

BOARD OF COMMISSIONERS
AGENDA
Monday, April 25, 2016 - 6:30 PM

Pledge of Allegiance

Notice of Executive Session on April 25, 2016

1. Election of President
2. Distinguished Unit Citation for 3rd Platoon – Radnor Police Department
3. Commendation of Merit – Police Department

4. Consent Agenda

- a) Disbursement Review and Approval: 2016-04B, 2016-04C
- b) Acceptance of Department Monthly Reports
- c) Acceptance of Staff Traffic Minutes dated April 20, 2016
- d) Approval of minutes for the Board of Commissioners meeting of March 28, 2016 & April 11, 2016
- e) Resolution #2016-56 - Authorizing the Township Manager to renew the Township's agreement with Mitel for the phone equipment lease
- f) Resolution #2016-57 - Authorizing the Township Manager to enter into an agreement with Line Systems for phone service
- g) Resolution #2016-54 - Authorizing Approval for the Purchase of Skatepark Equipment for Radnor Skatepark
- h) Resolution #2016-55 - Authorizing Approval for the Installation of a Water Fountain at Radnor Skatepark
- i) Resolution #2016-49 – St. Thomas Way Traffic Signal (PENNDot T-160 Form)
- j) Resolution #2016-50 – Ithan and Stanford Hall Traffic Signal (PENNDot T-160 Form)
- k) Resolution #2016-51 – Sproul road-Spring Mill Road Traffic Signal (PENNDot T-160 Form)
- l) Resolution #2016-52 – Ithan and Dormitory Parking Garage Traffic Signal (PENNDot T-160 Form)
- m) Resolution #2016-53 – Ithan Avenue Traffic Signal (PENNDot T-160 Form)
- n) Resolution #2016-58 – Approval of proposal from Campbell Thomas & Co. for services rendered for implementation of the Extension of the Radnor Trail

5. Public Participation

6. Committee Reports

PERSONNEL & ADMINISTRATION

- A. Discussion and Possible Motion(s) - Pine Tree Road Traffic Calming
- B. Hiring a professional broker to solicit offers for leasing and or purchasing the Willows Mansion and a small residential lot underneath the Mansion
- C. Actual business forecast on the public use component of the Willows Mansion

COMMUNITY DEVELOPMENT

- D. Consideration to forward the request from the Penn Medicine / University of Pennsylvania Health Systems (Amending Chapter 280 of the Radnor Township Code, Zoning, Article XV PLO - Planned Laboratory-Office District, to allow for additional permitted uses within the district, amendment of certain area and height regulations, creation of special development definitions, and financial subdivision) to the Township and County Planning Commissions for review and comment.

PUBLIC WORKS & ENGINEERING

E. Resolution #2016-48 - Final Approval– Preliminary Plan – 427 E. Lancaster Avenue

F. Penn Medicine / University of Pennsylvania Health System – Sketch Plan Presentation

PARKS & RECREATION

FINANCE & AUDIT

PUBLIC SAFETY

LIBRARY

PUBLIC HEALTH

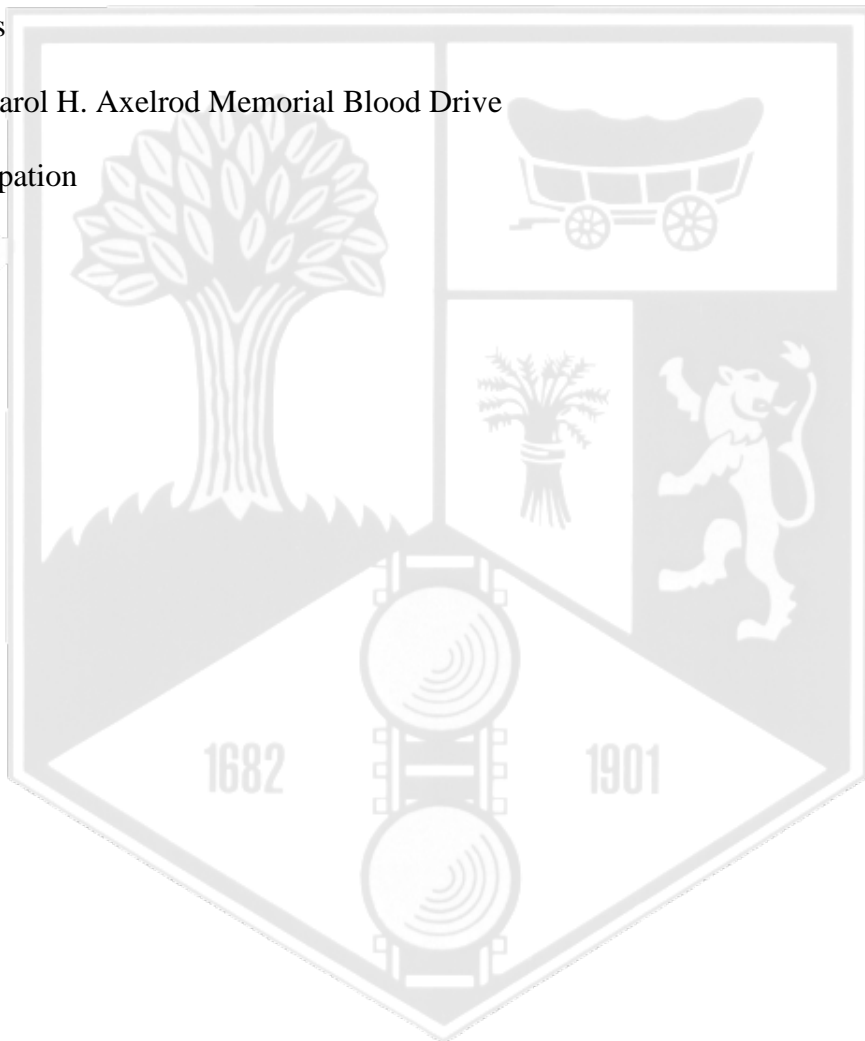
Old Business

New Business

- The Carol H. Axelrod Memorial Blood Drive

Public Participation

Adjournment



Election of President

Distinguished Unit Citation
for
3rd Platoon
Radnor Police Department

Commendation of
Merit –
Police Department

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
April 25, 2016

The table below summarizes the amount of disbursements made since the last public meeting held on April 11, 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>

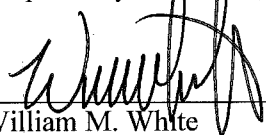
Fund (Fund Number)	2016-4B April 8, 2016	2016-4C June 20, 2016	Total
General Fund (01)	299,234.98	64,894.36	\$364,129.34
Sewer Fund (02)	5,990.30	2,192.23	8,182.53
Storm Sewer Management (04)	320.00	0.00	320.00
Capital Improvement Fund (05)	66,588.08	21,883.42	88,471.50
Escrow Fund (10)	2,400.00	0.00	2,400.00
Investigation Fund (12)	213.64	0.00	213.64
Police K-9 Fund (17)	100.00	150.00	250.00
\$8 Million Settlement Fund (18)	9,975.42	21,883.42	31,858.84
Library Improvement Fund (500)	2,585.80	0.00	2,585.80
Total Accounts Payable Disbursements	\$387,408.22	111,003.43	\$498,411.65
<i>Electronic Disbursements</i>	n/a	n/a	1,679,778.75
Grand Total	\$387,408.22	\$111,003.43	\$2,178,190.40

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,



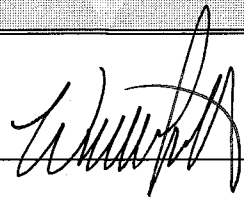
 William M. White
 Finance Director

ELECTRONICALLY PAID DISBURSEMENT LISTING

Estimated Through May 9, 2016

Description	Account No.	Date	Purpose	Amount
Credit Card Revenue Fees - Actual	01-Variou	4/10/2016	3/16 Credit Card Revenue Processing Fees	\$4,465.08
Debt Payment	Various Funds	5/1/2016	US Bank GOB 2012	\$310,585.63
Debt Payment	Various Funds	5/1/2016	US Bank GOB 2014	\$164,105.00
Debt Payment	Various Funds	5/1/2016	US Bank GOB 2015	\$53,743.75
Payroll [Pension] Transaction - Estimated	07-492-4980	5/1/2016	5/16 Police Pension Payments	\$186,839.03
Payroll [Pension] Transaction - Estimated	11-495-4980	5/1/2016	5/16 Civilian Pension Payments	\$129,240.26
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
Payroll [Bi-Weekly] Transaction - Estimated	01-various	5/5/2016	Salaries and Payroll Taxes - General Fund	\$400,000.00
Payroll [Bi-Weekly] Transaction - Estimated	02-various	5/5/2016	Salaries and Payroll Taxes - Sewer Fund	\$15,000.00
Payroll [Bi-Weekly] Transaction - Estimated	17-various	5/5/2016	Salaries and Payroll Taxes - K-9 Fund	\$400.00
Period Total				\$1,679,778.75

Submitted:



Original Estimate			Actual Amount
\$400,000.00	4/7/2016	Salaries and Payroll Taxes - General Fund	\$420,953.02
\$15,000.00	4/7/2016	Salaries and Payroll Taxes - Sewer Fund	\$13,886.97
\$0.00	4/7/2016	Salaries and Payroll Taxes - Willows Fund	\$263.17
\$400.00	4/7/2016	Salaries and Payroll Taxes - K-9 Fund	\$270.12
\$415,400.00			\$435,373.28

Radnor Township
Public Works Department
Monthly Report for March 2016

Building Maintenance 1 man

Maintains & cleans facilities including trash and recycling removal – Administration and Police Building, Public Works Buildings, and Radnor Activity Center

Fleet 3 men

- Daily routine checkups of police vehicles – 36 vehicles
- Vehicle safety inspections for all departments – 11 vehicles
- Major Repairs
 - Unit #16 – Installed front brake pads & rotors
 - Unit #51 – Replace 2 rear slack adjusters and brake chambers, adjust brakes
 - Unit #1 – Remove & replace front and rear rotors and brake pads. Change motor oil & filter
 - Unit #29 – Replace left front axle brake chamber, check and adjust all brakes
 - Unit #9 – Replace rear control arm and bushings
 - Unit #31 – Replace water pump, body mount, power steering reservoir, 4 sets brakes and drums
 - Unit #25 – Replace fuel gauge sensor in fuel tank
 - Unit #75 – Replace universal joints on driveshaft
- Scheduled Vehicle Maintenance

Unit #97	Unit #P-1
Unit #9	Unit #75
Unit #11	Unit #2
Unit #71	Unit #81
Unit #38	Unit #8
Unit #1	Unit #18
Unit #31	Unit #53
Unit #25	Unit #T-3
Unit #79	
- Repair, Service and Maintain 135 pieces of equipment and vehicles

Highway 12 men

- Attended All Staff meetings
- Installed new traffic signs
- Repaired meters for parking authority
- Installed speed boxes for police dept.
- Cleaned inlets throughout the Township
- Delivered Barricades for various events
- Assisted Sewer Department
- Removed foliage blocking street signs
- Replaced and repaired signs as needed
- Set up Radnorshire Room for Meetings
- Created faded sign list
- Assisted Police with Deer
- Removed trash for library
- Installed plows & chains on dump trucks
- Replaced 8 sidewalk blocks on Rockingham Rd.
- All hands in for salting event
- Repaired storm drains in PW yard
- Called Higgins Electric for Traffic Signal Concerns
- Reported Street Light outages to Higgins Electric
- Cleaned Storm Sewer Lines with the Sewer Department
- Cleaned business district
- Assisted Parks Dept with emergency storm damage
- Assisted with trash and recycling
- Washed All Highway Vehicles & Equipment
- Milled and patched Strafford Ave – 24 tons of blacktop
- Milled and patched St. Davids Rd – 16 tons of blacktop
- Installed mailboxes at various locations that we damaged.
- Repaired numerous inlets
- Crew on Inlet Repair
- Repaired plows & chains on all dump trucks
- Continued cleaning the inside of inlets throughout the Township - also making repairs
- Sweeper out cleaning bad spots
-

Parks **13 men**

- Attended all staff meetings
- Cleaned all Park Restrooms, 3 times per week
- Picked up trash at parks and bike trail, 3 times per week
- Checked the Radnor Bike Trail after all storms
- Cleaned and Repaired all grills
- Washed all Vehicles
- Repaired all fences in the parks
- Checked all park playground equipment
- Cleaned garages
- Cleaned Public Works Buildings and Restrooms
- Checked all plows and chains and made repairs
- Spring Clean Up of all Parks & Trail
- Groomed ballfields, 3 times per week
- Shovel and salt all township sidewalks
- Assisted Highway Dept with snow removal – 14 men
- Pruned 20 trees in right of way
- Removed 3 trees in right of way
- Removed 5 trees in parks
- Repaired small equipment
- Removed 2 fallen trees from roads at night
- Repaired swings at tot-lots
- Cleared 6 trees from waterway
- Pruned trees along roadway
- Set up and cleaned up after all Recreation Dept. events
- Cleaned debris at all Parks and Buildings
- Set up all meetings at the Township Building
-

Sewer **3 men**

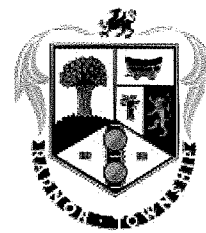
- Pumping Stations (5) check and maintain 5 times per week – 100 times per month
- PA One Call markouts – 273 for the month of March
- Cleaned 15 manholes
- Camared sewer lines
- Repaired 2 manholes
- Fueled generators at pumping stations
- 17 stoppages for the month of March
- Ordered manhole risers for upcoming paving project
- Generators (4) - check and maintain 5 times per week – 80 times per month
- Jet Truck – cleaned 3,760 feet of sewer and storm lines
- Located 2 buried manholes
- Repaired 2 pumping stations
- Assist trash department Monday and Tuesday
- Cleaned garages
- Washed all vehicles
- Assisted Highway Dept with snow removal – 3 men

Solid Waste **20 full time and 1 part time man**

- Solid Waste and Recycling collections -7,500 collections 2 times per week
- 91 Open truck collections
- Curbside Yard Waste Collection – Every Wednesday
- Cleaned road side on State Roads
- Picked up paint cans at residences as requested

Interoffice Memorandum

TO: BOARD OF COMMISSIONERS
FROM: KEVIN KOCHANSKI, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT
SUBJECT: MARCH MONTHLY REPORT
DATE: APRIL 5, 2016
CC: ROBERT A. ZIENKOWSKI, TOWNSHIP MANAGER



**Community Development
Department**

Attached for your review is the Community Development Monthly Report for the month of March 2016. Please note the following highlights:

- Building Permit Fee Revenue totaled \$47,633.00 with 78 permits issued
 - Electric Permit Fee Revenue totaled \$7,368.00 with 58 permits issued
 - Mechanical Permit Fee Revenue totaled \$5,742.00 with 17 permits issued
 - Plumbing Permit Fee Revenue totaled \$5,470.00 with 45 permits issued
 - Zoning Permit Fee Revenue totaled \$1,350.00 with 18 permits issued
 - Design Review Board Application Fee Revenue totaled \$1,400.00 with 5 applications received
 - Historic and Architectural Review Board Revenue totaled \$100.00 with 2 applications received
 - Zoning Hearing Board Revenue totaled \$550.00 with 1 application received
-
- Permit and application revenue for March 2016: \$ 69,613.00
 - Permit and application revenue year to date: \$ 285,607.00
-
- Permits and applications for March 2016: 224
 - Permits and applications year to date: 576
-
- Inspections conducted for March 2016: 372
 - Inspections conducted year to date: 1,240

MEMORANDUM

To: Board of Commissioners
CC: Robert A. Zienkowski, Twp. Manager
Stephen F. Norcini, P.E.; Director of Public Works
From: Suzan Jones, Administrative Assistant Engineering Department
Re: March 2016 Monthly Summary Report and Yearly Summary Report

We hereby submit for your review the March 2016 Engineering and Public Works Departments Revenue, respectively \$ 10,210.00 and \$ 8,150.00 as outlined below.

➤ 10	Grading Permit Applications - \$ 4,500.00	year-to-date - \$ 13,000.00
➤ 0	Clearing Permit Application - \$ 0.00	year-to-date - \$ 0.00
➤ 1	SALDO Application - \$ 300.00	year-to-date - \$ 2,200.00
➤ 5	Sidewalk Permit Applications - \$ 300.00	year-to-date - \$ 600.00
➤ 7	Sidewalk blocks replaced -	year-to-date - 23 blocks
➤ 1	Septic Permit Applications - \$ 750.00	year-to-date - \$ 750.00
➤ 14	Property inspections - \$ 910.00	year-to-date - \$ 4,790.00
➤ 23	Certificate of Occupancy Applications - \$ 3,450.00	year-to-date - \$ 10,500.00
➤ 5	Highway Permit Applications - \$ 8,150.00	year-to-date - \$ 44,035.00

Engineering income for 2016 year-to-date \$ 31,840.00
Public Works income for 2016 year-to-date \$ 44,035.00

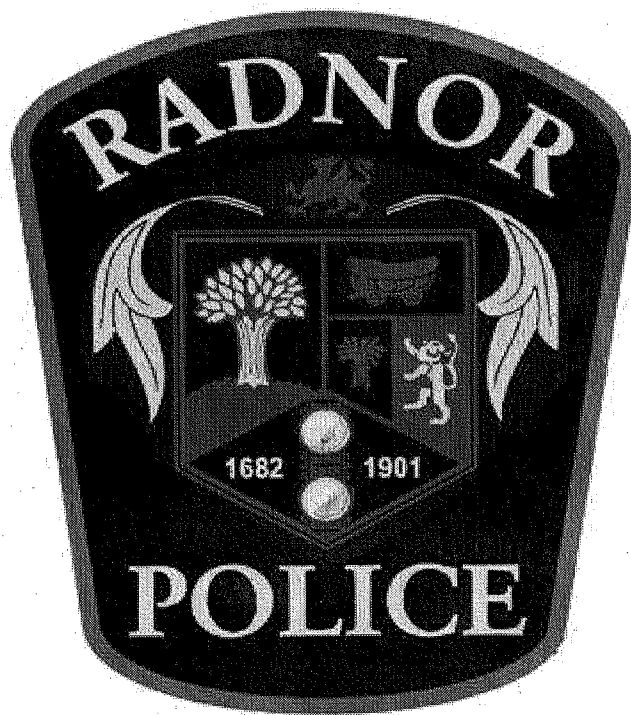
Engineering Assistant Doug Meder, SEO, performed the following:

➤ 65	Site visits	year-to-date - 190
➤ 22	Mark outs for property resale (sidewalks)	year-to-date - 70
➤ 22	Sewer inspections	year-to-date - 70
➤ 4	Complaints investigated	year-to-date - 26
➤ 9	Grading Permit applications reviewed	year-to-date - 21
➤ 35	Meetings attended	year-to-date - 91
➤ 0	Sewage Permit Review	year-to-date - 1
➤ 0	Sewage Permit Septic Installations	year-to-date - 1
➤ 0	Sewage Permit Percolation Tests	year-to-date - 0
➤ 1	Sewage Permit Deep Holes	year-to-date - 1
➤ 0	Sewage Permit Pre-soaks	year-to-date - 0
➤ 2	Storm percolation tests	year-to-date - 6
➤ 16	Deliveries to Shade Tree and Planning Commission members	year-to-date - 48

Professional Service Fees Reimbursed for 2016 year-to-date \$ 87,752.91

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report



March 2016

**William A. Colarulo
Police Superintendent**



RADNOR TOWNSHIP POLICE DEPARTMENT

301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297
OFFICE: (610) 688-0503
FAX: (610) 688-1238

WILLIAM A. COLARULO
POLICE SUPERINTENDENT

Executive Summary

March 2016

The Radnor Police Department responded to 1,922 calls for service for the month of March 2016. Radnor Officers issued 471 traffic citations for motor vehicle violations. 40 non-traffic citations were issued for various summary offenses such as Disorderly Conduct, Underage Drinking and Public Drunkenness. A total of 1,579 parking tickets were issued for expired meter violations. Radnor Police Officers made 11 misdemeanor/felony arrests during March 2016.

Radnor Township Police Department

March 2016 Accidents / Violations / Investigations / Juvenile Report

Accidents	Mar-16	YTD 2016	Mar-15	YTD 2015	YTD from 16 to 15
Accidents - Fatal	1	1	0	1	0
Accidents - Reportable- With Injuries	5	13	3	17	-4
Accidents - Reportable - No Injuries	19	44	13	41	3
Accidents - Non Reportable	53	139	54	151	-12
Accidents - Hit & Run	7	30	11	19	11
Accidents - No Report	11	26	10	26	0
Pedestrian Accidents - With Injuries	0	0	0	0	0
Pedestrian Accidents - Fatal	0	0	0	0	0
Total Accidents	96	253	91	255	-2
Violations					
Arrests - Felony & Misdemeanor	18	40	20	49	-9
Traffic Violations	471	1150	658	1319	-169
Non-Traffic Violations	40	124	69	130	-6
Parking Meter Violations	1579	4842	1460	4982	-140
Abandoned Vehicles	2	4	2	4	0
Total Violations	2110	6160	2209	6484	-324
Complaints					
Complaints	1411	4138	1423	3731	407
Unlocked Businesses	6	21	11	19	2
Alarms	151	405	123	369	36
Animal Complaints	12	49	14	37	12
					0
Total Complaints	1580	4613	1571	4156	457

PATROL HIGHLIGHTS



1st Platoon: Sergeant Shawn Dietrich
3rd Platoon: Sergeant Mark Stiansen

2nd Platoon: Sergeant Joseph Pinto
4th Platoon: Sergeant Anthony Radico

March 2016

Highlights

On March 1st, a resident from the 100 block of King of Prussia Road came to the Police Station to make a report of theft. The resident stated his daughter's iPad was stolen in her classroom and the school required a property report. The iPad was valued at \$619.00. Officer provided copies of the statement form and property report.

On March 1st, a resident from Beatrice Avenue reported a theft attempt from his vehicle. Officer reported making contact with the resident who stated that he parked his vehicle in his driveway on 2/29/16. He went out to his vehicle on 3/1/16 and saw his driver's door was slightly ajar. He stated he must have forgotten to lock his doors when he parked the previous night. He confirmed that the interior of his vehicle was shuffled through, but nothing was taken. He informed Police that on 2/29/16 he saw a bright light in his backyard but is unsure if it was related. He spoke with neighbors who did not see or hear anything.

On March 3rd, Radnor Fire Company reported smoke coming from the ceiling of a building in the 100 block of West Lancaster Avenue. Officer met with a male who stated that there were roofers working on the building earlier and there may have been a fire within the wall. RFC was on location. The Community Development Department was notified and arrived on scene. East Lancaster Avenue between Bloomingdale Avenue and North Wayne Avenue was shut down for a period of time while RFC resolved the issue.

On March 5th, Officer responded to Morris Road for a property check. Officer received information that access may have been gained through the rear of the home which lead to a basement door. Officers moved debris in order to inspect the basement door and photos were taken. The basement door did show signs of pry marks, however, when Officers attempted to investigate further and open the door, an abundance of items were pressed up against it from the inside. Officers could not gain entry due to those items. Officer requested Public Works be contacted to secure the basement door for safety and security. Public Works was contacted and an employee responded to secure the property. Photos were uploaded to the multimedia section of this incident.

On March 6th, while conducting his vehicle inspection, Officer reported damage to car #8. Black paint was found on the hood and front end of the vehicle. Photos were taken and both items were logged into the temporary evidence.

On March 7th, the Loss Prevention Department at Home Goods advised that a w/m had made a fraudulent return. The male entered the store and proceeded to the bedding department, selected a sheet sets and proceeded to the front of the store. The male went to the register with a receipt that was illegible due to the poor condition, but appeared to be for a set of sheets of unknown value. The return was processed in exchange for currency and the

individual signed the return slip. The male was confronted and asked to come to the office which he declined and left the store. A written statement was filled out by the Loss Prevention Officer. A copy of the store video surveillance was obtained and logged into temporary evidence. A picture of the male was logged into the multimedia file.

On March 8th, Officer received a complaint regarding an abandoned vehicle in the 100 block of Owens Lane. The vehicle was bearing a Pennsylvania registration which was expired and suspended. The vehicle also displayed an expired inspection sticker. The vehicle's owner was located and he was given notice that the vehicle would have to be removed. An abandoned vehicle sticker was also placed on the driver's side window.

On March 9th, an anonymous complainant reported possible drug activity in the Clem Macrone Park. Upon arrival, the Officers made contact with a male who stated that he was smoking tobacco. He gave Police permission to search his back pack and he willingly emptied all items from his pockets. Police did observe tobacco in the water pipe, but nothing else. A courtesy transport was provided for the male to his residence.

On March 10th, a resident from Lawrence Road reported a suspicious w/m in her backyard. Officers made contact with the resident who informed Police that a w/m had been in the wooded area of her backyard. Officer walked through the wooded area in the resident's backyard attempting to make contact with the male. Officer did see the male as he continued to walk deeper into the woods. The male did appear to be doing some sort of activity in the pond. Police searched the surrounding area with negative results.

On March 11th, a resident from Huston Road reported a theft from her vehicle. Officer responded and the resident advised that sometime overnight her vehicle was entered. The resident advised that she forgot to lock her doors and when she went to enter her vehicle on 3/11/16, she noticed her vehicle doors partially ajar. She stated that change and a \$5 bill were missing from the vehicle. The contents of the center console were on the front seat, but nothing other than the money appeared to be missing.

