC (3 sheets).
3. Transportation Impact Assessment prepared for 427 E. Lancaster, LLC, prepared by F. Tavani and Associates, Inc., dated February 22, 2016.

B. PRELIMINARY LAND DEVELOPMENT PLAN REVIEW COMMENTS

427 E. Lancaster Ave
March 1, 2016

The applicant has noted on the completed Subdivision and Land Development Application Form no waivers are required for this application.

C. SALDO

The applicant is shall revise the preliminary plans to address non-compliance or request a waiver from each of the identified ordinances:

1. §255-20.b(5) – Transportation impact study (TIS).
 - a. The applicant shall include a AM peak hour analysis for this residential housing project based on the AM peak two hours of the Lancaster Avenue.
 - b. The TIS indicates there are three other developments noted in the immediate vicinity. Update the TIS to include the information related to the three developments in Appendix D.
 - c. The analysis shall be updated to utilize the base critical headways and base follow-up headways from PennDOT Pub 46 exhibit 10-11 and exhibit 10-12 for a two-way stop control intersection,
2. §255-20.b(5)(d)[4] – This section requires the vehicular trip generation rates to be calculated utilizing SALDO Attachment 4, *Township of Radnor Trip Generation Rates*. The Applicant has utilized the Institute of Transportation Engineers Trip Generation Version 9 rates, which we believe are more appropriate for this development; therefore, we have no objection for a waiver from this requirement.
3. §255-20.b(6)(a)[4] – This section requires all streets and/or intersections showing a Level of Service (LOS) C be considered deficient and specific recommendations for elimination shall be provided. The driveway indicates a LOS D during the peak hours. Discuss mitigation to eliminate the LOS deficiencies or request a waiver from this requirement. The applicant has responded that the applicant's traffic engineer concludes the project will not warrant the addition of such lanes. We request inclusion of the right and left turn auxiliary lane analysis in future traffic impact study submissions.
4. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System. We recommend the applicant contact PennDOT to discuss a HOP scoping application.
5. §255-27.C(2) – This section of the ordinance allows the Board of Commissioners to require additional right-of-way or cartway widths to lessen traffic congestion and secure adequate transportation provisions. Although the applicant's response letter dated February 22, 2016 does not appear to support providing the 40' half width additional right-of-way on Lancaster Avenue (S.R.0030), given the 2014 average daily traffic (ADT) volumes on Lancaster Avenue exceed 22,000 along with the number of

427 E. Lancaster Ave
March 1, 2016

existing curb cuts and intersections along the corridor, the eventual construction of a center turn lane may be necessary to improve safety and reduce delays along the corridor.

6. §255-29 – The minimum dimensions of parking aisles shall be 22 feet for two-way traffic operations with 90° angled parking. The applicant has provided a 15 foot aisle.
7. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet.
 - a. Update the plans to identify the proposed width of the sidewalk to the east of the proposed building.
 - b. Update the plans to identify the proposed width of the sidewalk immediately east of the driveway.
 - c. Although the applicant's submission letter dated February 22, 2016 indicates the sidewalk shall be 4' wide; the plans do not include dimensioning for all sidewalks. The note indicating "4' WIDE MIN SIDEWALK TO BE CONFIRMED OR INSTALLED" does not adequately address this requirement. Provide the existing dimensions for the sidewalk along the Lancaster Avenue frontage and include a minimum 6" curb reveal along the frontage on Lancaster Avenue (S.R. 0030) to improve pedestrian safety. Additionally, the applicant should discuss this improvement with PennDOT and the Township during the PennDOT HOP process.
8. §255-40.C.(2) – Access and circulation for fire-fighting and other emergency, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
 - a. The truck turning templates (Maneuverability Diagrams) must be provided as part of the land development plan set as opposed to separate plan sheets.
 - b. The provided turning templates (Maneuverability Diagrams) did not analyze the westbound right turn movement into the site and the southbound right turn movement out of the site. All turning movements for each vehicle must be analyzed.
 - c. Several truck movements require crossing the centerline of the driveway and therefore encroach on opposing lane vehicular movements; this is not acceptable given how close the parking space is located to the roadway (less than 28'). While this encroachment is considered acceptable for emergency services (fire trucks and ambulance) this is not acceptable for day to day operations. Revise SU-30 and Radnor Township Sanitation Truck templates to eliminate the encroachment.
 - d. The applicant must clarify the onsite operation of sanitation services. The plan indicates two interior trash rooms but due to height restrictions for the garage, it is unlikely a sanitation truck could enter the garage. The applicant shall identify the pickup location(s) for refuse service. The applicant must demonstrate the onsite circulation of the trash truck from entering the site to the designated refuse pickup area to exiting the site.

427 E. Lancaster Ave
March 1, 2016

- e. The applicant shall provide a secondary means of access to the site for emergency services.

D. GENERAL COMMENTS:

1. The applicant has indicated they are investigating the duplicate right-of-way lines along SR 0030. The comment shall remain until the issue is resolved.
2. The applicant may want to include a height clearance assembly prior to the garage entry as a physical warning for vehicles exceeding the height clearance.
3. Include a Pavement and Marking Sheet and identify the various proposed pavement markings and signage.
 - a. Include the all required ONE WAY, DO NOT ENTER, signs as required onsite along with the required pavement markings designating vehicular flow.
 - b. Provide signs and pavement markings identifying the designated guest parking area.
4. Install a curb ramp for the sidewalk at the northern end of the driveway.
5. Relocate Utility Pole #660 or construct sidewalk around the pole to meet pedestrian accessibility standards for a minimum 4' sidewalk clearance around the utility pole. In addition, PennDOT requires a minimum 2' clearance from the face of curb to utility poles; as such, it may be necessary to relocate the utility pole. However if the pole is not relocated, the 4' sidewalk must be constructed around the utility pole to maintain accessibility.
6. Ensure a minimum 2 feet of clearance from the face of curb on Lancaster Avenue to relocated Utility Pole #661. Provide a minimum 4' or greater accessible passageway around the relocated pole.

YOHN ENGINEERING, LLC
555 Second Avenue, Suite G-110
Collegeville, PA 19426-3674
610-489-4580
www.yohnengineering.com

February 22, 2016

Mr. Roger Phillips, PE
Radnor Township
301 Iven Ave.
Wayne, Pa 19087

**RE: 427 East Lancaster Avenue
Radnor Township, Delaware County**

File No. 15-031

Dear Mr. Phillips,

For your use and for review at the March Planning Commission meeting, included are forty-eight (48) copies (Eight 24"x36" that are signed by the applicant and notarized, Ten additional 24"x36" and Thirty 11"x17") of revised Preliminary Plans and two (2) copies of revised Stormwater Management Calculations, Maneuverability Diagrams and a Traffic Impact Study as well as ten (10) thumb drives including pdf files of the documents noted above for the proposed residential development at the above reference site. Please note that the plans have been revised to address your letter dated January 25th, 2016 as follows:

I. Zoning

1. The plans have been revised to include the minimum lot size in the zoning chart as well as a note that this is an existing non-conformity as shown on sheet 1. It is noted that the applicant received a determination from the Township Zoning Officer that the Property is lawfully nonconforming to the minimum lot size area requirement and may be built upon and used for the proposed dwelling units without Zoning Hearing Board approval related to the minimum lot size requirements.
2. The Applicant will comply with the applicable building height requirements. It is noted that the plans have been revised to include preliminary grading and the average grade around the building as shown on sheet 1. These details will be further refined during the final land development and permitting processes.
3. The applicant will seek review from the Design Review Board at the appropriate time.
4. The plans have been revised to include General Note #10 stating that a Lighting Plan will be provided with the Final Land Development Plans in accordance with the applicable codes as shown on sheet 1.
5. The applicant obtained a determination from the Township Zoning Officer that any regulated steep slopes are exempt under Code 280-112.J. Even if the Property was not exempt, the slopes in question do not meet the definition of regulated steep slopes under the Zoning Ordinance.
6. The plans have been revised to include General Note #11 stating that the monument sign will be in accordance with the applicable codes as shown on sheet 1.

