

**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.

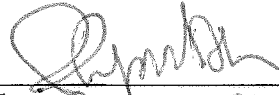
5. In addition to the foregoing conditions of approval, the Board grants a modification of Code §255-20.b(5)(d)(4) to utilize the Institute of Transportation Engineers Trip Generation Version 9 rates as described in Comment C.2 of Exhibit "A".

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 25 day of April, 2016.

RADNOR TOWNSHIP

By:


Name: Phillip Ahr
Title: President

ATTEST: 



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

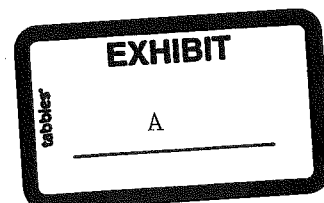
Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development Plan for the 22 unit multi-family residential development at 427 E. Lancaster Avenue. The applicant proposes to construct a 22 unit condominium development with fifty (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 is shall revise the preliminary plans to address non-compliance or request a waiver from each of the identified ordinances:

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

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 it 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.



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

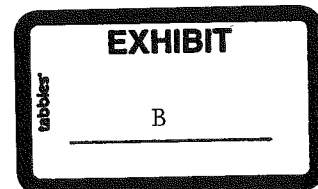
90 Day Review: May 1, 2016

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.

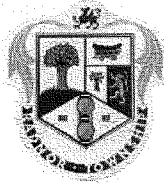
If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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



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

