

Planning Commission  
Radnor Township  
Wayne, Delaware County, Pennsylvania

Monday  
October 7, 2013  
7:00 P.M.

Agenda

1. Minutes of the Meetings of September 3, 2013

New Business

1. 13-D-09 – Enrico Partners LP - Amended Final Land Development - 771-797 East Lancaster Avenue to construct a commercial retail, office and restaurant building – Submitted 8/26/13

Old Business

1. 13-CU-05 – Ardrossan Farm – Main Tract – Newtown Road – Conditional Use Application
2. 13-CU-08 – Ardrossan Farm – Wheeler Tract – Darby Paoli Road – Conditional Use Application
3. Villanova Zoning Amendment - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for a new Comprehensive Integrated College Development Use within the PI – Planned Institution District

Public Participation

*Next Regular Planning Commission Meeting Monday November 4, 2013*

*7 PM*

**Please note there is a special Planning Commission meeting  
scheduled for Tuesday, October 8<sup>th</sup> at 7:00PM**

*Radnor Township Planning Commission  
Minutes of the Meeting of September 3, 2013  
301 Iven Ave., Wayne, Pa*

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

Mrs. Hurle commented on a recent site visit to the Ardrossan Site on August 29, 2013. This was a special meeting for the members to physically view the site to get a grasp of the area other than viewing the plans on paper. It was not a public meeting. The members were invited by the applicant to see the site first hand. She apologized for any miscommunication and controversy as the reason the public was not permitted to attend.

Peter Nelson explained the conditional use process. A conditional use is something permitted under the zoning ordinance. When a conditional use is applied for, a hearing is held in front of the BoC to ensure that application meets all of the zoning requirements. Any negative impact of the specific proposed use has to be proven by objectors to the application that it would affect the township more negatively than such a use would normally impact the township.

The proposals before the PC at tonight's meeting are density modification developments. Neighbors would have to show that the impact is far greater than an average density modification development. All plans must show they meet all the requirements of the zoning ordinance. The PC is authorized, under zoning, to review the proposals before going to the BoC and any recommendations of the PC would be forwarded onto the BoC.

At this level, the plan cannot be denied because it doesn't comply with SALDO requirements. Those requirements would be considered when the project is submitted formally as a SALDO. Any plan receiving conditional use must be the same plan submitted for SALDO. If the plans change substantially due to the SALDO review, the applicant would have to resubmit a conditional use plan.

*Minutes of the Meeting of August 5, 2013*

Steve Cooper moved to approve the August 5, 2013 minutes. Seconded by John Lord, the motion unanimously passed.

*Conditional Use Approval for 115 Strafford, LLC  
2013-CU-06*

Kevin Kochanski detailed the findings and approval of the zoning hearing board Appeal # 2892, July 18, 2013.

George Broseman appeared on behalf of the applicant, who was also in attendance. The plans, which they've been working on for ten months, are in compliance with the requests of the neighbors. The present undeveloped area on the site will remain as dedicated open space and contain buffering for the neighbors. Numerous new trees will be planted on the site. The detail and report of stormwater leaving the site in the future would be approximately ¼ of what is leaving the site today.

Roger Phillips stated that the plan demonstrates the plan meets the criteria for stormwater management for the site.

Amy Kaminski stated that internal and external sidewalks can be addressed at a later date. A traffic impact study has not been submitted. Mr. Broseman stated a traffic analysis had been submitted for zoning and they will be resubmitted for Staff's review. Maneuverability of trash trucks through the site is a concern of hers. Mr. Erixson explained a private trash hauler will be hired and the site has been evaluated for their trucks as well as emergency vehicles.

Susan Stern is concerned with the proposed removal of 19 trees, some of which are very large around the perimeter of the property. She still feels the site is too dense and is concerned with the existing impervious versus the proposed. She questioned the ability to attach a condition to the plan regarding grading.

Mr. Norcini stated that the plan in SALDO will have to appear before the Shade Tree Commission for their recommendations.

Elizabeth Springer wanted to know where the runoff would exit the site.

Public Comment

Leslie Morgan of 12 Farm Road has worked for seven months with the applicant. The builder is investing a lot of money on this site. To her knowledge, a lot of the existing trees are in poor condition. They want to move forward and want a great landscaping plan.

John Sheehan from 409 Windsor Avenue is concerned with the removal of 19 more trees. However, some of the trees do appear to be dangerous and he would hope that the applicant uses replacement trees as suggested by the Shade Tree Commission to enable large trees to grow in the future. He is looking for a report that shows the increase in stormwater runoff with the removal of the trees. He would like to see an engineered report showing this along with the report of the new stormwater system.

Julia Hurle feels that the number of new trees to plant will make the site too congested proving it is too dense.

John Fuchs, owner of the Strafford Office Buildings, has similar old growth of trees on his side of the property. He is afraid that the trees on his side of the paper road of Windsor Avenue will be impacted by the construction of the proposed driveway. Planting of the proper trees and giving them room to grow can help produce large canopy trees in the future.

George Broseman responded to the concerns. The landscape issue is part of the SALDO application and shouldn't have impact on a conditional use application. They feel they've met all the requirements and formulas. The landscaping plan will be refined as the application moves forward.

Regina Majercak is concerned that the density modification in this plan is different from the standard density modification application. She is concerned with the impact on the neighbor's trees even if it is on a commercial site. She feels the site is very dense.

Doug McCone would like to see a few depression areas developed to help hold water.

Steve Cooper is concerned with a residential development in the middle of commercial area but doesn't feel it's inappropriate. He feels the stormwater management is an improvement to the site. Perhaps the applicant can work with the commercial neighbor and plant some larger trees to enhance the sites. He is okay with the plan.