II. Subdivision and Land Development

1. The plans have been revised to include the acreage of the site as shown on sheet 1.
2. The plans have been revised to include additional information for the adjoining properties as shown on sheet 1 and within 500' as shown on sheet 3.
3. A Planning Module Exemption Waiver was included in the initial submission for approval by the Township.
4. The applicant has requested a water availability letter from AQUA Pennsylvania.
5. The plans have been revised to include General Note #15 stating that a Highway Occupancy Permit shall be obtained from PennDOT as shown on sheet 1.
6. The Applicant is investigating the right of way, but to be conservative, the plans have been revised to respect the 30' half right of way.
7. The plans have been revised to include 10' radiuses for the driveway as shown on sheet 1.
8. The plans have been revised to increase the garage entrance to 22' as shown on sheet 1.
9. The applicant does not believe this section is applicable to the interior parking garage and also notes that the garage parking is separated into 3 areas due to the location of the proposed lobbies, stairs, trash and utility rooms, etc.
10. Code 255-30 addresses the requirements for loading spaces when they required. Since a specifically sized loading space is not required by Code, the plans have been revised to remove the loading space designation as shown on sheet 1.
11. The plans have been revised to include the minimum lot size in the zoning chart as well as a note that this is an existing non-conformity as shown on sheet 1. See response 1 above under zoning compliance for further information.
12. As requested by Gilmore & Associates, Inc., the Township's traffic engineer in its initial review, the plans have been revised to show the existing wall to be removed. The plans have also been revised to note that the sidewalk shall be 4' wide as shown on sheet 1.
13. A Landscape Plan is included with this submission illustrating street trees.
14. As discussed at our January 28, 2016 meeting with you and Code Official/Fire Marshal Raymond Daly, improved maneuverability has been provided for in this plan revision. Numerous steps have been taken in this regard, including increasing radiuses at the driveway, providing a second means of egress for the underground garage and providing a front turn around area. Diagrams for the largest Radnor fire truck, a 30' single unit truck, garbage truck, paramedic truck and ambulance van are included with this submission. The intent of the plan is to provide areas for these vehicle both near the front and rear building entrances and to allow for the vehicles to turnaround using the area closest to the street. It is noted that pursuant to discussions with the Fire Marshal, Raymond Daly that firefighting would be expected to take place primarily from Lancaster Avenue, but nonetheless improved maneuverability has been provided.
15. A Landscape Plan is included with this submission illustrating buffer plantings.
16. The plans have been revised to include General Note #17 stating that the applicant will pay a fee in lieu of providing park and recreation land as shown on sheet 1.
17. The plans have been revised to include General Note #17 stating that the applicant will pay a fee in lieu of providing park and recreation land as shown on sheet 1.
18. Applicant assumes that Fire Marshal review on these items will be forthcoming, perhaps during later stages of the review and approval process such as final land development and/or permitting..

III. Stormwater

1. The Stormwater Management calculations have been revised to include recently obtained infiltration test results and the potential stormwater systems have been revised accordingly.
2. As noted, complete stormwater management calculations will be included with the Final Plans.
3. As noted, complete stormwater management calculations will be included with the Final Plans.
4. The plans have been revised to include an underground pipe system as shown on sheet 1 and to not include the stone storage volume as shown in the revised calculations.
5. As noted, complete stormwater management calculations will be included with the Final Plans.

IV. General

1. The plans have been revised to correct note #6 to indicate that the site is located within Zone X as shown on sheet 1.
2. The plans have been revised to include General Note #4 stating that the applicant proposes a wastecaddy or similar product be used to wheel the dumpsters out of the garage for pickup as shown on sheet 1.
3. The plans have been revised to include 10' radiuses for the driveway as shown on sheet 1.

The plans have also been revised to address comments in the Gilmore & Associates, Inc., the Township's traffic engineer, review letter dated January 20th, 2016 as follows:

1. SALDO

- i. Although Code 255-20.B(5) requires traffic studies for residential developments of at least 50 units, a Traffic Study is included with this submission. Given the small project scope and the low traffic volumes associated with the project, Applicant does not believe that PADOT will require a scoping application. Applicant's traffic engineer considered whether the Project would warrant auxiliary turn lane(s) and concluded that the Project does not warrant the addition of such lanes. Applicant will conduct PADOT for further feedback. It is noted that this Project represents in several instances, an improvement over existing conditions from a traffic standpoint. For example, two curb cuts serving the apartment/medical office use of the site are being reduced to one and improved radiuses for improved access are being provided.
- ii. The plans have been revised to include General Note #15 stating that a Highway Occupancy Permit shall be obtained from PennDOT as shown on sheet 1.
- iii. Comment for the Township, however the applicant does not agree with providing additional right of way at this time.
- iv. The plans have been revised to include 10' radii for the driveway as shown on sheet 1.
- v. The plans have been revised to remove the loading space label as shown on sheet 1 and maneuverability diagrams are included with this submission.
- vi. As recommended by Gilmore & Associates, Inc., the plans have been revised to show the existing wall to be removed. The plans have been revised to note that the sidewalk shall be 4' wide as shown on sheet 1.
- vii. The plans have been revised to include a note indicating that the sidewalk shall continue across the driveway at grade as shown on sheet 1.
- viii. The plans have been revised to include General Note #18 stating that walkway slopes shall not exceed 5% as shown on sheet 1.

- ix. Maneuverability Diagrams are included with this submission. Applicant does not own the adjoining properties and does not have the ability to provide for a cross easement over such property.

2. General Comments

- i. The plans have been revised to turn off text editing boxes. The Applicant is investigating the right of way, but to be conservative, the plans have been revised to respect the 30' half right of way.
- ii. The plans have been revised to include General Note #16 stating that accessible routes during construction shall be provided as required by PennDOT as shown on sheet 1.
- iii. The plans have been revised to correctly dimension the parking spaces as shown on sheet 1.
- iv. The plans have been revised to relocate the mechanical room doors so they will not be blocked by vehicles as shown on sheet 1.
- v. The plans have been revised to correct the DWL labels as shown on sheet 1.
- vi. The plans have been revised to include notes indicating that the sidewalks shall be ADA compliant as shown on sheet 1.
- vii. The plans have been revised to include a second garage access at the rear of the garage as shown on sheet 1. See comment ix above for additional information.

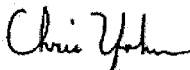
The plans have also been revised to address comments in the Raymond Daly memorandum dated January 26th, 2016 as follows:

- The plans have been revised to include a second garage access at the rear of the garage as shown on sheet 1.
- The plans have been revised to widen the driveway width from the Lancaster Avenue entrance to the garage entrance as shown on sheet 1.
- The plans have been revised to increase the garage entrance to 22' as shown on sheet 1.
- The plans have been revised to include 10' radiuses for the driveway as shown on sheet 1.
- The plans have been revised to include an additional building access at the rear of the building as shown on sheet 1.
- Maneuverability Diagrams for the largest Radnor fire truck, a 30' single unit truck, garbage truck, paramedic truck and ambulance vane are included with this submission. The intent of the plan is to provide areas for these vehicle both near the front and rear building entrances and to allow for the vehicles to turnaround using the area closest to the street.

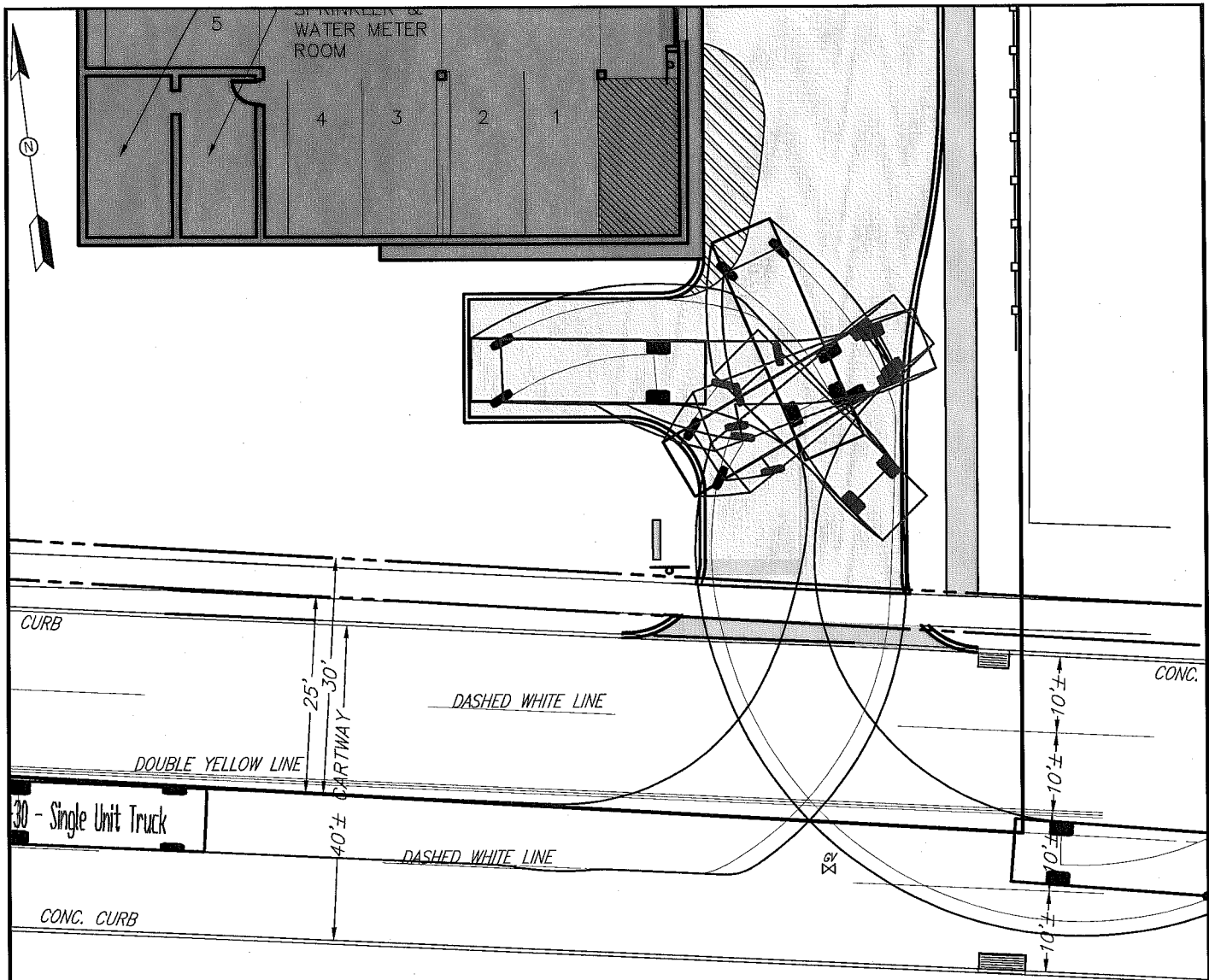
Please call with any questions or concerns or if you require any additional information.