On March 12th, a resident from Browning Lane reported an attempted theft of a package. Officers arrived and spoke with the resident who stated, the package was dropped off sometime on Friday morning and around midnight, she noticed a package opened next to the curb. She stated all were accounted for but she just wanted to have it on file.

On March 13th, a resident of Lowrys Lane reported a suspicious condition. Officer made contact with the resident who advised that on Saturday, March 12th, she heard banging on a first floor window. She did not notice anyone at the window or disturbed inside her home. She contacted the RPD through email. Officer checked the window which appeared secure and intact. No damage or disruption was observed.

On March 14th, a resident reported construction before 0700 hours at Villanova University, Gary Hall. Officer spoke with several construction personnel on site who were in the process of moving their equipment inside. Construction had not yet begun. Officer reminded them of the Ordinance operating hours and advised VUPS of the complaint.

On March 15th, a resident of Garrett Avenue came to the Police Station to report that he was a victim of a fraudulent business practice. Officer reported that the male completed a written statement in which he reported that on 06/12/15 he paid \$2,000.00 in the form of a cashier's check for the installation of new windows at his residence. As of March 15th, the check was cashed and no work had been done. He was aware of Malvern Police Department investigating the business on similar charges. Officer would follow-up with Malvern Police Department for additional information on the business.

On March 16th, a resident of Calvarese Lane reported solicitors in the area. Officers reported making contact with two males who advised they were with a group from Philadelphia and were the only two solicitors from their group in the area. They were advised of the Radnor's Township Ordinance in regards to soliciting without a permit and would both be mailed a citation.

On March 18th, a resident reported active construction on the 200 block of Strafford Avenue prior to the time allowed by the Township Ordinance. Officer arrived to find construction equipment up and running. Officer spoke with site foreman. Township Codes Official also arrived on site and advised that the workers had been warned in the past. Officer issued a citation.

On March 19th, DelCom reported a theft that occurred at the 100 block of West Lancaster Avenue. Officer spoke with a male who reported a b/m and a b/f entered the store around 1315 hours. The female distracted employees by asking questions about items in the store. While the female distracted employees, the male went into the backroom where the safe was located. The male entered the standing open safe and took a \$10 bill and three checks totaling \$900. A statement form was given to the business owners to complete.

On March 23rd, a resident from Wyldhaven Road came to the Police Department to report theft to her vehicle. Officer reported the resident completed a written statement that sometime between 03/19/16 and 03/22/16, her prescription medication and a pair of sunglasses were taken from her unlocked car while parked at her residence. Taken were a prescription bottle containing pain medication valued at \$40.00 and a pair of ladies' sunglasses valued at \$300.00.

On March 25th, sometime overnight, multiple vehicles were entered and contents were removed on 1000 block of Conestoga Road. Some vehicles were unlocked while others had windows broken.

On March 25th, a resident from Lesley Road reported a suspicious person at her residence. DelCom advised the subject was a b/m going through a dumpster in her driveway. Officer reports making contact with the male on location and he advised he was working for a builder who was scheduled to work on the garage at that location. Officer checked and the information provided was correct, however, the resident had not received a call from the supervisor about a worker on location.

On March 27th, a resident of the 600 block of Newtown Road reported a suspicious condition. Officer reported making contact with the resident who stated that he and his wife returned home and saw that the front entrance doors were open. Officers arrived and walked through the residence which appeared to be undisturbed. As Officer walked into the home, the motion sensor alarm system did activate, however, Officer advised the resident that the front door sensor did not activate or he would have received a notification.

On March 28th, DelCom reported a theft discovered in a vehicle located at Charles Drive. Upon arrival, Officer made contact with a male who stated he left his vehicle parked in front of his apartment before leaving for Easter break. He discovered the front passenger window was smashed out upon his return. He told Police he did not think anything was taken from the vehicle.

On March 30th, DelCom reported a suspicious package at Villanova University. Officer arrived and spoke with Public Safety who stated that when mail has no return address label, it gets sent to the Public Safety Office. The contents of the letter were gibberish and showed nothing of concern. Public Safety wanted RPD to be aware of the situation.

On March 31st, Officer observed an occupied vehicle, with a Maryland license, parked in the North Wayne Park after park hours. Officer made contact with the occupant who stated he had stopped to take a nap. Officer detected a strong odor of marijuana emanating from the interior of the vehicle. The interior of the vehicle was checked with negative results for any contraband. Officer issued a citation for Park Hours.

Calls for Service - by UCR Code

Incidents Reported Between 03/01/2016 and 03/31/2016

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	1			
0513	BURGLARY-FORCED ENTRY-RESIDNTL-TIME UNKN	1			
0521	UNLAWFUL ENTRY-NO FORCE-RESIDENCE-NIGHT	1			
0523	UNLAWFUL ENTRY-NO FORCE-RESIDENCE-UNK.	1			
0526	UNLAWFUL ENTRY-NO FORCE-NONRES.-UNKNOWN	1			
0536	ATTEMPT FORCIBLE ENTRY-NONRES.-UNKNOWN	1			
0614	THEFT-\$200 & OVER-FROM AUTO (EXCPT 0615)	5			
0617	THEFT-\$200 & OVER-FROM BUILDINGS	1			
0619	THEFT-\$200 & OVER-ALL OTHER	5			
0627	THEFT-\$50 TO \$200-FROM BUILDINGS	0	1		
0629	THEFT-\$50 TO \$200-ALL OTHER	4			
0634	THEFT-UNDER \$50-FROM AUTO (EXCEPT 0635)	9			
0639	THEFT-UNDER \$50-ALL OTHER	1			
0644	THEFT-ATTEMPTED-FROM AUTO (EXCEPT 0645)	4			
0649	THEFT-ATTEMPTED-ALL OTHER	1			
0830	SEXUAL ASSAULT	1			
0890	ASSAULTS - (SIMPLE) REPORTS	0	1		
1010	FORGERY	0	1		
1100	FRAUD	7			
1150	FRAUD - CREDIT CARDS	6			
1191	FRAUD - REPORTS	8			
1300	STOLEN PROPERTY-RECEIVING,POSSESSING,ETC	1			
1331	STOLEN PROP.-POSSESSING - MOTOR VEHICLE	0	1		
1390	STOLEN PROPERTY - REPORTS (RECOVERY)	0	1		
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	5			
1430	CRIMINAL MISCHIEF - PUBLIC BUILDINGS	0	1		
1440	CRIMINAL MISCHIEF - ALL OTHER	4			
1490	CRIMINAL MISCHIEF - REPORTS	2			
1811	NARCOTICS-SALE-MORPHINE,HEROIN,CODEINE	1			
1831	NARCOTICS-POSSESSION-MORPHINE,HEROIN,ETC	2			
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	7			
2110	DRIVING UNDER THE INFLUENCE-LIQUOR/DRUGS	1			
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
2121	DRIVE UNDER INFLUENCE - DRUGS	1			
2122	DRIVE UNDER INFLUENCE - DRUGS-IMPAIRED	0	1		
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	4			
2300	PUBLIC DRUNKENESS	6	1		
2410	HARASSMENT BY COMMUNICATION	3			
2450	HARASSMENT	5	1		
2600	ALL OTHER CRIMES CODE VIOLATIONS	1			
2640	ALL OTHER ORDINANCE VIOLATIONS	9			
2647	ALL OTHERS - PROTECTIVE ORDERS	1			
2660	TRESPASSING OF REAL PROPERTY	1			
2900	JUVENILE RUNAWAYS	10			
2910	LOST/MISSING PROPERTY	3			
2990	RUNAWAYS - (JUVENILE) - REPORTS	1			
3200	CHECK ON WELFARE	5			
3300	CIVIL DISPUTES	14	1		

Calls for Service - by UCR Code

Incidents Reported Between 03/01/2016 and 03/31/2016

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
3320	DOA	2			
3500	DISTURBANCE - DISORDERLY PERSONS	3			
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	9	1		
3520	DOMESTIC PROBLEM (NO ARREST)	19			
3610	DISTURBANCES-JUVENILE	1			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	7			
3650	ELECTRIC COMPANY-POWER OUTAGES,ETC	1			
3700	FIRE - RESIDENTIAL	2			
3701	FIRE-COMMERCIAL	2			
3702	FIRE-VEHICLE	1			
3703	FIRE-ALL OTHERS	10			
3706	FIRE - LEAVES, BRUSH, ETC.	2			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	1			
3850	HAZARDOUS CONDITIONS	6			
3860	SERVICE CALL-LOCKOUTS (VEHICLE/BLDG)	1			
3880	OPEN DOORS/WINDOWS - DISCOVERED	1			
3900	GAS LEAKS (NATURAL GAS)	6			
4000	JUVENILE PROBLEMS (NO ARREST)	9	1		
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	2			
4200	MISSING PERSONS(EXCEPT JUVENILES)	1		1	
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
4301	MENTAL HEALTH-ALL OTHERS	4			
4500	OPEN DOORS/WINDOWS	6			
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	6			
4650	POLICE INFORMATION	38			
4655	CID/DTF INVESTIGATION	3			
4660	911 HANG UP CALL	37	1		
4700	ADDED PATROL-REQUEST FOR	20			
4701	ADDED PATROL - BUSINESS CHECKS	122			
4702	ADDED PATROL - SCHOOL CHECKS	25	1		
4800	SOLICITING-WITHOUT PERMIT	1			
4801	SOLICITING-COMPLAINTS	2			
4900	SUSPICIOUS PERSON	17			
4901	SUSPICIOUS CIRCUMSTANCE	36			
4902	SUSPICIOUS VEHICLES	11			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	14			
5004	LOST & FOUND - FOUND ARTICLES	4			
5008	LOST & FOUND - LOST ARTICLES	1			
5012	LOST & FOUND - MISSING JUVENILE MALE	1			
5100	TRAFFIC SIGNALS-DAMAGED/NEED REPAIR	7			
5200	TRAFFIC HAZARD-POTHoles/OBSTRUCTIONS/ICE	5			
5300	TREES DOWN AND/OR BLOCKING ROADWAY,ETC	5	1		
5400	VEHICLES-ABANDONED	2			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	18			
5402	VEHICLES-DISABLED	14	1		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	18			
5404	VEHICLES-PARKING COMPLAINTS	16			
5405	VEHICLES-TOWED	24	2		

April 14, 2016

Calls for Service - by UCR Code

Incidents Reported Between 03/01/2016 and 03/31/2016

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
5500	WATER MAIN BREAK/WATER CO. PROBLEMS	2			
5501	WIRES DOWN - NO HAZARD	5			
5504	ANIMAL COMPLAINTS - DOG BITES	2			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	1			
5510	ANIMAL COMPLAINTS - OTHER	4			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	1	1		
6000	ACCIDENT - FATAL	1			
6001	ACCIDENT - WITH INJURIES	5			
6002	ACCIDENT - NO INJURIES (REPORTABLE)	19			
6003	ACCIDENT - NON REPORTABLE	53			
6004	ACCIDENT - HIT & RUN	7			
6005	ACCIDENT - NO REPORT DONE	11			
6312	TRAFFIC ENFORCEMENT - WARNINGS	1			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	15			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	2			
6690	TRAFFIC RELATED SERVICES - REPORTS	1			
7002	NOTIFICATION - COMMUNITY DEVELOPMENT	1			
7008	NOTIFICATION - SEWER DEPT.	3			
7012	NOTIFICATION - HEALTH DEPT.	0	1		
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	5			
7090	PUBLIC SERVICES - REPORTS	4			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	1	1		
7506	ASSISTING OTHER AGENCIES - ALL OTHERS	1			
7590	ASSISTING OTHER AGENCIES - REPORTS	2			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	2			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	131			
8003	FIRE/MEDICAL ALARM - NO CITATION	18			
9000	ANIMALS - DOG COMPLAINTS	4			
9001	ANIMALS-RABID/SICK	1			
9002	ANIMALS - ALL OTHER	4			
9003	ANIMALS-BITES	1			
9005	ANIMALS - ALL INVOLVING DEER	2			
9038	K-9 ASSIST	4	5	1	
9040	ASSIST LOWER MERION PD	5			
9041	ASSIST HAVERFORD PD	2			
9043	ASSIST NEWTOWN PD	1			
9044	ASSIST EASTTOWN PD	1			
9045	ASSIST TREDYFFRIN PD	1			
9047	ASSIST PSP	2			
9050	ASSIST SICK/INJURED	135	1		
9051	ASSIST AMBULANCE	6			
9052	ASSIST OTHER POLICE DEPARTMENT	3			
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	2			
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	164	1		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	28			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	55			
9972	MOTOR OFFICER ACTIVITY	0	5		
CITN	NON-TRAFFIC CITATION	40			

April 14, 2016

Calls for Service - by UCR Code

Incidents Reported Between 03/01/2016 and 03/31/2016

RADNOR TOWNSHIP



Code	Description	Primary Count	Secondary UCR Count		
			Code 2	Code 3	Code 4
CITT	TRAFFIC CITATION	471			
CITW	WARNING	1			
WARR	WARRANT	0	1		
Total Calls		1,922			

Radnor Township Police Department
March 2016 Property Stolen Recovered Report

Type of Property	Mar-16 Stolen	2016 YTD Stolen	Mar-16 Recovered	2016 YTD Recovered
Currency, Notes, Stocks Etc.	\$5,543.00	\$21,373.00	\$0.00	\$0.00
Clothing & Furs	\$210.00	\$830.00	\$0.00	\$0.00
Locally Stolen Motor Vehicles	\$0.00	\$35,000.00	\$0.00	\$0.00
Office Equipment	\$3,333.00	\$5,858.00	\$0.00	\$0.00
Televisions, Radios, Cameras	\$0.00	\$0.00	\$0.00	\$0.00
Firearms	\$0.00	\$0.00	\$0.00	\$0.00
Household Goods	\$570.00	\$625.00	\$0.00	\$55.00
Consumable Goods	\$0.00	\$0.00	\$0.00	\$0.00
Jewelery & Precious Metals	\$350.00	\$41,200.00	\$0.00	\$0.00
Livestock	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous	\$12,375.00	\$15,970.00	\$0.00	\$0.00
Total Property Value	\$22,381.00	\$120,856.00	\$0.00	\$55.00

Radnor Township Police Department
March 2016 Burglary Report

<i>Time of Day</i>	Res-Forced	Res-No Force	Res-Attempt	Non Res-Forced	Non Res-No Force	Non Res-Attempt
Day (6 AM to 6 PM)	0	0	0	0	0	0
Night (6 PM to 6 AM)	0	1	0	0	0	0
Time Unknown	1	1	0	1	1	0
Total Burgs - 3/16	1	2	0	1	1	0
Total Burgs - YTD	6	3	0	2	1	0
Burglaries by Area						
Patrol Area	District	Burgs 3/16	Burgs YTD 16			
Northeast Beat	1	1	2			
Northwest Beat	2	2	8			
Southwest Beat	3	1	1			
Southeast Beat	4	1	1			
Villanova University	7	0	0			
Total Burglaries		5	12			

Radnor Township Police Department
March 2016 Crime Report

CLASS 1 Offenses							
Offense	Inc 3/16	Inc YTD 16	Clr'd 3/16	Clr'd YTD 16	Inc YTD 15	Clr'd YTD 15	Inc YTD 16 to 15
Criminal Homicide	0	0	0	0	0	0	0
Forcible Rape	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0
Assault	2	13	6	10	5	2	8
Burglary	5	12	0	0	7	0	5
Larceny	30	53	0	1	55	8	-2
Auto Theft	0	1	0	0	2	0	-1
Arson	0	0	0	0	0	0	0
Total Class 1 Off.	37	79	6	11	69	10	10
CLASS 2 Offenses							
Vandalism	11	22	0	0	22	0	0
Illegal Drugs	10	18	4	10	27	16	-9
DUI	4	10	4	10	14	9	-4
Disorderly Conduct	8	23	5	9	23	3	0
Fraud Related	21	43	0	0	58	0	-15
Underage Drinking	4	8	2	4	9	4	-1
All Other Class 2	11	26	7	16	22	9	4
Total Class 2 Off.	69	150	22	49	175	41	-25
Grand Total	106	229	28	60	244	51	-15

RADNOR TOWNSHIP POLICE DEPARTMENT

301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 ☎ Fax (610) 687-8852

William A. Colarulo
Police Superintendent

TO: A Staff Traffic Committee Meeting was held on April 20, 2016 and was attended by Commissioner Ahr, Commissioner Nagel, Bill Cassidy, Public Works, Officer Raymond Matus, Officer Alex Janoski, Highway Patrol; William Gallagher, Supervisor of Parking, Mary Ann Donnelly, Administrative Assistant; Chris Todd, Wayne Business Association, James Sullivan, Marjorie Sullivan, Jim Sullivan, Monica Whitcomb, Radnor residents.

RE: STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, April 20, 2016, 10:00 AM.

NEW BUSINESS

1. Commissioner Ahr is requesting traffic calming on Wentworth Lane due to complaints of speeding vehicles.

Staff Traffic Committee recommends no action at this time. Traffic Safety will place the traffic counter on Wentworth Lane for one week. The Traffic Unit will place a speed board on Wentworth Lane to advise motorist of their speed. Staff Traffic will report back results at the Staff Traffic Meeting in May.

2. Frankie Fehr of Eachus Avenue has expressed concerns with people parking their vehicles on her street to close to her driveway.

Staff Traffic Committee recommends the Public Works Department paint two white lines prior to the homeowner's driveway which will help eliminate the residents' difficulty exiting her driveway.

3. David Van Dyke of Hill Top School is requesting to hold the 5th annual "Thrill on the Hill 5K" on Saturday May 14, 2016. The race is scheduled from 9:00 AM until 10:00 AM; registration is open at 7:30 AM.

Staff Traffic Committee recommends approval of the 5th annual "Thrill on the Hill 5K" to be held on Saturday, May 14, 2016. Highway Patrol reviewed the application and all applicable documents have been executed.

4. Chris Todd is requesting to host the Wayne Music Festival on Saturday, June 11, 2016. The Wayne Music Festival will begin at 1:00 PM and conclude at 10:00 PM.

Staff Traffic Committee recommends the approval of the Wayne Music Festival to be held on Saturday, June 11, 2016. Highway Patrol reviewed the application and all applicable documents have been executed.

OLD BUSINESS:

1. Charles Dolan is requesting speed bumps to be placed on Rockingham Road due to speeding vehicles and drivers not stopping at the stop signs at Dreer Lane and Lewis Lane.

Staff Traffic recommends no action at this time. Under the Radnor Township Traffic Calming Ordinance, this location does not meet the requirements set forth for speed humps. Public Work will install diamond placards (reflectors) on the 15 MPH speed limit signs, install playground signs and repaint crosswalk. In addition, Highway Patrol and Patrol will conduct selective enforcement at the stop sign.

2. James Sullivan is requesting Meredith Avenue become a one-way roadway. The roadway is narrow with parking permitted on the street.

Staff Traffic Committee recommends drafting an Ordinance for Meredith Avenue to become a one-way roadway, traveling northwest, from Conestoga Road to Eachus Avenue. Meredith Avenue from Eachus Avenue to Lowrys Lane, will remain two-way.

3. Staff Traffic Committee recommends amending Glenbrook Avenue parking restriction from Beatrice Avenue to Conestoga Road.

Staff Traffic Committee recommends amending 2 hour parking to, 2 hours; 8am-6pm except Saturday, Sunday and Holidays, on the south side of Glenbrook Avenue. This was overlooked during the Traffic Codification, Ordinance 2013-16 dated August 12, 2013.

TOWNSHIP OF RADNOR
Minutes of the Meeting of March 28, 2016

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

*James C. Higgins, President Luke Clark, Vice President Elaine Schaefer
Donald Curley John Nagle Philip Ahr
Richard F. Booker*

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; Robert Tate, Assistant Finance Director; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Community Programming and Recreation; Roger Philips, Township Engineer; Damon Drummond, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

President Higgins called the meeting to order and led the assembly in the Pledge of Allegiance

Notice of Executive Session on March 28, 2016

All commissioners were in attendance at the March 28, 2016 executive session; where matters of personnel, real estate and litigation were discussed.

1. Change in the Office of President of Board of Commissioners

Commissioner Higgins announced his resignation as President of the Board of Commissioners and stated it was because of his asking the staff to change Ordinance 2016-03 by adding a line item for the North Wayne Basin after the ordinance was introduced and voted upon March 14. He stated that he was resigning for the good of the Township.

Commissioner Schaefer made a motion to accept Commissioner Higgins resignation as President and accept/approve resolution #2016-40, seconded by Commissioner Nagle.

There was a brief discussion amongst the Commissioners in regards to their opinions on the matter.

Public Comment

Dan Sherry, Wayne – He commented in regards to his disagreement of Commissioner Higgins conduct.

Ken Taylor, Wayne – He spoke in regards to the already approved North Wayne Basin project and the revisions that had been taken with the ordinance.

Mr. Gerhard Muehllehner – He spoke in regards to Commissioner Higgins resignation as President and thanked him for his service.

Kay Myers, Walnut Avenue – She spoke of her support of Jim Higgins and that the flooding in N. Wayne needs to be addressed.

Cynthia Curley – She commented in regards to her disagreement to Commissioner Higgins resignation as President and would like to see the community work together to reach a solution.

George Burden – He commented in regards to his support of Commissioner Higgins.

Stewart Bernstein, Poplar Avenue – He commented to his disagreement to Commissioner Higgins resignation as President.

Eric Jansen, Wayne – He commented in regards to his support of Commissioner Higgins and that Stormwater will continue to be a problem.

Dan Kosher, Radnor – He commented that the real issues here are leadership and trust.

Gail Morrison, Poplar Avenue – She commented in regards to the urgency for Stormwater management in the North Wayne Area.

Doug McCone, Poplar Ave – He commented in regards to his disagreement to Commissioner Higgins resignation as President.

Bill Bruno – He commented that he is not in agreement with the resignation of Commissioner Higgins as President.

Brian Wade, 131 Plant Avenue – He is in support of Commissioner Higgins.

Brent Ericson, 112 Plant Ave – He is in support of Commissioner Higgins.

Christina Perrone, Walnut Ave. – She commented in regards to the sections in the Township Charter in which she believes were violated as well as inquired in regards to the Township Solicitor.

Joe Hilger – He is in support of Commissioner Higgins.

Commissioner Higgins called the vote on the motion, motion passed 7-0.

There was an in depth discussion in regards to the procedures to appoint a President to the Board of Commissioners.

Commissioner Clark stated that as Vice President presiding over this meeting given the resignation of President Higgins, at this time he will ask if there is a motion to open the nominations to appoint a new President. Commissioner Schaefer made a motion to open nominations for President of the Board of Commissioners, seconded by Commissioner Nagle.

Commissioner Booker nominated Lucas Clark as President of the Board of Commissioners.

Commissioner Schaefer nominated Phil Ahr as President of the Board of Commissioners.

Commissioner Curley made a motion to close nominations, seconded by Commissioner Booker.

Public Comment

Dan Sherry, Wayne – He commented that the election for President and Vice-President should wait another two weeks and inquired if Commissioner Higgins will vote for his replacement. ↷

Barbara Schader – She commented that the flooding problems need to be fixed.

Ken Taylor – He spoke in support of the nomination of Phil Ahr as President.

George Burden – He commented that he believes Commissioner Higgins should participate in the vote for President.

Patti Barker, Rosemont – She spoke in support of Phil Ahr as President.

There was a brief discussion amongst the Commissioners in regards to the Commissioners which were nominated for President of the Board of Commissioners.

Commissioner Curley made a motion to table the nominations until the 2nd meeting in April, seconded by Commissioner Booker. Motion passed 5-2 with Commissioner Schaefer and Nagle opposed.

The Board of Commissioners called a 5 minute recess.

2. Unit Citation for 3rd Platoon – Radnor Police Department

Removed from the Agenda

3. Consent Agenda

a) Disbursement Review and Approval: 2016-03B; 2016-03C

b) Approval of minutes for the Board of Commissioners meeting of March 14, 2016

c) Acceptance of Department Monthly Reports

d) Staff Traffic Committee Meeting Minutes – March 16, 2016

e) Resolution #2016-39 – Authorizing the Execution of a Grant Application to the Department of Conservation and Natural Resources for the Radnor Township TAP Trail

f) Resolution #2016-38 - Setting the Zoning Hearing Board Members' Terms

Commissioner Curley made a motion to approve the consent agenda, seconded by Commissioner Schaefer. Motion passed 7-0.

4. Public Participation

Lieutenant Flanagan gave a brief overview of the precautionary measures that are being taken to prepare for Villanova University entering the Final 4 of the NCAA Championships.

Barbara Schader – She made a few comments in regards to paid taxes at the County level.

Christina Perrone, Walnut Avenue – She commented in regards to the process which was taken and inquired if the email chain with Mr. Rice was going to be released.

Dan Sherry, Wayne – He commented about the delay of the vote for President as well as his frustrations with the Township Solicitor.

Paige Maz – She inquired about the status of the project which was approved to make the connections at the Middle School Stormwater project.