Kathy Bogosian stated that both previous commercial applications had issues. The neighbors need to be supported with the plan that they prefer. She feels this is the best use and the best plan.

Kathy Bogosian recommends this be approved as conditional use. Seconded by Steve Cooper, the motion passed 6-2. Susan Stern and Regina Majercak opposed.

*Conditional Use Approval of a Density Modification Development for  
311.54 acres of Ardrossan Farm  
2013-CU-05*

Mr. Snyder explained that the main house is part of the conditional use application. The plan was detailed explaining density modification basis. 145-146 units would be permitted under density modification; however, they are only applying for up to 87 units as part of this application. Construction would be entered as phases. If the corner of Darby Paoli and Newtown Road don't sell for open space, they would then apply for more residences to be constructed. They goal is to create 31 acres of open space by gifting on these areas. The plan has the potential to sell 10-acre lots as an alternative plan which would produce nine less lots. The applicant would like to see the larger areas as investment areas for gifting.

There are two plans submitted. He is looking for approval of one or the other. Dave Fiorello, PE and the traffic engineer from Traffic Planning and Design are also in attendance to answer questions.

Peter Nelson stated that a plan needing minor tweaking would not have to come back to this board. But any major changes would have to be re-seen.

There were many concerns regarding the open investment properties on the site.

Roger Phillips felt that Mr. Snyder has already addressed some of his concerns. Amy Kaminski would like to see a detailed traffic impact study analysis at the SALDO. Emergency service access providing a second way in to some of the parcels should be provided.

#### Public Comment

Martin Snyder from Newtown Road wants to know how many of the lots and potential lots would exit onto Newtown Road. Traffic for more houses should be considered at this time, in case there would be development in the future.

Colleen Price of 536 Atterbury Road is aware of steep slopes on the site and these areas should not be considered at buildable areas. Combining two 10-acre lots and subdividing again is alarming. Putting restrictions on the plan should be considered.

Ann Snyder of Newtown Road questioned the township on buying some of the open corner areas. She would like to see a traffic study visited before the plan would be approved.

Barry Rorer from 761 Newtown Road stated the residents are confused as to what they are looking at and what is going forward for approval. The open space investment properties are of great concern to him.

Chester Harrington of 757 Newtown Road read a letter on behalf of several residents living in the area of the proposed development. Traffic and impact on the environment are a few of their concerns. He requested that the township grant a 120 day extension on this application.

Chas Burkhardt from 819 Church Road wants to know the applicant's and residents legal options. He also wanted to know what choices they have.

Dawn Shark of Atterbury Road stated the number is confusing. A lot of issues haven't been addressed and need to be done before a decision should be made. There are too many scenarios that have not been reviewed.

Brian Price of 536 Atterbury Road would like to see which plan the applicant wants to move forward with. Several have been shown but no one knows which one is going forward. The roads should exit onto other roads because Abrahams Lane cannot handle 300-400 vehicles. Anthony Spatacco from 520 Atterbury Road would like people to come to his house at 7:30 AM and observe the traffic issues in the area. The press and neighbors were turned away from the site visit last week and was concerned why they were not permitted to attend. Mrs. Hurle explained it was a special meeting, no deliberations were made, no votes were made, it was just for the members to take notes and see the site first hand on what they would be discussing. The applicant had extended the invitation to them. It was not a public meeting.

Leslie Morgan stated in their case, the property was smaller and she is looking for a public tour of the site. She requested that the PC request a public tour.

Phil Graham of Newtown Road is concerned with overall impact of this entire project. All exits are on Newtown Road and this will cause major traffic issues. There are roads on all four sides of the development and the other roads should be considered. If there are more than 100 new children then a new school may be needed to be constructed. He wondered if this was ever considered or discussed. He is worried if the area can handle the increased stormwater runoff. He would like to see better clarification of the worst case scenario.

Several residents requested to see other reports on the site. Kevin Kochanski responded by stating that all paperwork to date is up on the website.

Phi Low from Atterbury Road asked what the developer's plan would be if this was not accepted. He wanted to see that plan if one was created.

John Snyder responded that they could do from 122 to 167 lots respectively on different plans. They are only applying for 87 lots and feel it's the best for the township. There will be witnesses presented and the public should come to the hearings.

Amy Kaminski needs more information for traffic to make recommendations, Newtown Road exits, emergency vehicle patterns throughout the site, and speed reports for Newtown Road. She is also looking for information on the southbound approach on Newtown Road to Radnor Chester Road. Sidewalks and/or trails should be considered at this point in time.

John Snyder stated the wall along Newtown Road would have to be lowered or moved back for safe exit onto Newtown Road.

Julia Hurle is looking for sidewalks in the area as the process is moving forward.

Kevin Johnson, from TPD, stated that Newtown Road is a state road. PennDOT will have input on road exits, site distances, etc.

Elizabeth Springer asked about constructing walking trails and public parking, etc. Peter Nelson responded by stating that would be discussed in the future at the SALDO submission and is not part of the decision making at this point and time.

Kathy Bogosian wanted to see a traffic study now that schools were back in session since the previous traffic study was performed in July during summer months.

Susan Stern wants to know if the unbuildable area is equal to, less than or greater than the 15% of open space. She asked for the overall acreage of the investment lots, and she saw a letter from DELCORA that gave permission for 102 homes to hook up to sewer. She wanted to know exactly how many homes the developer was proposing to construct due to conflicting statements.

Kathy Bogosian supports density modification. Clustering houses is the best way to save view sheds. The applicant's previous development worked out.

Steve Cooper stated if the applicant is doing the plan according to code, then decisions have to be made accordingly. If the plan meets all ordinance requirements, the township is required to grant approval. He wanted to know the realistic impact of the plan.

Doug McCone likes the areas of development broken up. The view shed is being preserved. Lesser development rather than more is better.