Regards,

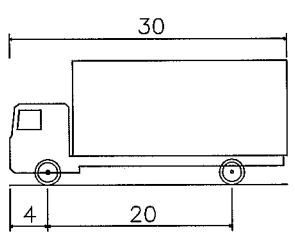
Yohn Engineering, LLC



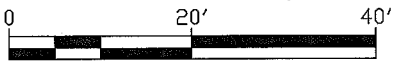
Christopher C. Yohn, P.E., CPESC
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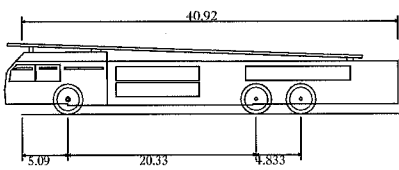
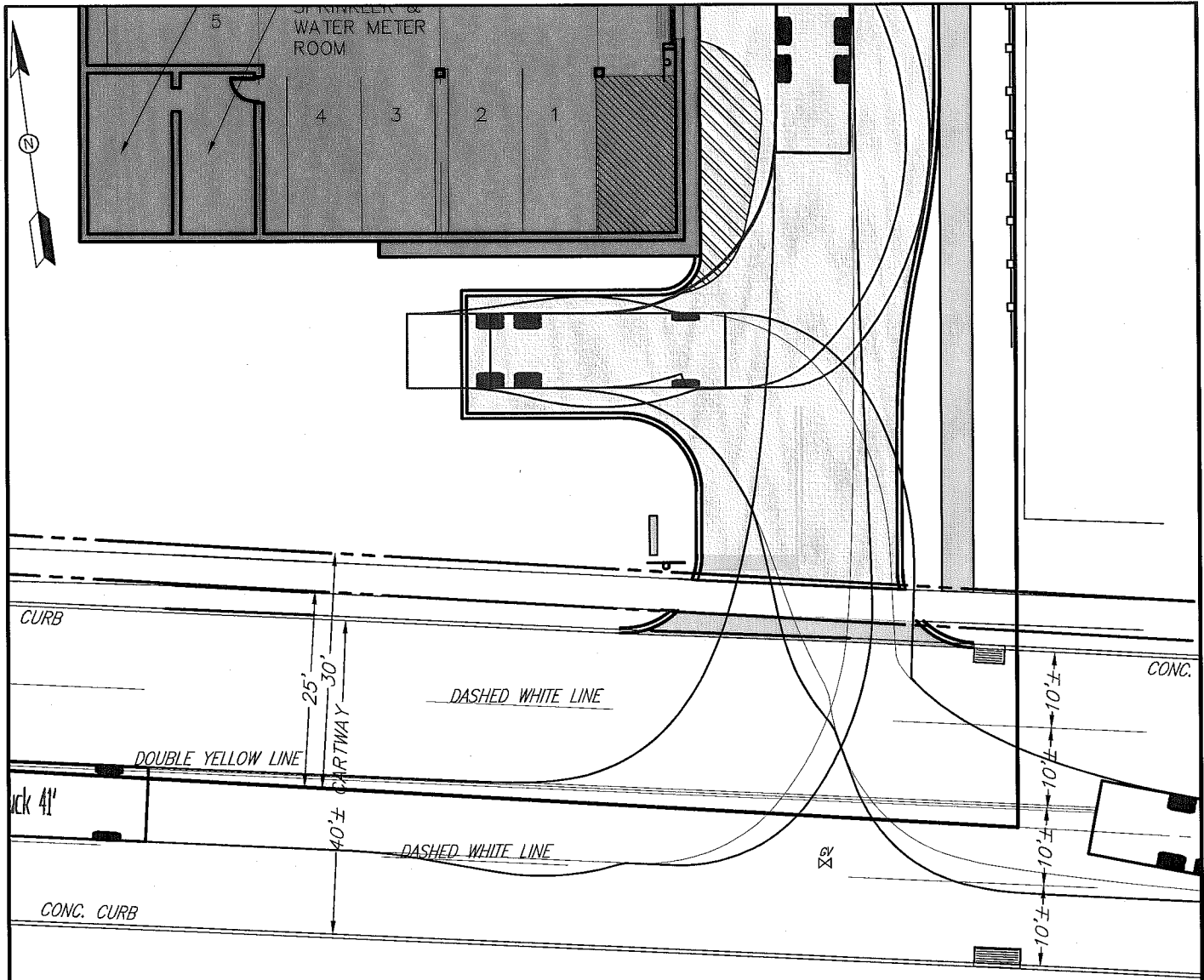
30 - Single Unit Truck



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

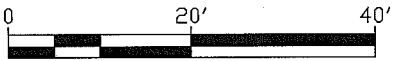


SHEET NAME: 30' TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA FEBRUARY 22, 2016 15-031
DATE: PROJECT NUMBER:	

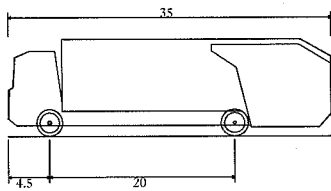
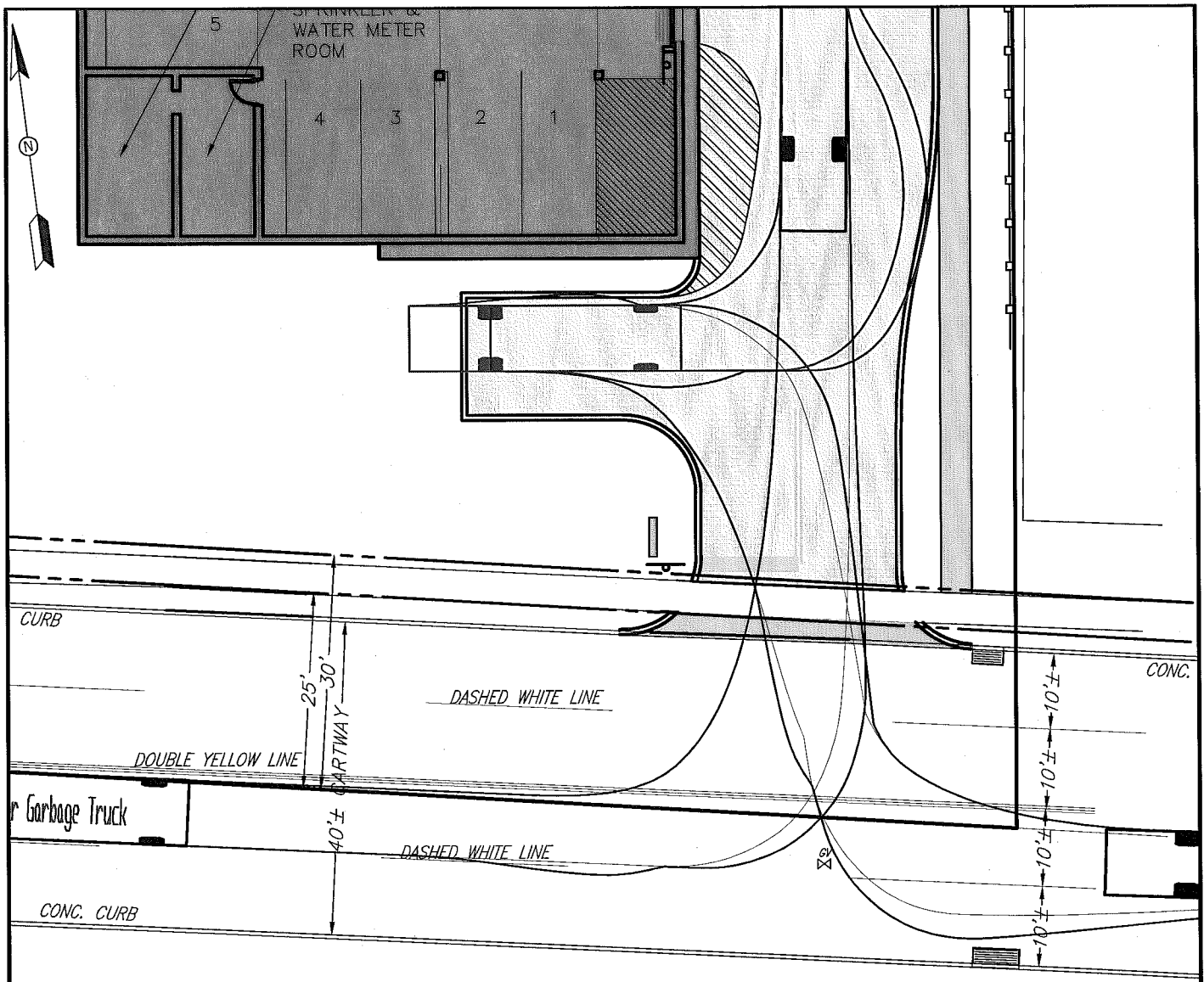


Radnor Fire Truck 41'

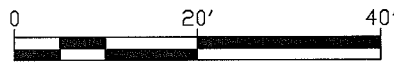
Overall Length	40.920ft
Overall Width	9.500ft
Overall Body Height	7.733ft
Min Body Ground Clearance	0.983ft
Track Width	9.500ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