5. Committee Reports

COMMUNITY DEVELOPMENT

- A. Ordinance #2016-04 – (Adoption) Amending Chapter 280 of the Radnor Code, Zoning Ordinance, Section 115.5 Municipal Services/Uses to clarify the use category contemplated by this Ordinance on lands owned, operated, leased and/or maintained by Radnor Township

Commissioner Curley made a motion to adopt, seconded by Commissioner Nagle. Motion passed 7-0.

PUBLIC SAFETY

- B. Implementation of Traffic Calming Measure for the 100 Block of Pine Tree Road

Superintendent of Police William Colarulo gave a brief overview of the proposed traffic calming for Pine Tree Road. There was a discussion amongst the Commissioners and staff in regards to the 100 Block of Pine Tree Road in particular speed humps vs. medians.

Commissioner Curley made a motion to authorize staff to design and intervention not to exceed \$30,000 on Pine Tree Road, seconded by Commissioner Ahr.

Public Comment

Rick Leonardi – He commented in regards to the discrepancies between staff and the Commissioners on how to proceed forward.

Commissioner Clark called the vote, motion passed 7-0.

- C. Ordinance #2016-05 (Introduction) - Temporary Parking Restrictions – Francis Avenue

Commissioner Schaefer made a motion to introduce, seconded by Commissioner Higgins.

Lieutenant Block discussed the proposed ordinance for Temporary Parking on Francis Avenue which would be in effect for the next 90 days.

Commissioner Clark called the vote, motion passed 7-0.

PUBLIC WORKS & ENGINEERING

- D. Ordinance #2016-03 (Introduction) - Approval for the Stormwater Fund Capital Budget

Commissioner Higgins made a motion to introduce ordinance #2016-03, seconded by Commissioner Schaefer.

There was a brief discussion amongst the Commissioners and staff in regards to the line item for the repair of the stormwater system at N. Wayne Field.

Public Comment

Ken Taylor, Willow Avenue – He suggested that the Board wait to make a decision until the Township wide study is completed.

Maya VonRossum, Delaware Riverkeeper – She supports the study to be completed prior to any projects as well as commented about the Stormwater project at the Middle School.

Christina Perrone, Walnut Avenue – She commented about discussing the completion and approval of a project that the Township is not authorized to do on School District Property. She was told that the Township is authorized to perform maintenance and repairs.

Steve Norcini gave a brief overview of what the \$180,000 would complete and entail at the North Wayne Field. There was an in depth discussion amongst the Commissioners and Staff in regards to the North Wayne Field Basin.

Dan Sherry, Wayne – He inquired for clarity what this ordinance is (supplemental appropriation, budget revision or budget amendment).

Regina Majercek, Stormwater Advisory Committee – She commented in regards to the stormwater budget and that the Committee will continue to come before the Board for approval.

Commissioner Clark called the vote, motion passed 6-1 with Commissioner Booker opposed.

*E. ~~Radnryn Apartments – Requesting a waiver from the Land Development Process~~
Removed from the Agenda*

F. Resolution #2016-36 - Caucus/Final – Minor Subdivision Plan Glenbrook Avenue

The applicant is proposing to consolidate the four existing parcels to form one single, contiguous, undivided parcel. This project does not meet the criteria for an administration review exemption due to the number of parcels involved in the consolidation. No improvements are proposed at this time. There was a brief discussion amongst the Commissioners and Staff.

Commissioner Higgins made a motion to approve, seconded by Commissioner Ahr. Commissioner Clark called the vote, motion passed 7-0.

G. Resolution #2016-37 - Caucus/Final – Minor Subdivision Plan 205 Strafford Avenue

The applicant is proposing to adjust lot lines on the previously approved subdivision and land development plan at the above location. There was a brief discussion amongst the Commissioners and the applicant.

Commissioner Booker made a motion approve, seconded by Commissioner Ahr. Motion passed 7-0.

H. Caucus – Preliminary/Final – Radnor Memorial Library

Martin Kimmel representing the Radnor Memorial Library gave a brief presentation which can be found on the Township website at: <http://www.radnor.com/851/Radnor-Memorial-Library-Proposed-Expansion>.

There was a brief discussion amongst the Commissioners, staff and applicant for clarification of items within the project.

I. Caucus – Preliminary/Final – 131/133 Garrett Avenue

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. There was discussion amongst the Commissioners and the applicant in regards to street lights at the property. It was agreed that the applicant will comply with

the wishes of the Commissioners and staff to install two street lights of anodized brass and forgo the cobra head light across the street.

Commissioner Clark made a motion to extend the meeting to 11:30, seconded by Commissioner Booker. Motion passed 7-0.

J. Caucus – Preliminary – 427 E. Lancaster Avenue

George Broseman representing the applicant briefly discussed the proposed project. 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. There was a discussion amongst the Commissioners, staff and applicant in regards to steep slopes, right-of-way and the possibility of green roofs.

PERSONNEL & ADMINISTRATION

None

FINANCE & AUDIT

None

PARKS & RECREATION

None

LIBRARY

None

PUBLIC HEALTH

None

Old Business

There was discussion amongst the Commissioners, Staff and members of the Stormwater Advisory Committee in regards to the proposed Stormwater project at the Middle School.

Commissioner Clark made a motion to extend the meeting until 11:40 PM, seconded by Commissioner Nagle. Motion passed 7-0.

Discussions continued in regards to the Stormwater project at the Middle School. It was agreed to wait until the next meeting to see the presentation that Dan Wible from CH2M has to be presented.

Commissioner Clark made a motion to extend the meeting until 11:50 PM, seconded by Commissioner Nagle. Motion passed 7-0.

New Business

- *Villanova CARE Update*

Jane Galli, Villanova CARE group, discussed that at their last meeting they discussed the sidewalks on south side as well as commented in regards to the ADA requirements for the sidewalks. Rick Leonardi also representing the Villanova CARE group commented in regards to the sidewalks, the non ability for

him and Jane to visit the site and also asked for a full set of approved plans. There was also a brief discussion in regards to the progress and treatment of others at the meetings. The next meeting is scheduled for April 7, 2016.

- 15 Year 9/11 Memorial Service

Mr. Zienkowski commented that the Township is currently planning a 15 Year 9/11 Memorial Service at Veterans Park on September 11, 2016.

Public Participation

None

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Jennifer DeStefano

TOWNSHIP OF RADNOR
Minutes of the Meeting of April 11, 2016

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

<i>Luke Clark, Vice President</i>	<i>Elaine Schaefer</i>	<i>Donald Curley</i>
<i>John Nagle</i>	<i>Philip Ahr</i>	<i>Richard F. Booker</i>

Commissioners Absent

James C. Higgins

Also Present: *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; Robert Tate, Assistant Finance Director; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Community Programming and Recreation; Roger Philips, Township Engineer; Amy Kaminski, Traffic Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

Vice President Clark called the meeting to order and led the assembly in the Pledge of Allegiance

Notice of Executive Session on April 11, 2016

All commissioners were in attendance with the exception of Commissioner Higgins at the April 11, 2016 executive session; where matters of personnel, real estate and litigation were discussed.

~~1. *Unit Citation for 3rd Platoon – Radnor Police Department* – Removed~~

2. *Proclamation and Recognition of Donald A. Wood (Fire Marshal/Fire Investigator)*

Commissioner Clark presented Don Wood with a Proclamation for his years of service. Mr. Wood thanked current and past Board of Commissioners and Administrators for their support.

3. *Proclamation of Congratulations to Villanova University Men’s Basketball Team*

Commissioner Curley presented Mick Keelan, Assistant Athletic Director at Villanova University a 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, Eneke Park Upgrade Project*

Commissioner Nagle requested that item 4d is removed from the consent agenda.

Commissioner Clark made a motion to approve the consent agenda, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Higgins absent.

d) Resolution #2016-45 - Award of Contract #B-16-001, Encke Park Upgrade Project

Commissioner Nagle inquired if this was part of the original budget packet. Mr. Norcini briefly described the proposed project. Mr. White commented that they are not asking for any new funds tonight.

Commissioner Nagle made a motion to approve, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Higgins absent.

5. Public Participation

Sara Pilling, Garrett Avenue – She commented in regards to an upcoming Community meeting to discuss the future of the Willows Mansion that is scheduled for Wednesday evening at 7 Pm at the Radnor United Methodist Church.

Leslie Morgan, Farm Road - She commented in regards to the future of the Willows Mansion as well as commented about the funds that are collected from the sale of Township assets to offset tax increases to residents.

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:

- a. 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

Commissioner Curley made a motion to authorize the Zoning Officer to send a letter to the Zoning Hearing Board opposing Appeal #2965, seconded by Commissioner Clark.

There was a brief discussion amongst the Commissioners and staff for clarifications for Appeal #2965. Commissioner Clark wanted to note that he received an email from a resident who is opposed to the proposed sign.

Public Comment

Mike Beers, Midland Circle – He is opposed to the size of the proposed sign.

Commissioner Clark called the vote, motion passed 4-2 with Commissioner Schaefer and Commissioner Nagle opposed and Commissioner Higgins absent.

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

Commissioner Schaefer made a motion to approve, seconded by Commissioner Nagle.

Commissioner Clark commented that he received an email from a resident on Glenbrook Road asking for the 2 hour parking to be removed and 24 hour parking be enforced unless you have a parking permit. Lieutenant Block stated that he will take that to the next Staff Traffic meeting to be addresses. There was a brief discussion amongst the Commissioners and staff in regards to tabling the ordinance until a future meeting.

Commissioner Clark made a motion to table the ordinance, seconded by Commissioner Curley. Motion passed 6-0 with Commissioner Higgins absent.

PUBLIC WORKS & ENGINEERING

C. Resolution #2016-46 - Final Approval – Preliminary/Final Plan– Radnor Memorial Library

Commissioner Clark made a motion to approve, seconded by Commissioner Ahr. Motion passed 6-0 with Commissioner Higgins absent.

Steve Norcini requested a motion to proceed to receive bids for the project.

Commissioner Curley made a motion to proceed with receiving bids for the renovations to the Library, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Higgins absent.

D. Resolution #2016-47 - Final Approval – Preliminary/Final Plan– 131/133 Garrett Avenue

The Engineer representing the applicant commented that comment 7E was revised to document what the staff required in regards to the street lights. There was a brief discussion in regards to the proposed street lights.

Commissioner Clark made a motion to approve, seconded by Commissioner Schaefer. Motion passed 6-0 with Commissioner Higgins absent.

~~***E. Resolution #2016-48 - Final Approval – Preliminary Plan– 427 E. Lancaster Avenue – Tabled***~~

G. Presentation - School Lane Storm Sewer, by Dan Wible, CH2M

Dan Wible, CH2M made a brief presentation which can be found on the Township website at:

There was an in depth discussion amongst Commissioners, staff, Paul Burgmeyer (SWMAC) and Dan Wible (CH2M) in regards to how to proceed forward and the models shown in Mr. Wible's presentation.

Commissioner Schaefer made a motion to reaffirm resolution #2015-123, seconded by Commissioner Ahr.

Commissioner Curley made a motion to allocate \$30,000 to Gannet Fleming to evaluate something that approaches a 100% solution for a 10-year event in the vicinity of the Fire House and the War Memorial, seconded by Commissioner Ahr.

Public Comment

Sara Pilling, Garrett Avenue – She commented in regards to encouraging the residents uphill to look into rain barrels and rain gardens to slow the water down.

Ken Taylor, Willow Avenue – He suggested that the Board wait until the Township Wide study is complete to make a decision.

Commissioner Clark called the vote on Commissioner Schaefer’s motion, motion passed 5-1 with Commissioner Curley opposed and Commissioner Higgins absent.

Mr. Zienkowski requested that the Township secure an agreement from the School District to enter their property for the project.

F. Ordinance #2016-03 (Adoption) - Adopting a Capital Budget for the Township Stormwater Fund

Commissioner Clark made a motion to adopt, seconded by Commissioner Ahr.

Public Comment

Ken Taylor, Willow Avenue – He again suggested delaying approval until the Township wide assessment is completed.

Commissioner Clark called the vote, motion passed 5-1 with Commissioner Booker opposed and Commissioner Higgins absent.

PERSONNEL & ADMINISTRATION

None

FINANCE & AUDIT

None

PARKS & RECREATION

Commissioner Nagle announced that unfortunately the Eggstravaganza was postponed again and it will not be rescheduled this year and there is a Parks Board meeting this Thursday. Also, The Wheels of Wayne is scheduled for April 24, 2016.

LIBRARY

Commissioner Booker commented that the Library expansion was approved tonight and there is a Trustee meeting on Thursday and he will report back then.

PUBLIC HEALTH

None

Old Business

None

New Business

- *Update on Hare’s Lane Path*

Commissioner Booker as well as Mr. Norcini gave a brief update on Hare's Lane. They discussed that they have been in discussion with Brandywine Realty Trust I regards to connecting the existing trail to the proposed trail. The Township will proceed with surveying.

- Utilization of the \$166K in the Community Enhancement Trust for Repairs/Restructuring of the Cairn at the Radnor exit to I-476

Commissioner Clark commented that he received an email from Chris Todd, stating that the Wayne Business Association was under the impression that those funds have already been allocated for use in the Wayne Business District for PECO upgrades.

Commissioner Nagle discussed the history of RECT and the limitations of the funds. He also pointed out that the Township does not control the funds. Commissioner Booker commented that he would like to see the funds used for the Cairns at I-476. Commissioner Booker as well as Staff will inspect and evaluate the condition of the Cairns and report back to the Board. He would like to table this item until the inspection and evaluation is completed.

- 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

Commissioner Booker and Matt Marshall made a brief presentation in regards to the beatification of the gateway area of the Township; establishing a board to solicit donations from businesses, local schools and individuals. It was the sense of the Board that they should create a group which is not controlled by the Township and for them to raise the funds and come up with the projects then they could return to the Township for approval of the projects.

- ~~Update Bond issue projected timeline~~

- ~~2016 Capital Budget Update~~

Villanova

Chris Kovolski and Marilou Smith representing Villanova University presented that at the CARE Committee meeting on March 3, residents initiated a discussion about the sidewalk planned along Lancaster Avenue in front of the surface parking lot currently being constructed. The approved drawings show a sidewalk that is 4 to 5 feet wide and is located next to the street.

The residents requested that Villanova investigate the possibility of building a wider sidewalk that is set back from the street by a grass buffer strip. Villanova has studied the request and is willing to meet it. However, because of the timing of this request and where Villanova's contractors are in the project timeline, the University is requesting the following from the Township:

- The University be allowed to take credit for the additional storm water management systems designed in the base Lancaster Avenue Surface Parking Lot project. This credit would satisfy the additional impervious coverage created by adding a new sidewalk.
- Use the Lancaster Avenue Surface Parking Lot project grading permit for this additional work, memorializing the changes on the as built drawings.

- Work with Radnor Township arborist to maintain as many trees as possible along this route. Where trees have to be removed, the University requests the replacement tree requirements of the Shade Tree ordinance be waived. This waiver would be in recognition of the significant additional plantings being installed as part of this project.

There was an in depth discussion amongst the Commissioners, staff and the Township Solicitor on the process to take to move the project forward.

Commissioner Curley made a motion to authorize staff and Villanova to work together to modify the grading plan to install sidewalks as shown to the Board of Commissioners at their April 11, 2016 meeting; the authorization includes the authority to waive the stormwater requirement associated with the additional sidewalk and to waive the replacement trees except as specified by the Township Engineer, seconded by Commissioner Nagle.

Public Comment

Jane Galli, Rosemont – She thanked Villanova for installing the sidewalks and commented about the stormwater management that Villanova collaborated with Temple University on.

Rick Leonardi – He commented that he thinks the sidewalks are an excellent idea.

Commissioner Clark called the vote, motion passed 4-1 with Commissioner Booker opposed, Commissioner Schaefer abstaining and Commissioner Higgins absent.

Public Participation

None

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Jennifer DeStefano

**RESOLUTION 2016-56
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO
ENTER INTO AN AGREEMENT WITH MITEL TECHNOLOGIES INC.
FOR PHONE SYSTEM EQUIPMENT AND SOFTWARE LEASE**

WHEREAS, the Board of Commissioners adopted Resolution 2011-23 on March 14, 2011 commencing a lease agreement with Mitel Technologies Inc. for the Township's phone equipment, software and digital trunk lines for a term of sixty months; and

WHEREAS, the above referenced contract expiring in April 2016; and

WHEREAS, the Administration has negotiated a replacement sixty month contract with Mitel Technologies Inc. that will replace all of the digital phones and update the phone system software to the latest version; and

WHEREAS, by adopting Resolution 2016-56 and 2016-57 at the March 25, 2016 meeting, which will separate the Township's phone system equipment / software lease from the Township's PRI and SIP trunk line lease agreements, the Township will save \$1,139 per month over the life of the lease term (sixty months).

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to execute an agreement with Mitel Technologies Inc. for a sixty month lease renewal that to include installing eighty (80) replacement digital telephones, adding two (2) new Busy Lamp Field's for receptionist phone, re-enlist in Software Assurance to keep the system upgraded and current over the term of the agreement, and upgrading the MI-Voice Office Controller to current release at a monthly price of \$1,028.55.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25th day of April, A.D., 2016.

RADNOR TOWNSHIP

By: _____

Name: _____

Title: _____

ATTEST: _____

Robert A. Zienkowski
Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: April 18, 2016

TO: Board of Commissioners

FROM: William M. White, Finance Director

LEGISLATION: (1) Resolution 2016-56 authorizing the Township Manager to enter into an agreement with Mitel Technologies Inc. to lease phone equipment and software; and (2) Resolution 2016-57 authorizing the Township Manager to enter into an agreement with Line System Inc. for PRI and SIP trunk line lease

LEGISLATIVE HISTORY: These agreements would serve as a replacement to the lease originally approved via Resolution 2011-23, adopted on March 14, 2011. The 2011 agreement is expiring this month and includes the lease for both the phone system equipment / software and the phone lines or channels (PRI and SIP trunk lines). As proposed, the lease of the phone equipment / software lease would be separated from the lease of the PRI / SIP trunk lines.

PURPOSE AND EXPLANATION: By approving Resolutions 2016-56 and 2016-57, the Township will be able to lock in lease rates for a sixty month term for replacement phone equipment, software and PRI / SIP trunk lines. Previously, the Township leased these items all through Mitel. As proposed, the Administration is recommending separating the leases between Mitel and Line Systems in order to achieve cost savings.

It's important to note that there are no material changes to the phone system other than the replacement of all the digital phones and the update of the voicemail software to the latest version. All other aspect of the current phone system will remain the same. If Resolutions 2016-56 and 2016-57 are *not* adopted, then the Township will be on a month-to-month agreement with Mitel and will incur additional costs.

IMPLEMENTATION SCHEDULE: If approved at the April 25, 2016 meeting, the replacement phones and software updates would occur in the first two weeks of May.

FISCAL IMPACT: As indicated in the table below, the monthly savings is expected to be \$1,299 or \$15,582 per year.

	Mitel Equip Lease	Mitel PRI/SIP Lease	Line Systems PRI/SIP Lease	Monthly Total
Current Charges	\$ 1,083.33	\$ 1,700.00	\$ -	\$ 2,783.33
Proposed Charges	1,028.55	-	456.25	1,484.80
Monthly Difference	\$ (54.78)	\$ (1,700.00)	\$ 456.25	\$ (1,298.53)

RECOMMENDED ACTION: The Administration recommends that the Board adopt Resolutions 2016-56 and 2016-57 at the April 25, 2016 Board meeting. Thank you.

**RESOLUTION 2016-57
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA AUTHORIZING THE TOWNSHIP MANAGER TO
ENTER INTO AN AGREEMENT WITH LINE SYSTEMS
INCORPORATED FOR PRIMARY RATE INTERFACE ("PRI") AND
SESSION INITIATION PROTOCOL ("SIP") TRUNK LINE LEASE**

WHEREAS, the Board of Commissioners adopted Resolution 2011-23 on March 14, 2011 commencing a lease agreement with Mitel Technologies Inc. for the Township's phone equipment, software and digital trunk lines for a term of sixty months; and

WHEREAS, the above referenced contract is expiring in April 2016; and

WHEREAS, the Administration has shopped and negotiated pricing through Line Systems Inc. to replace Mitel Technologies as the Township's PRI and SIP trunk line provider to achieve lower monthly costs; and

WHEREAS, by adopting Resolution 2016-56 and 2016-57 at the March 25, 2016 meeting, which will separate the Township's phone system equipment / software lease from the Township's PRI and SIP trunk line lease agreements, the Township will save \$1,139 per month over the life of the lease term (sixty months).

NOW, THEREFORE, it is hereby *RESOLVED* that the Board of Commissioners of Radnor Township hereby authorizes the Township Manager to execute an agreement with Line Systems Inc at a one-time setup fee of \$299.00 and an monthly fee of \$456.25 for sixty months to provide PRI and SIP trunk line services to the Township.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25th day of April, A.D., 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title:

ATTEST: _____
Robert A. Zienkowski
Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: April 18, 2016

TO: Board of Commissioners

FROM: William M. White, Finance Director

LEGISLATION: (1) Resolution 2016-56 authorizing the Township Manager to enter into an agreement with Mitel Technologies Inc. to lease phone equipment and software; and (2) Resolution 2016-57 authorizing the Township Manager to enter into an agreement with Line System Inc. for PRI and SIP trunk line lease

LEGISLATIVE HISTORY: These agreements would serve as a replacement to the lease originally approved via Resolution 2011-23, adopted on March 14, 2011. The 2011 agreement is expiring this month and includes the lease for both the phone system equipment / software and the phone lines or channels (PRI and SIP truck lines). As proposed, the lease of the phone equipment / software lease would be separated from the lease of the PRI / SIP trunk lines.

PURPOSE AND EXPLANATION: By approving Resolutions 2016-56 and 2016-57, the Township will be able to lock in lease rates for a sixty month term for replacement phone equipment, software and PRI / SIP trunk lines. Previously, the Township leased these items all through Mitel. As proposed, the Administration is recommending separating the leases between Mitel and Line Systems in order to achieve cost savings.

It's important to note that there are no material changes to the phone system other than the replacement of all the digital phones and the update of the voicemail software to the latest version. All other aspect of the current phone system will remain the same. If Resolutions 2016-56 and 2016-57 are *not* adopted, then the Township will be on a month-to-month agreement with Mitel and will incur additional costs.

IMPLEMENTATION SCHEDULE: If approved at the April 25, 2016 meeting, the replacement phones and software updates would occur in the first two weeks of May.

FISCAL IMPACT: As indicated in the table below, the monthly savings is expected to be \$1,299 or \$15,582 per year.

	Mitel Equip Lease	Mitel PRI/SIP Lease	Line Systems PRI/SIP Lease	Monthly Total
Current Charges	\$ 1,083.33	\$ 1,700.00	\$ -	\$ 2,783.33
Proposed Charges	1,028.55	-	456.25	1,484.80
Monthly Difference	\$ (54.78)	\$ (1,700.00)	\$ 456.25	\$ (1,298.53)

RECOMMENDED ACTION: The Administration recommends that the Board adopt Resolutions 2016-56 and 2016-57 at the April 25, 2016 Board meeting. Thank you.

**RESOLUTION 2016-54
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING APPROVAL FOR THE PURCHASE OF
SKATEPARK EQUIPMENT FOR RADNOR SKATEPARK.**

WHEREAS, Radnor Township strives to maintain and improve its parks and recreational facilities at the highest standard for a positive impact to the quality of life for its residents; and

WHEREAS, Radnor Township desires to improve and replace structures within Radnor Skatepark for the ultimate safety and functionality; and

WHEREAS, Radnor Township will designate capital funding from the Radnor Township Parks Improvements Fund; and

WHEREAS, the Board of Commissioners desires to approve the proposed contract for purchase from the Pennsylvania State Purchasing Contract (COSTARS) in accordance with the Home Rule Charter of Radnor Township.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Radnor Township does hereby approve the purchase of skatepark equipment for Radnor Skatepark from General Recreation, Inc. through the Pennsylvania State Contract COSTARS as outlined below:

Vendor: General Recreation, Inc. - Vendor #122659
Contract #: Costars – 014-071 Recreational & Fitness Equipment
Amount: Total Cost Equipment: \$14,700.00
(In accordance with the attached proposal and documentation)

SO RESOLVED this 25th day of April, 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title:

ATTEST: _____
Name: Robert A. Zienkowski
Title: Township Manager/Secretary

Radnor Township

PROPOSED LEGISLATION



DATE: April 21, 2016

TO: Board of Commissioners

FROM: Tammy Cohen, Recreation & Community Programming Director

④

LEGISLATION: Resolution #2016-54 Authorizing Approval for the Purchase of Skatepark Equipment for Radnor Skatepark.

LEGISLATIVE HISTORY: This is the first legislative action on this topic.

PURPOSE AND EXPLANATION: Request is being made to authorize the approval for the purchase of skatepark equipment (in accordance with the attached proposal and documentation) for Radnor Skatepark from General Recreation, Inc. through the Pennsylvania State Purchasing Contract (COSTARS). This project will entail the repair of two existing structures; replacement of a structure that has become worn from use; and the addition of two structures to the park that will provide a balance to the functional use of a specific area within the park. All improvements have been considered in the best interest of the park's overall flow, functionality, and safety. Radnor Skatepark will continue to provide a safe and accessible asset for the community in a key location of Radnor Township. It will continue to promote healthy, active lifestyles for users who frequently visit Radnor Skatepark and utilize it as a highly regarded recreational amenity.