Elizabeth Springer would like to see as much open space as possible.

Julia Hurle feels it is a great plan; however, she is concerned with the double loaded road in the 87 residence plan. View sheds should be preserved to partially hide portions of the home so the entire homes are not seen. Sidewalk issues will be addressed at the next meeting.

John Lord moved to continue the discussion to the October meeting. Seconded by Steve Cooper, the motion unanimously passed.

*Conditional Use Approval of a Density Modification Development for  
27.65 acres of Ardrossan Farm 2013-CU-05*

John Snyder described the plan commonly called The Wheeler Field consisting of six lots.

Public Comment

Joe Fox from 820 Lawrence Lane stated the applicant has assured him that they would work with him to protect his view shed if the township doesn't buy the land and if and when development would happen

Susan Stern would like to see a stop sign at Darby Paoli and Godfrey Road if development would occur here.

John Lord moved to continue the discussion to the October meeting. Seconded by Steve Cooper, the motion unanimously passed.

The meeting adjourned at 10:30 PM.

Respectfully submitted,

*Suzan Jones*

Suzan Jones

**Radnor Township Planning Commission  
Minutes of the Meeting of August 29, 2013  
Ardrossan Farm – 811 Newtown Road**

The Planning Commission on site meeting at Ardrossan Farm was called to order at 6:15PM. In attendance were Julia Hurle, Chairman, Skip Kunda, Vice Chairman, Regina Majerack, Doug McCone, Susan Stern, Elizabeth Springer, Steve Cooper, and John Lord. Township Staff and Consultants Roger Phillips, P.E., Peter Nelson, Esquire, Kevin Kochanski along with two (2) members from Radnor Conservancy. Representatives from Ardrossan Farm, Edgar Scott and John Snyder, Esquire were also in attendance. Absent was Kathy Bogosian.

The onsite meeting was to gather information on the density modification application for Ardrossan Farm located at 811 Newtown Road. Mr. Scott indicated they carefully placed the lots so they have a great view and to also maximize the open space. They are trying to keep as much open space as possible. The current lots are approximately 1 ¼ acres each, however, if someone wants a 10 acre parcel that would also be possible. They are hopeful the township will purchase land for open space.

The Planning Commission members then walked the property that would be Phase 1 of the development. The lots were staked off to give the Planning Commission an idea of the how it will be laid out.

The meeting adjourned at 7:30PM.

Respectfully submitted,  
Maryann Cassidy



**Radnor Township Planning Commission**  
**Minutes of the Meeting of September 12, 2013**  
**Villanova University Lancaster Avenue Housing Project**

The Planning Commission held an onsite meeting at Villanova University in the parking lot for the proposed student housing project. In attendance was Julia Hurlle, Chairman, Skip Kunda, Vice Chairman, John Lord, Elizabeth Springer, Susan Stern, Steve Cooper, Doug McCone, Kathy Bogosian. Township Staff and Consultants Peter Nelson, Matthew Scholz, Amy Kaminski, Kevin Kochanski. Representatives from Villanova University Robert Morro, Marilou Smith, Christopher Kovolski, Frank Tavani from FTA Engineers, John Cluver from VMA Architects and Greg Newell from Nave Newell Engineers.

The onsite meeting was for the Planning Commission members to gather information on Villanova University Lancaster Avenue Housing Project on the southwest corner of Lancaster Avenue and Ithan Avenue. Villanova spray painted markings on the parking lot to indicate the layout of the buildings to give the Planning Commission Members an idea of where the buildings will be located.

The Planning Commission members then walked the site with the representatives from Villanova University.

Respectfully submitted,  
Maryann Cassidy

**Radnor Township Planning Commission**  
**Minutes of the Meeting of September 18, 2013**  
**Bio-Med 145 King of Prussia Road Onsite Meeting**

The Planning Commission held an onsite meeting at the Bio Med property located at 145 King of Prussia Road for the proposed property development. In attendance were Julia Hurle, Chairman, Skip Kunda, Vice Chairman, Doug McCone, John Lord, Regina Majerack and Susan Stern. Township Staff, Kevin Kochanski and Consultant Roger Phillips, PE. Representatives for Bio Med Mike Devine, Matt McDevitt and Nick Caniglia Esquire. Representatives for Brandywine Realty Trust Mark Kaplan Esquire and Dennis Glackin Esquire.

The onsite meeting was for the Planning Commission members to gather information on the Bio Med development project located at 145 King of Prussia Road. The proposal is to develop the 18 acre parcel into two (2) office buildings, one (1) hotel, one (1) apartment building and one (1) parking structure. The property is currently used as office space and has never been one hundred percent (100%) occupied.

The Planning Commission members then walked the property with the Bio Med representatives.

Respectfully submitted,  
Maryann Cassidy

2013.D.09

RECEIVED  
AUG 26 2013  
BY: \_\_\_\_\_

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

NOTE: Plans have been drawn and submitted in accordance with the Order of the Court of Common Pleas of Delaware County dated October 1, 2003, approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property.

SUBDIVISION -- LAND DEVELOPMENT

Location of Property 771-797 East Lancaster Avenue, Villanova, PA 19085

Zoning District C1/R2 (w/C2 req. per settlement agreemnt.) Application No. \_\_\_\_\_  
(Twp. Use)

Fee \$3150 Ward No. \_\_\_\_\_ Is property in HARB District No

Applicant: (Choose one) Owner X Equitable Owner \_\_\_\_\_

Name Enrico Partners, LP

Address 795 East Lancaster Avenue, Bldg. 2 - Suite 200, Villanova, PA 19085

Telephone 610-520-2010 Fax 610-520-1905 Cell \_\_\_\_\_

Email jholtz@provogroup.com

Designer: (Choose one) Engineer X Surveyor \_\_\_\_\_

Name Bohler Engineering, Inc.