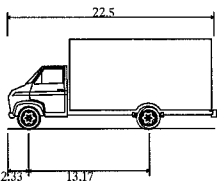
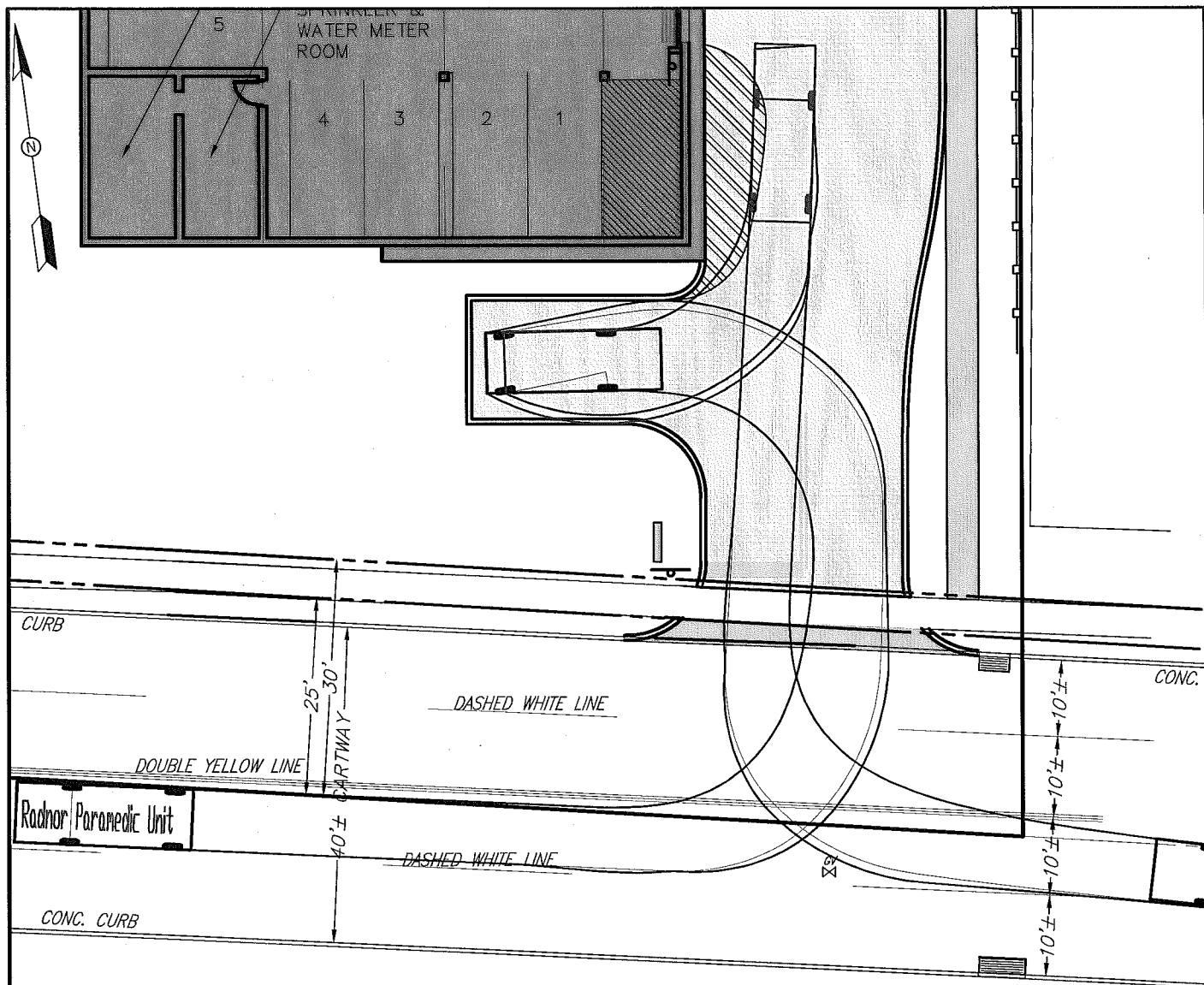
SHEET NAME: RADNOR FIRE TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA DATE: FEBRUARY 22, 2016 PROJECT NUMBER: 15-031



Radnor Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	33.330ft



SHEET NAME: RADNOR GARBAGE TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS: 427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY: RADNOR TOWNSHIP	COUNTY: DELAWARE COUNTY
PREPARED BY: YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA DATE: FEBRUARY 22, 2016 PROJECT NUMBER: 15-031



Radnor Paramedic Unit
 Overall Length 22.500ft
 Overall Width 7.670ft
 Overall Body Height 9.715ft
 Min Body Ground Clearance 0.438ft
 Track Width 7.670ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 30.830ft



SHEET NAME: **RADNOR PARAMEDIC TRUCK MANEUVERABILITY PLAN 1**

PROJECT ADDRESS: **427 EAST LANCASTER AVENUE, WAYNE, PA 19087**

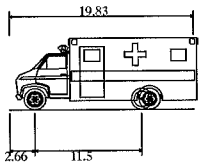
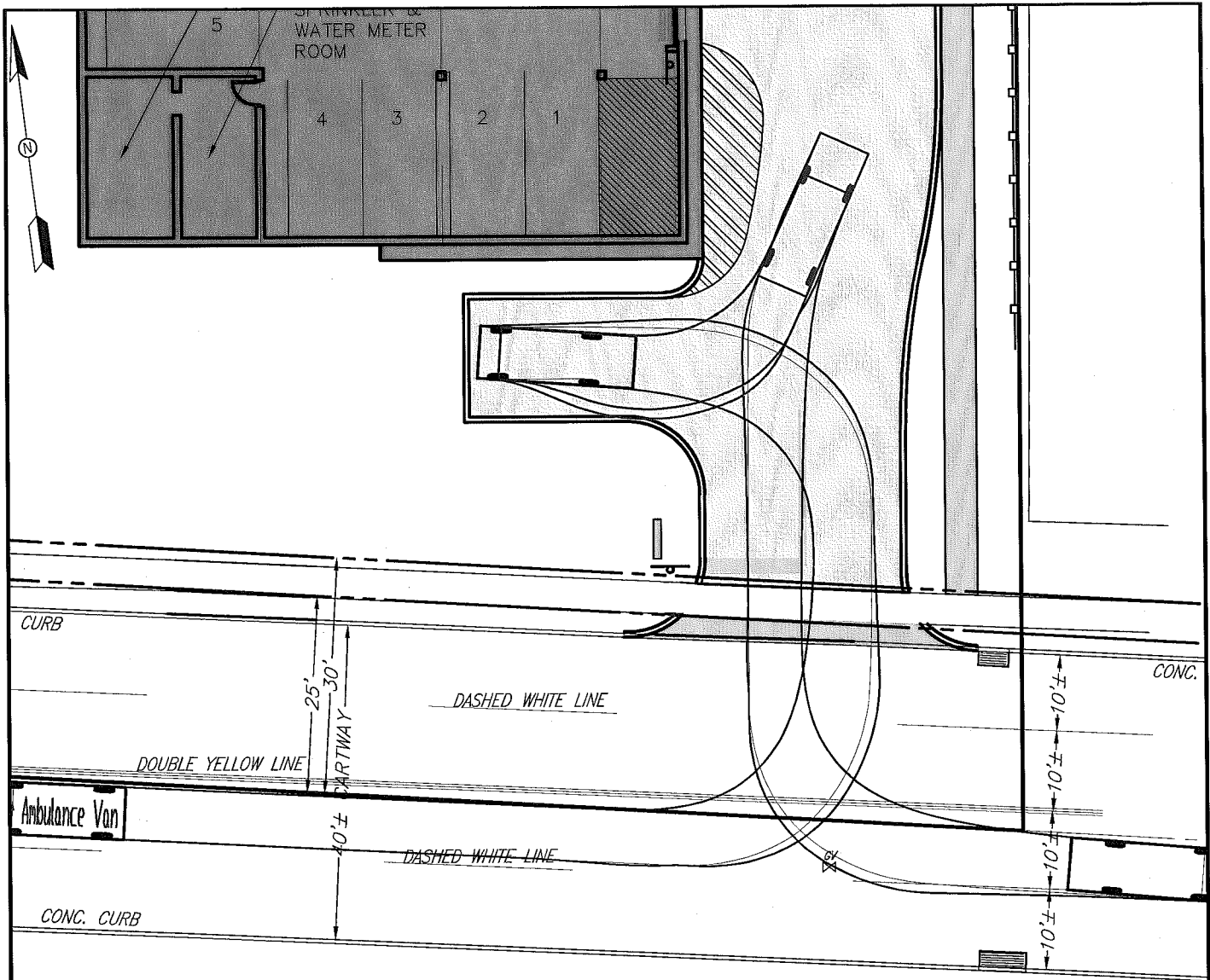
MUNICIPALITY: **RADNOR TOWNSHIP**

COUNTY: **DELAWARE COUNTY**

PREPARED BY: **YOHN ENGINEERING, LLC
 555 SECOND AVENUE, SUITE G-110
 COLLEGEVILLE, PA 19426
 610-489-4580
 WWW.YOHNENGINEERING.COM**

PREPARED FOR:
 DATE:
 PROJECT NUMBER:

**427 E LANCASTER, LLC
 44 PAPER MILL ROAD
 NEWTOWN SQUARE, PA
 FEBRUARY 22, 2016
 15-031**



Radnor Ambulance Van
 Overall Length 19.830ft
 Overall Width 6.670ft
 Overall Body Height 7.780ft
 Min Body Ground Clearance 0.523ft
 Track Width 6.670ft
 Lock-to-lock time 5.00s
 Wall to Wall Turning Radius 27.170ft



