

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Wednesday
February 12, 2013
7:00 P.M.

Agenda

Minutes of the meetings of January 7 and January 14, 2014.

SALDO # 2013-D-13

613 W. Lancaster Ave., Wayne

Remove existing commercial building and construct a 2,800 sq. ft. restaurant

Appeal # 2909 - The applicant, Overbrook Golf Club, property located at 799 Godfrey Road, and zoned AC, seeks a variance from Section 280-112(d),(e) to remove vegetation and re-grade man-made steep slopes and construct a golf cart storage building and access drives.

SALDO # 2014-D-01

801 Godfrey Rd

Construct a golf cart storage barn and access drives in an area currently improved for golf cart parking

**THE CICD ORDINANCE IS POSTPONED AND
WILL BE DISCUSSED AT A SPECIAL PLANNING
COMMISSION MEETING ON WEDNESDAY,
FEBRUARY 19, 2014 AT 7: 00 PM**

Ordinance No. 2013-21

Radnor Township an Ordinance of Radnor Township, Delaware County, Pennsylvania, Amending Chapter 280, Zoning, Article XVIPI Planned Institutional District, by adding a new section 280-68.1, Comprehensive Integrated College Development, as a new use within the PI Zoning District.

Public Participation

Special Planning Commission Meeting **CICD DISCUSSION**
Wednesday, February 19, 2014

Next Regular Planning Commission Meeting

Monday, March 3, 2014 7 PM

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Monday
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7:00 P.M.

Agenda

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SALDO # 2013-D-13

613 W. Lancaster Ave., Wayne

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Public Participation

Next Regular Planning Commission Meeting

Monday, March 3, 2014 7 PM

***Radnor Township Planning Commission
Minutes of the Meeting of January 7, 2014
301 Iven Ave., Wayne, Pa***

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: Skip Kunda, Kathy Bogosian, Steve Cooper, John Lord, Regina Majercak, Doug McCone, Susan Stern, and Elizabeth Springer. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; Steve Norcini, PE, Director of Public Works, and Kevin Kochanski, Zoning Officer.

Minutes of meeting of July 15, 2013, November 27, 2013 & December 3, 2013

John Lord moved to approve the July 15, 2013 minutes. Seconded by Liz Springer the motion carried. Julia Hurle abstained. Steve Cooper moved to approve the November 27, 2013 and the December 3, 2013 minutes. Seconded by John Lord, the motion carried.

2013-D-10 SEPTA Renovations to Villanova Train Station

Dave Falcone appeared on behalf of SEPTA. They have appeared before the ZHB, and have received zoning relief as applied for. Julie Rentz, PE stated they will comply with the Engineer's comments as addressed on the memos. Stormwater capture is still in the design stage. ZHB requested 66% imp be captured, which is the existing conditions. The applicant will attempt to get as close as possible to 45% and to obtain the Township Engineer's satisfaction. They will be capturing more than what is required.

Susan Stern questioned pervious paving and requested that signage be improved.

Kathy Bogosian moved to approve the preliminary plan including the requested waivers. Seconded by Skip Kunda the motion carried.

Ordinance # 2013-20 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Mixed-Use Special Transportation Development Use within the PLO – Planned Laboratory – Office District

Kevin Kochanski gave a brief synopsis of the status and progression of the proposed Ordinance. The BoC has set the date of January 27, 2014 for adoption and they are looking for a recommendation from the Planning Commission. The applicant did not submit a traffic report for the entire area as requested. This Ordinance allows development that is less dense than what currently exists with offsite mitigation.

Comments from the board reflected on: current intersection determinations in the area, density bonuses, signalization, additional turn lanes, trip generation, approving this will permit the township to have more control on the development, and restricting parking on the site.

Open public comment

Nicholas Caniglia, Esq., on behalf of Bio-Med, introduced John Wishner from McMahon & Assoc., who displayed a power point transportation presentation.

Mike Devin stated that two-thirds of the site is green. They plan on putting in a walkable trail from the site to the neighboring commercial site where restaurants and retail currently exist.

Mark Kaplan, Esq., on behalf of Brandywine Realty, displayed a PennDOT recorded plan dated 1991. Right-of-ways are excluded from the site for the PLO Ordinance. FAR (Floor Area Ratio) numbers are different between the existing ordinance and the proposed ordinance. They are still looking for Bio-Med's traffic study. The Right-Of-Way on the other side of the Blue Route is not shown as part of their property as the applicant stated it was. He made comparisons from existing and proposed with respect to parking spaces. He feels this ordinance is being constructed specifically for Bio-Med and will not benefit the property he represents. The traffic needs to be addressed.

Dennis Glackin wants the commission to really read the density bonus provisions.

Lloyd Goodman, from 175 King of Prussia Road, would like to see the ordinance passed at some point with some minor changes. He feels it would be beneficial to the township.

Dr. John Williams from Glenmary Road complained about the traffic in the area.

Virginia Hart from Radnor Way complained about the traffic. Traffic needs to be mitigated if this ordinance is permitted to advance.

Commissioner Richard Booker from Belrose Lane feels both developers are great businessmen and great neighbors. He does not feel that the proposed ordinance will reduce development. The traffic will impact his neighborhood. His neighborhood would like to see the site redeveloped; however, they don't want to see spot-zoning.

Matt Marshall from Walnut Avenue feels the development plan can work, but the process that's being followed is backwards.

Alex Tweedy from Nave Newell addressed the area of the Right-Of-Way as his company did the original plan for Bio-Med. 67% of the site is open space.

Austin Hepburn from Upper Gulph Road feels the developers should be allowed to move forward, however, he doesn't see balance. Developers should be allowed to make money and the township needs to be protected.

Close public comment

Julia Hurlle requested that Peter Nelson create a document again incorporating the comments to ensure all items have been captured. If approved by the PC, the document would be forwarded

onto the BoC. A black line version with a memo explaining the changes will be created. After much discussion, John Lord moved to table the ordinance. Seconded by Doug McCone, the motion carried.

Discussion on the MUST will continue on Tuesday, January 14, 2014 at 2:30 PM. Notification will be made to advertise.

2013-S-12 Subdivide existing parcel into two (2) residential lots and construct new single family dwelling at 344 King of Prussia Road

Nick Caniglia and Dave Fiorello, PE, from Momenee & Assoc., Inc., stated the stormwater for the new site will capture all new impervious. The owner, Matt Lombardi, owns the house next door, stated he has never seen water in the basement.

Open public comment

Dr. John Williams from Glenmary Road stated stormwater runoff from this site is an issue. He would like the plan verified that this plan will work and is permissible since the last plan was denied. The location of the driveway is an issue with the traffic coming up Glenmary Road. He wanted to know if it is going to be an owner-occupied property.

Richard Booker is concerned with rental properties in the area as well as stormwater issues. Traffic on Glenmary Road is an issue.

Susan Stern thought there was a requirement for a sidewalk. The applicant will request a waiver against sidewalks since there are no others in the area.

Susan Stern moved approval contingent upon addressing the comments of the Gannett Fleming Memo dated December 27, 2013, the Gilmore & Assoc., Inc. Memo dated January 6, 2014 and recommended to grant the waiver against sidewalks. Seconded by Steve Cooper, the motion carried.

2013-D-13 Remove existing commercial building and construct a 2,800 sq. ft. restaurant at 613 W. Lancaster Avenue

Robert Lambert, PE and Shawn McCloskey, appeared on behalf of the real estate group handling the site, displayed a power point presentation. The site will be substantially upgraded. Green areas will be added to the site which at present is practically 100% impervious. The sidewalk on the neighboring site will be connected to this site for a smooth pedestrian flow. Infiltration will be discussed with the township engineer. The new building will be smaller than the existing building. The parking lot will be accessible by all neighboring businesses.

Board members had concerns regarding exiting traffic and the size of the proposed parking spaces. Peter Nelson stated that the non-conformities and the SALDO requirements will need

waiver requests. Amy Kaminski had concerns with the parking spaces that back up onto Lancaster Avenue and she asked the applicant to consider parallel spots where possible. Rob Lambert stated that PennDOT would be contacted about the driveway access.

Steve Norcini requested that if the 17' spots behind the SPA are permitted then the one aisle width should be closer to 22'. The spots are numbered 17-6, 7, and 8.

Peter Nelson requested that the plan be tabled to return to the February meeting. The applicant was advised to revise the plans to address the comments of the engineers, the board and Steve Norcini.

Skip Kunda moved to table the application. Seconded by Steve Cooper, the motion carried.

Skip Kunda moved to adjourn. The motion was seconded. It was noted that one agenda item still needed to be addressed.