Address 1600 Manor Drive, Suite 200, Chalfont, PA 18914

Telephone 215-996-9100 Fax 215-996-9102

Email rklos@bohlereng.com

Area of property 11.042 Ac Area of disturbance 3.3 Ac

Number of proposed buildings 1 Proposed use of property Office/Retail/Restaurant

Number of proposed lots 1

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

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

N/A

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

N/A

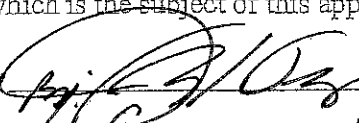
Individual/Corporation/Partnership Name

Enrico Partners, 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

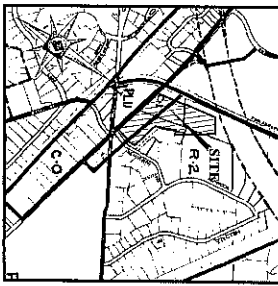
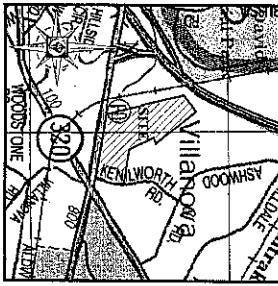
 ENRICO PARTNERS, LP  
Vice President  
GERALD N. HOLTZ

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.

# "VILLANOVA CENTER" AMENDED FINAL LAND DEVELOPMENT PLANS

SITUATED AT:  
**771-797 EAST LANCASTER AVENUE  
 RADNOR TOWNSHIP  
 DELAWARE COUNTY, PENNSYLVANIA**  
 DEVELOPED BY:  
**ENRICO PARTNERS, LP**



- LIST OF DRAWINGS**
1. COVER SHEET
  2. GENERAL NOTES
  3. SITE PLAN
  4. SITE PLAN
  5. SITE PLAN
  6. SITE PLAN
  7. SITE PLAN
  8. SITE PLAN
  9. SITE PLAN
  10. SITE PLAN
  11. SITE PLAN
  12. SITE PLAN
  13. SITE PLAN
  14. SITE PLAN
  15. SITE PLAN
  16. SITE PLAN
  17. SITE PLAN
  18. SITE PLAN
  19. SITE PLAN
  20. SITE PLAN
  21. SITE PLAN
  22. SITE PLAN

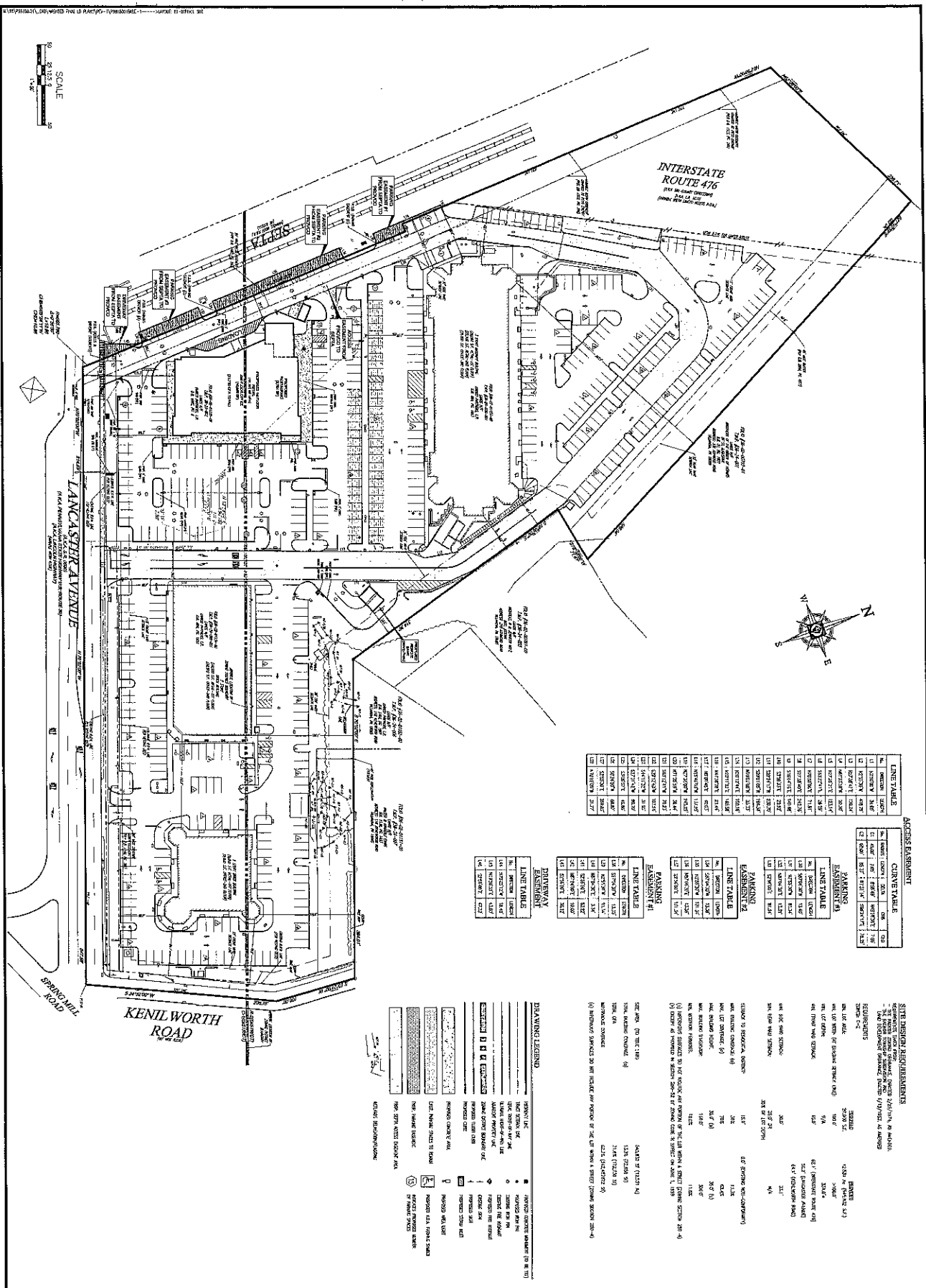
**CERTIFICATION OF OWNERSHIP**  
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale and development as shown on the attached plans and specifications.