SHEET NAME:		RADNOR AMBULANCE VAN MANEUVERABILITY PLAN 1	
PROJECT ADDRESS:		427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY:	RADNOR TOWNSHIP	COUNTY:	DELAWARE COUNTY
PREPARED BY:	YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNENGINEERING.COM	PREPARED FOR:	427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA FEBRUARY 22, 2016 15-031
		DATE:	
		PROJECT NUMBER:	



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

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CHAIRMAN

COLLEEN P. MORRONE
VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

February 18, 2016

PLANNING COMMISSION

WILLIAM C. PAYNE
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

LINDA F. HILL
DIRECTOR

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Name of Dev't: 427 E. Lancaster Avenue
DCPD File No.: 34-7144-16
Developer: 427 Lancaster Ave., LLC
Location: North side of East Lancaster Avenue,
approx. 322' west of Chamounix Road
Recv'd in DCPD: January 21, 2016

Dear Mr. Zienkowski:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on February 18, 2016, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill
Director

LFH/pmg

cc: 427 Lancaster Ave., LLC
Yohn Engineering, LLC



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: February 18, 2016
File No.: 34-7144-16

PLAN TITLE: 427 E. Lancaster Avenue

DATE OF PLAN: December 31, 2015

OWNER OR AGENT: 427 Lancaster Ave., LLC

LOCATION: North side of East Lancaster Avenue,
approx. 322' west of Chamounix Road

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Preliminary Subdivision
Preliminary Land Development

ZONING DISTRICT: R-6

SUBDIVISION ORDINANCE: Local

PROPOSAL: Incorporate 2 lots totaling 1.24
acres into 1 lot
Develop 1.24 acres with a 22,325 sq.
ft. multifamily residential
building

UTILITIES: All Public

RECOMMENDATIONS: Proceed to the preparation of final
plans

STAFF REVIEW BY: Jessica Dunford



Date: February 18, 2016
File No.:34-7144-16

REMARKS:

PROPOSAL

The applicant proposes to consolidate two lots that total 1.24 acres, and to develop the consolidated lot with a 22,325 sq. ft. condominium building.

APPLICABLE ZONING

The site is located the R-6 district, with regulations established in Article VIIIA of the Radnor Township zoning code. A high density multifamily building is a permitted principal use in this district.

COMPLIANCE

The plan appears to comply with area and bulk regulations in this district.

ACCESS

The applicant should be alerted to concerns from the Township that access to underground parking for residents of the proposed building is too limited, with only one access for entry and egress. The space for service vehicles and emergency vehicles also appears to be limited.

HISTORIC AND ARCHEOLOGICAL SIGNIFICANCE

The proposed development is on a site that has a low potential for underground archaeological resources. The building to be demolished began as a home circa 1904. It has retained much of its exterior front facade, but has probably lost interior integrity during the years of a newer use.

Date: February 18, 2016
File No.:34-7144-16

REMARKS (continued):

STORMWATER MANAGEMENT

The municipal Engineer must verify the adequacy of all proposed stormwater management facilities.

SEWAGE FACILITIES

The developer should contact the Pennsylvania Department of Environmental Protection regarding any need for a revision to the municipality's Act 537 Sewage Facilities Plan.

RECORDING

Should this plan be approved, in accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

PLANNING COMMISSION

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THOMAS J. JUDGE
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KENNETH J. ZITARELLI
SECRETARY

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VICE CHAIRMAN

JOHN P. McBLAIN
DAVID J. WHITE
MICHAEL F. CULP

February 1, 2016

Mr. Robert A. Zienkowski
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: Title: 427 E. Lancaster Avenue
Applicant(s): 427 Lancaster Ave., LLC
File Number: 34-7144-16
Meeting Date: 02/18/2016
Municipality: Radnor Township
Location: North side of East Lancaster Avenue, approx.
322' west of Chamounix Road
Received: 01/21/2016

Dear Mr. Zienkowski,

This is to acknowledge receipt of the above referenced application for review and report. The Commission has tentatively scheduled consideration of the application for its public meeting on the date shown above at 4:00 p.m. in the Government Center Building, (Room 100), Court House Complex, Media, PA. Attendance is not required but is welcomed. If you have any questions concerning this matter, please contact Jessica Dunford at (610) 891-5223.

NOTE: In order to avoid processing delays, the DCPD file number shown above MUST be provided in any transactions with the county regarding this or future applications related to this location.

Very truly yours,

Linda F. Hill
Linda F. Hill
Director

LFH/JGD

cc: 427 Lancaster Ave., LLC
Yohn Engineering, LLC

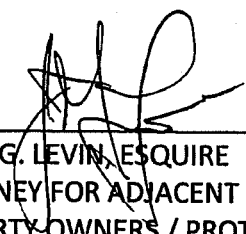


IN RE:	:	PLANNING COMMISSION
	:	OF RADNOR TOWNSHIP
427 E. LANCASTER, LLC, APPLICANT/	:	
EQUITABLE OWNER AND	:	
WALKER FAMILY PROPERTIES, LLP, RECORD OWNER	:	
CONDOMINIUM PLAN FOR	:	NO. 2015 - D - 11
427 E. LANCASTER AVENUE	:	
RADNOR TOWNSHIP, PA 19087	:	

PRAECIPE FOR ENTRY OF APPEARANCE

TO THE HONORABLE PLANNING COMMISSION OF RADNOR TOWNSHIP:

Kindly enter my appearance on behalf of adjacent property owners / Protestants,
Aberwyck Apartments and The Crestwood Apartments, as well as Protestant Wessex House
Apartments, in the above captioned matter.



JAMES G. LEVIN, ESQUIRE
ATTORNEY FOR ADJACENT
PROPERTY OWNERS / PROTESTANTS
ATTORNEY I.D. #49207
P.O. BOX 196
WAYNE, PA 19087-0196
610.971.0920

IN RE:	:	PLANNING COMMISSION
	:	OF RADNOR TOWNSHIP
427 E. LANCASTER, LLC, APPLICANT/ EQUITABLE OWNER AND WALKER FAMILY PROPERTIES, LLP, RECORD OWNER CONDOMINIUM PLAN FOR 427 E. LANCASTER AVENUE RADNOR TOWNSHIP, PA 19087	: : : : : : :	NO. 2015 – D -11

STATEMENT IN OPPOSITION

Aberwyck Apartments, The Crestwood Apartments and Wessex House Apartments by and through James G. Levin, Esquire, protest the proposed use by Applicant, for property located at 427 E. Lancaster Avenue, Radnor Township, Pennsylvania 19087 in the instant matter and in support thereof, sets forth as follows:

Aberwyck Apartments, 435 E. Lancaster Avenue, St. Davids, PA 19087 and The Crestwood Apartments, 421 E. Lancaster Avenue, St. Davids, PA 19087, (hereinafter, "Aberwyck" and/or "Crestwood"), are both adjacent to the property that is the subject of the instant appeal. Wessex House Apartments, 505 E. Lancaster Avenue, St. Davids, PA 19087 (hereinafter, "Wessex") is located across Chamounix Road from Aberwyck and is within the notice area for the subject Application. Aberwyck, Crestwood and Wessex, (collectively, "Protestants") are all "aggrieved parties" pursuant to the Municipalities Planning Code.

Protestants incorporate by reference all of the engineering comments in this matter promulgated by Gannett Fleming, Inc. and Gilmore & Associates, Inc. and other comments of record as though fully set forth herein at length.

Applicant's property is zoned, **R-6 Residence District**, a zoning classification that Applicant's predecessor specifically agreed to, when it was adopted in 2004.

The **R-6 Residence District at Radnor Township Zoning Ordinance Section 280-36.1**, states as its purpose to provide for "...multiple dwellings when located close to a public mass transit opportunity..." .

Among other requirements for development or redevelopment in the **R-6 Residence District**, is the condition that the project:

" Shall have a minimum lot size of not less than two acres." **Section 280-36.1.F.**

According to records, Applicant's combined lot size is only 1.17 acres, which is obviously not in compliance with the parameters of the R-6 Residence District. As such, redevelopment of the property is prohibited under the current zoning classification.

The current uses at the Applicant's property are apartments and medical offices. The medical office is a nonconforming use.

Applicant should not be permitted to redevelop the subject property as planned since the lot size does not conform with the 2 acre requirement of the ordinance. Applicant is limited to the current use since the prior owner agreed to the zoning change to R-6.

In addition to the many other reasons not to grant Applicant's Plan Application, there are the very real and insidious problems of increased traffic, noise, light pollution and storm water runoff that would negatively impact the neighbors and residents of the adjacent properties.

Since Record Owner acquired the subject property, the larger number of doctors, staff, supply trucks and patients have already resulted in parking issues that have spilled over into the adjacent properties.

In the event that the Planning Commission is inclined to approve the subject Application, Protestants insist on walls or fencing along the common property lines inset far enough to provide appropriate landscaping in order to protect Protestants properties from parking and congestion issues created by Applicant.

Applicant's proposed truck loading and vehicular circulation are wholly inadequate and clearly violative of Radnor Zoning Code Section 280-104 "Off-street loading."

Delivery, emergency, trash disposal and moving vehicles are all subjects of concern.

Steep slope areas have been delineated on the subject property. According to Radnor Zoning Code Section 280-112 "Slope controls", in subsection "D.", uses are severely limited in those areas and are primarily reserved for natural or agricultural uses, but certainly not for the proposed use.