IMPLEMENTATION SCHEDULE: Upon approval of Resolution 2016-54, the equipment will be ordered and can take up to 4 weeks. A delivery and installation timeline will be determined.

FISCAL IMPACT: The cost of the improvements in this resolution will receive designated funding from the Radnor Township Parks Improvement Capital Fund – 05-450-48801. Costs relative to this resolution are as follows:

Vendor: General Recreation, Inc. - Vendor #122659
Contract #: Costars – 014-071 Recreational & Fitness Equipment
Amount: Total Cost Equipment: \$14,700.00
(In accordance with the attached proposal and documentation)

RECOMMENDED ACTION: I would like to respectfully request that the Board to approve Resolution #2016-54 authorizing approval of the purchase of skatepark equipment for Radnor Skatepark from General Recreation, Inc. in the amount of \$14,700.00.

**RESOLUTION 2016-55
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AUTHORIZING APPROVAL FOR THE PURCHASE OF
INSTALLATION OF A WATER FOUNTAIN FOR RADNOR SKATEPARK.**

WHEREAS, Radnor Township strives to maintain and improve its parks and recreational facilities at the highest standard for a positive impact to the quality of life for its residents; and

WHEREAS, Radnor Township desires to improve Radnor Skatepark for the ultimate safety and functionality; and

WHEREAS, Radnor Township will designate capital funding from the Radnor Township Parks Improvements Fund; and

WHEREAS, the Board of Commissioners desires to approve the proposed contract for purchase from Horn Plumbing & Heating, Inc. in accordance with the Home Rule Charter of Radnor Township.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of Radnor Township does hereby approve the purchase of installation of a drinking water fountain for Radnor Skatepark from Horn Plumbing & Heating, Inc. as outlined below:

Vendor: Horn Plumbing & Heating, Inc.
Amount: Total Cost Installation: \$12,850.00
(In accordance with the attached proposals and documentation)
Note: The drinking water fountain has been provided at no charge by General Recreation, Inc. and has an estimated value of \$3,000.00

SO RESOLVED this 25th day of April, 2016.

RADNOR TOWNSHIP

By: _____
Name:
Title:

ATTEST: _____
Name: Robert A. Zienkowski
Title: Township Manager/Secretary

Radnor Township



PROPOSED LEGISLATION

DATE: April 21, 2016

TO: Board of Commissioners

FROM: Tammy Cohen, Recreation & Community Programming Director

④

LEGISLATION: Resolution #2016-55 Authorizing Approval for the Purchase of Installation of a Water Fountain for Radnor Skatepark.

LEGISLATIVE HISTORY: This is the first legislative action on this topic.

PURPOSE AND EXPLANATION: Request is being made to authorize the approval for the purchase of installation of a drinking water fountain (in accordance with the attached proposals and documentation) for Radnor Skatepark from Horn Plumbing & Heating, Inc. This project will entail all stages of installation. The water fountain has been provided at no charge by General Recreation, Inc. and has an estimated value of \$3,000.00. The installation of a drinking fountain at the park has been considered in its best interests along with the health and wellness for users and spectators. Radnor Skatepark will continue to promote healthy, active lifestyles for users who frequently visit the park and utilize it as a highly regarded recreational amenity.

IMPLEMENTATION SCHEDULE: Upon approval of Resolution 2016-55, a contract will be signed with Horn Plumbing & Heating, Inc. and an installation timeline will then be determined.

FISCAL IMPACT: The cost of the improvements in this resolution will receive designated funding from the Radnor Township Parks Improvement Capital Fund – 05-450-48801. Costs relative to this resolution are as follows:

Vendor:	Horn Plumbing & Heating, Inc.
Amount:	Total Cost Installation: \$12,850.00 (In accordance with the attached proposals and documentation)
Note:	The drinking water fountain has been provided at no charge by General Recreation, Inc. – estimated value is: \$3,000.00

RECOMMENDED ACTION: I would like to respectfully request that the Board to approve Resolution #2016-55 authorizing approval of the purchase of installation of a water fountain for Radnor Skatepark from Horn Plumbing & Heating, Inc. in the amount of \$12,850.00.

RESOLUTION NO. 2016-49

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
TOWNSHIP TO SUBMIT A TRAFFIC SIGNAL
APPLICATION FOR LANCASTER AVENUE (SR 0030) AND
ST. THOMAS WAY TO THE PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Township wishes to proceed with the design of a proposed traffic signal at Lancaster Avenue (SR 0030) and St. Thomas Way; and

WHEREAS, the traffic signal's design must be approved by the Pennsylvania Department of Transportation; and

WHEREAS, the Pennsylvania Department of Transportation requires a resolution noting the authority of the Board of Commissioners and its President to submit an application for Traffic Signal Approval; and

WHEREAS, the Board of Commissioners of Radnor Township, Delaware County is hereby resolved by the authority of the same; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to sign the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby approve and authorize the aforementioned regarding the submission of a traffic signal permit for Lancaster Avenue (SR 0030) and St. Thomas Way.

SO RESOLVED this 25th day of April, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name: .

Title:

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Application for Traffic Signal Approval



Please Type or Print all information in Blue or Black Ink

County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : Steve Norcini, P.E. Title : Public Works Director
 Municipal Name : Radnor Township, Delaware County
 Municipal Address : 301 Iven Ave, Wayne, PA 19087
 Municipal Phone Number : (610) 688-5600 Alternative Phone Number : _____
 E-mail Address : snorcini@radnor.org
 Municipal Hours of Operation : Monday-Friday 8 a.m. - 4 p.m

B - Application Description

Location (*intersection*) : Lancaster Avenue (S.R. 003) and St. Thomas Lane
 Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (Permit Number) : 0779
 Type of Device (*select one*) Traffic Control Signal (MUTCD Section 4D, 4E, 4G) Flashing Beacon (MUTCD Section 4L) School Warning System (MUTCD Section 7B)
 Other : _____
 Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) : I-0156
 If YES, provide locations of all signalized intersections in system.
Lancaster Ave and Sproul Rd/Spring Mill Rd, Lancaster Ave and St. Thomas Lane, Lancaster Ave and Ithan Ave, Lancaster Ave and Lowry's Lane
 Explain the proposed improvements :
Intersection is being relocated approximately 200' west of the existing intersection to account for the construction of the new pedestrian bridge.
 Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # : EPS No. 86533

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other : _____
 Maintenance and Operations Contact Name : Steve Norcini, P.E. Company/Organization : Radnor Township
 Phone # : 610-688-5600 Alternative Phone # : _____ E-mail : snorcini@radnor.org

D - Attachments Listing

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Municipal Resolution (<i>required</i>) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input checked="" type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Other : _____ |
| <input type="checkbox"/> Crash Analysis | <input checked="" type="checkbox"/> Traffic Impact Study (TIS) | |
| <input checked="" type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : Steve Norcini

Date : 2/11/16

Signed By : _____

Witness or Attest : _____

Title of Signatory : Radnor Township Public Works Director

Title of Witness or Attester: _____

**Exhibit "A":
Preventative and Response Maintenance
Requirements**



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

KNOCKDOWNS

Support - Mast arm	Emergency or Final
Support - Strain pole	Emergency or Final
Span wire/tether wire	Final Only
Pedestal	Emergency or Final
Cabinet	Emergency or Final
Signal heads	Final Only

TYPE OF REPAIR PERMITTED

EQUIPMENT FAILURE

Lamp burnout (veh. & ped.)	Final Only
Local controller	Emergency or Final
Master controller	Emergency or Final
Detector sensor	
- Loop	Emergency or Final
- Magnetometer	Emergency or Final
- Sonic	Emergency or Final
- Magnetic	Emergency or Final
- Pushbutton	Emergency or Final
Detector amplifier	Emergency or Final
Conflict monitor	Final Only
Flasher	Final Only
Time clock	Emergency or Final
Load switch/relay	Final Only
Coordination unit	Emergency or Final
Communication interface, mode	Emergency or Final
Signal cable	Final Only
Traffic Signal Communications	Final Only
Traffic Signal Systems	Final Only

**Exhibit "B":
Recordkeeping**



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":
Signal Maintenance Organization**



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..

Application Instructions



A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

Title: Provide the title of the municipal contact name.

Municipal Name: Provide the official municipal name.

Municipal Address: Provide the full address of the municipal building.

Municipal Phone Number: Provide the municipal phone number of the municipal contact.

Alternative Phone Number: Provide an alternative phone number of the municipal contact.

E-mail Address: Provide the e-mail address of the municipal contact.

Municipal Hours of Operation: Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

B - Application Description

Location (*intersection*): Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

Traffic Control Device is: (Please select one of the two following categories)

NEW Traffic Signal: This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

EXISTING Traffic Signal: This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

(Permit Number): Please provide the traffic signal permit number.

Type of Device (select one): (Please select one of the four following categories)

Traffic Control Signal: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

Flashing Beacon: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

School Warning System: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

Other: When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

Is Traffic Signal part of a system?: Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP)?: Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by?: Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

Maintenance and Operations Contact Name: Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

Company/Organization: Provide the name of the company/organization with which the primary maintenance contact is affiliated.

Phone #: Provide the phone number for the primary maintenance contact.

Alternative Phone #: Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

E-mail: Provide the e-mail address for the primary maintenance contact.

D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

E - Applicant (Municipal) Certification

Printed Municipal Contact Name: Please print the name of the municipal contact person signing the application.

Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

RESOLUTION NO. 2016-50

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
TOWNSHIP TO SUBMIT A TRAFFIC SIGNAL
APPLICATION FOR ITHAN AVENUE AND
STANFORD HALL ACCESS TO THE PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Township wishes to proceed with the design of a proposed traffic signal at Ithan Avenue and Stanford Hall Access; and

WHEREAS, the traffic signal's design must be approved by the Pennsylvania Department of Transportation; and

WHEREAS, the Pennsylvania Department of Transportation requires a resolution noting the authority of the Board of Commissioners and its President to submit an application for Traffic Signal Approval; and

WHEREAS, the Board of Commissioners of Radnor Township, Delaware County is hereby resolved by the authority of the same; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to sign the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby approve and authorize the aforementioned regarding the submission of a traffic signal permit for Ithan Avenue and Stanford Hall Access.

SO RESOLVED this 25th day of April, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name:

Title:

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : Steve Norcini, P.E. Title : Public Works Director
Municipal Name : Radnor Township, Delaware County
Municipal Address : 301 Iven Ave, Wayne, PA 19087
Municipal Phone Number : (610) 688-5600 Alternative Phone Number : _____
E-mail Address : snorcini@radnor.org
Municipal Hours of Operation : Monday-Friday 8 a.m. - 4 p.m

B - Application Description

Location (*intersection*) : Ithan Ave and Stanford Hall Access and S. Campus Trail

Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (Permit Number) : _____

Type of Device (*select one*) Traffic Control Signal (MUTCD Section 4D, 4E, 4G) Flashing Beacon (MUTCD Section 4L) School Warning System (MUTCD Section 7B)
 Other : _____

Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) : _____
If YES, provide locations of all signalized intersections in system.

Explain the proposed improvements :

Installation of RRFB's are being proposed at the existing location of the Stanford Hall Access and S. Campus Trail for pedestrian crossings. ADA ramps and compliant push-buttons are also being installed at this location.

Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # : _____

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :

Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other : _____

Maintenance and Operations Contact Name : Steve Norcini, P.E. Company/Organization : Radnor Township

Phone # : 610-688-5600 Alternative Phone # : _____ E-mail : snorcini@radnor.org

D - Attachments Listing

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Municipal Resolution (<i>required</i>) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Capacity Analysis | <input checked="" type="checkbox"/> Other : <u>FWD Permit Plan</u> |
| <input type="checkbox"/> Crash Analysis | <input type="checkbox"/> Traffic Impact Study (TIS) | |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : Steve Norcini Date : _____

Signed By : _____ Witness or Attest : _____

Title of Signatory : Radnor Township Director of Public Works Title of Witness or Attester: _____

**Exhibit "A":
Preventative and Response Maintenance
Requirements**



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

KNOCKDOWNS

Support - Mast arm	Emergency or Final
Support - Strain pole	Emergency or Final
Span wire/tether wire	Final Only
Pedestal	Emergency or Final
Cabinet	Emergency or Final
Signal heads	Final Only

TYPE OF REPAIR PERMITTED

EQUIPMENT FAILURE

Lamp burnout (veh. & ped.)	Final Only
Local controller	Emergency or Final
Master controller	Emergency or Final
Detector sensor	
- Loop	Emergency or Final
- Magnetometer	Emergency or Final
- Sonic	Emergency or Final
- Magnetic	Emergency or Final
- Pushbutton	Emergency or Final
Detector amplifier	Emergency or Final
Conflict monitor	Final Only
Flasher	Final Only
Time clock	Emergency or Final
Load switch/relay	Final Only
Coordination unit	Emergency or Final
Communication interface, mode	Emergency or Final
Signal cable	Final Only
Traffic Signal Communications	Final Only
Traffic Signal Systems	Final Only

**Exhibit "B":
Recordkeeping**



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":
Signal Maintenance Organization**
 County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____
Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..

Application Instructions



pennsylvania
DEPARTMENT OF TRANSPORTATION

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

Title: Provide the title of the municipal contact name.

Municipal Name: Provide the official municipal name.

Municipal Address: Provide the full address of the municipal building.

Municipal Phone Number: Provide the municipal phone number of the municipal contact.

Alternative Phone Number: Provide an alternative phone number of the municipal contact.

E-mail Address: Provide the e-mail address of the municipal contact.

Municipal Hours of Operation: Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

B - Application Description

Location (*intersection*): Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

Traffic Control Device is: (Please select one of the two following categories)

NEW Traffic Signal: This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

EXISTING Traffic Signal: This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

(Permit Number): Please provide the traffic signal permit number.

Type of Device (select one): (Please select one of the four following categories)

Traffic Control Signal: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

Flashing Beacon: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

School Warning System: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

Other: When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

Is Traffic Signal part of a system?: Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP)?: Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by?: Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

Maintenance and Operations Contact Name: Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

Company/Organization: Provide the name of the company/organization with which the primary maintenance contact is affiliated.

Phone #: Provide the phone number for the primary maintenance contact.

Alternative Phone #: Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

E-mail: Provide the e-mail address for the primary maintenance contact.

D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

E - Applicant (Municipal) Certification

Printed Municipal Contact Name: Please print the name of the municipal contact person signing the application.

Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

RESOLUTION NO. 2016-51

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
TOWNSHIP TO SUBMIT A TRAFFIC SIGNAL
APPLICATION FOR LANCASTER AVENUE (SR 0030) AND SPROUL
ROAD/SPRING MILL ROAD TO THE PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Township wishes to proceed with the design of a proposed traffic signal at Lancaster Avenue (SR 0030) and Sproul Road/Spring Mill Road; and

WHEREAS, the traffic signal's design must be approved by the Pennsylvania Department of Transportation; and

WHEREAS, the Pennsylvania Department of Transportation requires a resolution noting the authority of the Board of Commissioners and its President to submit an application for Traffic Signal Approval; and

WHEREAS, the Board of Commissioners of Radnor Township, Delaware County is hereby resolved by the authority of the same; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to sign the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby approve and authorize the aforementioned regarding the submission of a traffic signal permit for Lancaster Avenue (SR 0030) and Sproul Road/Spring Mill Road.

SO RESOLVED this 25th day of April, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name:
Title.

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : Steve Norcini, P.E. Title : Public Works Director
Municipal Name : Radnor Township, Delaware County
Municipal Address : 301 Iven Ave, Wayne PA, 19087
Municipal Phone Number : (610) 688-5600 Alternative Phone Number : _____
E-mail Address : snorcini@radnor.org
Municipal Hours of Operation : Monday-Friday 8 a.m. - 4 p.m

B - Application Description

Location (*intersection*) : Lancaster Avenue (S.R. 003) and Sproul Rd/Spring Mill Rd
Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (Permit Number) : 0226
Type of Device (*select one*) Traffic Control Signal (MUTCD Section 4D, 4E, 4G) Flashing Beacon (MUTCD Section 4L) School Warning System (MUTCD Section 7B)
 Other : _____
Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) : I-0156
If YES, provide locations of all signalized intersections in system.
Lancaster Ave and Sproul Rd/Spring Mill Rd, Lancaster Ave and St. Thomas Ln, Lancaster Ave and Ithan Ave, Lancaster Ave and Lowry's Lane
Explain the proposed improvements :
Southern side of intersection is being widened and the south west signal pole will be replace. ADA ramps and pedestrian push buttons will also be added/replace at the intersection.
Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # : EPS No. 86533

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other : _____
Maintenance and Operations Contact Name : Steve Norcini, P.E. Company/Organization : Radnor Township
Phone # : 610-688-5600 Alternative Phone # : _____ E-mail : snorcini@radnor.org

D - Attachments Listing

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Municipal Resolution (<i>required</i>) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input checked="" type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Other : _____ |
| <input type="checkbox"/> Crash Analysis | <input checked="" type="checkbox"/> Traffic Impact Study (TIS) | |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : Steve Norcini Date : _____

Signed By : _____ Witness or Attest : _____

Title of Signatory : Radnor Township Public Works Director Title of Witness or Attester: _____

**Exhibit "A":
Preventative and Response Maintenance
Requirements**



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

<u>KNOCKDOWNS</u>	<u>TYPE OF REPAIR PERMITTED</u>
Support - Mast arm	Emergency or Final
Support - Strain pole	Emergency or Final
Span wire/tether wire	Final Only
Pedestal	Emergency or Final
Cabinet	Emergency or Final
Signal heads	Final Only
 <u>EQUIPMENT FAILURE</u>	
Lamp burnout (veh. & ped.)	Final Only
Local controller	Emergency or Final
Master controller	Emergency or Final
Detector sensor	
- Loop	Emergency or Final
- Magnetometer	Emergency or Final
- Sonic	Emergency or Final
- Magnetic	Emergency or Final
- Pushbutton	Emergency or Final
Detector amplifier	Emergency or Final
Conflict monitor	Final Only
Flasher	Final Only
Time clock	Emergency or Final
Load switch/relay	Final Only
Coordination unit	Emergency or Final
Communication interface, mode	Emergency or Final
Signal cable	Final Only
Traffic Signal Communications	Final Only
Traffic Signal Systems	Final Only

**Exhibit "B":
Recordkeeping**



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":
Signal Maintenance Organization**

County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..



Application Instructions

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

Title: Provide the title of the municipal contact name.

Municipal Name: Provide the official municipal name.

Municipal Address: Provide the full address of the municipal building.

Municipal Phone Number: Provide the municipal phone number of the municipal contact.

Alternative Phone Number: Provide an alternative phone number of the municipal contact.

E-mail Address: Provide the e-mail address of the municipal contact.

Municipal Hours of Operation: Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

B - Application Description

Location (*intersection*): Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

Traffic Control Device is: (Please select one of the two following categories)

NEW Traffic Signal: This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

EXISTING Traffic Signal: This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

(Permit Number): Please provide the traffic signal permit number.

Type of Device (select one): (Please select one of the four following categories)

Traffic Control Signal: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

Flashing Beacon: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

School Warning System: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

Other: When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

Is Traffic Signal part of a system?: Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP): Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by?: Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

Maintenance and Operations Contact Name: Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

Company/Organization: Provide the name of the company/organization with which the primary maintenance contact is affiliated.

Phone #: Provide the phone number for the primary maintenance contact.

Alternative Phone #: Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

E-mail: Provide the e-mail address for the primary maintenance contact.

D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

E - Applicant (Municipal) Certification

Printed Municipal Contact Name: Please print the name of the municipal contact person signing the application.

Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

RESOLUTION NO. 2016-52

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
TOWNSHIP TO SUBMIT A TRAFFIC SIGNAL
APPLICATION FOR ITHAN AVENUE AND DORMITORY
DRIVEWAY/PARKING GARAGE DRIVEWAY TO THE PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION**

WHEREAS, the Township wishes to proceed with the design of a proposed traffic signal at Ithan Avenue and Dormitory Driveway/Parking Garage Driveway; and

WHEREAS, the traffic signal's design must be approved by the Pennsylvania Department of Transportation; and

WHEREAS, the Pennsylvania Department of Transportation requires a resolution noting the authority of the Board of Commissioners and its President to submit an application for Traffic Signal Approval; and

WHEREAS, the Board of Commissioners of Radnor Township, Delaware County is hereby resolved by the authority of the same; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to sign the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby approve and authorize the aforementioned regarding the submission of a traffic signal permit for Ithan Avenue and Dormitory Driveway/Parking Garage Driveway.

SO RESOLVED this 25nd day of April, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name: _____

Title: _____

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : Steve Norcini, P.E. Title : Public Works Director
Municipal Name : Radnor Township, Delaware County
Municipal Address : 301 Iven Ave, Wayne, PA 19087
Municipal Phone Number : (610) 688-5600 Alternative Phone Number : _____
E-mail Address : snorcini@radnor.org
Municipal Hours of Operation : Monday-Friday 8 a.m. - 4 p.m

B - Application Description

Location (*intersection*) : Ithan Ave and Dormitory Driveway/Parking Garage Driveway
Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (Permit Number) : _____
Type of Device (*select one*) Traffic Control Signal (MUTCD Section 4D, 4E, 4G) Flashing Beacon (MUTCD Section 4L) School Warning System (MUTCD Section 7B)
 Other : _____
Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) : _____
If YES, provide locations of all signalized intersections in system.

Explain the proposed improvements :
Installation of RRFB's are being proposed at the future location of the Dormitory Driveway and Parking Garage Driveway for pedestrian crossings. ADA ramps and compliant push-buttons are also being installed at this location.

Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # : _____

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other : _____
Maintenance and Operations Contact Name : Steve Norcini, P.E. Company/Organization : Radnor Township
Phone # : 610-688-5600 Alternative Phone # : _____ E-mail : snorcini@radnor.org

D - Attachments Listing

- Municipal Resolution (*required*) Location Map Traffic Volumes / Pedestrian Volumes
- Letter of Financial Commitment Photographs Turn Lane Analysis
- Traffic Signal Permit Straight Line Diagram Turn Restriction Studies
- Warrant Analysis Capacity Analysis Other : FWD Permit Plan
- Crash Analysis Traffic Impact Study (TIS)
- Traffic Signal Study Condition Diagram

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : Steve Norcini **Date :** _____

Signed By : _____ **Witness or Attest :** _____

Title of Signatory : Radnor Township Public Works Director **Title of Witness or Attester:** _____

**Exhibit "A":
Preventative and Response Maintenance
Requirements**



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

KNOCKDOWNS

- Support - Mast arm
- Support - Strain pole
- Span wire/tether wire
- Pedestal
- Cabinet
- Signal heads

TYPE OF REPAIR PERMITTED

- Emergency or Final
- Emergency or Final
- Final Only
- Emergency or Final
- Emergency or Final
- Final Only

EQUIPMENT FAILURE

- Lamp burnout (veh. & ped.)
- Local controller
- Master controller
- Detector sensor
 - Loop
 - Magnetometer
 - Sonic
 - Magnetic
 - Pushbutton
- Detector amplifier
- Conflict monitor
- Flasher
- Time clock
- Load switch/relay
- Coordination unit
- Communication interface, mode
- Signal cable
- Traffic Signal Communications
- Traffic Signal Systems

- Final Only
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Emergency or Final
- Final Only
- Final Only
- Emergency or Final
- Final Only
- Emergency or Final
- Final Only
- Final Only
- Final Only

**Exhibit "B":
Recordkeeping**



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

**Exhibit "C":
Signal Maintenance Organization**



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: Intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work perform.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..

Application Instructions



A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

Title: Provide the title of the municipal contact name.

Municipal Name: Provide the official municipal name.

Municipal Address: Provide the full address of the municipal building.

Municipal Phone Number: Provide the municipal phone number of the municipal contact.

Alternative Phone Number: Provide an alternative phone number of the municipal contact.

E-mail Address: Provide the e-mail address of the municipal contact.

Municipal Hours of Operation: Please provide the municipalities normal operating hours (i.e. Monday-Thursday 9 AM - 2 PM)

B - Application Description

Location (intersection): Please provide a detailed location of the device or devices being considered for approval.

Please include any State Route and/or local road names in your description.

Traffic Control Device is: (Please select one of the two following categories)

NEW Traffic Signal: This item should be selected when requesting approval of a traffic signal that is currently not in operation at the device location indicated above.

EXISTING Traffic Signal: This item should be selected when requesting approval to make a modification or update to an existing traffic signal.

(Permit Number): Please provide the traffic signal permit number.

Type of Device (select one): (Please select one of the four following categories)

Traffic Control Signal: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Sections 4D, 4E, and 4G. When selecting this category this is the typical red/yellow/green and pedestrian signal indications

Flashing Beacon: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 4L. When selecting this category, this is typically either the flashing yellow/red signal at an intersection and/or the flashing yellow warning sign.

School Warning System: As defined in federal Manual on Uniform Traffic Control Devices (MUTCD) Section 7B. When selecting this category, this is typically the flashing school warning sign with a 15 mph indication.

Other: When selecting this category, this pertains to all other permitted electrically powered traffic control devices approved by the Department.

Is Traffic Signal part of a system?: Check off the appropriate box, either YES or NO. If YES, please fill in the **System Number (if applicable):** line.

Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP)?: Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by?: Please indicate if maintenance and operation will be performed by Municipal Personnel or through Contract Services.