**CERTIFICATIONS & APPROVALS**  
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale and development as shown on the attached plans and specifications.

**CERTIFICATE OF ACCURACY**  
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale and development as shown on the attached plans and specifications.

RECEIVED  
 AUG 11 2009  
 2013-D-09

 <b>BOHLER ENGINEERING</b> CIVIL & CONSULTING ENGINEERS PROJECT MANAGER ENVIRONMENTAL CONSULTANTS LANDSCAPE ARCHITECTS	CORPORATE OFFICE: 800 N. 10TH ST. PHILADELPHIA, PA 19107
	BRIDGEVILLE, PA 800 N. 10TH ST. PHILADELPHIA, PA 19107 215-261-1100 WWW.BE-PA.COM
CALL BEFORE YOU DIG 811 1-800-4-A-DAWG	ENRICO PARTNERS, LP VILLANOVA CENTER 771-797 EAST LANCASTER AVE RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA
COVER SHEET SHEET 1 OF 22 REVISION: 1	



**ACCESS EASMENT**

**CURVE TABLE**

NO.	FROM	TO	START	END	TYPE
1	101	102	101+00	101+50	100'
2	102	103	102+00	102+50	100'
3	103	104	103+00	103+50	100'
4	104	105	104+00	104+50	100'
5	105	106	105+00	105+50	100'
6	106	107	106+00	106+50	100'
7	107	108	107+00	107+50	100'
8	108	109	108+00	108+50	100'
9	109	110	109+00	109+50	100'
10	110	111	110+00	110+50	100'
11	111	112	111+00	111+50	100'
12	112	113	112+00	112+50	100'
13	113	114	113+00	113+50	100'
14	114	115	114+00	114+50	100'
15	115	116	115+00	115+50	100'
16	116	117	116+00	116+50	100'
17	117	118	117+00	117+50	100'
18	118	119	118+00	118+50	100'
19	119	120	119+00	119+50	100'
20	120	121	120+00	120+50	100'
21	121	122	121+00	121+50	100'
22	122	123	122+00	122+50	100'
23	123	124	123+00	123+50	100'
24	124	125	124+00	124+50	100'
25	125	126	125+00	125+50	100'
26	126	127	126+00	126+50	100'
27	127	128	127+00	127+50	100'
28	128	129	128+00	128+50	100'
29	129	130	129+00	129+50	100'
30	130	131	130+00	130+50	100'
31	131	132	131+00	131+50	100'
32	132	133	132+00	132+50	100'
33	133	134	133+00	133+50	100'
34	134	135	134+00	134+50	100'
35	135	136	135+00	135+50	100'
36	136	137	136+00	136+50	100'
37	137	138	137+00	137+50	100'
38	138	139	138+00	138+50	100'
39	139	140	139+00	139+50	100'
40	140	141	140+00	140+50	100'
41	141	142	141+00	141+50	100'
42	142	143	142+00	142+50	100'
43	143	144	143+00	143+50	100'
44	144	145	144+00	144+50	100'
45	145	146	145+00	145+50	100'
46	146	147	146+00	146+50	100'
47	147	148	147+00	147+50	100'
48	148	149	148+00	148+50	100'
49	149	150	149+00	149+50	100'
50	150	151	150+00	150+50	100'
51	151	152	151+00	151+50	100'
52	152	153	152+00	152+50	100'
53	153	154	153+00	153+50	100'
54	154	155	154+00	154+50	100'
55	155	156	155+00	155+50	100'
56	156	157	156+00	156+50	100'
57	157	158	157+00	157+50	100'
58	158	159	158+00	158+50	100'
59	159	160	159+00	159+50	100'
60	160	161	160+00	160+50	100'
61	161	162	161+00	161+50	100'
62	162	163	162+00	162+50	100'
63	163	164	163+00	163+50	100'
64	164	165	164+00	164+50	100'
65	165	166	165+00	165+50	100'
66	166	167	166+00	166+50	100'
67	167	168	167+00	167+50	100'
68	168	169	168+00	168+50	100'
69	169	170	169+00	169+50	100'
70	170	171	170+00	170+50	100'
71	171	172	171+00	171+50	100'
72	172	173	172+00	172+50	100'
73	173	174	173+00	173+50	100'
74	174	175	174+00	174+50	100'
75	175	176	175+00	175+50	100'
76	176	177	176+00	176+50	100'
77	177	178	177+00	177+50	100'
78	178	179	178+00	178+50	100'
79	179	180	179+00	179+50	100'
80	180	181	180+00	180+50	100'
81	181	182	181+00	181+50	100'
82	182	183	182+00	182+50	100'
83	183	184	183+00	183+50	100'
84	184	185	184+00	184+50	100'
85	185	186	185+00	185+50	100'
86	186	187	186+00	186+50	100'
87	187	188	187+00	187+50	100'
88	188	189	188+00	188+50	100'
89	189	190	189+00	189+50	100'
90	190	191	190+00	190+50	100'
91	191	192	191+00	191+50	100'
92	192	193	192+00	192+50	100'
93	193	194	193+00	193+50	100'
94	194	195	194+00	194+50	100'
95	195	196	195+00	195+50	100'
96	196	197	196+00	196+50	100'
97	197	198	197+00	197+50	100'
98	198	199	198+00	198+50	100'
99	199	200	199+00	199+50	100'
100	200	201	200+00	200+50	100'