The Township spent in excess of \$2,000,000 acquiring and developing the park across the street from the subject property in order to create a "greenway" travel area as a gateway to downtown Wayne. This is the opposite goal of building a looming four story building.

The building height and dimensional length are far too large for the property size, shape and location.

Radnor Township has imposed a Storm Water Fee in order to attempt to mitigate the voluminous problems of increased storm water runoff. Additional density such as Applicant's proposal adds to the problem since the water must go somewhere and the neighbors across the street already live in a high water table location.

Protestants reserve the right to comment further as Applicant's Plan evolves as as may become necessary or expedient.

Applicant has clearly not met their burden. The property may still be used in a reasonable, meaningful manner, as is.

WHEREFORE, Protestants, Aberwyck Apartments, The Crestwood Apartments and Wessex House Apartments respectfully request denial of Applicant's Preliminary Plan Application.



JAMES G. LEVIN, ESQUIRE
ATTORNEY FOR PROTESTANTS
ATTORNEY ID #49207
P.O. BOX 196
WAYNE, PA 19087-0196
610.971.0920



Gannett Fleming

100 Years

of Excellence Delivered As Promised

Date: January 25, 2016

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: 427 E. Lancaster Avenue
427 E. Lancaster, LLC – Applicant

Date Accepted: February 1, 2016

90 Day Review: May 1, 2016

Gannett Fleming, Inc. has completed a review of the 427 E Lancaster Ave. Preliminary Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant is proposing to demolish the existing buildings on the site and erect a multifamily residential building consisting of 22 units with parking located underneath the building. The project is located within the R6 Zoning District. The project is combining two parcels (.79 acres and .45 acres) into one parcel that will total 1.24 acres.

Plans Prepared By: Yohn Engineering, LLC
Dated: 12/31/2015

The applicant has indicated in the Subdivision and Land Development Application that the following is not in conformance with the Zoning Ordinance:

- §280.36.1.F – The minimum lot size of 2 acres is required in the R-6 District. The property has a tract area of 1.24 acres (.79 acres and .45 acres)

A variance must be requested for this because the combined parcels do not meet the minimum lot size of 2 acres.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com

I. Zoning

1. §280-36.1.F – Any development or redevelopment based on TOD shall have a minimum lot size of not less than two acres. The project proposed a combined lot size of 1.24 acres. The applicant must request a variance for this condition.
2. §280-36.3.F – A building or structure shall not exceed four stories and shall not exceed 40 feet in height. The applicant has indicated on the plans that the building height is proposed to be 39.4 feet. The applicant must clearly indicate how the height of the building on sheet A-4 was calculated to be 39.4 feet. Building height must be measured as the vertical distance from the average grade to the top of the highest roof beams of a flat roof or to the mean level of a sloped roof, provided that chimneys and spires shall not be included measuring the height. Elevator, stair and equipment penthouses, tanks and air-conditioning towers shall not be included. The height shall be measured from finished grade, but such measurement shall not be made from a point higher than eight feet above original grade.
3. §280-36.3.G – The greatest dimension on length or depth of a building shall not exceed 160 feet, except when such building contains visibly offset architectural features, subject to approval by the Design Review Board, at an angle of approximately 90°. Approval from the Design Review Board must be obtained.
4. §280-105.E – All outside lighting, including sign lighting shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with some type of glare shielding device approved by the Township Engineer. The height of any luminary shall not exceed 25 feet.
5. §280-112.C – Areas of a tract containing slopes steeper than 14% must be outlined on the plans. The applicant has indicates areas of 14%-20% and areas 20% and steeper on the plans. The applicant has indicated that the areas of steep slopes as shown on the plans do not meet the Township definition of steep slopes. Clarification must be provided by the applicant.
6. §280-121.C – Any signs that will be provided for this project must be in conformance with this section.

II. Subdivision and Land Development

1. §255-20.B(e)[5]i – The total acreage of the site must be provided on the plans.

2. §255-20.B(1)(n) – Existing buildings and their respective uses, and driveway on the adjacent peripheral strip; sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across the street), must be shown on the plans.
3. §255-20.B(6)(a)– A letter indicating the availability of public sanitary sewer facilities from the appropriate utility must be provided.
4. §255-20.B(6)(b)– A letter indicating the availability of central water supply from the appropriate utility must be provided.
5. §255-27.A(8) – Any applicant who encroaches within the legal right of way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation.
6. §255-27.C(1) – The existing right of way and cartway for Lancaster Avenue must be clearly indicated on the plans.
7. §255-27.H(6) – The minimum curb radii at street intersection shall be 25 feet for local streets, 30 feet for collectors, 25 feet for arterials, and 10 feet for driveways. The proposed curb radii for the driveway must be shown on the plans. The applicant should consider providing a greater curb radii to provide access for emergency vehicles.
8. §255-29.A(1) – The minimum width of a two way parking aisle is 22 feet. It appears that the entrance to the parking area under the building is only 19 feet wide.
9. §255-29.A(7) – No one area for off-street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten-foot-wide planting strips and concrete curbs.
10. §255-30.A – Each off street loading spaces shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The applicant has provided an off street loading space on the plans. The space must be dimension on the plan. Also the applicant must indicate adequate maneuvering area.
11. §255-34.A – Lot dimensions and areas shall not be less than specified by Chapter 280, Zoning. The applicant has indicated that the lot area is less than specified in Chapter 280.
12. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The applicant must clearly indicate on the plan the width of the existing sidewalk.
13. §255-38 – Within any land development or major subdivision, street trees shall be placed along all streets where suitable street trees do not exists. The applicant must indicate the location of all proposed street trees on the plans.



14. §255-40.C(2) – Access and circulation for fire-fighting and their emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. The applicant must indicate how these items will be addressed.
15. §255-42.A – Buffer screens are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The extent of the screening required shall be determined by the type of use proposed and the adjacent uses or streets surrounding the proposed development. The applicant must indicate on the plans the adjacent uses surrounding the proposed development so that the type of buffer screen required can be determined.
16. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four (4) or more lots and/or dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee-in-lieu of \$3,307.00 per dwelling unit (existing or proposed).
17. §255-43.1.E – Where the Township determines that the dedication of the land required for recreation purposes is not feasible under the criteria set forth in this Section, and upon agreement with the applicant or developer, the applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township.
18. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

III. Stormwater

1. §245-22.1 – We note that no infiltration testing results have been provided at this time. This has been indicated in the Stormwater Management Narrative. Infiltration testing results must be submitted and supporting calculations/documentation must be provided demonstrating that the required volume can be infiltration into the ground in 96 hours or less.
2. Volume management requirements must be met and calculations submitted demonstrating that the requirements are being met as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process (see comment #5, this section).



3. §245-25 – At this time no stormwater peak rate control requirement calculations have been submitted. Calculations demonstrating that the requirements are being met must be submitted as part of the Final Plan submission. Final approval of the stormwater management plan will be required as part of the Grading Permit process (see comment #5, this section)
4. §245-27.J – Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). We note that the applicant is proposing to address stormwater management onsite utilizing an underground stonebed system. This is not permitted. The applicant must provide an alternative way to handle stormwater management onsite.
5. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

IV General

1. Note 6 on sheet 1 of 3 indicate that this project by graphic plotting only is located in the Flood Hazard Area. The applicant must confirm that this is accurate.
2. The applicant must indicate how the trash removal service will access the trash rooms under the building.
3. The applicant should consider providing a larger radius along the entrance way on Lancaster Avenue to allow emergency vehicles more adequate access to the site.

We recommend that consideration of preliminary approval not be given until such time as the outstanding zoning issue is adequately addressed and the plans are revised to reflect the above comments.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.
Senior Project Manager





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 20, 2016

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E. PTOE
G&A Transportation Services Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager

Damon Drummond P.E., PTOE
G&A Senior Transportation Engineer

Reference: 427 E. Lancaster Avenue (TMP 36-13-384)
Radnor Township, Delaware County
Preliminary Land Development Review
G&A# 16-01107

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development Plan for the 22 unit multi-family residential development at 427 E. Lancaster Avenue. The applicant proposes to construct a 22 unit condominium development with fifty (50) off-street parking spaces situated on a 1.24 acre parcel located in the R-6 Zoning District. In addition, the applicant proposes to remove the existing five unit apartment building and the Radnor Family Practice/Wayne Dental Associates building located on the lot.

We offer the following for Radnor Township's consideration:

I. REVIEWED MATERIALS

1. Preliminary Land Development Plans for 427 E. Lancaster Avenue dated December 31, 2015, prepared for 427 E. Lancaster, LLC, prepared by Yohn Engineering, LLC (4 sheets).
2. Subdivision and Land Development Application Form.
3. Delaware County Planning Commission Application for Act 247 Review.

II. PRELIMINARY LAND DEVELOPMENT PLAN REVIEW COMMENTS

The applicant has noted on the completed Subdivision and Land Development Application Form no waivers are required for this application.