*Appeal # 2911 – Radnor Chester Road Investment, LP and
252 RCR Investments, LP 240-252 N. Radnor Chester Road*

Appeal # 2911 will be placed first on the agenda at the special meeting of Tuesday, January 14, 2014.

Respectfully submitted,

Suzan Jones

*Radnor Township Planning Commission
Minutes of the Meeting of January 14, 2014
301 Iven Ave., Wayne, Pa*

Chair Julia Hurle called the meeting to order at 2 PM with the following Commission members present: Skip Kunda, John Lord, Regina Majercak, Susan Stern, and Elizabeth Springer. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq.; Steve Norcini, PE, Director of Public Works, and Kevin Kochanski, Zoning Officer. Doug McCone and Kathy Bogosian were absent. Steve Cooper arrived late.

*Appeal # 2911 – Radnor Chester Road Investment, LP and
252 RCR Investments, LP 240-252 N. Radnor Chester Road*

Nick Caniglia, Esq., Alex Tweedy, and applicant Sheldon Gross appeared. The applicant is seeking to merge two sites with split zoning, demolish an existing house that has been converted into office space and construct a new commercial building with a parking structure. The impervious on site will be reduced and they are requesting Special Exception for several issues. The applicant will be responsible for assisting to pay for the traffic signalization at this intersection.

Susan Stern abstained because of her relationship to the School Board.

Concerns of the board listed: traffic, the R-1 boundary, setbacks from residential, and stormwater management. Assurances that the applicant won't add to existing office building and existing non-conformities should be addressed in stormwater. Applicant should work with all neighbors to satisfy buffer requirements, no height waiver on new building until neighbors are satisfied, and maybe make parking structure smaller. These items should be considered.

Peter stated that the ZHB will only be looking at the plan that is proposed. PC is fine with it if their concerns are addressed. Traffic stormwater, intersection improvements, neighbors, reduction of parking, the existing building won't be increased and the new green space will not be further developed. It was not recommended for the waiver on the height issue unless the neighbors are in agreement with the plan.

Skip Kunda move to recommend approval as long as the list of concerns is addressed. The PC is generally in support of the application. The motion was seconded and carried.

*Ordinance # 2013-20 – Amending Chapter 280 of the Radnor Township Code, Zoning
Ordinance, by establishing regulations for a new Mixed-Use Special Transportation
Development Use within the PLO – Planned Laboratory – Office District*

Areas of discussion reflected upon the following: parking spaces, surgical centers, rights-of-way, car-share vehicles, signs facing inward and not facing blue route, intersection levels of service, shuttle & pedestrian to be combined, maximum building height, maximum gross floor area bonuses,

Public comment – open

Nick Caniglia – An incentive to use the MUST will actually reduce the amount of development. If there isn't an incentive, more development can take place on the site.
John Wishner, McMahon Assoc.,

Michael Devine from Bio-Med stated that 75% of the traffic leaving will go toward Lancaster Ave., not the other way.

Austin Hepburn from Upper Gulph Road feels that this development will change the community forever. Much of the community doesn't know about this project. This will impact the school system. Residential has consequences. Hotels should be considered. This should be reconsidered.

George Broseman, Esq. representing Brandywine displayed an approved zoning plan that was mixed-use. Parking spaces were regulated differently. Feels this needs more work and needs to be re-reviewed.

Richard Booker, Commissioner, speaking as member of public, feels this development will increase traffic. The ROW areas should not be included in the floor space area.

Michael Selverian stated that if traffic isn't going to be worse, then why are they proposing to build 2,000 parking spaces?

Public comment – closed

John Lord moved to recommend approval of ordinance with the reflected changes as stated.

Skip Kunda moved to remove the right-of-way from the calculations. Seconded by John Lord, the motion carried 4-2. Julia Hurlle and Steve Cooper opposed. John Lord misunderstood and corrected his vote as he felt the right-of-ways should be included. The vote resulted in 3-3. The PC was deadlocked on the vote of whether or not to include the R-O-W calculations in the lot size.

John Lord moved to approve the MUST as written with the following changes:

- Remove patient surgical center
- Restrict parking to 95% but residential parking is not subject to the reductions
- Recommend that the current existing sign ordinance be followed
- The sign should not be visible from Route 476
- Signs should face inward

- The sign section should be deleted
- Category 2 - items 4 and 1 should be combined under density bonuses
- Maximum building height should be 105 feet
- Issues with regulations on dimensions
- Measure height at regular grade, not finished grade
- Cars in car share
- Residential 105% nonresidential 95%.

There was a motion on hold, to discuss density bonus.

Steve Cooper moved to leave the MUST density bonuses as is. John Lord seconded. The motion passed 4-2. Skip Kunda and Susan Stern opposed.

John Lord's motion was seconded by Steve Cooper. The motion carried 4-2. Skip Kunda and Susan Stern opposed.

Respectfully submitted,

Suzan Jones



Gannett Fleming

*Excellence Delivered **As Promised***

Date: January 30, 2014

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.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 613 W Lancaster Avenue
Eagle Green, LP – Applicant

Date Accepted: January 7, 2014

90 Day Expiration: April 7, 2014

Gannett Fleming, Inc. has completed a second review of the 613W. Lancaster Avenue Preliminary/Final Land Development Plan for compliance with the Radnor Township Code.

The existing property contains a 1,881 s.f. restaurant/bar and parking. The applicant is proposing to remove the existing building and construct a 2,800 s.f. restaurant. The parking will remain in the same configuration.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

Plans Prepared By: Site Engineering Concepts
Dated: 12/2/2013, last revised 01/27/2014

The applicant has indicated that the following waiver may be requested from the Subdivision and Land Development Code:

1. §255-14 – The purpose of the preliminary plan is to obtain formal conditional approval in order to minimize changes and revisions before final plans are submitted.

Upon review of the plan, it appears that the plan qualifies as a Minor Subdivision and therefore does not require Preliminary and Final Plan Approval.

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



I Zoning Ordinance Review

1. The following items are existing nonconformities, that the applicant intends to continue with the proposed project:
 - §280-52.E – Rear Yards – There shall be a rear yard of each lot of not less than 35 feet. The existing rear yard setback is 33.47 feet and the proposed rear yard setback is 34.4 feet.
 - §280-52.G – Impervious Lot Coverage – Not more than 70% of the lot may be occupied by impervious surfaces. The existing conditions are 77.71% impervious and the proposed conditions are 73.33% impervious.
 - §280-4 – Parking Space – An outdoor space or garage space used for parking motor vehicles, which shall measure not less than nine feet six inches by 20 feet, accessible from a street, alley or driveway and surfaced with a Township approved durable dustproof all weather surface. The existing parking spaces are 7.8' – 9.0' x 15'.3" – 17'.0". The proposed parking spaces are 9' x 17' and the proposed Handicapped spaces are 8' x 17' with an aisle.

II Subdivision and Land Development Review

1. §255.29.A(1) – A parking aisle with 90° parking and 2 direction is to be 22 feet. The existing two way parking aisle is 20.3 feet and the proposed parking aisle is 21 feet. The proposed parking aisle must meet the requirements or a waiver requested.
2. §255-29 A.(1) - 90° parking stalls should be 9.5 feet x 20 feet. The existing parking spaces are 7.8' – 9.0' x 15'.3" – 17'.0". The proposed parking spaces are 9' x 17' and the proposed Handicapped spaces are 8' x 17' with an aisle. The proposed parking stall dimensions must meet the requirements or a waiver requested.
3. §255-29 A.(7) – No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. The existing parking area provided 40 spaces and the proposed parking area proposed 37 spaces. The proposed parking must meet the requirements or a waiver requested.
4. §255-29 B.(1) – All parking areas shall have at least one tree 2 ½ inches minimum caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum in caliper for every 10 parking spaces in double bays. There are two trees in the existing parking area. The proposed plan removes the two existing trees, and plans 2 new canopy trees, 2 flowering trees, 32 shrubs and fountain grass. The applicant has indicated that approval was received at the January 22, 2014 Shade Tree Meeting.

Dimensional Requirements

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
Parking Space Width	7.8' - 9.0'	9'	9.5'
Parking Space Length	15' 3" - 17' 0"	17'	20'
Aisle Width	20.3'	21'	22'
Rear Yard Setback	33.47'	34.4'	35'
Impervious Lot Cover	77.71%	73.93%	70% Max
Capacity Parking Area without ten foot planting strips	40 Spaces	37 Spaces	30 Spaces

III Stormwater Management

1. §245-5 D.(4) – Construction of reconstruction of or addition of new impervious or semi pervious surfaces shall be regulated by the Stormwater Management Ordinance. Since this project is a reconstruction of an existing building, Stormwater Management must be addressed.
2. §245-5 F – Table 105.1 located at the end of the Stormwater management chapter summarized the applicability requirements of the chapter. Proposed impervious surface in table 105.1 includes new, additional or replacement impervious surface/cover. Repaving existing surfaces without reconstruction does not constitute “replacement”.
3. §245-12 – A drainage plan must be submitted in accordance with Article 3 – Drainage Plan Requirements.