Maintenance and Operations Contact Name: Provide the primary maintenance contact name for the individual that is (or will be responsible) for the maintenance and operation of the traffic signal.

Company/Organization: Provide the name of the company/organization with which the primary maintenance contact is affiliated.

Phone #: Provide the phone number for the primary maintenance contact.

Alternative Phone #: Provide an alternative phone number for the primary maintenance contact or affiliated company/organization.

E-mail: Provide the e-mail address for the primary maintenance contact.

D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

A sample Municipal Resolution has been provided on the next page.

E - Applicant (Municipal) Certification

Printed Municipal Contact Name: Please print the name of the municipal contact person signing the application.

Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

RESOLUTION NO. 2016-53

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE
COUNTY, PENNSYLVANIA, AUTHORIZING THE
TOWNSHIP TO SUBMIT A TRAFFIC SIGNAL
APPLICATION FOR LANCASTER AVENUE (SR 0030) AND ITHAN
AVENUE TO THE PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION**

WHEREAS, the Township wishes to proceed with the design of a proposed traffic signal at Lancaster Avenue (SR 0030) and Ithan Avenue; and

WHEREAS, the traffic signal's design must be approved by the Pennsylvania Department of Transportation; and

WHEREAS, the Pennsylvania Department of Transportation requires a resolution noting the authority of the Board of Commissioners and its President to submit an application for Traffic Signal Approval; and

WHEREAS, the Board of Commissioners of Radnor Township, Delaware County is hereby resolved by the authority of the same; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township; and

WHEREAS, the President of the Board of Commissioners of Radnor Township is authorized and directed to sign the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation on behalf of Radnor Township.

NOW, THEREFORE, be it *RESOLVED* by the Board of Commissioners of Radnor Township does hereby approve and authorize the aforementioned regarding the submission of a traffic signal permit for Lancaster Avenue (SR 0030) and Ithan Avenue.

SO RESOLVED this 25th day of April, A.D., 2016

RADNOR TOWNSHIP

By: _____

Name: _____
Title: President

ATTEST: _____

Robert A. Zienkowski
Manager/Secretary

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____
Engineering District : _____
Department Tracking # : _____
Initial Submission Date : _____

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : Steve Norcini, P.E. Title : Public Works Director
Municipal Name : Radnor Township, Delaware County
Municipal Address : 301 Iven Ave, Wayne, PA 19087
Municipal Phone Number : (610) 688-5600 Alternative Phone Number : _____
E-mail Address : snorcini@radnor.org
Municipal Hours of Operation : Monday-Friday 8 a.m. - 4 p.m

B - Application Description

Location (*intersection*) : Lancaster Avenue (S.R. 003) and Ithan Ave
Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (Permit Number) : 0780
Type of Device (*select one*) Traffic Control Signal (MUTCD Section 4D, 4E, 4G) Flashing Beacon (MUTCD Section 4L) School Warning System (MUTCD Section 7B)
 Other : _____
Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) : I-0156
If YES, provide locations of all signalized intersections in system.
Lancaster Ave and Sproul Rd/Spring Mill Rd, Lancaster Ave and St. Thomas Ln, Lancaster Ave and Ithan Ave, Lancaster Ave and Lowry's Lane
Explain the proposed improvements :
Southern side of intersection is being widened and the south west signal pole will be replace. ADA ramps and pedestrian push buttons will also be added/replace at the intersection.
Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # : EPS No. 81277

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :
 Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other : _____
Maintenance and Operations Contact Name : Steve Norcini, P.E. Company/Organization : Radnor Township
Phone # : 610-688-5600 Alternative Phone # : _____ E-mail : snorcini@radnor.org

D - Attachments Listing

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Municipal Resolution (<i>required</i>) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input checked="" type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Other : _____ |
| <input type="checkbox"/> Crash Analysis | <input checked="" type="checkbox"/> Traffic Impact Study (TIS) | |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

Printed Municipal Contact Name : Steve Norcini **Date :** _____

Signed By : _____ **Witness or Attest :** _____

Title of Signatory : Radnor Township Public Works Director **Title of Witness or Attester:** _____

**Exhibit "A":
Preventative and Response Maintenance
Requirements**



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

<u>KNOCKDOWNS</u>	<u>TYPE OF REPAIR PERMITTED</u>
Support - Mast arm	Emergency or Final
Support - Strain pole	Emergency or Final
Span wire/tether wire	Final Only
Pedestal	Emergency or Final
Cabinet	Emergency or Final
Signal heads	Final Only
 <u>EQUIPMENT FAILURE</u>	
Lamp burnout (veh. & ped.)	Final Only
Local controller	Emergency or Final
Master controller	Emergency or Final
Detector sensor	
- Loop	Emergency or Final
- Magnetometer	Emergency or Final
- Sonic	Emergency or Final
- Magnetic	Emergency or Final
- Pushbutton	Emergency or Final
Detector amplifier	Emergency or Final
Conflict monitor	Final Only
Flasher	Final Only
Time clock	Emergency or Final
Load switch/relay	Final Only
Coordination unit	Emergency or Final
Communication interface, mode	Emergency or Final
Signal cable	Final Only
Traffic Signal Communications	Final Only
Traffic Signal Systems	Final Only

Exhibit "B":
Recordkeeping



County : _____

Engineering District : _____

Department Tracking # : _____

Initial Submission Date : _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

Exhibit "C":
Signal Maintenance Organization



County : _____
 Engineering District : _____
 Department Tracking # : _____
 Initial Submission Date : _____

Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
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3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

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Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..

Application Instructions



pennsylvania
DEPARTMENT OF TRANSPORTATION

A - Applicant's (Municipal) Contact Information

Municipal Contact's Name: Provide the municipal contact name that is (or will be responsible) for the traffic signal. Typically this is either the Municipal Manager or Roadmaster.

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Explain the proposed improvements: Provide a description of the proposed improvements to the intersection. This may be as complex as installing and/or upgrading a traffic signal or as non-complex as placement of a new traffic sign to supplement an existing traffic signal.

Associated with Highway Occupancy Permit (HOP)?: Check off the appropriate box, either YES or NO. If YES, please fill in the **Application #:** line.

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D - Attachments Listing

Check off all documents which will be submitted along with this application. Note that a Municipal Resolution, authorizing the municipal contact to submit and sign the application, is a required document.

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Date: Please provide the date on which the application was signed.

Signed By: Please provide the signature of the named municipal contact.

Title of Signatory: Please provide the title of municipal contact.

Witness or Attest: Please provide the signature of the person witnessing or attesting the signature.

Witness or Attester: Please provide the title of the person witnessing or attesting the signature.

**RESOLUTION NO. 2016-58
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, AWARDING TRAIL DESIGN SERVICES TO
CAMPBELL THOMAS FOR DESIGN, ADMINISTRATION AND
OVERSIGHT OF THE TOWNSHIP TRAIL PROJECT.**

WHEREAS, Radnor Township (“Township”) owns and maintains an existing trail system within the Township; and

WHEREAS, the Township desires to expand that trail system through additional parts of the Township; and

WHEREAS, Campbell Thomas has submitted a proposal for design, administration and oversight of the planning and development of the expanded trail system.

NOW, THEREFORE, be it hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the March 23, 2016 proposal prepared by Campbell Thomas for Professional Services for design, administration and development of additional trails throughout the Township in the amount of \$249,385.00 as further described on the attached Exhibit “A”.

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:
Title: President

ATTEST: _____

RAD-TIN2 – Radnor Trail Extension

Scope of Work – Revised 3/23/2016

g:\rad-tin\rfp and proposals\proposal for trail east of radnor-chester road\rad-tin2 scope 2016-03-23 v005.docx

Members of the Consultant Team

Campbell Thomas & Co., Philadelphia, PA (CTC) w/ Jeff Case, PE

TPW Design Studios, York, PA (TPW)

Rettew Associates (RA) – Structures Design

Gilmore Associates (GA) – Survey and Phase I Environmental

I. Meetings and Coordination

Radnor Township – CTC will conduct monthly planning and design progress meetings with the township. These meetings will be in person at the township building or via telephone conference call during the course of the project planning, design and construction documentation.

PennDOT – An initial meeting will need to be conducted with PennDOT to essentially establish the parameters of how the project will proceed with regard to management, design and construction. CTC will conduct regular (schedule to be determined) planning and design progress meetings with the PennDOT project manager assigned to the project. These meetings will likely be via telephone conference call or in combination with the township meetings when possible during the course of the project planning, design and construction documentation.

Public Review – CTC will participate in two Public Meetings / Presentations open to township residents concerned or interested in the project. The first will be during the Preliminary Design Phase to present a schematic plan and solicit community input. The second will be during the Final Design Phase to present the Final Plan and receive comment. Radnor Township will schedule and arrange the meetings accordingly including the public notice and invitation process.

Adjacent Private Property Owners – During the design of the first phase of the Radnor Trail, a representative of the Township and Robert P. Thomas (CTC's partner in charge of the project) met with private property owners with lands immediately adjacent to the trail right-of-way, in small groups and/or in private in their homes, as best suited their schedules. Although much time was invested in this effort, it was invaluable in showing that the Township was interested in their concerns and convincing them they would be addressed to the fullest extent possible in the trail design. We propose that this approach be continued with the extension of the Radnor Trail through this next section of the right-of-way. We expect that the Township will take the lead in organizing, scheduling and conducting this effort. CTC will participate in the meetings and document the owner's concerns and the conclusions reached at the meetings. There are nine property owners the Township may want to consider meeting with.

Project Management – CTC as the prime consultant will be in charge of the overall management and coordination of the project for the consultant team. This includes being the primary contact for the consultant team, documenting meetings and review sessions, scheduling and managing the work of members and preparing invoices to the township.

II. Trail Planning and Preliminary Design

Trail Corridor Survey and Base Mapping – GA will have primary responsibility for performing an engineering survey of the proposed trail corridor and adjacent lands as noted below and preparing base survey mapping of the same for use on the preliminary and final design work of this project.

Survey Limits – There are essentially three areas or conditions that need to be surveyed as part of the work.

1. The primary survey area is the existing former Philadelphia and Western Railroad corridor, currently owned by PennDOT, between Radnor-Chester Road and I-476. To the extent that they are reasonably accessible, it's recommended that the lands 50 feet to each side of the corridor length be included in this section.
2. The second area is the lands within the same right-of-way to the west of Radnor-Chester Road as they impact the design of the proposed tunnel under Radnor-Chester Road. Specific limits of this area will need to be determined at the site.
3. The third area is the west side of Radnor-Chester Road and adjoining lands in Encke Park from the P&W/PennDOT right-of-way to Chew Lane as they relate to reconnecting the existing side path to the Radnor Trail with the new tunnel in place. Again specific limits of this area will need to be determined at the site.

Property Entry – GA will coordinate with the township and PennDOT for access to the right-of-way and adjacent privately owned lands.

Trail survey and base mapping work includes:

1. Field survey of existing conditions in areas noted above including physical features, structures, topography, vegetation and landscaping, utilities and existing stormwater management features/facilities.
2. PA Design One Call to determine extent of existing underground utilities that may impact the site.
3. Existing right-of-way verification and adjoining property ownership information.
4. Documentation of existing conditions for use in the work of this project in AutoCAD format.

It should be noted that the condition of the right-of-way is very overgrown in some areas, particularly at the east side of Radnor-Chester Road. Clearing work as needed for access and survey will need to be performed by the Township or its contractor before the survey work can start.

NOTE: A general estimate for the cost of the clearing work noted above is included in the revised cost spreadsheet. The work will be performed by Kee Landscaping and coordinated through GA as the survey sub-consultant. At this time this cost is a very rough estimate based on the overall area to be surveyed and the scope of work and cost will be "fine tuned" once the design team is under contract and the team has performed the first field view.

Trail Right-of-Way Evaluation – In preparation for developing the preliminary design the CTC consultant team will evaluate conditions in and around the trail right-of-way and in the additionally noted work areas along Radnor-Chester Road. This work includes:

1. Field views as needed to assess conditions along the right-of-way by all consultant team members.
2. At least one field view with representatives of the Township and Trail Committee.
3. Documentation of conditions with digital photography and field notes as needed.
4. Review of property ownership adjacent to the right-of-way, particularly in areas of encroachment.

Natural Environment Evaluation – TPW will take primary responsibility for evaluation of the natural environmental conditions along the right-of-way. This work generally consists of identification of wetlands and delineation if needed and an update of the PNDI environmental review through the new DCNR Pennsylvania Conservation Explorer tool (available as of November 2015).

Recognized Hazardous Materials – It is recommended that a Phase I Environmental evaluation be performed along the trail right-of-way and the tunnel work area at Radnor-Chester Road. This work is included as part of the revised scope of this proposal and will be performed by GA.

Preliminary Design – Trail Plan – CTC will take the lead in preparing the preliminary design phase trail alignment plan. This work includes:

1. Preparation of project base plans for use by all team members in developing their design work.
2. Developing a preliminary Trail Alignment Plan, including relinking the existing Radnor-Chester Road side path.
3. Identifying and planning local trail links to neighborhood streets and community parks and facilities along this section.
4. Developing recommendations for fencing and other appropriate trail amenities.
5. The design work will be in accordance with both PennDOT standard practices and guidelines and the *AASHTO Guide for the Development of Bicycle Facilities*.

Preliminary Design – Structures – CTC with Jeff Case, PE will prepare preliminary design plans for the proposed tunnel under Radnor-Chester Road and develop a preliminary Maintenance and Protection of Traffic Plan (MPT) related to the tunnel work. Subsurface investigations are recommended in this area, prior to the design of the tunnel, to determine what, if any, of the original P&W bridge for Radnor-Chester Road may still be in place. Subsurface investigations are included in this proposal as part of RA's structures design work.

Preliminary Design – E&S Plans – TPW will take the lead in preparing preliminary grading and stormwater management plans for the proposed trail and tunnel work including preliminary Erosion and Sedimentation Control Plans.

Preliminary Design – Landscape Plans – TPW will take the lead in developing recommendations for and preparing preliminary landscape plans for the trail corridor and tunnel area.

Preliminary Opinion of Probable Cost of Construction – Based on the Preliminary Design developed the consultant team will develop a preliminary opinion of probable cost for construction of the trail section and the tunnel for Radnor-Chester Road.

Preliminary Design – Agency Review – The CTC consultant team will coordinate preliminary design reviews as noted below:

1. TPW will lead a pre-application meeting with the Delaware County Conservation District to determine the necessary steps required to move forward with the Erosion and Sediment Pollution Control Plans, environmental approvals and permitting (if necessary) for the project. This meeting will also evaluate need for coordination with PADEP.
2. CTC and TPW will coordinate the preliminary design review process with PennDOT.
3. Hours have been included in the cost proposal spread sheet for TPW and CTC to coordinate review of requirements with PADEP, DCNR or other environmental agencies if needed.
4. CTC will coordinate reviews and permitting as needed with Radnor Township. At this time the following reviews have been taken into consideration:
 - a. No planning review is anticipated.
 - b. Review and coordination with Township Department of Parks and Recreation.
 - c. Review with the Township Shade Tree Commission
 - d. Application for and required review for a grading permit.

III. Final Design and Construction Documents

Final Design – Trail Plan – CTC will take the lead in preparing the final design trail alignment plans. This work includes:

1. Finalizing the trail alignment plans per the various reviews.
2. Developing and documenting trail construction methods and details per the various reviews including fencing and other amenities.
3. Developing trail direction and safety signage plans and details as needed.

Final Design – Structures – CTC with Jeff Case, PE will finalize the plans for the proposed tunnel under Radnor-Chester Road and the Maintenance and Protection of Traffic Plan (MPT) per the various reviews.

Final Design – E&S Plans – TPW will finalize the grading, stormwater management and E&S plans and related details, including an E&S narrative for final review and approval by the county conservation district.

Final Design – Landscape Plans – TPW will finalize the landscape plans for the trail corridor and tunnel area per the various reviews.

Final Design – Specifications – The CTC team will develop construction specifications for the work of the project based on the PennDOT 408 specification including any special provisions required.

Design and Documentation Standards – All design and documentation for the project will generally conform to PennDOT standards and documentation practices. **Based on our understanding of how the project will be managed (Meeting March 14, 2016) the project will not be bid on a unit cost basis and work to develop tabulations and summary tabulations of quantities is not included.**

Final Design – Agency Review – The CTC consultant team will coordinate final design reviews and approvals with agencies as noted below:

1. TPW will coordinate the final review and approval of the grading, stormwater management and E&S plans with the Delaware County Conservation District.
2. CTC and TPW will coordinate the final review process with PennDOT and revise the final design package per their final review comments.
3. CTC will coordinate final reviews and approvals by Radnor Township.

PennDOT ECMS System – Based on the meeting with a representative from PennDOT on March 14, 2016 it is our understanding that the project will not need to be bid through the PennDOT ECMS system. **No work is included in this proposal for working the project through the ECMS system.**

IV. Construction Phase Services

In accordance with the meeting held on March 14, 2016, the base scope for construction phase services assumes the project will not be bid nor constructed through the PennDOT system. The scope is based on the project being bid and managed as a conventional “lump sum” construction contract through the Township unless otherwise requested by the Township or required by specific sources of funding. Other bid and management options may require modifications to this scope of work

Construction Contract Bidding and Negotiation – The CTC consultant team will assist the Township in the following tasks for construction contract bidding and negotiation:

1. The Township will prepare and coordinate the advertisement for bids. If appropriate the CTC team will assist the Township in assembling a “short-list” of qualified bidders.
2. The CTC team will prepare the bid package, adding standard instruction and procedural materials supplied by the Township.

3. The CTC team will conduct a pre-bid conference. The Township will schedule the time and provide a location for this meeting.
4. The CTC team will oversee and manage the bid process, fielding questions and issuing notices addenda as appropriate.
5. The CTC team will review the bid proposals and make a recommendation on the contractor selection.
6. The Township will negotiate and prepare the construction contract. The CTC team will assist offering consultation during the negotiations, reviewing the contract and providing appropriate construction document attachments for the final contract.

Construction Observation – The CTC team will monitor and observe construction during the course of the work to advise on general conformance with the construction documents. This work will include:

1. The CTC team will conduct a pre-construction conference. The Township will schedule the time and provide a location for this meeting.
2. During the first three months of work the CTC team will conduct weekly construction progress meetings at the site with the contractor and the Township to review the work to date. CTC will prepare meeting minutes to document the discussion of these meetings.
3. After the first three months the CTC team will conduct bi-weekly progress meetings at the site and prepare minutes of these meetings through completion.
4. The CTC team will provide written clarification of any document questions that arise during the course of construction. The team will also review contractor construction submittals as needed.
5. The CTC team will provide on-site field consultations as needed should conditions arise that need to be addressed in between regular construction progress meetings. These meetings will be documented with separate field memos or included in the next issued construction progress meeting minutes.
6. The CTC team will review and process contractor submittals during construction as needed.
7. The CTC team will review the contractor's applications for payment and submit them to the Township for review and processing.
8. The CTC team will assist the Township in performing a substantial completion inspection and preparing a punch-list of final items of work to be completed.
9. The CTC team will assist the Township with project close-out procedures at the completion of construction.

Project Management – As the proposal is to bid the project as a conventional lump sum general contract the daily management, cost accounting and coordination of the work will be the responsibility of the selected contractor. Daily review by a field engineer as generally performed in a typical unit price PennDOT contract is not included as part of this proposal.

Project Responsibility & Costs -- Radnor Trail Extension

Campbell Thomas & Co., Principal Consultant
 Contact: Robert P. Thomas, AIA, Partner-in-Charge, 215-985-4354 rthomas@campbellthomas.com

Revised: 3/23/2016

P= Primary Responsibility
 S= Secondary Responsibility
 X= Participant

Work Element	Radnor Township Responsibility				Campbell Thomas & Co.				TPW Design Studios	Gilmore & Assoc., Inc.	Retlaw Assoc., Inc.	
	Radnor Township	Township Trail Com	Township Engineer	Township Consultant	Responsibility	Partner Admin.	Trail Architect	Civil Engineer	Planner	L'scape Architect	Survey	Structures
						Robert P. Thomas, AIA	Harry S. Murray, NCARB	Jeff Case, PE	Doug Maisey	Responsibility	Tim Wilson, RLA	Responsibility
Avg Hourly Rates					\$ 135	\$ 100	\$ 100	\$ 90	\$ 105			
Meetings / Coordination												
Meetings / Coordination with Township	X	X			P	12	12		12			
Planning meetings with PennDOT	P	X			S	8	8	3		X		
Community Meetings / Public Review Process	P	X			S	8	8		8	X		
Meetings with adjacent Property Owners	P	X			S	14		3				
Project management & Coordination	X				P	12	8	2	8	S	8	
SUB TOTAL HOURS						54	36	8	28		8	
SUB TOTAL FEES						\$ 7,290	\$ 3,600	\$ 800	\$ 2,520		\$ 840	\$ -
Trail Planning & Preliminary Design												
Trail Corridor Survey & Base mapping												
Site Clearing for survey access											P	ADD 1 - \$17K to \$20K
Engineering Field Survey								2			P	
Physical Features - Structures - Topography - Vegetation - Landscaping - Utilities - Exist. Stormwater Management (Survey Limits - existing PennDOT owned former P&W R/W + 50 Feet ea. Side from and including both sides of Radnor-Chester Rd. to S.R. 476, Encke Park side path along Radnor-Chester Rd.)												
PA Design One Call											P	PP 1 \$26,400
Property Entry	X										P	
Verify R/W and Adjoining Property Data											P	
Prepare existing condition base maps											P	
Document existing survey data - AutoCAD format											P	
Coord. Work of survey team	X				S		8				P	
Trail R/W Evaluation												
Field Views	X	X			P	4	8		8	S	8	S
Property / Ownership Evaluation	X				P	2	8					
R/W acquisition / descriptions (none anticipated)	X				NIC							
Environmental - Natural												
Wetlands Presence /Absense							2			P	8	
Wetlands Delineation							2			P	14	
PNDI Update							2			P	1	
Environmental - Recognized Environmental Contaminants												
Phase I Environmental Analysis and Report					S	2	4				P	PP2 - \$3750
Preliminary Design - Trail Plan												
Prepare Project Base Plans					P	2	8		16			
Develop Preliminary Trail Alignment Plan	X	X			P	4	16		8	S	3	
Develop Proposed Trail Construction Details	X	X			P	2	16			S	4	
Preliminary Design - Structures - Radnor-Chester Rd. Tunnel												
Geo-Tech / Sub-surface investigation at Radnor-Chester Rd					S		1					P \$ 12,000
Develop Tunnel Preliminary Design Plan	X	X			S	2	4					P \$ 15,000
Develop Preliminary MPT Plan					P	4	30	12				
Coord w/PECO on Gas Pipe Relocation					P	2	8	8				
Preliminary E&S Plan												
Develop Preliminary Grading & Stormwater Mngmt. Plan	X		X		S	1	2			P	12	
Develop Preliminary E&S Plans					S	1	2			P	24	
Preliminary Design - Landscape Plan												
Develop Preliminary Trail Landscape Plan	X	X			S	1	2			P	4	
Develop Preliminary Tunnel Area Landscape Plan	X	X			S	1	2			P	4	
Develop Preliminary Planting Materials List	X	X					1			P	1	
Preliminary Opinion of Probable Cost					P	4	8			S	2	
Preliminary Design - Agency Review												
Review Mtg. County Soils Conservation District							2			P	4	
PA DCNR (if needed)					S		1			P	3	
Coord. w/ PA Fish & Boat Commission (if needed)					S		1			P	3	
Review Mtg. PA DEP (if needed)					S		1			P	4	
Coordinate Preliminary Design Review with PennDOT	X		X		P	8	8		8	S	4	
Township Planning Review	X		X		P	4	4					
SUB TOTAL HOURS						44	151	22	40		103	
SUB TOTAL FEES						\$ 5,940	\$ 15,100	\$ 2,200	\$ 3,600		\$ 10,815	\$ 27,000
Final Design / Construction Documentation												
Final Design - Trail Plans												
Finalize Trail Alignment Plan per review	X	X			P	4	16		8	S	2	
Finalize Trail Construction Details per review					P	4	16		8	S	4	
Prepare Trail Direction & Safety Signage Plan					P	4	8		8			
Final Design - Structures - Radnor-Chester Rd. Tunnel												
Finalize Tunnel Const. Plans and Details per review					S							P \$ 30,000
Finalize MPT Plan per review					P		24	16				
Final Design - E&S Plan												

P= Primary Responsibility
 S= Secondary Responsibility
 X= Participant

	Radnor Township Responsibility				Campbell Thomas & Co.				TPW Design Studios	Gilmore & Assoc., Inc.	Retrew Assoc., Inc.						
	Radnor Township	Township Trail Com	Township Engineer	Township Consultant	Responsibility	Partner Admin.	Trail Architect	Civil Engineer	Planner	Landscape Architect	Survey	Structures					
						Robert P. Thomas, AIA	Harry S. Murray, NCARB	Jeff Case, PE	Doug Maisey	Responsibility	Tim Wilson, P.L.A.	Responsibility	Price Proposal 1 & Estimated Add 1 & Price Proposal 2	Responsibility	Price Proposal 2		
Finalize Stormwater Mgmt. / E&S plans & dtls per review					S	1	2			P	8						
Prepare E&S Narrative					S		2			P	12						
Final Design - Landscape Plan																	
Finalize Trail Landscape Plan per review	X	X			S	1	1			P	3						
Finalize Tunnel Area Landscape Plan per review	X	X			S	1	1			P	2						
Final Design Specifications - PennDOT 408																	
List of Standard Provisions					P	1	4	2		S	3						
Prepare Special Provisions					P	4	24	6		S	3						
Summary Tabulation					P	2	16	4		S	6						
Final Design Review & Permits																	
County E&S Permit						1	2			P	8						
PA DEP (if needed)										P							
Prepare General Permit Applications					S		1			P	3						
Coordinate Review					S		2			P	8						
Final Design - PennDOT Review					P	8	8		8	S	3						
Revise Final Design Package per review					P	2	12										
Township Review & Permit (if needed)	X		X		P	4	8		4								
PennDOT ECMS Package					NIC					NIC		NIC					
SUB TOTAL HOURS						37	147	28	36		65						
SUB TOTAL FEES						\$ 4,995	\$ 14,700	\$ 2,800	\$ 3,240		\$ 6,825						\$ 30,000
Construction Phase Services																	
Construction Contract Bidding & Negotiation																	
Advertisement for bid	P				S	1	2										
Bid Package Prep & Assembly	S				P	1	8	2	8	X	8						
Pre-Bid Conference	S				P	4	4	1		X	4						
Bidding	S				P	4	4	2		X	4						
Bid Review and Selection Recommendation	S				P	4	4	2		X	2						
Contract Negotiation	P				S	4	4										
Construction Contract	P				S	4	8										
Documentation																	
Interpret / Clarification Construction Docs					P	8	12	8		S	4						
Submittal Review					P	4	8	12		S	2						
Construction Observation																	
Pre-Construction Conference	S				P	4	6	2		X	4						
Weekly Construction Meetings & Minutes (First 3 mnths)	X				P	36	72			X	10						
Bi-weekly Construction Meetings & Minutes (to complete)	X				P	18	36			X	4						
As needed field consultation & reports					P	8	16	10		X	10						
Substantial Completion Inspection	X				P	4	8	2		X	6						
Project close-out	X				P	4	8										
Project Management (General Contractor)					NIC					NIC		NIC					
SUB TOTAL HOURS						108	200	41	8		54						
SUB TOTAL FEES						\$ 14,580	\$ 20,000	\$ 4,100	\$ 720		\$ 5,670						\$ -
TOTALS																	
Hours						243	534	99	112		230						
Avg Hourly Rates						\$ 135	\$ 100	\$ 100	\$ 90		\$ 105						
Fees						\$ 32,805	\$ 53,400	\$ 9,900	\$ 10,080		\$ 24,150						\$ 57,000

Total estimated Hours and Fee	Campbell Thomas & Company	Hours	988	Fee	\$106,185
Total estimated Hours and Fee	TPW Design Studios	Hours	230	Fee	\$ 24,150
Price Proposal 1	Gilmore & Associates, Inc.	Engineering Field Survey & Existing Conditions base mapping			\$ 26,400
Estimated ADD 1	Gilmore & Associates, Inc.	Clearing and Grubbing 1.5 to 1.75 acres - \$17K to \$20K			\$ 20,000
Price Proposal 2	Gilmore & Associates, Inc.	Phase I Environmental			\$ 3,750
Price Proposal 2	Retrew Associates, Inc.	Engineering - Structures Design			\$ 57,000

Reimbursable Expenses

Note: Reimbursable expenses will be billed at 1.2 times the direct costs to CTC to cover administrative costs. The cost below is an estimate of what those costs may be offered for budgeting purposes at this time.