1. SALDO

The applicant is required to revise the preliminary plans to address non-compliance or request a waiver from each of the identified ordinances:

- i. §255-20.B(5)(c)[2]: We recommend the Township request a limited transportation impact analysis in coordination with the analysis that will likely be required from PennDOT for the highway occupancy permit application for access to Lancaster Avenue (S.R. 30). The study shall include the investigation of an auxiliary left turn lane into the proposed driveway access during the PM and Saturday peak hours. The applicant shall submit a Transportation/Highway Occupancy Permit Scoping Application to both PennDOT and the Township to determine the scope of work required for the TIA.
- ii. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, in order to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an “Engineering Firm” on the permit application within the PennDOT ePermitting System.
- iii. §255-27.C(2) – We recommend the Township consider requiring the applicant provide a 40’ half-width right-of-way along the Lancaster Avenue (S.R. 30) arterial frontage. Given the 2014 average daily traffic (ADT) volumes on Lancaster Avenue exceed 22,000 along with the number of existing curb cuts and intersections along Lancaster Avenue, the eventual construction of a center turn lane may be necessary to improve safety and reduce delays along the corridor.
- iv. §255-27.H(6) – Revise the plans to identify the curb radii for the driveway access to Lancaster Avenue (S.R. 30).
- v. §255-30.A and E. or §255-40.C.(2) The applicant shall identify the purpose of the proposed loading space and shall also provide the proper turn around area. If the area is correctly identified as a loading space; off-street loading facilities shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space, and located entirely on the lot being served. If the area will be utilized for trash receptacle will be located in the loading space, the labeling must be revised and truck turning templates must be provided to demonstrate sanitation trucks can adequately maneuver within the provided pavement.
- vi. §255-37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The plans should be updated to include the proposed width of the sidewalk. We recommend eliminating the stone wall, constructing a 4’ sidewalk and installing a minimum 6” curb reveal along the frontage on Lancaster Avenue (S.R. 30) to improve pedestrian safety. The applicant should discuss this improvement with PennDOT and the Township at the HOP scoping meeting.

- vii. §255-37.F – The grades and paving of sidewalks and pedestrian paths shall be continuous across driveways.
- viii. §255-37.H – Sidewalks and pedestrian paths shall not exceed a seven percent (7%) grade. The property appears to have a steep grade at the driveway entrance and should be identified on the plans. Steps and ramps shall be constructed to maintain the maximum grades, where necessary. Where sidewalk grades exceed 5%, a nonslip surface texture shall be used.
- ix. §255-40.C.(2) – The applicant shall demonstrate adequate access and circulation for fire-fighting and other emergency equipment; a secondary emergency access should be considered to the rear of the property by obtaining a cross easement through the eastern adjacent parcel.

2. General Comments:

- i. Plan Presentation:
 - a. To improve plan legibility; turn off text editing boxes.
 - b. Eliminate duplicate right-of-way lines; verify the legal right-of-way along Lancaster Avenue
- ii. During construction, Pedestrian accessible routes must be maintained or temporary facilities provided for all existing pedestrian routes along Lancaster Avenue (S.R. 30).
- iii. Verify the parking stall widths are 10 feet as noted on the plans; revise as needed.
- iv. It appears that parked vehicles may block the mechanical rooms; building code reviewers should review the plan to verify adequate access is available to mechanical rooms when parked vehicles are present.
- v. The plans should be revised to correctly label the line identified as "DWL".
- vi. We recommend the applicant provide an ADA compliant crosswalk from the walkway along the driveway to both lobby entrances.
- vii. The applicant should consider constructing a driveway access north of the site through a cross easement, to provide motorists immediate access to the traffic signal at Chamounix Road and Lancaster Avenue. If this is infeasible, an emergency access to the rear of the site should be provided.



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 427 E. LANCASTER AVENUE
DATE: JANUARY 26, 2016
CC: MR. PHILLIPS

Mr. Norcini

Comments from the Fire and Emergency side of the table would be to make the driveway entrance on the west side, have larger swings to enter the drive way. The driveway could be made the same width of the building to allow Emergency access off Lancaster.

The last request is to continue the driveway in front of the building to continue the entire length of the building, again for better Emergency access.

From the building perspective I have concerns with only one entrance/exit to the underground parking area. Emergency access could be cut off if there was an issue at the entrance. Another issue is the trash dumpster area and how would someone get the trash to the only garage door without blocking the driveway, another reason to widen the entrance to the building.

Thank you for the opportunity to make comments.

Respectfully,

Raymond Daly

JAMES C. HIGGINS
President

LUCAS A. CLARK
Vice President

ELAINE P. SCHAEFER

DONALD E. CURLEY

JOHN NAGLE

RICHARD F. BOOKER

PHILIP AHR



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 970-0450
www.radnor.com

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

January 14, 2016

Scott Brehman
427 E. Lancaster, LLC
44 Paper Mill Road
Newtown Square, PA 19073

**RE: Land Development Application #2015-D-11-Preliminary
427 E. Lancaster Avenue**

Dear Mr. Brehman:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your preliminary plan application to demolish the two existing buildings and erect a multifamily residential building consisting of 22 units. Therefore, I have accepted the application for preliminary plan for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. These plans will be reviewed by the Planning Commission at their meeting on **Monday, February 1, 2016**. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Phillips", written over a circular scribble.

Roger Phillips, P.E.
Township Engineer

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

December 31, 2015

VIA HAND DELIVERY

Roger Phillips, P.E.
Radnor Township Engineer
301 Iven Avenue
Wayne, PA 19087

RE: 427 E. Lancaster Avenue - Preliminary Land Development Application
Our Reference No.: 13476-5

Dear Roger:

I represent 427 E. Lancaster, LLC (“**Applicant**”) equitable owner of the property located at 427 E. Lancaster Avenue in Wayne, Pennsylvania (“**Property**”). The Property is currently improved with two buildings and related improvements. Applicant proposes redevelopment of the Property with a 22-unit multiple-family dwelling (“**Project**”).

I. SUBMISSION.

Along with this letter, I am filing the following:

1. A signed Subdivision and Land Development Application;
2. Eighteen (18) copies of Preliminary Land Development Plans for the Property consisting of three (3) sheets prepared by Yohn Engineering, LLC dated December 30, 2015, consisting of the following sheets:
 - (a) Sheet 01: Illustrative Site Plan
 - (b) Sheet 02: Existing Conditions/Demolition Plan
 - (c) Sheet 03: Vicinity Plan

Ten (10) of these copies are 24” x 36” folded and stapled, of which eight are signed by the Applicant and notarized;

3. Thirty (30) copies of the Preliminary Land Developments Plans at 11" x 17" in size;
4. A completed Delaware County Planning Commission application form;
5. A Planning Module Exemption form;
6. A redacted Agreement of Sale for the Property establishing Applicant's equitable interest in the Property;
7. A title report for the Property;
8. A draft copy of the Declaration of Condominium for the Property;
9. Ten (10) thumb drives containing all of the above-referenced submission materials;
10. Three (3) checks as follows:
 - a. \$12,500.00 payable to Radnor Township for the Preliminary Land Development application fee;
 - b. \$10,000.00 payable to Radnor Township to establish the Professional Escrow Account for review of the Preliminary Land Development application; and
 - c. \$370.00 payable to the Treasurer of Delaware County for the Delaware County Planning Commission review.

II. PROJECT NARRATIVE.

Please allow this letter to provide a brief project narrative.

A. Background.

By virtue of the aforementioned Agreement of Sale, Applicant is the equitable owner of the Property. Pursuant to the Radnor Township Code ("**Code**") and Zoning Map, the Property is located in the R-6 Residence District ("**R-6 District**"), which specifically permits the multiple-family dwelling use. *Code § 280-36.2*. The Property fronts on East Lancaster Avenue/U.S. Route 30, and is located in close proximity to SEPTA bus and rail transportation, including the St David's train station. The bordering properties are also located in the R-6 District.

B. **Proposed Redevelopment.**

Applicant proposes a four-story, 22-unit multiple-family dwelling to be served by fifty (50) off-street automobile parking spaces. The Project is permitted as a use by-right in the R-6 District under Code § 280-36.2.A. The Project has been designed to comply with other applicable Code provisions.

III. **REVIEW.**

Please submit the Preliminary Land Development Plans and supplemental information to the Delaware County Planning Commission and appropriate Township staff, consultants and bodies for review, and public meetings. Please provide us with copies of all reviews, correspondence, notices and other documentation relating to this Project. Please contact us immediately if you have any questions or require any further information to process this application.

Sincerely,



George W. Broseman

Enclosures

cc: Christopher Yohn, P.E.
427 E. Lancaster Ave, LLC
Jeffrey Martin, R.A.
Lisa Thomas, R.L.A.
Nicholas Caniglia, Esq.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name 427 E. Lancaster, LLC E-mail sbrehman@aol.com

Address 44 Paper Mill Road, Newtown Square, PA 19073 Phone 610-639-5304

Name of Development _____

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Yohn Engineering, LLC Phone 610-489-4580

Address 555 Second Avenue, Suite G-110, Collegeville, PA 19041

Contact Chris Yohn E-mail chris@yohnengineering.com

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R-6

Tax Map # 36 / 13 / 384

Tax Folio # 36 / 02 / 01219 / 00

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

The Property is currently improved with two buildings and related improvements, including a garage, driveway, and parking areas.

Applicant proposes to demolish the existing buildings and erect a multifamily residential building consisting of 22 units, with parking located underneath of the building.