The applicant has indicated that permeability tests were performed on January 15th and found very shallow rock that inhibits effective infiltration. The applicant will work with the Township Engineer during the permitting process to provide on-site Stormwater management. We recommend that a conceptual plan of proposed stormwater controls be prepared at this time.

IV General Comments

1. A Sewage Facilities Planning must be addressed for the increase in wastewater discharge. A planning module exemption form will be completed for any increase in sewage flow due to the building expansion.
2. A Highway Occupancy Permit must be prepared for the modification to the existing driveway and curbing along Lancaster Avenue.
3. All existing and proposed utility connections must be shown on the plans. The applicant has indicated that this will be provided on the permit plans.
4. The location of the dumpster has been shown on the plans. Appropriate screenings as discussed in §206.4.J must be shown on the plans.
5. The applicant has indicated that the 16 foot dead end driveway is an existing easement access Old Eagle School Road. Documentation must be provided.

Gannett Fleming

6. An easement is required for the construction of the parking island located on the adjacent parcel. The easement shall include a requirement that the parking island cannot be altered or removed without the written approval of the Radnor Township Board of Commissioners.

Also incorporated by reference is the attached review letter regarding traffic, issued by Amy Kaminski, PE, of Gilmore and Associates, Inc.

We recommend that the plans be revised to address the above comments before consideration for approval by the Planning Commission, or conditions imposed requiring the applicant to satisfactorily address the above.

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

Very truly yours,

GANNETT FLEMING, INC.



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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 29, 2014

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

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

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

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

Reference: 613 W. Lancaster Avenue TMP No. 36-01-00274-00
Radnor Township Application No. 2013-D-13
Preliminary/Final Land Development Review
G&A Job #13-12044

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Final Land Development Plans for 613 W. Lancaster Avenue Road. G&A offers the following for Radnor Township's consideration:

A. PROJECT DESCRIPTION

The applicant intends to demolish the existing 1,881 s.f. end building (Cooz Corner) and construct a 2,800 s.f. restaurant in its place. In addition, the applicant proposes to redesign the parking area and its access to Lancaster Pike, US Route 30. The existing parking area provides parking for the existing building and four other attached businesses. Per the application, the applicant requests a waiver for section §255-14 for developing preliminary plans.

B. REVIEWED MATERIALS

1. 613 W. Lancaster Avenue Road Final Land Development Plans (7 sheets), dated January 27, 2014, prepared by Site Engineering Concepts, LLC., prepared for Eagle Green LP.
2. Submission letter prepared by Site Engineering Concepts, LLC, dated January 27, 2014, responding to Gilmore & Associates, Inc. comment letter, dated January 6, 2014.

C. REVIEW COMMENTS:

Gilmore & Associates, Inc. (G&A) January 6, 2014 letter including, Site Engineering (SE) responses and G&A follow up discussions:

1. §255.20.B(5)(c)[2]: A limited Traffic Impact Analysis should be prepared to analyze the PM and Saturday peak hours along with the existing traffic counts and proposed trip generation of the new restaurant. The study should focus on the traffic operations at all accesses to Sugartown Road, Lancaster Avenue and the intersection of Sugartown Road and Lancaster Avenue.

SE Response: *The applicant requests the Board of Commissioners, at its discretion, not require this study. 255.20.B(5)(c)[1][b] of the Radnor Township code only requires traffic studies for commercial sites exceeding 50,000 sf, this site proposes 2,800 sf. In addition, the square footage of commercial space and number of parking spaces are reduced by this application.*

G&A follow up: A study of the intersection of Lancaster Avenue and Sugartown Road (PM and Saturday Peak Hours) would provide useful information regarding potential turn restrictions for accesses to both Lancaster Avenue and Sugartown Road/Old Eagle School Road. In addition, five (5) years of historical crash records (both reportable and non-reportable) would provide additional information regarding the turn maneuvers and parking maneuvers for the onstreet diagonal parking spaces located along Lancaster Avenue, in front of the site.

2. §255-29.A.(1):
 - a. Parking stalls are required to be a minimum 9.5-foot wide by 20-foot length. The plan indicates the existing parking dimensions do not meet the current SALDO requirements (various widths from 7.8 feet and lengths from 15.3 feet). With the redesign of the parking area, we recommend all parking stalls meet the current 9.5 feet wide by 20 feet in length as required by SALDO.

SE Response: *As approved by the Township Zoning Officer and discussed with the planning commission, the applicant proposes to reduce the existing non-conformity.*

- b. Parking aisles must include a minimum 22-foot wide two-way aisle width; the proposed plans do not meet this requirement.

SE Response: *The applicant has improved the existing non-conformity and proposes 21' aisles.*

G&A follow up: The submitted plan does not meet the ordinance requirements; however, we defer to the Township Zoning Officer.

3. §255-27.I.(2): Driveway accesses must provide a minimum 200 feet between adjacent driveways. The Township may want to consider restricting turn movements or the elimination of one of the access driveways, with one shared access to Lancaster Avenue/SR 0030 or movement restrictions for 613 and 605 W. Lancaster Avenue.

SE Response: *As discussed with the Planning Commission, the applicant would like to provide as much access and maneuverability to this site as possible. Given*

the interplay between various neighboring properties and businesses, the plan is designed to provide multiple ingress/egress opportunities and allow motorists options to safely access to and from Lancaster Avenue and Old Eagle School Road.

G&A follow up: We defer to PennDOT regarding elimination or consolidation of the driveway accesses to Lancaster Avenue.

4. §255-29.A.(9): Vehicular maneuvers in and out of the diagonal parking spaces adjacent to Lancaster Avenue/SR 0030 likely conflict with westbound traffic movements. The Township may want to consider eliminating the diagonal parking spaces or revise the layout to parallel parking spaces. The parallel parking spaces would allow parking maneuvers outside the travel lane and could reduce the potential for conflicts with vehicles traveling along Lancaster Avenue/SR-0030)

SE Response: *Many of these parking spaces are not on the applicant's property. One space will be eliminated to improve the driveway entrance with the site entrance curbing being greatly improved providing some protection to the existing angled spaces.*

G&A follow up: We continue to recommend investigating elimination of the on-street parking spaces along this frontage or minimally, a conversion to parallel parking spaces.

5. Sheet 3:

- a. **Parking Summary:** The parking area serves more than just the existing restaurant building; the surface lot provides parking for the other four (4) attached buildings. The Parking Summary analysis should be revised to include any buildings utilizing the surface lot to ensure adequate facilities are provided.

SE Response: *This property is independent of the other stores along Lancaster Avenue. In the interest of being a good neighbor, the applicant has not historically restricted the use of the parking by the adjacent properties nor has current plans to do so. There is however, no right to use the property.*

G&A follow up: So noted.

- b. The applicant should verify that gore striping exists near the property due east of the parcel.

SE Response: *Following recent renovations and repairs at the Currie Spa property, the gore striping is re-painted.*

G&A follow up: Comment has been adequately addressed.

- c. The affected property owners adjacent to the site must provide written permission for any work shown outside the applicant's property line boundaries. To reduce the potential for encroachment during construction, we further recommend obtaining a five foot construction easement from adjacent property owners for any construction work located near the property lines.

SE Response: *If necessary, the adjacent property owner at 605 W Lancaster Avenue will provide written permission.*

G&A follow up: So noted.

6. All Sheets:

- a. For consistency, the Title Block and plans should identify the correct roadway name for SR 0030. The plans indicate *Lancaster Pike* and the Title Block indicates *Lancaster Avenue*.
- b. The legal right-of-way line for Lancaster Avenue (SR 0030) should be verified and identified on the plans.
- c. The plans should be revised to include labels for all radii in the parking area.

G&A follow up: Applicant has satisfactory addressed comments.

7. It appears the applicant will be altering the driveway configuration; as such, the applicant should reach out to PennDOT regarding the proposed changes and determine if an HOP is required. The Township requests the opportunity to review all HOP plan submissions to PennDOT; as well as be given the opportunity to attend all meetings with PennDOT and copied on all correspondence regarding the same. At a minimum, PennDOT may want to review the proposed ADA curb ramps crossing the revised site driveway.