**SITE DESIGN REQUIREMENTS**

1. ALL PAVED AREAS SHALL BE CONCRETE WITH 4% SLOPE TO DRAINAGE.

2. ALL UNPAVED AREAS SHALL BE GRASS WITH 4% SLOPE TO DRAINAGE.

3. ALL GRASS AREAS SHALL BE MAINTAINED AT ALL TIMES.

4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

5. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

6. ALL TREE REMOVALS SHALL BE APPROVED BY THE LOCAL DEPARTMENT OF PUBLIC WORKS.

7. ALL TREE REPLANTINGS SHALL BE APPROVED BY THE LOCAL DEPARTMENT OF PUBLIC WORKS.

8. ALL FILL AREAS SHALL BE PROTECTED AND STABILIZED.

9. ALL EXCAVATIONS SHALL BE PROTECTED AND STABILIZED.

10. ALL DRAINAGE SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

11. ALL SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

12. ALL LIGHTING SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

13. ALL SECURITY MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

14. ALL SAFETY MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

15. ALL ACCESS EASMENTS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

16. ALL CURBS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

17. ALL SIDEWALKS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

18. ALL DRIVEWAYS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

19. ALL PARKING AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

20. ALL LOADING DOCKS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

21. ALL OFFICE BUILDINGS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

22. ALL WAREHOUSES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

23. ALL TRUCK DRIVES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

24. ALL TRUCK PARKING AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

25. ALL TRUCK WASH AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

26. ALL TRUCK STORAGE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

27. ALL TRUCK REPAIR AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

28. ALL TRUCK MAINTENANCE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

29. ALL TRUCK STORAGE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

30. ALL TRUCK REPAIR AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

31. ALL TRUCK MAINTENANCE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

32. ALL TRUCK STORAGE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

33. ALL TRUCK REPAIR AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

34. ALL TRUCK MAINTENANCE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

35. ALL TRUCK STORAGE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

36. ALL TRUCK REPAIR AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

37. ALL TRUCK MAINTENANCE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

38. ALL TRUCK STORAGE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

39. ALL TRUCK REPAIR AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

40. ALL TRUCK MAINTENANCE AREAS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

**DRAWING LEGEND**

1. EXISTING CURB (DASHED LINE)

2. EXISTING SIDEWALK (DASHED LINE)

3. EXISTING DRIVEWAY (DASHED LINE)

4. EXISTING PARKING (DASHED LINE)

5. EXISTING OFFICE BUILDING (DASHED LINE)

6. EXISTING WAREHOUSE (DASHED LINE)

7. EXISTING TRUCK DRIVE (DASHED LINE)

8. EXISTING TRUCK PARKING (DASHED LINE)

9. EXISTING TRUCK WASH (DASHED LINE)

10. EXISTING TRUCK STORAGE (DASHED LINE)

11. EXISTING TRUCK REPAIR (DASHED LINE)

12. EXISTING TRUCK MAINTENANCE (DASHED LINE)

13. EXISTING TRUCK STORAGE (DASHED LINE)

14. EXISTING TRUCK REPAIR (DASHED LINE)

15. EXISTING TRUCK MAINTENANCE (DASHED LINE)

16. EXISTING TRUCK STORAGE (DASHED LINE)

17. EXISTING TRUCK REPAIR (DASHED LINE)

18. EXISTING TRUCK MAINTENANCE (DASHED LINE)

19. EXISTING TRUCK STORAGE (DASHED LINE)

20. EXISTING TRUCK REPAIR (DASHED LINE)

21. EXISTING TRUCK MAINTENANCE (DASHED LINE)

22. EXISTING TRUCK STORAGE (DASHED LINE)

23. EXISTING TRUCK REPAIR (DASHED LINE)

24. EXISTING TRUCK MAINTENANCE (DASHED LINE)

25. EXISTING TRUCK STORAGE (DASHED LINE)

26. EXISTING TRUCK REPAIR (DASHED LINE)

27. EXISTING TRUCK MAINTENANCE (DASHED LINE)