Total Site Area	<u>1.24</u>	Acres
Size of All Existing Buildings	<u>7,304</u>	Square Feet
Size of All Proposed Buildings	<u>22,325</u>	Square Feet
Size of Buildings to be Demolished	<u>7,304</u>	Square Feet

427 E. Lancaster, LLC
Print Developer's Name

A. Scott Brechner
Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting Feb 1, 2016

Local Governing Body Regular Meeting Feb 22, 2016

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Roger A. Phillips, PE, Township Engineer
Print Name and Title of Designated Municipal Official

610-650-8101

Phone Number

[Signature]
Official's Signature

1-12-16
Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 427 E. Lancaster Avenue, Wayne, PA 19087

Zoning District R-6

Application No. _____
(Twp. Use)

Fee \$12,500.00

Ward No. 1

Is property in HARB District No _____

Applicant: (Choose one) Owner _____

Equitable Owner X

Name 427 E. Lancaster, LLC c/o D. Scott Brehman

Address 44 Paper Mill Road, Newtown Square, PA 19073

Telephone 610-639-5304 Fax _____ Cell _____

Email sbrehman@aol.com

Designer: (Choose one) Engineer X

Surveyor _____

Name Yohn Engineering, LLC

Address 555 Second Avenue, Suite G-110, Collegeville, PA 19426

Telephone 610-489-4580 Fax _____

Email chris@yohnengineering.com

Area of property 1.24 acres

Area of disturbance 1.1 acres

Number of proposed buildings 1

Proposed use of property Multifamily Residential

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

No.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

The Property is nonconforming as to lot size. Section 280.36.1.F requires a minimum lot size of two (2) acres in the R-6 District; the Property has a tract area of 1.24 (+/-) acres and lot area of 1.16 (+/-) acres.

Individual/Corporation/Partnership Name

427 E. Lancaster, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature D. Scott Brehman

Print Name D. SCOTT BREHMAN

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
F) 610 971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 427 E. Lancaster Avenue, Wayne, PA 19087

Zoning District R-6

Application No. _____
(Twp. Use)

Fee \$12,500.00

Ward No. 1

Is property in HARB District No. _____

Applicant: (Choose one) Owner _____

Equitable Owner X

Name 427 E. Lancaster, LLC c/o D. Scott Brehman

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Individual/Corporation/Partnership Name

427 E. Lancaster, LLC

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Signature _____

Print Name _____

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

**ORDINANCE 2016-03
RADNOR TOWNSHIP, PA**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, ADOPTING A CAPITAL BUDGET
FOR THE TOWNSHIP STORMWATER FUND**

WHEREAS, the 2016 Capital Plan, adopted by the Board of Commissioners on December 14, 2015 as part of Ordinance 2015-20, did not include a capital budget for the Stormwater Fund (#04) to allow the Stormwater Management Advisory Committee time to review and make their recommended plan; and

WHEREAS, the Stormwater Management Advisory Committee has submitted a capital plan to be incorporated into the Township-Wide Capital Plan; and

WHEREAS, The Board of Commissioners at their March 14, 2015 Board Meeting passed a motion to include \$180,000 in appropriations for the North Wayne stormwater basin repair; and

WHEREAS, The Board of Commissioners now would like to incorporate Exhibit A into the Township's Five-Year Capital Plan.

NOW, THEREFORE, be it hereby ***ENACTED*** and ***ORDAINED*** as follows:

That the amendments identified in Exhibit A attached hereto are incorporated into the Township's 2016 Capital Plan and Appropriation Budget for the Stormwater Fund #04.

EFFECTIVE DATE: This ordinance shall take effect in accordance with the Radnor Home Rule Charter

REPEALER: That any Ordinances, or parts of Ordinances, conflicting with this Ordinance is hereby repealed to the extent of such inconsistency.

SEVERABILITY: If any sentence, clause, section or part of this Resolution is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Radnor Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ENACTED and ***ORDAINED*** this eleventh day of April, 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title: President

ATTEST: _____
Name: Robert A. Zienkowski
Title: Township Manager / Secretary

Projected Radnor Township Stormwater Budget 2016-2020

Prepared by: PRB. Mods by JJS

Date: 12/29/15

Modified by: BMW | Board of Commissioners

Date: 03/14/2016

= Target % of SW funding (year-to-year).

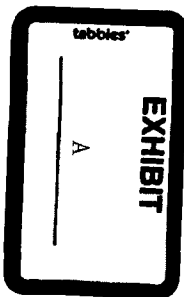
= Differing from target % of SW funding

YEAR (actual \$ and %)	2015\$	2015%	2016\$	2016%	2017\$	2017%	2018\$	2018%	2019\$	2019%	2020\$	2020%
PLANNED REVENUES												
Stormwater Fee Revenue	\$1,010,500		\$1,010,500		\$1,110,500		\$1,010,500		\$1,010,500		\$1,010,500	
Previous Year Balance	\$1,615,853		\$2,267,442		\$986,450		\$581,480		\$458,515		\$458,515	

PLANNED EXPENDITURES												
Repair/Maintenance/MS4	\$212,228	21.0%	\$560,127	55%	\$185,470	17%	\$202,100	20%	\$202,100	20%	\$202,100	20%
Culvert assessments (5)			\$41,500									
Marlbridge Rd replace + inspect			\$244,000									
Marlborough Rd pipe purchase			\$14,627									
Mill Rd culvert - GF			\$160,000									
Televised inspection			\$100,000		\$50,000		\$50,000		\$50,000		\$50,000	
Total committed R/M/MS4 \$\$			\$560,127		\$50,000		\$50,000		\$50,000		\$50,000	
Unused R/M/MS4 \$\$			\$0		\$135,470		\$152,100		\$152,100		\$152,100	
Capital Improvements	\$60,000	5.9%	\$1,600,000	158%	\$1,200,000	108%	\$800,000	79%	\$677,035	67%	\$677,035	67%
N. Wayne Field Basin Repair			\$180,000									
North Wayne Station			\$30,000		\$100,000							
Middle School Connection			\$150,000									
Banbury Francis Way			\$607,000		\$600,000							
Township-wide assessment			\$275,000									
Total committed Capital \$\$			\$1,242,000		\$700,000		\$0		\$0		\$0	
Unused Capital \$\$			\$358,000		\$500,000		\$800,000		\$677,035		\$677,035	
Admin/ General SW Engineering	\$84,683	8.4%	\$80,840	8%	\$80,000	8%	\$80,840	8%	\$80,840	8%	\$80,840	8%
Rebate/Credit/Grants	\$2,000	0.2%	\$50,525	5%	\$50,000	5%	\$50,525	5%	\$50,525	5%	\$50,525	5%
%/\$ of current year fees	\$358,911	35.5%	\$2,291,492	227%	\$1,515,470	138%	\$1,133,465	112%	\$1,010,500	100%	\$1,010,500	100%
Year -End Balance	\$2,267,442		\$986,450		\$581,480		\$458,515		\$458,515		\$458,515	

Footnote:

The \$180,000 budgeted for repair of the existing stormwater management system is contingent upon the outcome of the watershed assessment being completed by CH2M. When the results of the modeling in regards to the proposed basin at the North Wayne Field is complete, the Board of Commissioners will determine if they wish to apply the \$180,000 towards the total cost of construction of the proposed basin, or use it as listed for repair of the existing stormwater management system.



J. LAWRENCE GRIM, JR.
JEFFREY G. TRAUGER
MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO *
DANIEL J. PACI * †
JONATHAN J. REISS †
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
COLBY S. GRIM
DIANE M. SODANO *
JOEL STEINMAN
KELLY L. EBERLE *
MATTHEW E. HOOVER
STEPHEN J. KRAMER
KEVIN D. THAYER

* ALSO ADMITTED IN NEW JERSEY
† ALSO ADMITTED IN NEW YORK
‡ MASTERS IN TAXATION
♦ ALSO A CERTIFIED PUBLIC ACCOUNTANT

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SUCCESSOR TO
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121ST ANNIVERSARY 1895-2016

www.grimlaw.com

PLEASE REPLY TO:
PERKASIE

John B. Rice
e-mail: jrice@grimlaw.com

JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

P.O. BOX 380
QUAKERTOWN, PA. 18951-0380
(215) 536-1200
FAX (215) 538-9588

P.O. BOX 1369
DOYLESTOWN, PA. 18901
(215) 348-2199
FAX (215) 348-2520

March 30, 2016

SENT VIA ELECTRONIC CORRESPONDENCE

Delaware County Daily Times
Attn: Legal Department
500 Mildred Avenue
Primos, PA 19018


Re: SW Budget Ordinance - Radnor Township

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the April 1st edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on April 11, 2016. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By: 
John B. Rice

JBR/hlp
Enclosure

cc: Jennifer Destefano (w/encl.) – via email
Robert A. Zienkowski (w/encl.) – via email

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, of which this Notice is a summary, adopting a project funding plan for the Township stormwater capital fund. The proposed ordinance provides a list of stormwater projects proposed to be funded and constructed by the Township.

The Board of Commissioners will hold a public hearing on April 11, 2016, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance and list of capital projects are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

Presentation
School Lane Storm Sewer
Dan Wible, CH2M

New Business

- Update on Hare's Lane Path
- Utilization of the \$166K in the Community Enhancement Trust for Repairs/Restructuring of the Cairn at the Radnor exit to I-476
- Implementation of a new Radnor Gateway Enhancement District for the that same area (including the Radnor high school stone monuments on their site, and the intersection at Rt. 320 and Lancaster Ave.); and establishing a 3 or more person board to solicit donations from interested business and individuals in the area, and to administer the expenditure of such funds on behalf of the Enhancement District, and the Township of Radnor. The suggested chairman of that board is Mr. Matt Marshall of Radnor's 1st Ward
- Update - Bond issue projected timeline
- 2016 Capital Budget Update