SE Response: *The applicant is in the process of preparing a HOP permit for the improved driveway.*

G&A follow up: The Township should receive timely submissions concurrent with PennDOT and should be included in any meetings.

8. During our field review, we noted a low hanging utility wire in the parking area (approximately 10' off the ground directly above several active parking spaces). The owner should immediately address this safety concern.

SE Response: *The applicant is working with the utility company (Verizon) to raise or relocate this wire onto the new pole recently installed by Peco.*

G&A follow up: So noted.

Steve Norcini, P.E.
613 W. Lancaster Avenue TMP No. 36-01-00274-00
January 29, 2014

If you have any questions regarding the above, please contact this office.

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

27 January 2014

Suzan Jones
Radnor Township
301 Iven Avenue
Radnor, PA 19087

**Re: 613 W Lancaster Avenue
Preliminary/Final Land Development**

Dear Ms. Jones:

Please find the enclosed 20 copies of the plan set for consideration at your February Meeting Schedule.

We have addressed the comments from Gannett Fleming's December 27, 2013 and Gilmore's January 06, 2014 review letters.

Gannett Fleming (*comment, response*):

I. Zoning Ordinance Review

1. The following items are existing nonconformities, that will continue with the proposed project:

- *§280-52.E - Rear Yards - There shall be a rear yard of each lot of not less than 35 feet. The existing rear yard setback is 33.47 feet and the proposed rear yard setback is 34.4 feet.*
Correct. This is a reduction in the existing non-conformity.
- *§280-52.G - Impervious Lot Coverage - Not more than 70% of the lot maybe occupied by impervious surfaces. The existing conditions are 77.71 % impervious and the proposed conditions are 73.93% impervious.*
Correct. This is a reduction in the existing non-conformity.

II Subdivision and Land Development Review

- 1. §255.29.A(I) - A parking aisle with 90° parking and 2 direction is to be 22 feet. The existing two way parking aisle is 20.3 feet and the proposed parking aisle is 20 feet. This increases the existing non-conformity.*
The drive aisles are now modified to provide 21', a reduction in the existing non-conformity.
- 2. §255-29 A.(I) - 90° parking stalls should be 9.5 feet x 20 feet. The existing parking spaces are 7.8' - 9.0' x 15' .3" - 17' .0". The proposed parking spaces are 9' x 17' and the proposed Handicapped spaces are 8' x 17' with an aisle. The applicant intends to continue this nonconformity.*
Correct. This is a reduction of the existing non-conformity.
- 3. §255-29 A.(6) - No more than 10 parking spaces shall be permitted in a continuous row. The existing parking lot has 13 spaces in a continuous row. The proposed parking lot keeps 13 spaces in a continuous row. The applicant intends to continue this nonconformity .*
The plan is now modified to provide an additional landscape island along the north property line. This is now conforming.

4. §255-29 A.(7) - *No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. The existing parking area provided 40 spaces and the proposed parking area proposed 37 spaces. The applicant intends to continue this nonconformity.*

Correct, this is a reduction in the existing non-conformity.

5. §255-29 B.(I) - *All parking areas shall have at least one tree 2 1/2 inches minimum caliper for every five parking spaces in single bays and one tree 2 1/2 inches minimum in caliper for every 10 parking spaces in double bays. There are two trees in the existing parking area. The proposed plan removes the two existing trees, and plans 2 new canopy trees, 2 flowering trees, 32 shrubs and fountain grass. The applicant intends to continue this nonconformity.*

The applicant appeared before the shade tree commission on Wednesday, January 22 and received a recommendation of approval.

6. *The proposed tree replacement shall be in conformance with the current Shade Tree Ordinance.*
Per #5, the applicant has received the shade tree commission recommendation of approval.

III Stormwater Management

As discussed with Mr. Phillips, the applicant performed permeability tests on January 15 and found very shallow rock which inhibits any effective means of infiltration. We have now included a note on the plan stating the applicant will work with the Township Engineer during the permitting process to provide some on-site stormwater management.

1. §245-5 D.(4) - *Construction of reconstruction of or addition of new impervious or semi pervious surfaces shall be regulated by the Stormwater Management Ordinance. Since this project is a reconstruction of an existing building, Stormwater Management must be addressed.*

See above response.

2. §245-5 F - *Table 105.1 located at the end of the stormwater management chapter summarized the applicability requirements of the chapter. Proposed impervious surface in table 105.1 includes new, additional or replacement impervious surface/cover. Repaving existing surfaces without reconstruction does not constitute "replacement".*

See above

3. §245-12 - *A drainage plan must be submitted in accordance with Article 3 – Drainage Plan Requirements.*

See above

IV General Comments

1. *A Sewage Facilities Planning Module must be prepared for any increase in sewage flow due to the building expansion.*

The applicant understands this requirement and will submit a planning module or exemption request.

2. *The disposition of the 11 parking spaces along Lancaster Avenue must be shown on the plans.*
Five of the existing parking spaces are on the subject property – the remaining are off-site. The applicant intends to remove one parking space to improve the entrance and leave the remainder as-is.

3. *The proposed plans indicate curbing will be installed over an existing gas line. Evidence that adequate vertical clearance between the curbing and the gas line must be provided.*
During a recent project next door, the gas line was found to be in excess of 3' deep.
4. *A Highway Occupancy Permit must be prepared for the modification to the existing driveway and curbing along Lancaster Avenue.*
The applicant is in the process of submitting a Highway Occupancy Permit.
5. *All existing and proposed utility connections must be shown on the plans.*
We are in the process of locating the utilities and proposing new connections. The utilities will be shown on the permit plans.
6. *The location of the dumpster must be shown on the plans.*
A dumpster location is now shown.
7. *An explanation of the 16 foot wide Dead End driveway must be provided.*
The driveway meets an existing easement accessing Old Eagle School Road.

Gilmore and Associates:

1. *§255.20.B(5)(c)[2]: A limited Traffic Impact Analysis should be prepared to analyze the PM and Saturday peak hours along with the existing traffic counts and proposed trip generation of the new restaurant. The study should focus on the traffic operations at all accesses to Sugartown Road, Lancaster Avenue and the intersection of Sugartown Road and Lancaster Avenue.*
The applicant requests the Board of Commissioners, at its discretion, not require this study. 255.20.B(5)(c)[1][b] of the Radnor Township code only requires traffic studies for commercial sites exceeding 50,000 sf, this site proposes 2,800 sf. In addition, the square footage of commercial space and number of parking spaces are reduced by this application.
2. *§255-29.A.(1):*
 - a. *Parking stalls are required to be a minimum 9.5-foot wide by 20-foot length. The plan indicates the existing parking dimensions do not meet the current SALDO requirements (various widths from 7.8 feet and lengths from 15.3 feet). With the redesign of the parking area, we recommend all parking stalls meet the current 9.5 feet wide by 20 feet in length as required by SALDO.*
As approved by the Township Zoning Officer and discussed with the planning commission, the applicant proposes to reduce the existing non-conformity.
 - b. *Parking aisles must include a minimum 22-foot wide two-way aisle width; the proposed plans do not meet this requirement.*
The applicant has improved the existing non-conformity and proposes 21' aisles.
3. *§255-27.I.(2): Driveway accesses must provide a minimum 200 feet between adjacent driveways. The Township may want to consider restricting turn movements or the elimination of one of the access driveways, with one shared access to Lancaster Avenue/SR 0030 or movement restrictions for 613 and 605 W. Lancaster Avenue.*
As discussed with the Planning Commission, the applicant would like to provide as much access and maneuverability to this site as possible. Given the interplay between various neighboring properties and businesses, the plan is designed to provide multiple ingress/egress opportunities and allow motorists options to safely access to and from Lancaster Avenue and Old Eagle School Road.

4. *§255-29.A.(9): Vehicular maneuvers in and out of the diagonal parking spaces adjacent to Lancaster Avenue/SR 0030 likely conflict with westbound traffic movements. The Township may want to consider eliminating the diagonal parking spaces or revise the layout to parallel parking spaces. The parallel parking spaces would allow parking maneuvers outside the travel lane and could reduce the potential for conflicts with vehicles traveling along Lancaster Avenue/SR- 0030)*

Many of these parking spaces are not on the applicant's property. One space will be eliminated to improve the driveway entrance with the site entrance curbing being greatly improved providing some protection to the existing angled spaces.