28. EXISTING TRUCK STORAGE (DASHED LINE)

29. EXISTING TRUCK REPAIR (DASHED LINE)

30. EXISTING TRUCK MAINTENANCE (DASHED LINE)

31. EXISTING TRUCK STORAGE (DASHED LINE)

32. EXISTING TRUCK REPAIR (DASHED LINE)

33. EXISTING TRUCK MAINTENANCE (DASHED LINE)

34. EXISTING TRUCK STORAGE (DASHED LINE)

35. EXISTING TRUCK REPAIR (DASHED LINE)

36. EXISTING TRUCK MAINTENANCE (DASHED LINE)

37. EXISTING TRUCK STORAGE (DASHED LINE)

38. EXISTING TRUCK REPAIR (DASHED LINE)

39. EXISTING TRUCK MAINTENANCE (DASHED LINE)

40. EXISTING TRUCK STORAGE (DASHED LINE)

41. EXISTING TRUCK REPAIR (DASHED LINE)

42. EXISTING TRUCK MAINTENANCE (DASHED LINE)

43. EXISTING TRUCK STORAGE (DASHED LINE)

44. EXISTING TRUCK REPAIR (DASHED LINE)

45. EXISTING TRUCK MAINTENANCE (DASHED LINE)

46. EXISTING TRUCK STORAGE (DASHED LINE)

47. EXISTING TRUCK REPAIR (DASHED LINE)

48. EXISTING TRUCK MAINTENANCE (DASHED LINE)

49. EXISTING TRUCK STORAGE (DASHED LINE)

50. EXISTING TRUCK REPAIR (DASHED LINE)

51. EXISTING TRUCK MAINTENANCE (DASHED LINE)

52. EXISTING TRUCK STORAGE (DASHED LINE)

53. EXISTING TRUCK REPAIR (DASHED LINE)

54. EXISTING TRUCK MAINTENANCE (DASHED LINE)

55. EXISTING TRUCK STORAGE (DASHED LINE)

56. EXISTING TRUCK REPAIR (DASHED LINE)

57. EXISTING TRUCK MAINTENANCE (DASHED LINE)

58. EXISTING TRUCK STORAGE (DASHED LINE)

59. EXISTING TRUCK REPAIR (DASHED LINE)

60. EXISTING TRUCK MAINTENANCE (DASHED LINE)

61. EXISTING TRUCK STORAGE (DASHED LINE)

62. EXISTING TRUCK REPAIR (DASHED LINE)

63. EXISTING TRUCK MAINTENANCE (DASHED LINE)

64. EXISTING TRUCK STORAGE (DASHED LINE)

65. EXISTING TRUCK REPAIR (DASHED LINE)

66. EXISTING TRUCK MAINTENANCE (DASHED LINE)

67. EXISTING TRUCK STORAGE (DASHED LINE)

68. EXISTING TRUCK REPAIR (DASHED LINE)

69. EXISTING TRUCK MAINTENANCE (DASHED LINE)

70. EXISTING TRUCK STORAGE (DASHED LINE)

71. EXISTING TRUCK REPAIR (DASHED LINE)

72. EXISTING TRUCK MAINTENANCE (DASHED LINE)

73. EXISTING TRUCK STORAGE (DASHED LINE)

74. EXISTING TRUCK REPAIR (DASHED LINE)

75. EXISTING TRUCK MAINTENANCE (DASHED LINE)

76. EXISTING TRUCK STORAGE (DASHED LINE)

77. EXISTING TRUCK REPAIR (DASHED LINE)

78. EXISTING TRUCK MAINTENANCE (DASHED LINE)

79. EXISTING TRUCK STORAGE (DASHED LINE)

80. EXISTING TRUCK REPAIR (DASHED LINE)

81. EXISTING TRUCK MAINTENANCE (DASHED LINE)

82. EXISTING TRUCK STORAGE (DASHED LINE)

83. EXISTING TRUCK REPAIR (DASHED LINE)

84. EXISTING TRUCK MAINTENANCE (DASHED LINE)

85. EXISTING TRUCK STORAGE (DASHED LINE)

86. EXISTING TRUCK REPAIR (DASHED LINE)

87. EXISTING TRUCK MAINTENANCE (DASHED LINE)

88. EXISTING TRUCK STORAGE (DASHED LINE)

89. EXISTING TRUCK REPAIR (DASHED LINE)

90. EXISTING TRUCK MAINTENANCE (DASHED LINE)

91. EXISTING TRUCK STORAGE (DASHED LINE)

92. EXISTING TRUCK REPAIR (DASHED LINE)

93. EXISTING TRUCK MAINTENANCE (DASHED LINE)

94. EXISTING TRUCK STORAGE (DASHED LINE)

95. EXISTING TRUCK REPAIR (DASHED LINE)

96. EXISTING TRUCK MAINTENANCE (DASHED LINE)

97. EXISTING TRUCK STORAGE (DASHED LINE)

98. EXISTING TRUCK REPAIR (DASHED LINE)

99. EXISTING TRUCK MAINTENANCE (DASHED LINE)

100. EXISTING TRUCK STORAGE (DASHED LINE)

**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 1001 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19107  
 TEL: (215) 576-0100  
 FAX: (215) 576-0101  
 WWW.BOHLENGINEERING.COM

**AMENDED FINAL LAND DEVELOPMENT PLAN**

FOR:

**EMERICO PARTNERS, LP**  
 VILLANOVA CENTER  
 771-392 CLAY LANCASTER AVE  
 ROCKY HILL TOWNSHIP  
 DELAWARE COUNTY  
 PENNSYLVANIA

**BOHLER ENGINEERING**  
 1001 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19107  
 TEL: (215) 576-0100  
 FAX: (215) 576-0101  
 WWW.BOHLENGINEERING.COM

**DATE:** 10/1/2023  
**SCALE:** AS SHOWN  
**PROJECT:** EMERICO PARTNERS, LP  
**DRIVER:** BOHLER ENGINEERING  
**DESIGNED BY:** BOHLER ENGINEERING  
**CHECKED BY:** BOHLER ENGINEERING  
**APPROVED BY:** BOHLER ENGINEERING  
**DATE:** 10/1/2023

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10/1/2023	ISSUED FOR PERMIT
2	10/1/2023	ISSUED FOR PERMIT