Estimate of Reimbursable Expenses	\$ 11,900
GRAND TOTAL, Fees and Reimbursable Expenses	\$249,385

Public Participation

Discussion and Possible
Motion(s) - Pine Tree Road
Traffic Calming

Hiring a professional
broker to solicit offers for
leasing and or purchasing
the Willows Mansion and a
small residential lot
underneath the Mansion

Actual business forecast on
the public use component
of the Willows Mansion

Saul Ewing
LLP

David J. Falcone
Phone: (610) 251-5752
Fax: (610) 722-3270
dfalcone@saul.com
www.saul.com

April 12, 2016

***VIA HAND DELIVERY AND
ELECTRONIC MAIL kkochanski@radnor.org***

Board of Supervisors
Radnor Township
301 Iven Avenue
Wayne, PA 19087
Attn: Mr. Kevin Kochanski, Director of Community Development

RE: Proposed Zoning Amendment

Dear Kevin:

On behalf of University of Pennsylvania Health Systems, enclosed for your consideration are twenty (20) copies of the proposed Zoning Amendment. Also enclosed is a check in the amount of \$1,500.00, payable to Radnor Township, representing the filing fee for this application.

The proposed Zoning Amendment pertains to Chapter 280 of the Radnor Township Code, Zoning, Article XV PLO - Planned Laboratory-Office District, to allow for additional permitted uses within the district, amendment of certain area and height regulations, creation of special development definitions, and financial subdivision.

We look forward to discussing this Zoning Amendment with the Board of Supervisors. Kindly advise when the Board of Supervisors will be able to consider this request.

Please feel free to contact me at 610-251-5752 if you have any questions.

Very truly yours,



David J. Falcone

DJF/pad
Enclosures
cc: Mr. Patrick Dorris

1200 Liberty Ridge Drive, Suite 200 ♦ Wayne, PA 19087-5569 ♦ Phone: (610) 251-5050 ♦ Fax: (610) 651-5930

777148.1 04/12/2016

DELAWARE MARYLAND MASSACHUSETTS NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP

ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280 OF THE RADNOR TOWNSHIP CODE, ZONING: ARTICLE XV PLO – PLANNED LABORATORY – OFFICE DISTRICT TO ALLOW FOR ADDITIONAL PERMITTED USES WITHIN THE DISTRICT, TO AMEND CERTAIN AREA AND HEIGHT REGULATIONS, TO CREATE SPECIAL DEVELOPMENT DEFINITIONS AND TO ALLOW FOR FINANCIAL SUBDIVISION.

SECTION 1. Article XV, Section 280-62(A) of Chapter 280, Zoning, of the Radnor Township Code, governing the purpose of the PLO Planned Laboratory-Office District, is hereby amended by deleting subsection 280-62(A) in its entirety and replacing it with the following:

A. PLO Planned Laboratory-Office Districts are designed primarily for selected uses as set forth in §280-63 below which are uses that are compatible with the character of the surrounding area and strengthen and diversify the Township's tax base.

SECTION 2. Article XV, Section 280-63. Use Regulations. Section 280-63 of Chapter 280, Zoning, of the Radnor Township, governing the uses permitted in the PLO Planned Laboratory-Office District, is amended by inserting the following additional permitted uses:

C. Medical Office.

D. Hotel, including extended stay, which may contain restaurant and banquet space. Hotel pools shall be for the use of hotel guests only.

E. Restaurant, located only within an office (including Medical Office) building, hotel or age restricted multiple family development building. Outdoor dining is permitted in accordance with §280-115.3B.

F. Age restricted multiple family development that may involve associated amenities including, but not limited to, an accessory community center, swimming pool, and/or self-serve laundry facilities, all of which are for the use of residents and their guests only.

G. Retail store with individual Gross Floor Area not to exceed 10,000 square feet, only when located within an office building (including Medical Office), hotel or age-restricted multiple family development building.

H. Personal service shop with individual Gross Floor Area not to exceed 10,000 square feet, only when located within an office building (including Medical Office), hotel or age-restricted multiple family development building.

I. Indoor health/fitness/recreation center.

- J. Bank or similar financial institution.
- K. Skilled nursing and/or assisted living facility.
- L. Independent living facility.
- M. Out-patient surgical center.
- N. Accessory uses that may include:

[Accessory uses as set forth in subsections 280-63.C (1) – (5) shall remain unchanged except that the numbering of such subsections shall be §280-63.M (1) – (5)]

SECTION 3. Article XV, Section 280-64 of Chapter 280, Zoning, of the Radnor Township Code, governing the area and height regulations of the PLO Planned Laboratory-Office District, is hereby deleted in its entirety and replaced with the following:

§280.64. Area and Height Regulations.

- A. Lot Area – Every lot on which a building or combination of buildings is hereafter erected or used shall have a lot area of not less than six (6) acres.
- B. Front Yard Setback – Buildings, structures, surface parking areas, and service and/or interior vehicular access roadways shall be set back 100 feet from the proposed street line of every public street they abut. Entrance driveways and sidewalks may cross through the front yard setback.
- C. Side and Rear Yard Setbacks – Buildings and structures shall be set back from every side and rear yard property line at least 50 feet. These requirements may be reduced according to the following:
 - (1) Side and rear yards for buildings and structures abutting railroad rights-of-way shall not be less than 25 feet.
 - (2) Side yards for buildings and structures abutting uses in the PLO zoning district shall not be less than 25 feet.
- D. Surface Parking Areas shall be located at least 25 feet from a side or rear yard property line. Surface parking related driveways, and service and/or interior vehicular access roadways shall be located at least 15 feet from a side or rear yard property line.
- E. Accessory Structures, including parking garages and structures, shall meet the required yard setback of a principal building or structure.

- F. Buildings, structures, surface parking areas, and service and/or interior vehicular access roadways shall be set back at least 100 feet from any side or rear property line that abuts a property within an existing residential zoning district that is used for residential purposes.
- G. Maximum Building Area – no more than 30% of the Total Site Area may be covered by buildings and structures.
- H. Maximum Gross Floor Area – 25,500 square feet of Gross Floor Area per acre of Total Site Area.
- I. Maximum Lot Coverage - 45% of the Total Site Area.
- J. Height requirements.
 - (1) No building shall exceed 85 feet in height.
 - (2) A Parking Garage or Parking Structure may have a height of up to 55 feet so long as such parking garage or parking structure does not exceed the height of any building on the site.
 - (3) All other structures shall not exceed 45 feet in height.
 - (4) For those building facades that face a side or rear property line that adjoins a residential use within an existing residential zoning district, any portion of the building façade over 45 feet high shall be stepped back from the required setback a distance of one (1) foot for every two (2) feet or portion thereof in height over 45 feet.
- K. Riparian Buffer Setback – 35 feet.
- L. Building Spacing - The distance at the closest point between any two buildings shall not be less than 45 feet. There is no required minimum distance between a building and a parking garage/structure.

SECTION 4. Article XV, Section 280-65.1 of Chapter 280, Zoning, of the Radnor Township Code, governing the buffer and landscape requirements of the PLO Planned Laboratory-Office District, is hereby deleted in its entirety and replaced with the following:

§280.65.1 Buffer and landscape requirements.

- A. Buffer and Landscaping.

- (1) Along each public street, except for a limited access highway, a landscape strip not less than 75 feet in depth shall be provided. Storm water management areas, entrance driveways, and sidewalks are permitted to be constructed within this strip.
- (2) Abutting any property line that abuts a residential use within an existing residential zoning district, a landscape strip of not less than 100 feet in depth shall be planted and maintained, except where a railroad right-of-way, or a limited access highway right-of-way is located between the site and such existing residential zoning district or use, in which case the landscape strip shall be equal in depth to that of the setback provided or 25 feet, whichever is greater. Storm water management areas, entrance driveways, and sidewalks are permitted to be constructed within the strip.

SECTION 5. Article XV – Planned Laboratory-Office District is amended to add a new Section 280-65.3. Sign regulations applicable to the PLO District:

§ 280-65.3. Sign Regulations. Notwithstanding Article XXI of Chapter 280, Zoning, of the Radnor Township Code, the following shall apply to development in the PLO zoning district:

A. Business Development Signs

- (1) development sign shall be permitted for every 500 feet of road frontage or portion thereof. However, no more than two (2) such signs shall be permitted on a site.
- (2) Shall not exceed 50 square feet in sign area.
- (3) Shall not exceed 6 feet in height.
- (4) May be placed within any required front yard; but no closer to the street line than ten (10) feet.
- (5) May be illuminated but shall not blink, flash, or be animated.

B. Business Directory Signs

- (1) Shall be located within the site so as to allow motorists to pull out of the flow of traffic and safely read the directory, or, shall be placed at the main entrance to a building.
- (2) No more than one (1) directory sign per entrance driveway or per entrance to a building shall be allowed.

(3) Shall not exceed twelve (12) square feet in sign area per building directory sign.

(4) Shall not exceed five (5) feet in height.

(5) May be illuminated but shall not blink, flash, or be animated.

C. Corporate Identification Signs

(1) Each building on a site shall be permitted to erect no more than one (1) corporate identification sign. Such sign shall be in addition to permitted wall sign(s).

(2) Shall not exceed 140 square feet in sign area.

(3) Shall be placed no higher than or extend above any cornice, parapet wall, or building façade.

D. Wall Sign

(1) Each building on a site shall be permitted one (1) wall sign not to exceed forty (40) square feet in area. For those buildings on a site containing more than one nonresidential tenant or business establishment, a wall sign up to twenty (20) square feet in area shall be permitted for each tenant/ establishment located in the building, provided that in no event shall there be more than one hundred (100) square feet in the aggregate of individual tenant signage permitted pursuant to this Section (D)(1). Such sign(s) shall be in addition to the one permitted corporate identification sign.

(2) Shall not exceed a sign height of fifteen (15) feet nor be placed higher than or extend above any cornice, roofline, parapet wall, or building façade.

(3) May be illuminated but shall not blink, flash, or be animated.

E. Instructional Signs

(1) Shall not exceed thirty (30) square feet in sign area per instruction sign.

(2) Shall not exceed a sign height of six (6) feet.

(3) May be illuminated but shall not blink, flash, or be animated.

F. Directional Signs

- (1) Shall not exceed four (4) square feet in sign area per directional sign.
- (2) Shall not exceed a sign height of three (3) feet.
- (3) May be illuminated but shall not blink, flash, or be animated.

G. Real Estate Signs

- (1) No more than one (1) real-estate sign shall be permitted on each street frontage.
- (2) Shall not exceed twenty (20) square feet in area.
- (3) Shall not exceed a sign height of six (6) feet.
- (4) Shall be non-illuminated.

SECTION 6. Article XV – Planned Laboratory-Office District is amended to add a new Section 280-65.4. Development Definitions applicable to the PLO District:

§ 280-65.4. Development Definitions. The following definitions shall supplement and/or supersede the general definitions contained in Section 280-4 of Chapter 280, Zoning, of the Radnor Township Code and shall apply to development in the PLO zoning district:

BUILDING OR STRUCTURE HEIGHT – The vertical distance from the average grade (the average of the grades taken at twenty foot intervals around the building or structure perimeter) to the top of the highest roof beams of a flat roof or to the mean level of a sloped roof, provided that chimneys, spires, elevator, stair and equipment penthouses, tanks and air-conditioning towers shall not be included in measuring the height. 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.

BUSINESS DEVELOPMENT SIGN - An on-premises sign located along the road frontage which announces the nature, purpose, or name of the building/enterprise/complex.

BUSINESS DIRECTORY SIGN - An on-premises sign listing the names, logos, trademarks, and/or addresses of a building(s), and its respective occupants, located on the site.

CORPORATE IDENTIFICATION SIGN - A wall sign limited to the name and/or business logo of a single entity who is an occupant of the building.

GROSS FLOOR AREA – The sum of the actual horizontal floor area(s) of a building or group of buildings on a lot from the inside surface of exterior walls. The area of stairs or escalators and of elevator towers shall be deemed to exist on each floor they serve. Atriums and similar open

areas shall not be deemed floor area of the floors they penetrate. The calculation of gross floor area shall not include parking structures.

INDEPENDENT LIVING FACILITY -- An age-restricted residential development that provides accommodations, meals, activities and supplementary care, in independent living units on a per month rental basis to occupants.

INTERNAL ILLUMINATION - A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered as internally illuminated.

LANDSCAPE STRIP -- A strip of required yard space adjacent to the boundary of a site or zoning district, not less in depth than designated in this Chapter, which is landscaped for the full depth and includes lawn grasses, ground cover vegetation, and a buffer screen equivalent to that described in Chapter 255, Subdivision of Land, of the Radnor Township Code under Buffer Screen Class A, first option, all informally arranged.

MEDICAL OFFICE -- Establishments with physicians and other medical staff primarily engaged in providing outpatient-only health care services, including, but not limited to, primary care, specialized care, urgent care, laboratory, diagnostics and out-patient surgery.

SITE -- A contiguous area of land, including a lot or lots or a portion thereof, upon which a project is developed or proposed for development.

TOTAL SITE AREA -- The gross area of a site as described in the deeds or from an actual survey included as part of an application for subdivision or land development, excluding the area of any streets or rights-of-way.

SECTION 6. Article XV -- Planned Laboratory District is amended to add a new Section 280-65.4. Financial Subdivision applicable to the PLO District:

§ 280-65.4. Financial subdivision.

In connection with development of a site within the PLO District, individual lots may be created for purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirements of this Article, provided that the site complies with such requirements on an overall basis, and further provided that the deeds conveying such separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township Solicitor. The purchaser of any such lot shall so covenant and agree thereby to be bound by such conditions as set forth herein. A financial subdivision plan shall not be subject to the subdivision approval process but shall be approved by the Board of Commissioners prior to recording.

**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 and related improvements 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 (“Board”) 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”*, except that it is noted that that comment C.8.e (secondary means of access to the site) does not need to be addressed.
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.
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.

5. In addition to the foregoing conditions of approval, the Board grants a modification of Code §255-20.b(5)(d)(4) to utilize the Institute of Transportation Engineers Trip Generation Version 9 rates as described in Comment C.2 of Exhibit "A".

6. In accordance with Section 255-17.B(2) of the Subdivision and Land Development Ordinance, Applicant shall offer right-of-way for dedication along its Lancaster Avenue frontage to the Township. This road right-of-way will be conveyed and dedicated to the Township after recording of the record plan but prior to completion of the plan improvements. Applicant shall prepare a legal description and plan of the proposed right-of-way contemporaneously with execution of the Development Agreements for the project.

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:
Title:

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.

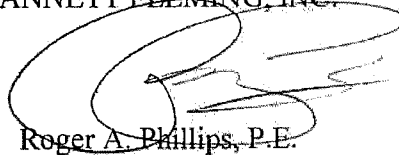


We suggest that consideration of preliminary approval be conditioned upon adequately addressing the comments referenced above.

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





Gannett Fleming

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.

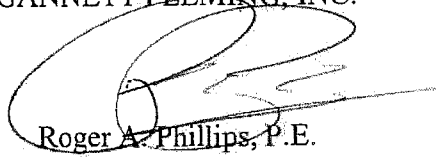
Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.



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

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

C. SALDO

The applicant 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

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.

- 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.

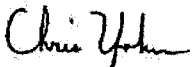
The plans have also been revised to address comments in the Raymond Daly memorandum dated January 26th, 2016 as follows:

- 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.

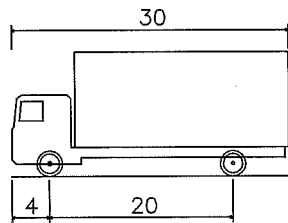
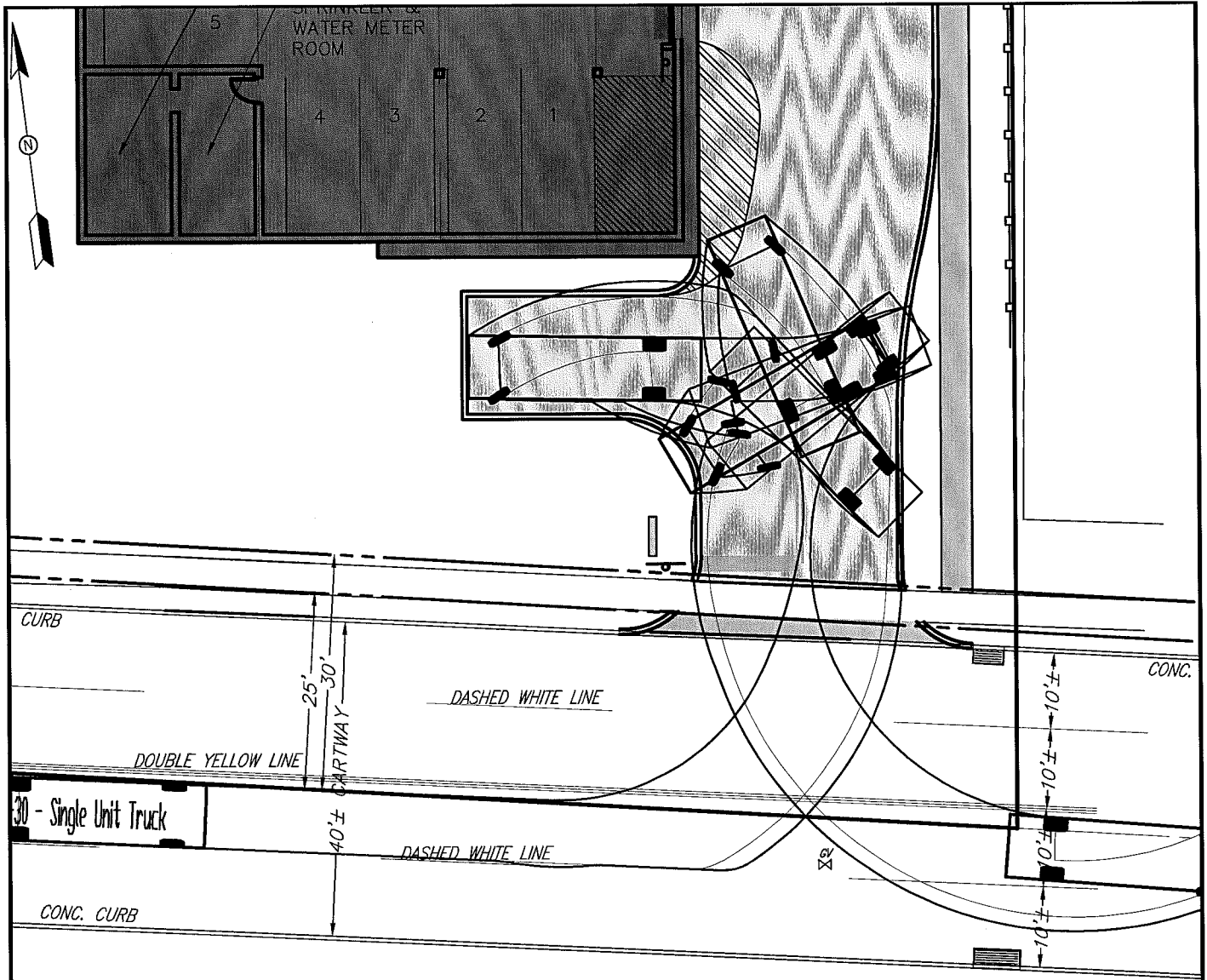
Regards,

Yohn Engineering, LLC



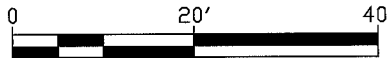
Christopher C. Yohn, P.E., CPESC

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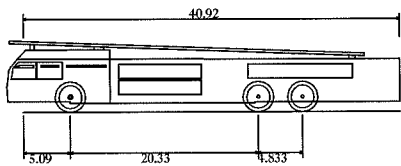
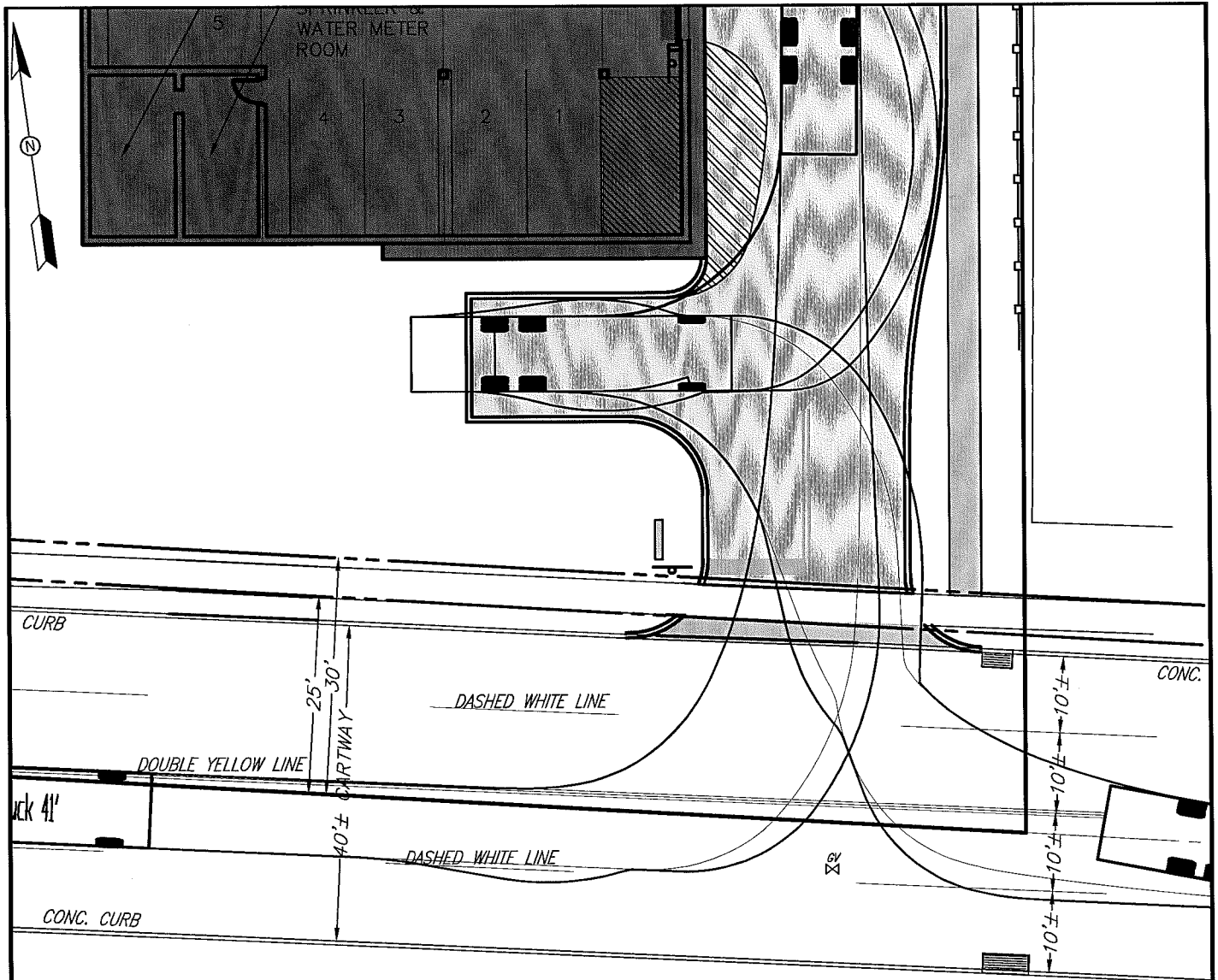