5. *Sheet 3:*

- a. *Parking Summary: The parking area serves more than just the existing restaurant building; the surface lot provides parking for the other four (4) attached buildings. The Parking Summary analysis should be revised to include any buildings utilizing the surface lot to ensure adequate facilities are provided.*

This property is independent of the other stores along Lancaster Avenue. In the interest of being a good neighbor, the applicant has not historically restricted the use of the parking by the adjacent properties nor has current plans to do so. There is however, no right to use the property.

- b. *The applicant should verify that gore striping exists near the property due east of the parcel.* Following recent renovations and repairs at the Currie Spa property, the gore striping is re-painted.

- c. *The affected property owners adjacent to the site must provide written permission for any work shown outside the applicant's property line boundaries. To reduce the potential for encroachment during construction, we further recommend obtaining a five foot construction easement from adjacent property owners for any construction work located near the property lines.*

If necessary, the adjacent property owner at 605 W Lancaster Avenue will provide written permission.

6. *All Sheets:*

- a. *For consistency, the Title Block and plans should identify the correct roadway name for SR 0030. The plans indicate Lancaster Pike and the Title Block indicates Lancaster Avenue.* The plans are modified to identify Lancaster Avenue.

- b. *The legal right-of-way line for Lancaster Avenue (SR 0030) should be verified and identified on the plans.*

The legal right-of-way is identified on the plan as 80'.

- c. *The plans should be revised to include labels for all radii in the parking area.*

The applicant is attempting to provide as many green areas as possible. Radii will be provided during permitting.

7. *It appears the applicant will be altering the driveway configuration; as such, the applicant should reach out to PennDOT regarding the proposed changes and determine if an HOP is required. The Township requests the opportunity to review all HOP plan submissions to PennDOT; as well as be given the opportunity to attend all meetings with PennDOT and copied on all correspondence regarding the same. At a minimum, PennDOT may want to review the proposed ADA curb ramps crossing the revised site driveway.*

The applicant is in the process of preparing a HOP permit for the improved driveway.

8. *During our field review, we noted a low hanging utility wire in the parking area (approximately 10' off the ground directly above several active parking spaces). The owner should immediately address this safety concern.*

Radnor Township
RE: 613 W Lancaster Avenue
27 January 2014
Page 5 of 5

The applicant is working with the utility company (Verizon) to raise or relocate this wire onto the new pole recently installed by Peco.

I believe this escrow will satisfy the conditions of approval and MPC requirements. Should you have any questions and/or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob M. Lambert", with a long horizontal flourish extending to the right.

Robert M. Lambert, P.E.



*Excellence Delivered **As Promised***

Date: December 27, 2013

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.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 613 W Lancaster Avenue
Eagle Green, LP – Applicant

Date Accepted: January 7, 2014
90 Day Expiration: April 7, 2014

Gannett Fleming, Inc. has completed a review of the 613W. Lancaster Avenue Preliminary/Final Land Development Plan for compliance with the Radnor Township Code.

The existing property contains a 1,881 s.f. restaurant/bar and parking. The applicant is proposing to remove the existing building and construct a 2,800 s.f. restaurant. The parking will remain in the same configuration.

The applicant has requested a waiver of Preliminary Land Development, due to the nature of the project. This project proposes to reduce the overall impervious coverage on the property.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

Plans Prepared By: Site Engineering Concepts
Dated: 12/2/2013, No Revisions

The applicant has indicated that the following waiver may be requested from the Subdivision and Land Development Code:

1. §255-14 -- The purpose of the preliminary plan is to obtain formal conditional approval in order to minimize changes and revisions before final plans are submitted.

Gannett Fleming, Inc.

P.O. Box 80794 • Valley Forge, PA 19484-0794 | 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



I Zoning Ordinance Review

1. The following items are existing nonconformities, that will continue with the proposed project:
 - §280-52.E – Rear Yards – There shall be a rear yard of each lot of not less than 35 feet. The existing rear yard setback is 33.47 feet and the proposed rear yard setback is 34.4 feet.
 - §280-52.G – Impervious Lot Coverage – Not more than 70% of the lot maybe occupies by impervious surfaces. The existing conditions are 77.71% impervious and the proposed conditions are 73.93% impervious.

II Subdivision and Land Development Review

1. §255.29.A(1) – A parking aisle with 90° parking and 2 direction is to be 22 feet. The existing two way parking aisle is 20.3 feet and the proposed parking aisle is 20 feet. This increases the existing non-conformity.
2. §255-29 A.(1) - 90° parking stalls should be 9.5 feet x 20 feet. The existing parking spaces are 7.8' – 9.0' x 15'.3" – 17'.0". The proposed parking spaces are 9' x 17' and the proposed Handicapped spaces are 8' x 17' with an aisle. The applicant intends to continue this nonconformity.
3. §255-29 A.(6) – No more than 10 parking spaces shall be permitted in a continuous row. The existing parking lot has 13 spaces in a continuous row. The proposed parking lot keeps 13 spaces in a continuous row. The applicant intends to continue this nonconformity.
4. §255-29 A.(7) – No one area for off street parking of motor vehicles shall exceed 30 cars in capacity. The existing parking area provided 40 spaces and the proposed parking area proposed 37 spaces. The applicant intends to continue this nonconformity.
5. §255-29 B.(1) – All parking areas shall have at least one tree 2 ½ inches minimum caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum in caliper for every 10 parking spaces in double bays. There are two trees in the existing parking area. The proposed plan removes the two existing trees, and plans 2 new canopy trees, 2 flowering trees, 32 shrubs and fountain grass. The applicant intends to continue this nonconformity.
6. The proposed tree replacement shall be in conformance with the current Shade Tree Ordinance.

III Stormwater Management

1. §245-5 D.(4) – Construction of reconstruction of or addition of new impervious or semi pervious surfaces shall be regulated by the Stormwater Management Ordinance. Since this project is a reconstruction of an existing building, Stormwater Management must be addressed.

Gannett Fleming

2. §245-5 F – Table 105.1 located at the end of the stormwater management chapter summarized the applicability requirements of the chapter. Proposed impervious surface in table 105.1 includes new, additional or replacement impervious surface/cover. Repaving existing surfaces without reconstruction does not constitute “replacement”.
3. §245-12 – A drainage plan must be submitted in accordance with Article 3 – Drainage Plan Requirements.

IV General Comments

1. A Sewage Facilities Planning Module must be prepared for any increase in sewage flow due to the building expansion.
2. The disposition of the 11 parking spaces along Lancaster Avenue must be shown on the plans.
3. The proposed plans indicate curbing will be installed over an existing gas line. Evidence that adequate vertical clearance between the curbing and the gas line must be provided.
4. A Highway Occupancy Permit must be prepared for the modification to the existing driveway and curbing along Lancaster Avenue.
5. All existing and proposed utility connections must be shown on the plans.
6. The location of the dumpster must be shown on the plans.
7. An explanation of the 16 foot wide Dead End driveway must be provided.

We recommend that the plans be revised to address the above comments before consideration for approval by the Planning Commission, or conditions imposed requiring the applicant to satisfactorily address the above. Further comments may be forthcoming upon the completion of the traffic review by Gilmore & Associates.

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 6, 2014

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

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

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

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

Reference: 613 W. Lancaster Avenue TMP No. 36-01-00274-00
Radnor Township Application No. 2013-D-13
Preliminary Land Development Review
G&A Job #13-12044

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Final Land Development Plans for 613 W. Lancaster Avenue Road. G&A offers the following for Radnor Township's consideration:

A. PROJECT DESCRIPTION

The applicant intends to demolish the existing 1,881 s.f. end building (Cooz Corner) and construct a 2,800 s.f. restaurant in its place. In addition, the applicant proposes to redesign the parking area and its access to Lancaster Pike, US Route 30. The existing parking area provides parking for the existing building and four other attached businesses. Per the application, the applicant requests a waiver for section §255-14 for developing preliminary plans.

B. REVIEWED MATERIALS

613 W. Lancaster Avenue Road Final Land Development Plans (7 sheets), dated December 02, 2013, prepared by Site Engineering Concepts, LLC., prepared for Eagle Green LP.

C. REVIEW COMMENTS

1. §255.20.B(5)(c)[2]: A limited Traffic Impact Analysis should be prepared to analyze the PM and Saturday peak hours along with the existing traffic counts and proposed trip generation of the new restaurant. The study should focus on the traffic operations at all accesses to Sugartown Road, Lancaster Avenue and the intersection of Sugartown Road and Lancaster Avenue.

2. §255-29.A.(1):
 - a. Parking stalls are required to be a minimum 9.5-foot wide by 20-foot length. The plan indicates the existing parking dimensions do not meet the current SALDO requirements (various widths from 7.8 feet and lengths from 15.3 feet). With the redesign of the parking area, we recommend all parking stalls meet the current 9.5 feet wide by 20 feet in length as required by SALDO.
 - b. Parking aisles must include a minimum 22-foot wide two-way aisle width; the proposed plans do not meet this requirement.
3. §255-27.I.(2): Driveway accesses must provide a minimum 200 feet between adjacent driveways. The Township may want to consider restricting turn movements or the elimination of one of the access driveways, with one shared access to Lancaster Avenue/SR 0030 or movement restrictions for 613 and 605 W. Lancaster Avenue.
4. §255-29.A.(9): Vehicular maneuvers in and out of the diagonal parking spaces adjacent to Lancaster Avenue/SR 0030 likely conflict with westbound traffic movements. The Township may want to consider eliminating the diagonal parking spaces or revise the layout to parallel parking spaces. The parallel parking spaces would allow parking maneuvers outside the travel lane and could reduce the potential for conflicts with vehicles traveling along Lancaster Avenue/SR-0030)
5. Sheet 3:
 - a. Parking Summary: The parking area serves more than just the existing restaurant building; the surface lot provides parking for the other four (4) attached buildings. The Parking Summary analysis should be revised to include any buildings utilizing the surface lot to ensure adequate facilities are provided.
 - b. The applicant should verify that gore striping exists near the property due east of the parcel.
 - c. The affected property owners adjacent to the site must provide written permission for any work shown outside the applicant's property line boundaries. To reduce the potential for encroachment during construction, we further recommend obtaining a five foot construction easement from adjacent property owners for any construction work located near the property lines.
6. All Sheets:
 - a. For consistency, the Title Block and plans should identify the correct roadway name for SR 0030. The plans indicate *Lancaster Pike* and the Title Block indicates *Lancaster Avenue*.
 - b. The legal right-of-way line for Lancaster Avenue (SR 0030) should be verified and identified on the plans.

Steve Norcini, P.E.
613 W. Lancaster Avenue TMP No. 36-01-00274-00
January 6, 2014

- c. The plans should be revised to include labels for all radii in the parking area.

7. It appears the applicant will be altering the driveway configuration; as such, the applicant should reach out to PennDOT regarding the proposed changes and determine if an HOP is required. The Township requests the opportunity to review all HOP plan submissions to PennDOT; as well as be given the opportunity to attend all meetings with PennDOT and copied on all correspondence regarding the same. At a minimum, PennDOT may want to review the proposed ADA curb ramps crossing the revised site driveway.

8. During our field review, we noted a low hanging utility wire in the parking area (approximately 10' off the ground directly above several active parking spaces). The owner should immediately address this safety concern.

Based on the above comments, we would not recommend waiver from Preliminary Plan Approval (§255-14)

If you have any questions regarding the above, please contact this office.

SITE ENGINEERING CONCEPTS, LLC
CIVIL ENGINEERING AND CONSULTING SERVICES

TRANSMITTAL

TO: **Maryann Cassidy** FROM: **Robert Lambert, PE**
COMPANY: **Radnor Township** DATE: **12/3/2013**
STREET ADDRESS: PHONE:
CITY, ZIP: SENDER'S REFERENCE NUMBER:
RE: **613 W Lancaster Avenue** CC:

COPIES	SHEETS	DATE	ITEM
1			FINAL LAND DEVELOPMENT APPLICATION
1			ACT 247 APPLICATION
1			DEED
1			\$1,400 PAYABLE TO RADNOR TOWNSHIP
1			\$5,000 ESCROW PAYABLE TO RADNOR TOWNSHIP
1			\$275 DELAWARE COUNTY TREASURER
35	1-7/7	12/3/13	FINAL PLAN SET (8 NOTARIZED)

NOTES/COMMENTS:

Maryann -

Please find the enclosed materials acceptable for submission of a Final Land Development Application.

Due to the limited scope of the project and improvements, the applicant is requesting a waiver of Preliminary Land Development (255-14). The project proposes to remove an existing 'end cap' along a row of buildings and construct a new end cap with an expanded footprint. The existing parking and walkways will be adjusted to accommodate the new building footprint. There will be a reduction in the overall impervious coverage on the property.

Should you have any questions or comments, please feel free to contact me.

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 613 W Lancaster Avenue

Zoning District C-2

Application No. 2013-D-13
(Twp. Use)

Fee _____ Ward No. _____ Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner _____

Name Eagle Green, LP

Address 620 Righters Ferry Road; Bala Cynwyd, PA 19004

Telephone 610-668-0300 Fax 610-668-0365 Cell _____

Email glen@pennenergyrenewables.com

Designer: (Choose one) Engineer x Surveyor _____

Name SITE Engineering Concepts, LLC Attn: Rob Lambert

Address P.O. Box 1992; Southeastern, PA 19399

Telephone 610-240-0450 Fax 610-240-0451

Email rlambert@site-engineers.com

Area of property 24,442 sf Area of disturbance 21,000 sf

Number of proposed buildings 1 Proposed use of property Commercial

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary _____ Final X Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?
Given the limited nature of the project, the applicant is
requesting a waive of Preliminary Plan.

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

Are there any infringements of Chapter 280 (Zoning), and if so what and why?
There are existing non-conformities on-site. These non-conformities are to remain and are not being increased.

~~Individual/Corporation/Partnership Name~~
Eagle Green, LP

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

GLEN TOMKINSON

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.



January 21, 2014

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams†
Matthew D. Gilbert†
Ji Min Jun†

—
C. Suzanne Buechner
Of Counsel

**LLM in Taxation*
†Also admitted in New Jersey

Via Hand Delivery

Kevin W. Kochanski, RLA, CZO
Director of Community Development
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Overbrook Golf Club – Appeal No. 2909
Zoning Application Amendment
Our File: 5510.001

Dear Mr. Kochanski:

We represent Overbrook Golf Club. On November 19, 2013, we submitted a Zoning Application on the Club's behalf seeking, to the extent required, a variance from Code § 280-112(D) and (E) to remove vegetation and regrade 560 square feet of man-made steep slopes to construct a golf cart storage building and access drives. We appeared before the Board on December 19th, at which time the Board requested we show those areas of slopes steeper than 14% but less than 20% in the vicinity of the proposed area of work. In addition to the Board's request, further discussion with you regarding method of calculating the slope disturbance and a subsequent recalculation has changed the area of slope disturbance from 560 SF to 1,425 SF. Please note that there have been no changes to the proposed building, the access drives, or grading.

Accordingly, we hereby amend our Zoning Application to seek, to the extent required, a variance from Code § 280-112(D) and (E) to remove vegetation and regrade 1,425 SF of man-made steep slopes for the proposed improvements.

In connection with the Amended Zoning Application, we enclose the following:

- Golf Cart Storage Facility Improvements (3 sheets) prepared by Momenee & Associates, Inc. dated October 16, 2013, last revised January 21, 2014

Kevin W. Kochanski, RLA, CZO

January 21, 2014

Page 2

- Check made payable to Township of Radnor in the amount of \$400, the required continuance fee

Please let us know if you have any questions or require additional information. We look forward to presenting to the Board on February 20th.

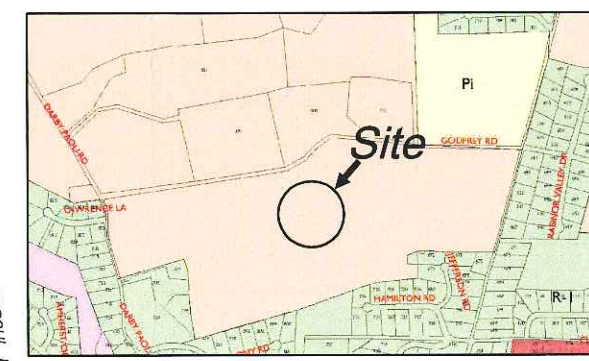
Sincerely,



Fred B. Fromhold

Enclosures

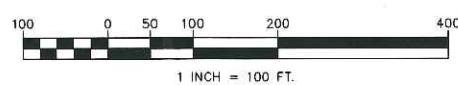
CC: Overbrook Country Club
Momenee & Associates, Inc.