SU-30 - Single Unit Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Max Steering Angle (Virtual)

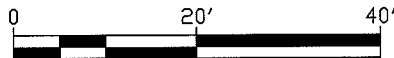
30.000ft
 8.000ft
 13.500ft
 1.367ft
 8.000ft
 5.00s
 31.80°



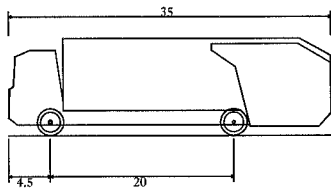
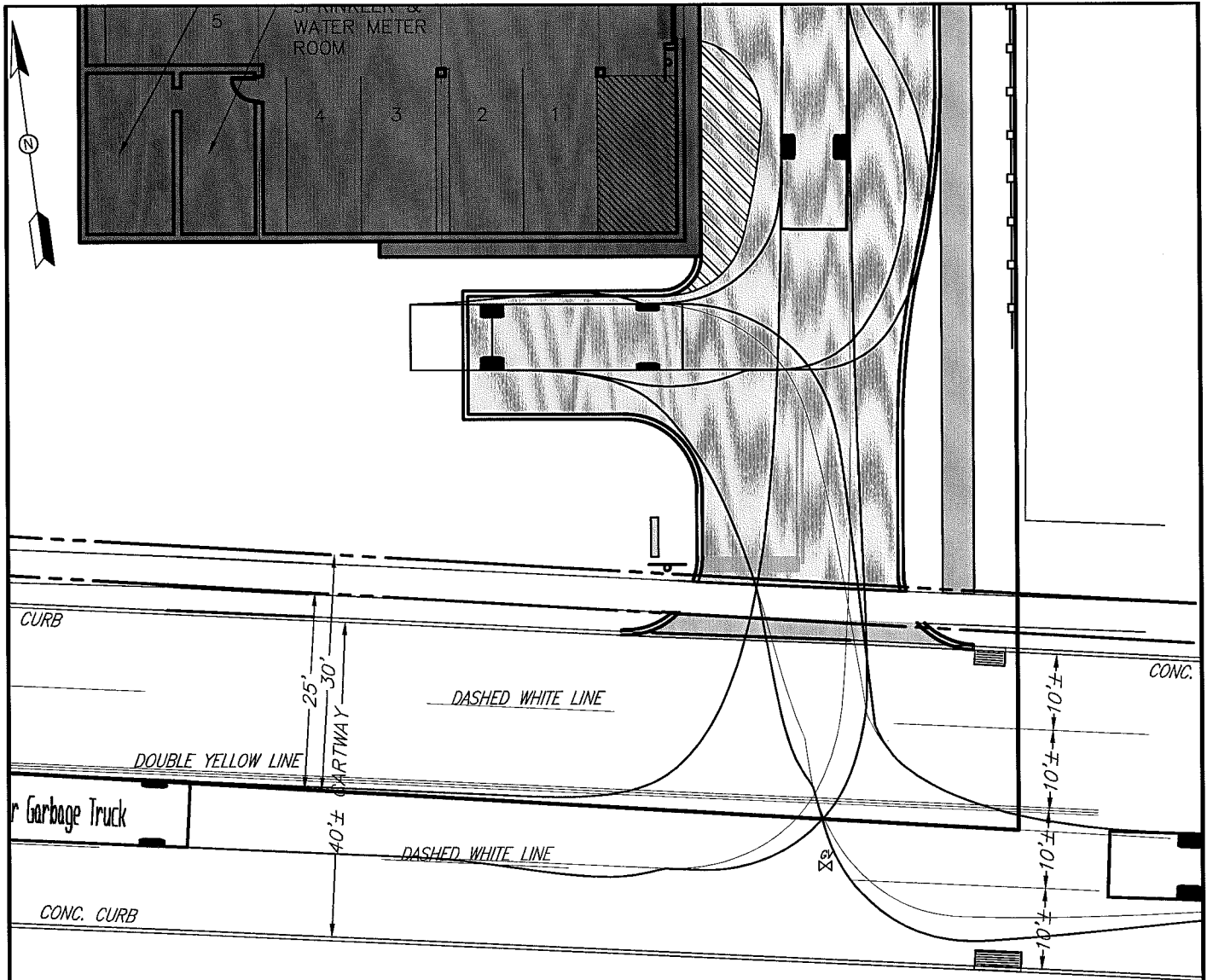
SHEET NAME:		30' TRUCK MANEUVERABILITY PLAN 1	
PROJECT ADDRESS:		427 EAST LANCASTER AVENUE, WAYNE, PA 19087	
MUNICIPALITY:	RADNOR TOWNSHIP	COUNTY:	DELAWARE COUNTY
PREPARED BY:	YOHN ENGINEERING, LLC 555 SECOND AVENUE, SUITE G-110 COLLEGEVILLE, PA 19426 610-489-4580 WWW.YOHNEENGINEERING.COM	PREPARED FOR:	427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA FEBRUARY 22, 2016 15-031
		DATE:	
		PROJECT NUMBER:	



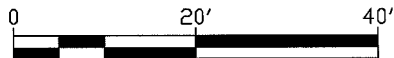
Radnor Fire Truck 41'
 Overall Length 40.920ft
 Overall Width 9.500ft
 Overall Body Height 7.733ft
 Min Body Ground Clearance 0.983ft
 Track Width 9.500ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°



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.YOHNENGINEERING.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

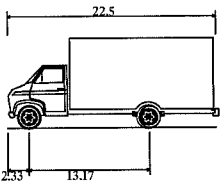
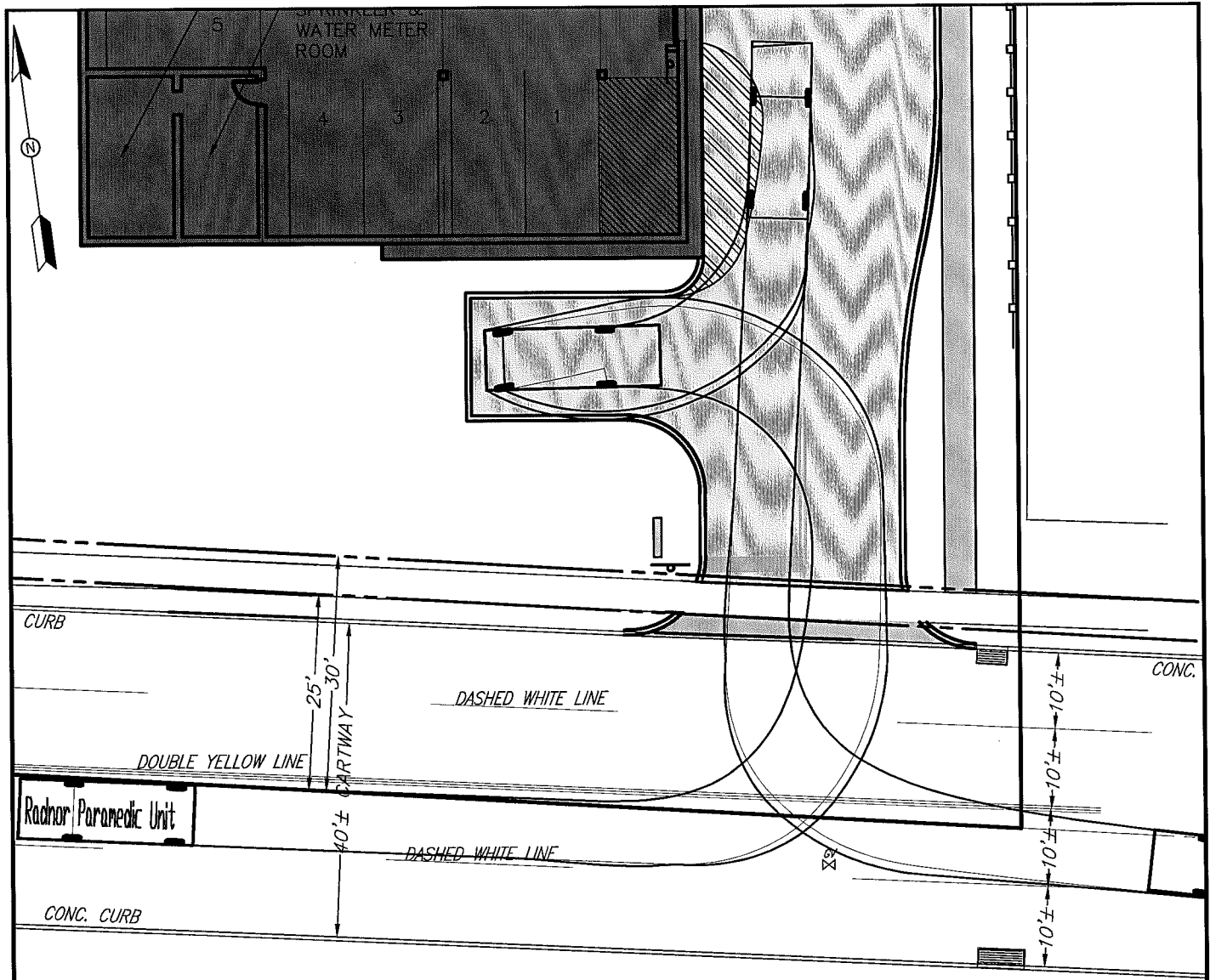
PREPARED BY:

YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE G-110
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

PREPARED FOR:

427 E LANCASTER, LLC
44 PAPER MILL ROAD
NEWTOWN SQUARE, PA
DATE: FEBRUARY 22, 2016
PROJECT NUMBER: 15-031

DATE:
PROJECT NUMBER:



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**

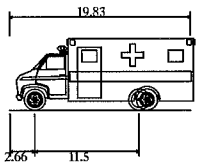
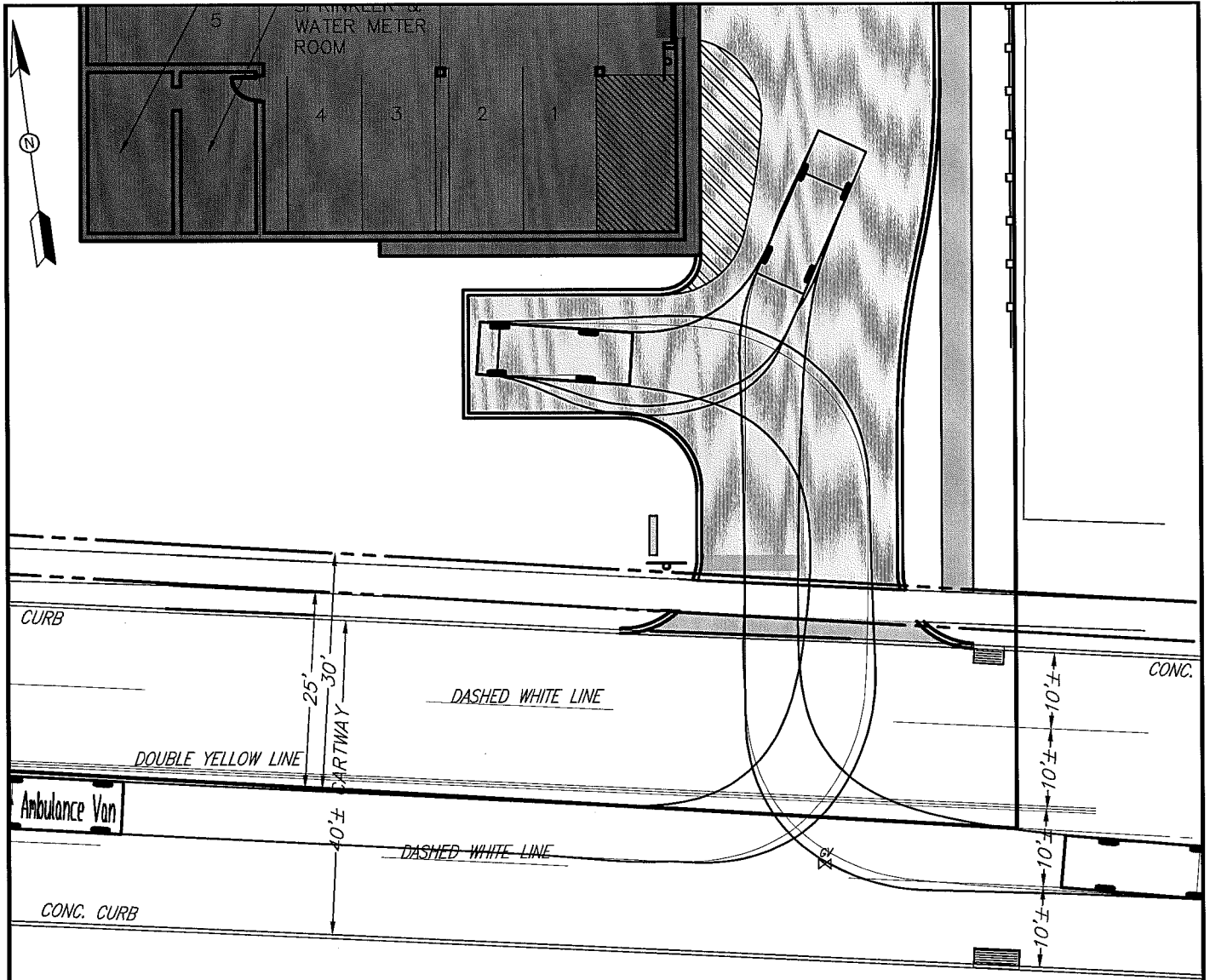
PROJECT ADDRESS: **427 EAST LANCASTER AVENUE, WAYNE, PA 19087**

MUNICIPALITY: **RADNOR TOWNSHIP**

COUNTY: **DELAWARE COUNTY**

PREPARED BY: **YOHN ENGINEERING, LLC**
 555 SECOND AVENUE, SUITE G-110
 COLLEGEVILLE, PA 19426
 610-489-4580
 WWW.YOHNEENGINEERING.COM

PREPARED FOR: **427 E LANCASTER, LLC**
 44 PAPER MILL ROAD
 NEWTOWN SQUARE, PA
 DATE: **FEBRUARY 22, 2016**
 PROJECT NUMBER: **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.YOHNEENGINEERING.COM	PREPARED FOR: 427 E LANCASTER, LLC 44 PAPER MILL ROAD NEWTOWN SQUARE, PA DATE: FEBRUARY 22, 2016 PROJECT NUMBER: 15-031



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



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: 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 VIII A 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.

P.L. 1

P.S. 3

Page 2

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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CHAIRMAN

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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

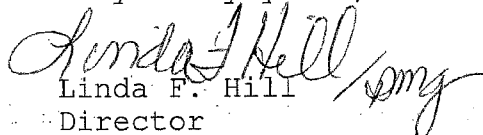
RE: Title: 427 E. Lancaster Avenue
Applicant(s): 427 Lancaster Ave., LLC
File Number: 34-7144-16
Meeting Date: 02/18/2016
Municipality: Radnor Township
Location: North side of East Lancaster Avenue, approx.
322' west of Chamounix Road
Received: 01/21/2016

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
Director

LFH/JGD

cc: 427 Lancaster Ave., LLC
Yohn Engineering, LLC

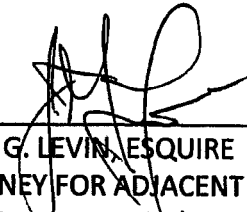


IN RE:	:	PLANNING COMMISSION
	:	OF RADNOR TOWNSHIP
427 E. LANCASTER, LLC, APPLICANT/	:	
EQUITABLE OWNER AND	:	
WALKER FAMILY PROPERTIES, LLP, RECORD OWNER	:	
CONDOMINIUM PLAN FOR	:	NO. 2015 – D - 11
427 E. LANCASTER AVENUE	:	
RADNOR TOWNSHIP, PA 19087	:	

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 is 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,

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.

Roger Phillips, P.E.
December 31, 2015
Page 3

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

D. 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, P.E. 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 Brennan

Print Name

D. SCOTT BRENNAN

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

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 _____

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.



Gannett Fleming

Excellence Delivered As Promised

Date: March 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: Penn Medicine at Radnor Sketch Plan
Penn Medicine – Applicant

Date Accepted: April 4, 2016
60 Day Review: June 3, 2016

Gannett Fleming, Inc. has completed a review of the Penn Medicine Sketch Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

This project proposes to construct a 5-story medical office building, associated parking garages, urgent care center and two additional buildings for unknown future uses. The project is located in the PLO district of the Township.

Plans Prepared By: Pennoni Associates, Inc.
Dated: 03/04/2016

The applicant has indicated in the Subdivision and Land Development Application and on the plans that the following Zoning Variances will be requested:

- §280-63 – Use regulation – the applicant proposes to add medical office and urgent care facilities to the allowable uses in the PLO District.
- §280-63.C – Building Placement – no building or accessory structure shall be located less than 150 feet from a street right-of-way line nor less than 200 feet from a side or rear property line and no surface parking area, driveway, service or interior roadway with the exception of approved areas for vehicular access, shall be located less than 75 feet from a street, right of way, or other property line. The applicant proposes a minimum front yard setback of 100 feet, minimum side yard setback of 50 feet and a minimum rear yard setback of 25 feet.



- §280-64.D(1) – The greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may attach to each other, provided further that the façade of any building attached to another building be visibly offset from the adjoining building at an angle of approximately 90 degrees. The applicant proposes a maximum building length of 340 feet.
- §280-64.E – Height regulations – No building or accessory structure shall exceed three stories or 38 feet in height. The applicant proposes a maximum height of 85 feet.

I. Zoning

1. §280-63 – The applicant is proposing a medical office and urgent care facilities for this project. These uses are not permitted under this section. The applicant has indicated that a variance will be requested.
2. §280-63.C – Building Placement – no building or accessory structure shall be located less than 150 feet from a street right-of-way line nor less than 200 feet from a side or rear property line and no surface parking area, driveway, service or interior roadway with the exception of approved areas for vehicular access, shall be located less than 75 feet from a street, right of way, or other property line. The applicant proposes a minimum front yard setback of 100 feet, minimum side yard setback of 50 feet and a minimum rear yard setback of 25 feet. The applicant has indicated that a variance will be requested.
3. §280-64.D(1) – The greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may attach to each other, provided further that the façade of any building attached to another building be visibly offset from the adjoining building at an angle of approximately 90 degrees. The applicant has proposed a maximum building length of 340 feet. The applicant has indicated that a variance will be requested.
4. §280-64.E – Height regulations – No building or accessory structure shall exceed three stories or 38 feet in height. The applicant proposed a maximum building height of 85 feet. The applicant has indicated that a variance will be requested.
5. §280-65.1 – Alongside and rear property lines which adjoining agricultural, residential or planned apartment zoning districts, or a similar district within an adjacent municipality, a buffer strip of not less than 50 feet shall be planted and maintained. A buffer strip must be provided along the rear of the property.
6. §280-103.B(11) – Off-street parking – The parking calculations provided are based on the requirements for office buildings or banks, one space for 200 square feet of floor area for the first 50,000 square feet, plus one space for every 300 square feet of floor area over 50,000 square feet. The code does not provide required parking standards for medical office/urgent care use.
7. §280-104.C – Off-street loading – For office buildings and hotels, the number of berths required is based on floor area devoted to such use. Five thousand to 20, 000 square feet of net floor area require one berth. Each additional 50,000 square feet or major fraction



thereof up to a maximum of 120,000 square feet of net floor area require one additional berth.

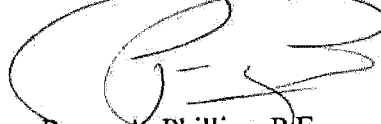
II. Subdivision and Land Development

1. §255-19.A(12) – 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.
2. §255-29.A(6) – No more than 10 parking spaces shall be permitted in a continuous row without being interrupted by landscaping or concrete curb. The applicant is proposing 15 continuous spaces in a row. This must be revised.
3. §255-29.A(12)(b) Parking Facilities – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The entrance and exit drives and internal driveway widths must be revised to be 25 feet.

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 24, 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: 145 King of Prussia Road – The University of Pennsylvania Health Systems
Sketch Plan Review
Radnor Township, Delaware County, PA
G&A 15-12020

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

The University of Pennsylvania Health Systems is proposing the re-development of a 26 acre parcel, located at 145 King of Prussia Road, in Radnor Township, Delaware County. The project includes a total proposed gross floor area of 475,000 sf. The proposed development will consist of a 5-story medical office building with 250,000 sf. of gross floor area, an associated parking garage and a 5,000 sf. urgent care center. An additional parking garage and two other buildings are also proposed and their uses are to be determined at a later date.

B. DOCUMENTS REVIEWED

1. Cover letter dated March 4, 2016 prepared by Pennoni Associates, Inc.
2. Sketch Plan for Penn Medicine at Radnor by Pennoni Associates, Inc., consisting of 2 sheets, dated March 4, 2016.

C. VARIANCES REQUESTED

1. §280-63 The applicant requests a variance from the zoning use regulation and proposes to add Medial Office and Urgent Care to the allowable zoning uses.

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

2. §280-64.C The applicant requests a variance for placing buildings/accessory structures less than 150 feet from the street right-of way line and less than 200 feet from a side or rear property line and to place parking facilities less than 75 feet from a property lines. The applicant proposes to provide a minimum front yard of 100', minimum side yard of 50', and a minimum rear yard of 25'.
3. §280-64.D(1) The applicant requests a variance to exceed the 160-foot maximum building length and proposes a building with a length of 340 feet.
4. §280-64.E The applicant requests a variance from the height regulation not to exceed three stories or 38 feet. The applicant proposes a maximum building height of 85 feet.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-20.B(5) – The applicant will be required to submit a Traffic Impact Study based on the (ITE) trip generation for the proposed land use as part of the preliminary plan application. The applicant must contact the Township Traffic Engineer prior to conducting the study to identify the required scope of analysis and project study area.
2. §255-27.B(3)(c) and §255-27.C(1) - King of Prussia Road is identified as a Major Collector and requires 80' right-of-way and a minimum 48' cartway width. The right-of-way is identified as 50' and the cartway width is not identified.
3. §255-37.B. - The minimum width of all sidewalks and pedestrian paths shall be four feet wide.

E. GENERAL COMMENTS

1. Due to the varied and less than desirable approach angles for the central driveways, we recommend an internal roundabout for this central location.
2. The plan should clearly identify loading zones and patient pickup/drop-off as part of the preliminary plan application.
3. Include the location of the proposed trail to Route 30 as part of the preliminary plan application.
4. As a pedestrian safety precaution, include a grass verge between the curbline and the proposed sidewalk along the King of Prussia Road site frontage to match the existing sidewalk opposite the site.
5. We recommend the applicant discuss with SEPTA the installation of a bus shelter along King of Prussia Road near the corner of the western driveway to encourage and promote transit riders.



3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (717) 394-3721
E-mail: rettetw@rettetw.com • Web site: rettetw.com

We answer to you.

Engineers
Planners
Surveyors
Landscape
Architects
Environmental
Consultants

March 24, 2016

Mr. Stephen F. Norcini, PE
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 145 King of Prussia Road
Penn Medicine Sketch Plan
Review No. 1
RETTEW Project No. 101442011

Dear Steve:

We have completed our review of the above referenced plan as prepared by Pennoni Associates, Inc. Our review was of the following information received electronically on March 11, 2016:

1. One (1) plan sheet entitled "Penn Medicine at Radnor Site Plan", dated March 4, 2016;
2. One (1) plan sheet entitled "Penn Medicine at Radnor Existing Features", dated March 4, 2016;
and,
3. Miscellaneous transmittal documents.