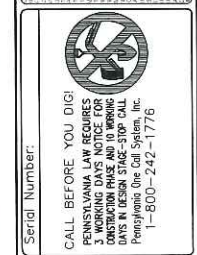
LOCATION MAP
SCALE: 1" = 1,000'

GENERAL NOTES

- OWNER/APPLICANT:
OVERBROOK GOLF CLUB
ATTN: MR. STEVE UYENO, GENERAL MANAGER
P.O. BOX 140
BRYN MAWR, PA 19010
PHONE: 610-688-4000
- TAX MAP PARCEL:
38-37-086-000
- TAX FOLIO NUMBER:
36040222100
- TRACT AREA:
131.11 ACRES
- THE BOUNDARY INFORMATION WAS TAKEN FROM A PLAN PREPARED BY HOWARD W. DORAN, INC. (610) 356-8306 TITLED: LAND DEVELOPMENT PLAN/ OVERBROOK GOLF CLUB LAST REV. DATE: NOV. 1, 1996 SHEET 1 OF 2 FILE NO. RAD: 2777-8374
- BUILDING, DRIVEWAY AND ROAD LOCATIONS AND TOPOGRAPHY FOR FEATURES OUTSIDE OF DEVELOPMENT AREAS WERE TAKEN FROM A PLAN PREPARED BY HYDRO DESIGNS, INC., 9607 DOCTOR PERRY ROAD, SUITE 101, WAMSVILLE, MD 21754, PHONE: (301) 831-8404, FAX: (301) 874-2120 DATED: 02-08-96 TITLED: OVERBROOK GOLF CLUB, CONSTRUCTION PLAN, GOLF COURSE IRRIGATION DESIGN, SHEET 1-1
- TOPOGRAPHY IN AREAS OF PROPOSED DEVELOPMENT TAKEN FROM VARIOUS FIELD SURVEYS BY MOMENEE SURVEY GROUP. DATA GOLF CART STORAGE AREA FIELD SURVEYED ON JULY 8, 2013.
- VERTICAL DATUM: VERTICAL DATUM: U.S. CORPS OF ENGINEERS BENCHMARK, SQUARE PAINTED ON TOP OF BRIDGE WALL AT SOUTHEAST CORNER OF BRIDGE ON SAWMILL ROAD OVER DARBY CREEK ELEVATION= 236.18 (N.G.V.D. 1929)
- THIS SITE IS NOT LOCATED WITHIN THE FEMA 100-YR FLOODPLAIN ZONE.
- SOIL INFORMATION TAKEN FROM THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE.
- PUBLIC DOMESTIC WATER SERVICE PROVIDED BY AQUA PENNSYLVANIA.



Serial Number: 1-800-242-1776



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
UTILITY LOCATIONS AND DEPT. OF
TRANSPORTATION RECORD DRAWING
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

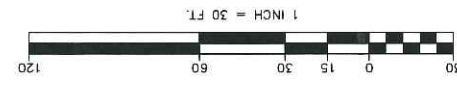
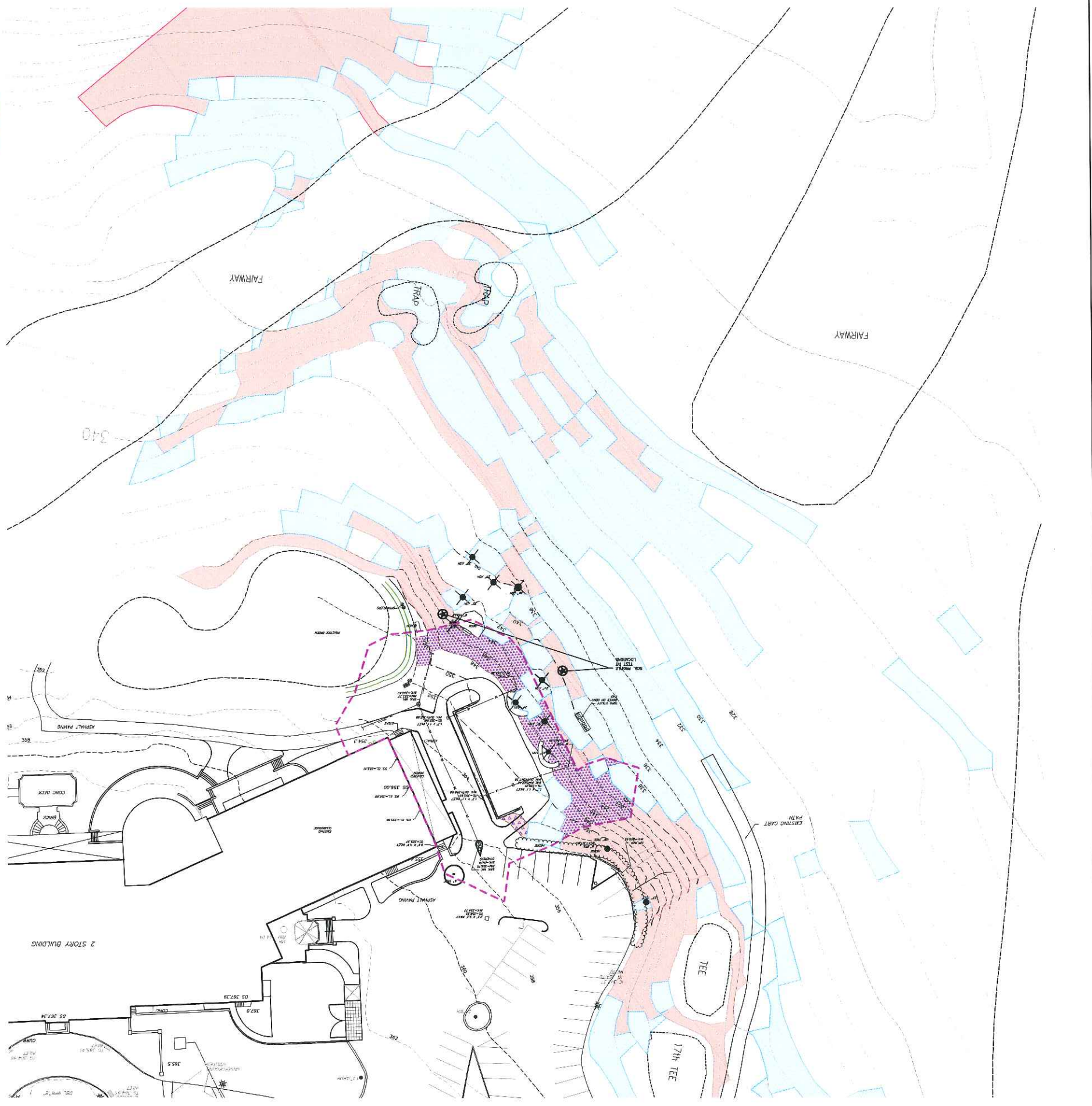
MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3030 FAX: (610) 527-8008

ZONING EXHIBIT — VICINITY PLAN
GOLF CART STORAGE FACILITY IMPROVEMENTS
OVERBROOK GOLF CLUB
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
OWNER/APPLICANT: OVERBROOK GOLF CLUB
DRAWN BY: DRF
CHECKED BY: DRF



REV.	DATE	AREAS	TREE REMOVALS-SLOPES	COMMENTS
2	10/21/14			
1	11/20/13			

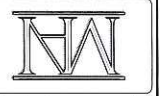
DATE: OCTOBER 16, 2013
SHEET NO.
1
OF 3
SCALE: 1" = 100'
FILE NO.: 13-203



- SLOPES 20% & GREATER
- SLOPES 14% TO 20%
- SLOPES 20% & GREATER PREVIOUSLY CREATED/DISTURBED PER 2004 GRADING PERMIT
- LIMIT OF DISTURBANCE PER 2004 GRADING PERMIT

FILE NO.: 13-203
 SCALE: 1" = 30'
 OF 3
 SHEET NO. 2
 DATE: OCTOBER 16, 2013

REV	DATE	REVISIONS/COMMENTS
2	07/21/14	AREA'S
1	12/20/13	TREE REMOVALS-SLOPES



ZONING EXHIBIT - EXISTING CONDITIONS

GOLF CART STORAGE FACILITY IMPROVEMENTS
 OVERBROOK GOLF CLUB
 RANDOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

OWNER/APPLICANT
 OVERBROOK GOLF CLUB
 400 GOREFFY ROAD
 BRN MWR, PA 19010

ONE-CALL: ###-###-###
 DRAWN BY: DRF
 CHECKED BY: DRF

MOMENEE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS

924 COUNTY LINE ROAD, BRN MWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008

Serial Number:

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 OPERATIONS THAT ARE TO EXCAVATE
 OR DISTURB UNDERGROUND UTILITIES.
 For more information, call 800-488-7878
 or visit www.callbeforeyoudig.com

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Gannett Fleming

Excellence Delivered As Promised

Date: January 30, 2014

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.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 806 Godfrey Road
Overbrook Golf Club – Applicant

Date Accepted: February 3, 2014

90 Day Expiration: May 4, 2013

Gannett Fleming, Inc. has completed a cursory review of the Overbrook Golf Club Land Development application for compliance with the Radnor Township Code.