Project Overview:

<u>Applicant:</u>	University of Pennsylvania Health Systems
<u>Requested Action/Use:</u>	Sketch Plan Review
<u>Zoning District:</u>	Planned Laboratory - Office District
<u>Location and Size:</u>	Property near the intersection of the Blue Route (I-476) and Lancaster Avenue (SR 0030), and is accessed off of King of Prussia Road. It has a combined gross area of 26.96 acres and a combined net site area at the proposed right-of-way lines of 18.28 acres.
<u>Proposed Use:</u>	Medical Office, Urgent Care Office, General Office

This Sketch Plan for 145 King of Prussia Road proposes the redevelopment of the site previously referred to as the BioMed site. The applicant is proposing a 5-story medical office building with 250,000 square feet of gross floor area and an associated parking garage, which will also house a 5,000-sf urgent care center. In addition, two other buildings and an additional parking garage are proposed on site; however, the uses of these buildings are unknown at this point. The total proposed occupied gross floor area is 475,000 square feet. Three access drives and pedestrian sidewalk connections are also part of the plan.



We have performed a general compliance review of planning issues found in Radnor Township's Zoning and Subdivision Ordinances; the Radnor Township Comprehensive Plan; Radnor Township's Greenways and Open Space Network Plan; plus general planning principles as they pertain to this sketch plan. We have the following comments for your consideration now, while additional comments may arise as the plan moves through the preliminary plan process.

ZONING

1. There are four **variances** requested by the applicant:
 - **Uses** – the proposed addition of medical office and urgent care office as permitted uses in the PLO district is consistent with that proposed within the PLO amending ordinance currently in front of the Township Planning Commission.
 - **Setbacks** – the proposed minimum front yard setback of 100 feet and the proposed minimum side yard setback of 50 feet are consistent with that proposed within the PLO amending ordinance currently in front of the Township Planning Commission. The proposed 25 feet rear yard setback compares with the 50 feet rear yard setback proposed within the PLO amending ordinance since the rear yard setback is proposed in the PLO amending ordinance to be allowed to be reduced down to 25 feet where the rear yard abuts a railroad right-of-way. However, the applicant's proposed 25 feet rear yard setback conflicts with the current PLO 50 feet wide buffer planting strip requirement which is discussed in comment #4 below.
 - **Maximum Building Length** – the proposed 340 feet compares well with the 350 feet proposed in the PLO amending ordinance.
 - **Maximum Building Height** – the proposed 85 feet is consistent with that proposed in the PLO amending ordinance.
2. Will the 30 parking spaces in the proposed **parking plaza** be designated for use by anyone in particular and how will traffic flow in and out of the plaza be managed in relationship to traffic movement in and out of the adjacent parking garage?
3. The plan will need to show that a **landscaped strip** at least 75 feet in width is provided along each street line along the property (Section 280-65.1.A).
4. A **buffer planting strip** of at least 50 feet in width is required along rear property lines which adjoin a residential zoning district (Section 280-65.1B). As shown, the plan will need to incorporate a buffer planting strip that is at least 50 feet along the site's rear property line adjoining the R-2 zoning boundary there. As defined in Section 280-4, a buffer planting strip shall consist of "a screen of sufficient density not to be seen through and of sufficient height to constitute an effective screen and give maximum protection and immediate visual screening to an abutting property or district".

SUBDIVISION

1. **Street trees** will need to be shown in the front yard (Section 255-38).

2. **Buffer Screen** landscaping according to Buffer Yard B standards will need to be shown on the plan where the site adjoins I-476 property (Section 255-42).

COMPREHENSIVE PLAN CONSISTENCY REVIEW

1. The Open Space and Recreation section of the comprehensive plan contains an objective to "create a Township-wide trail marking" or "**wayfinding**" system for trail and pedestrian facilities. This type of signage can be beneficial to encourage increased use of public transit adjacent to and up King of Prussia Road from the site. This is identified as a goal in the Transportation and Circulation Section of the Comprehensive Plan. For example, clear demarcation of a crosswalk and the presence of pedestrians will be important at the exit drive of the 50,120 square feet parking garage where people will be walking to the R-100 transit stop.
2. The Transportation and Circulation Plan of the comprehensive plan identifies the Lancaster Avenue and King of Prussia Road/Radnor-Chester Road intersections as having operating deficiencies and an overall poor level of service for multiple movements during peak hours. The Transportation and Circulation Plan calls for, as a short term improvement, optimizing signal timings to reduce delay and improve progression along Lancaster Avenue. As part of its proposed development plan, the applicant will need to describe **how traffic will be managed** at each of the 3 proposed access drives including potential signalization. This will be key to the design of each access drive and to the **coordination** with as many as 9 other signalized intersections in the area.
3. The Transportation and Circulation Plan also contains a goal to support **ride sharing or carpooling**, as well as other trip reduction strategies to reduce single occupancy, private vehicle travel by visitors and commuting by employees.

RADNOR GREENWAYS & OPEN SPACE NETWORK PLAN CONSISTENCY REVIEW

1. The Township's Greenways Plan proposes **multiuse trails** along the west and north boundaries of the property (along King of Prussia Road and connecting to the train station) and also along Browns Run south of the property. These trail segments are designated as **High Priority**. The sketch plan shows sidewalk running along the frontage of the site on King of Prussia Road and connecting to a sidewalk that leads up to the R-100 train station. The Greenways Plan calls for a width of 10-14 feet for that sidewalk as a multi-use trail. For the sketch plan to be consistent with the Greenway's Plan, a trail running to the southeast along Brown's Run, under I-476, and connecting the site to Lancaster Avenue will need to be added.

GENERAL PLANNING REVIEW

1. The sketch plan appears to provide sidewalk from all proposed buildings for occupants to safely walk to the R-100 station and for commuters to walk from the station to the buildings on-site. Crosswalks will need to be added to the plan to ensure **continuous connectivity**.
2. To help **mitigate the development's traffic generation**, and to encourage the use of public transit by building occupants, the plan will need to incorporate elements that would discourage employees from feeling a need to drive away from the site on their breaks or over lunch. Within

the PLO zoning district, such elements that are permitted as accessory uses may include a landscaped courtyard, small recreational area, cafeteria complex, and outdoor seating and dining area.

3. The plan needs to encourage people to feel safe walking from the office complex to the various public transit options. Such improvements would include appropriate **pedestrian-scaled lighting** along pedestrian routes to transit stops.

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

copy: Patti Kauffman – pkauffman@gfnet.com
Suzan Jones – sjones@radnor.org
Kevin Kochanski, RLA, CZO – kkochanski@radnor.org
Roger Phillips, PE – rphillips@gfnet.com
Amy Kaminski, PE – akaminski@gilmore-assoc.com
John B. Rice, Esq. – jrice@grimlaw.com
Peter Nelson, Esq. – pnelson@grimlaw.com

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JAMES C. HIGGINS
President

LUCAS A. CLARK
Vice President

ELAINE P. SCHAEFER

DONALD E. CURLEY

JOHN NAGLE

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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

March 14, 2016

Pat Dorris
University of Pennsylvania Health Systems
3400 Spruce Street
Philadelphia, PA 19104

RE: Sketch Plan Submission #2016-D-04
145 King of Prussia Road

Dear Mr. Dorris:

In accordance with Section 255-13 of the Subdivision of Land Code of the Township of Radnor, we have reviewed your sketch plan application to construct a 5-story medical office building, associated parking garages, urgent care center and two additional buildings for unknown future uses at the abovementioned location, and have found it complete. Therefore, I have accepted it for review by the Township Staff and Planning Commission.

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, April 4, 2016**.

Planning Commission meetings begin at **7:00 P.M.** These meetings will be held in the Radnor Township Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Sincerely,

Roger Phillips, P.E.
Township Engineer

March 4, 2016

UPHS1504

Mr. Robert Zienkowski, Township Manager
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: SKETCH PLAN SUBMISSION
145 KING OF PRUSSIA ROAD
RADNOR TOWNSHIP, DELAWARE COUNTY**

Dear Mr. Zienkowski:

On behalf of The University of Pennsylvania Health Systems, Pennoni is submitting the attached plans for consideration of Sketch Plan for the above referenced project. The University of Pennsylvania Health Systems is proposing the re-development of a 26-acre parcel, located at 145 King of Prussia Road, in Radnor Township, Delaware County. The proposed development will include a 5-story medical office building with 250,000-sf of gross floor area and an associated parking garage, which will also house a 5,000-sf urgent care center. In addition, two other buildings and an additional parking garage are proposed on site; however, the uses of these buildings are unknown at this point. The total proposed gross floor area is 475,000-sf between the various buildings.

The project will require variances from the Radnor Township Zoning Ordinance as follows:

- §280-63 - Use regulation. *We propose adding medical office and urgent care offices to the allowable uses.*
- §280-64.C - Building placement. No building or accessory structure shall be located less than 150 feet from a street right-of way line nor less than 200 feet from a side or rear property line, and no surface parking area, driveway, service or interior roadway, with the exception of approved areas for vehicular access, shall be located less than 75 feet from a street right-of-way or other property line. *We propose a minimum front yard of 100', minimum side yard of 50', and a minimum rear yard of 25'.*
- §280-64.D(1) - The greatest dimension in length or depth of a building shall not exceed 160 feet, and no more than three buildings may be attached to each other, provided further that the facade of any building attached to another building be visibly offset from the adjoining building at an angle of approximately 90 degrees. *We propose a maximum building length of 340'.*
- §280-64.E - Height regulations. No building or accessory structure shall exceed three stories or 38 feet in height. *We propose a maximum height of 85'.*

Thank you for your continued attention to this project. Should you have any questions or need additional information please do not hesitate to contact me at (610) 422-2459 or cpoterjoy@pennoni.com.

Sincerely,

PENNONI ASSOCIATES INC.



Christopher Poterjoy, PE
Project Engineer

CRP/crp

Attachment

cc: Pat Dorris, The University of Pennsylvania Health Systems
Dave Falcone, Saul Ewing
Eric Swanson, Ballinger
Jerry Bronstein, IMC Construction
File



PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

One South Church Street

2nd Floor

West Chester, PA 19382

Tel: 610 - 429 - 8907

Fax: 610 - 429 - 8918

LETTER OF TRANSMITTAL

TO: Radnor Township
 301 Iven Avenue
 Wayne, PA 19087

DATE	03/04/16	JOB NO.	UPHS1504
ATTENTION	Mr. Robert Zienkowski		
RE:	145 King of Prussia Road		

WE ARE SENDING YOU Attached Under separate cover via Hand delivered the following items:
 Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

LIST OF ITEMS TRANSMITTED			
COPIES	DATE	NO:	DESCRIPTION
1	-	-	Sketch Plan Application
1	-	-	Check for \$300
1	3/4/16	-	Cover Letter
15	3/4/16	2	Sketch Plans

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS

COPY TO file

SIGNED: Christopher Poterjoy, PE

If enclosures are not as noted, kindly notify us at once.

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 145 King of Prussia Road

Zoning District PLO - Planned Laboratory - Application No. _____
Office District (Twp. Use)

Fee \$300.00 Ward No. _____ Is property in HARB District _____

Applicant: (Choose one) Owner Equitable Owner _____

Name University of Pennsylvania Health Systems; Pat Dorris

Address 3400 Spruce Street; Philadelphia, PA 19104

Telephone _____ Fax _____ Cell _____

Email _____

Designer: (Choose one) Engineer Surveyor _____

Name Pennoni Associates Inc.; Mike Kissinger

Address One South Church St.; 2nd Floor; West Chester, PA 19382

Telephone (610) 422-2459 Fax (610) 429-8918

Email mkissinger@pennoni.com

Area of property 18.71 Area of disturbance 18.71

Number of proposed buildings 5 Proposed use of property Medical Office &
Other uses to be determined

Number of proposed lots 1

Plan Status: Sketch Plan Preliminary _____ 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.

N/A

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

The development will require several variances as listed in the attached cover letter.

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. Falcone, Esq. Attorney for Applicant.

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.

Pennoni

PENNONI ASSOCIATES INC.
 1500 CHERRY STREET, 2ND FLOOR
 PHILADELPHIA, PA 19102
 T 215 525 2007 F 215 525 8515

ALL DIMENSIONS ARE PER THE PROJECTIONS
 UNLESS OTHERWISE NOTED. ANY
 DIMENSIONS NOTED ARE CONTROLLED BY WORK
 DISCREPANCIES BEING PROCEEDED WITH WORK

PENN MEDICINE AT RADNOR
 UNIVERSITY OF PENNSYLVANIA HEALTH SYSTEMS
 3800 SPRING STREET
 PHILADELPHIA, PA 19104

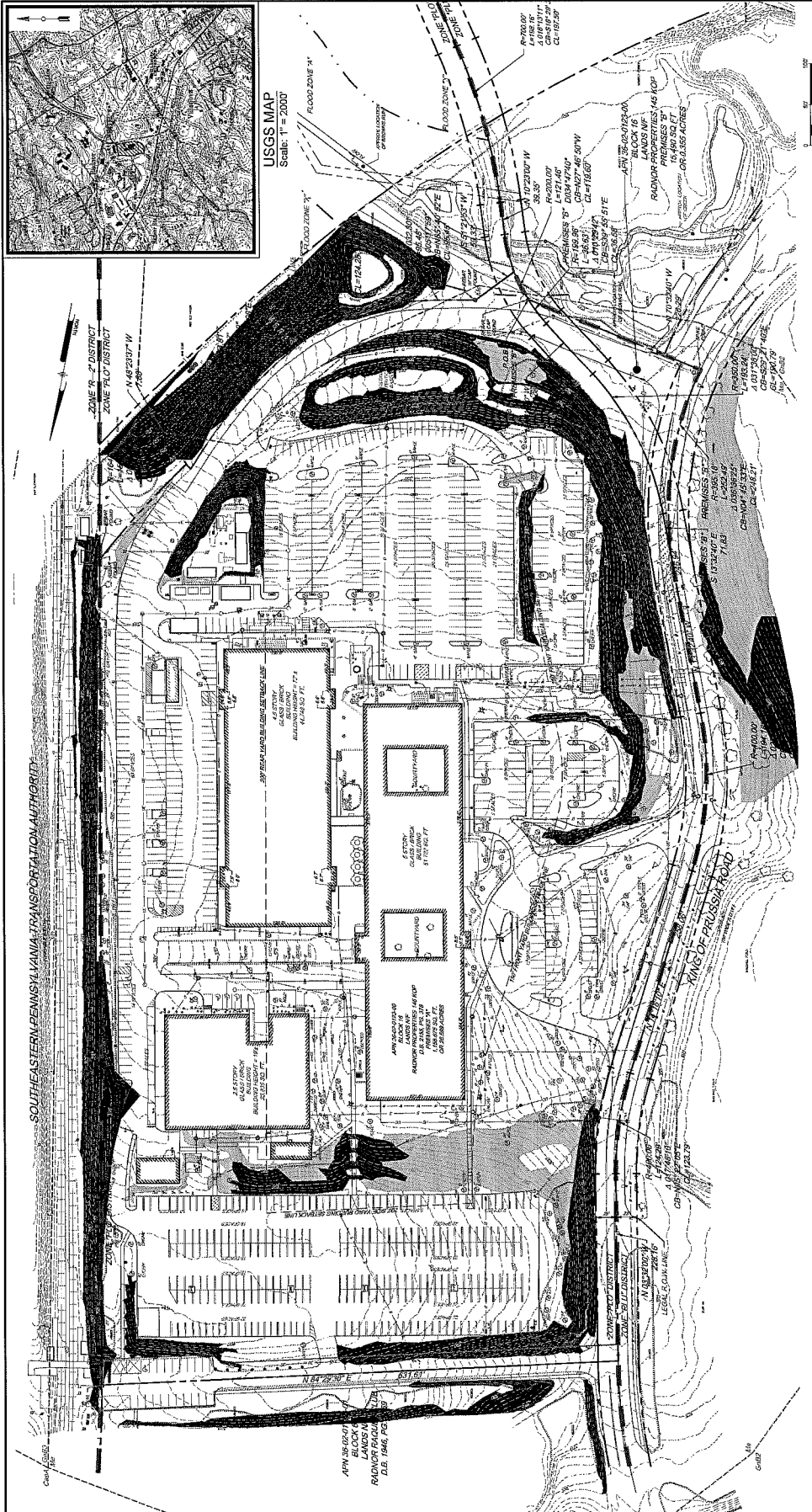
EXISTING FEATURES PLAN

APN 30-02-07
 BLOCK 6
 RADNOR TOWNSHIP
 D.E. 1946, PG

DATE: 08/04/08
 DRAWN BY: JCS
 CHECKED BY: JCS
 APPROVED BY: JCS

UPHS 1504

SHEET 1 OF 2



LEGEND

	AREA OF CONSTRUCTION
	BUILDING FOOTPRINT
	FOUNDATION
	UTILITY
	ELEVATION
	CONTOUR
	PROPERTY LINE
	EASEMENT
	RIGHT-OF-WAY
	STREET
	ALLEY
	DRIVE
	WALKWAY
	PATH
	FENCE
	WALL
	GATE
	SIGN
	LIGHT
	POLE
	TOWER
	MAST
	FLAGPOLE
	MONUMENT
	MARKER
	BENCHMARK
	SPOT ELEVATION
	ELEVATION CONTOUR
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	SPOT ELEVATION INTERVAL
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	SPOT ELEVATION INTERVAL (9)
	SPOT ELEVATION INTERVAL (10)

RESOLUTION NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

SOIL CHART

NOTED TO THE CONTRACTOR: ALL DIMENSIONS ARE PER THE PROJECTIONS UNLESS OTHERWISE NOTED. ANY DIMENSIONS NOTED ARE CONTROLLED BY WORK DISCREPANCIES BEING PROCEEDED WITH WORK.

SYMBOL	NAME	HORIZONTAL GROUP	SLOPE	HYDRAULIC PERMEABILITY	DEPTH TO BEDROCK (FEET)	FOUNDATION TYPE	LIMITATIONS	REMARKS	NOTES
1A	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1B	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1C	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1D	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1E	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1F	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1G	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1H	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1I	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1J	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1K	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1L	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1M	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1N	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1O	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1P	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1Q	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1R	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1S	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1T	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1U	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1V	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1W	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1X	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1Y	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART
1Z	WELL SORTED SAND	S	1:1 TO 1:1.5	YES	3.5	ADAPTIVE	ADAPTIVE	ADAPTIVE	SEE SOIL CHART

RESOLUTION NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

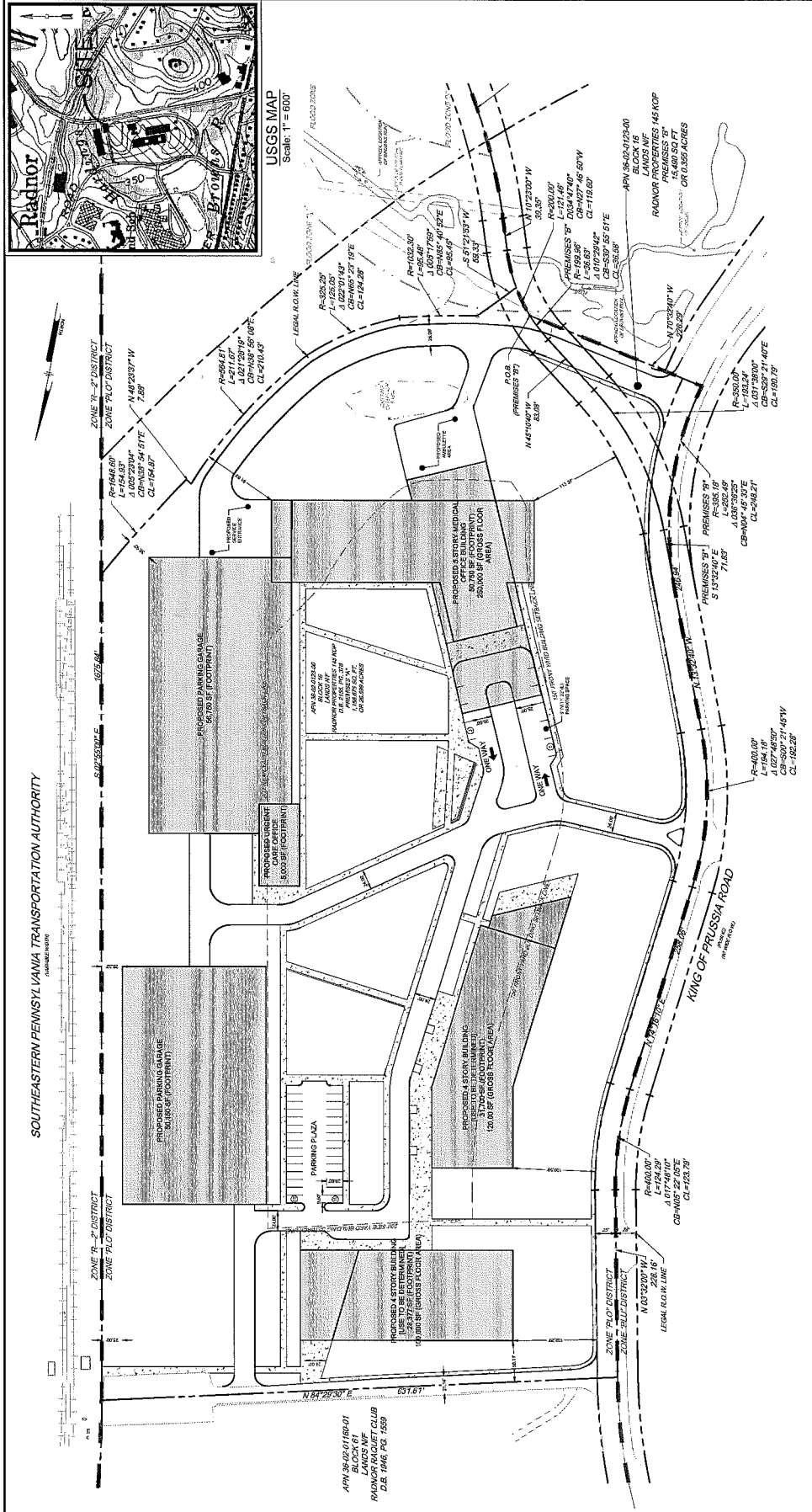
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND JURISDICTIONS.



GENERAL NOTES:

- SEE NOTES ON SHEET SK-1 FOR DISTRICT, ZONE, AND LOT INFORMATION.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL FIRE AND PROTECTION CODE (IFPC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL SUSTAINABLE DESIGN CONSTRUCTION CODE (ISDCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL WELL-BEING CONSTRUCTION CODE (IWCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL HEALTH CONSTRUCTION CODE (IHCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL SAFETY CONSTRUCTION CODE (ISCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL QUALITY CONSTRUCTION CODE (IQCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL ACCESSIBILITY CONSTRUCTION CODE (IACC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL SECURITY CONSTRUCTION CODE (ISCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL RESILIENCE CONSTRUCTION CODE (IRCC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL INCLUSIVE CONSTRUCTION CODE (IICC) AND ALL APPLICABLE CODES.
- THE PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL TRANSFORMATIVE CONSTRUCTION CODE (ITCC) AND ALL APPLICABLE CODES.

PARKING CALCULATION

TYPE OF USE	AREA (SQ FT)	NO. OF PARKING SPACES REQUIRED
OFFICE BUILDING	300,000	1500
PARKING GARAGE	100,000	2000
PARKING PLAZA	50,000	1000
TOTAL	450,000	4500

VARIANCE REQUESTED

THE ABOVE CALCULATIONS ARE BASED ON THE ASSUMPTIONS THAT ALL BUILDINGS WILL BE FULLY OCCUPIED AT ALL TIMES AND THAT ALL PARKING SPACES WILL BE FULLY OCCUPIED AT ALL TIMES. THE CLIENT IS ADVISED THAT THIS ASSUMPTION MAY NOT BE ACCURATE AND THAT THE ACTUAL NUMBER OF PARKING SPACES REQUIRED MAY BE GREATER OR LESS THAN THE NUMBER OF PARKING SPACES PROVIDED.

ZONING COMPLIANCE SUMMARY TABLE

PROPERTY	ZONING DISTRICT	PERMITTED USES	PROPOSED USES	COMMENTS
APN 36-02-0160-01	ZONE PLO DISTRICT	OFFICE USE, RESIDENTIAL USE, COMMERCIAL USE, INDUSTRIAL USE, PUBLIC USE, RECREATION USE, CULTURAL USE, EDUCATIONAL USE, HEALTH CARE USE, SOCIAL SERVICE USE, COMMUNITY USE, OTHER USES PERMITTED BY THE ZONING ORDINANCE.	PROPOSED OFFICE BUILDING, PROPOSED PARKING GARAGE, PROPOSED PARKING PLAZA, PROPOSED CARE OFFICE, PROPOSED 3-STORY BUILDING, PROPOSED 4-STORY BUILDING, PROPOSED 5-STORY BUILDING, PROPOSED 6-STORY BUILDING, PROPOSED 7-STORY BUILDING, PROPOSED 8-STORY BUILDING, PROPOSED 9-STORY BUILDING, PROPOSED 10-STORY BUILDING, PROPOSED 11-STORY BUILDING, PROPOSED 12-STORY BUILDING, PROPOSED 13-STORY BUILDING, PROPOSED 14-STORY BUILDING, PROPOSED 15-STORY BUILDING.	ALL PROPOSED USES ARE PERMITTED BY THE ZONING ORDINANCE.

NOT FOR CONSTRUCTION