The applicant is proposing to construct a 5,476 square feet golf cart storage barn and access drives.

The applicant currently has a zoning appeal pending for a variance from §280-112(D) and §280-112 (E) to remove vegetation and regrade 1,425 square feet of man-made slopes required for the construction of the proposed improvements.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has requested a waiver for land development for the proposed storage barn and access drives.

Plans Prepared By: Momenee & Associates

Dated: January 21, 2014

I Stormwater Management

1. A general note shall be added to the plans indicating that an individual grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any

Gannett Fleming, Inc.

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

t: 610.650.8101 • f: 610.650.8190

www.gannettfleming.com



Gannett Fleming

building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

II Park and Recreational Land and Fee Requirements

1. This project is subject to §255-43.1 requiring nonresidential subdivisions or land development plans regulated under this section to provide for suitable and adequate recreation land and/or fees. The fee-in-lieu of dedication of land for this project is \$4,545 based on the building area of 5,476 square feet.

The applicant is requesting that the Land Development process be waived for this project. We have no objection regarding waiving the Land Development for this project. All storm water and other applicable issues will be addressed during the grading permit submission. There are no outstanding zoning conflicts associated with this project at this time.

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

ELAINE P. SCHAEFER
President

JAMES C. HIGGINS
Vice-President

WILLIAM A. SPINGLER

DONALD E. CURLEY

JOHN FISHER

JOHN NAGLE

RICHARD F. BOOKER



RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

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

ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

January 23, 2014

Overbrook Golf Club
Steve Uyeno, General Manager
801 Godfrey Road
Bryn Mawr, PA 19010

RE: Land Development Application # 2014-D-01 Preliminary-Final

Dear Mr. Uyeno;

In accordance with Section 255-18 of the Code of the Township of Radnor, I have reviewed your land development application to construct a golf cart storage barn and access drives in an area currently improved for golf cart parking at the abovementioned location, and have determined it to be administratively complete. Therefore, I have accepted it for review by the Township Staff, Shade Tree Commission, Planning Commission, and the 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 regular meeting of **Monday, February 3, 2014**. If the Planning Commission takes action on this plan, it tentatively could be reviewed by the Board of Commissioners on **Monday, February 24, 2014**, and/or **Monday, March 10, 2014**. You or your representative should plan to attend all of the scheduled meetings.

Planning Commission meetings begin at **7:00 P.M.** and Board of Commissioners meetings begin at **6:30 P.M.** These meetings are held in the Radnor Township Municipal Building.

Please be aware that, should your land development plan be approved by the Radnor Township Board of Commissioners, review by the Design Review Board will be required before a grading or building permit can be issued by the Township. Please contact our Director of Community Development, if you have any questions concerning this requirement.

Sincerely,

Roger A. Phillips, PE
Township Engineer

cc: Momenee & Assoc., Inc.

January 21, 2014

Marc H. Jaffe*
Fred B. Fromhold
David R. Adams*
Matthew D. Gilbert*
Ji Min Jun†

—
C. Suzanne Buechner
Of Counsel

*LLM in Taxation
†Also admitted in New Jersey

Via Hand Delivery

Kevin W. Kochanski, RLA, CZO
Director of Community Development
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Overbrook Golf Club
Land Development Application (with Request for Waiver of Land Development)
Our File: 5510.001

Dear Mr. Kochanski:

We represent Overbrook Golf Club ("Overbrook"). Overbrook proposes to construct a 5,476 square foot golf cart storage barn and access drives. Overbrook currently has a zoning appeal pending for a variance, to the extent required, from Code § 280-112(D) and (E) to remove vegetation and regrade 1,425 square feet of man-made steep slopes required for construction of the proposed improvements. We are now also filing this Application for Land Development approval together with a request for waiver of land development for the proposed storage barn and access drives. Overbrook anticipates commencing the project in the fall of 2014 and completing the project in the spring of 2015.

We respectfully submit that the requested waiver is justified since the storage barn and access drives will be constructed substantially in the same area the carts are currently stored on an outdoor bituminous surface. The storage barn will be centrally located on the approximately 130 acre site, with the closest property line more than 450 feet away. Nestled adjacent to and proposed to be architecturally compatible in appearance with the existing club house, the proposed improvements will have virtually no off-site impact. There will be no effect on traffic flow either on adjacent streets or within the development. The necessary grading permit will be obtained and all appropriate erosion control and stormwater management will be implemented. Overbrook will also meet any and all requirements of the Shade Tree Commission. Overall, the proposed building and accompanying grading will have no adverse impact on the public health, safety, or welfare.

In connection with the waiver request, we hereby enclose the following:

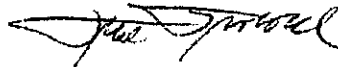
- Land Development Application
- Twenty-five (25) copies of Land Development Plan (8 sheets) prepared by Momenee and Associates, Inc. dated January 21, 2014
- Two (2) copies of the Hydrologic Study for Overbrook Golf Club prepared by Momenee and Associates, Inc. dated January 21, 2014
- Deed & Title Report
- Delaware County Planning Commission Application for Act 247 Review
- Check made payable to Township of Radnor in the amount of \$1,550, the required application fee
- Check made payable to Township of Radnor in the amount of \$10,000, the required professional service escrow deposit
- Check made payable to Treasurer of Delaware County in the amount of \$350, the required review fee

Pursuant to our recent discussion, we are hopeful that an application and waiver request might be presented for Township review and consideration as follows:

- Planning Commission – February 3rd
- Board of Commissioners Caucus – February 24th
- Board of Commissioners – March 10th

Please let us know if you have any questions or require additional information. Thank you for your consideration of this matter.

Sincerely,



Fred B. Fromhold

Enclosures

CC: Overbrook Country Club
Momenee & Associates, Inc.

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 808 Godfrey Road, Bryn Mawr, PA 19010

Zoning District Agricultural Conservation Application No. _____
(Twp. Use)

Fee \$1,550 (application)
\$10,000 (professional escrow) Ward No. 4 Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner _____

Name Overbrook Golf Club c/o Steve Uyeno

Address 808 Godfrey Road, Bryn Mawr, PA 19010

Telephone 610-688-4002 Fax 610-964-1839 Cell _____

Email suyeno@overbrookgolfclub.com

Designer: (Choose one) Engineer X Surveyor _____

Name Momenee & Associates, Inc. c/o David Fiorello

Address 924 County Line Road, Bryn Mawr, PA 19010

Telephone 610-527-3030 Fax 610-527-9008

Email dfiorello@momenee.com

Area of property 131.11 acres Area of disturbance ±30,000 SF

Number of proposed buildings 1 Proposed use of property construction of golf cart storage
building on existing golf club property

Number of proposed lots 1

Plan Status: Sketch Plan _____ Preliminary X Final X Revised _____

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

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

None to knowledge

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

Overbrook Golf Club currently has a zoning application pending for a variance, to the extent required, from Code section 280-112(D) and (E) to remove vegetation and regrade 1,425 SF of man-made steep slopes to construct the golf cart storage building and access drives. The proposed location is where carts are currently stored on an outdoor bituminous surface.

Individual/Corporation/Partnership Name

Overbrook Golf Club c/o Steve Uyeno, General Manager

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 Steve Uyeno, General Manager of Overbrook Golf Club

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

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name Overbrook Golf Club E-mail c/o Steve Uyeno, suyeno@overbrookgolfclub.com

Address 808 Godfrey Road Phone 610-688-4002

Name of Development Golf Cart Storage Facility

Municipality Township of Radnor

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Momenee & Associates, Inc. Phone 610-527-3030

Address 924 County Line Road, Bryn Mawr, PA 19010

Contact David Fiorello E-mail dfiorello@momenee.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 checked="" 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 checked="" type="checkbox"/> Steep Slopes

Zoning District Agricultural Conservation District

Tax Map # 36 / 37 / 088

Tax Folio # 36 / 04 / 02221 / 00

**STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.**

Existing and/or Proposed Use of Site/Buildings:

Overbrook Golf Club proposes to construct a new golf cart storage barn and access drives associated with the barn in an area
currently improved for golf cart parking.

Total Site Area	<u>131.11 (project area: ±30,000 SF)</u>	Acres
Size of All Existing Buildings	<u>±52,000</u>	Square Feet
Size of All Proposed Buildings	<u>5,476</u>	Square Feet
Size of Buildings to be Demolished	<u>N/A</u>	Square Feet

Steve Uyeno, General Manager for Overbrook Golf Club

Print Developer's Name

Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.