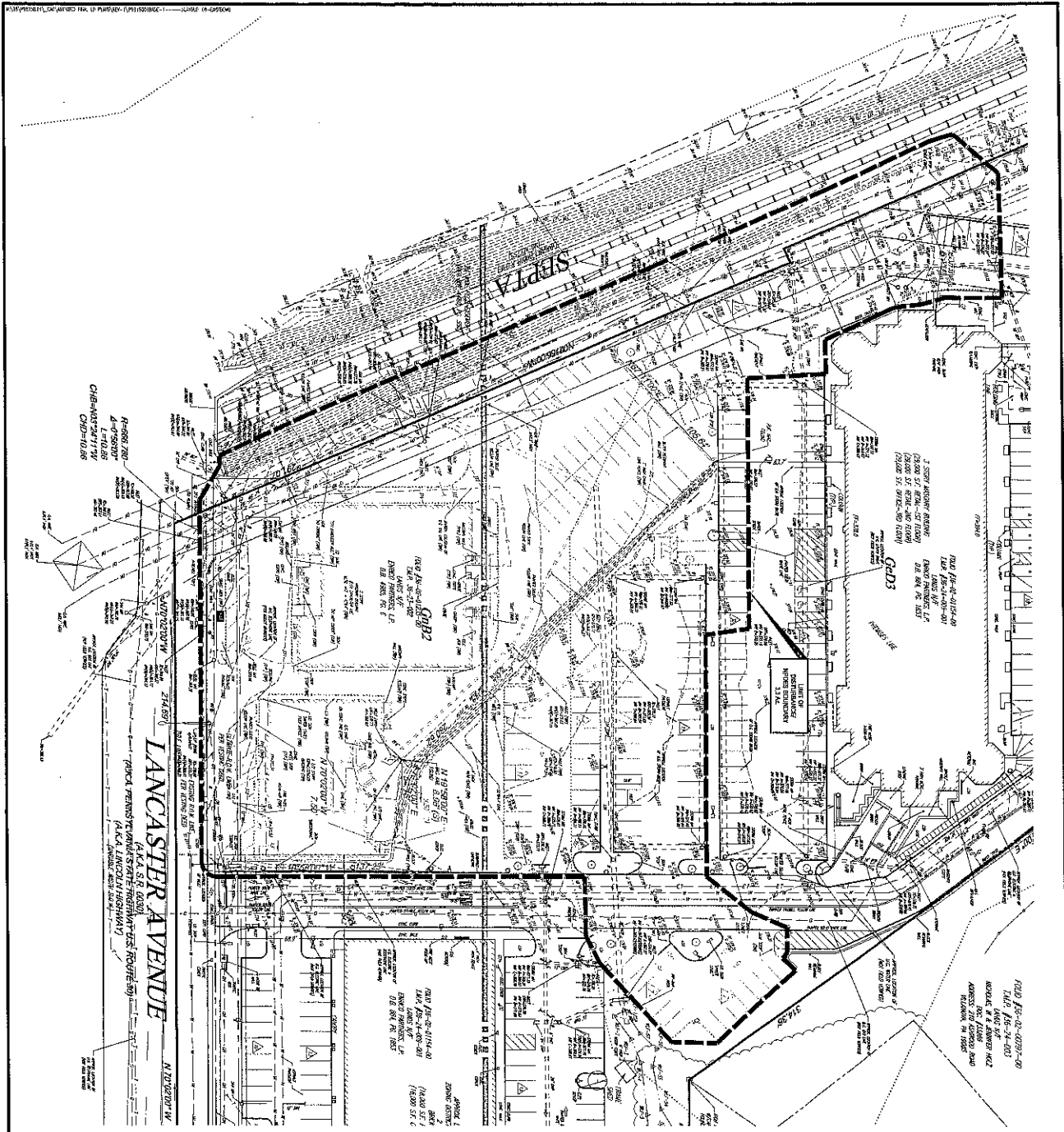
**OVERALL SITE PLAN**  
 SHEET NUMBER: 2  
 OF 23  
 REVISION: 1











**UTILITIES**  
 ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**DEMOLITION LEGEND**

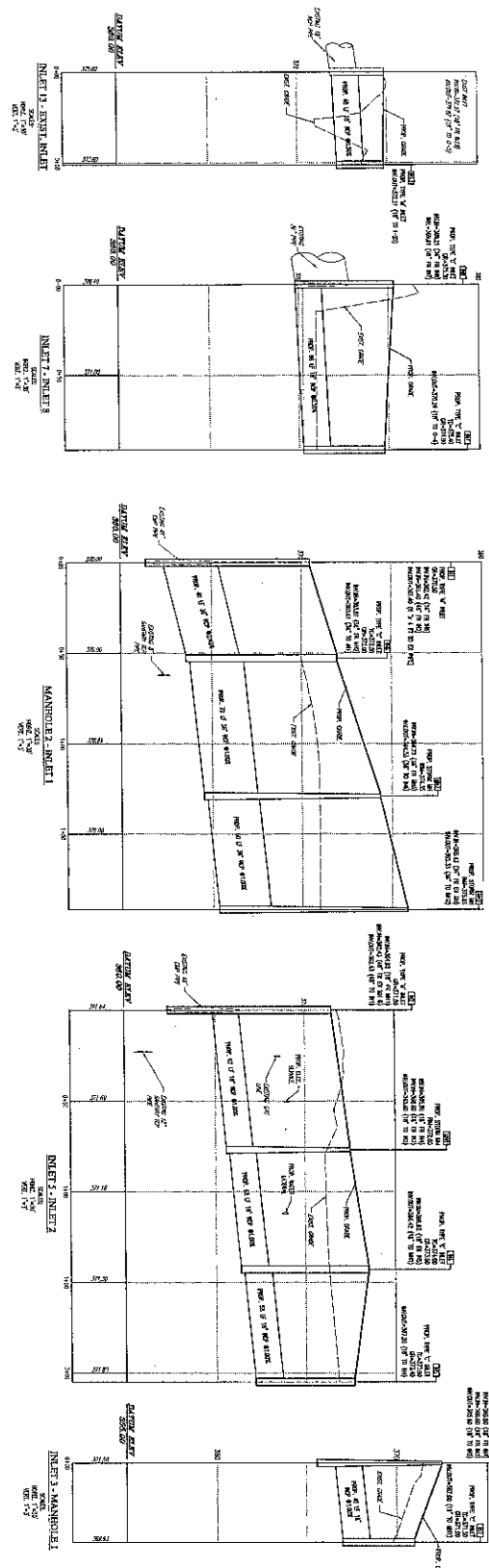
SYMBOL	DESCRIPTION
(Circle with 'X')	EXISTING FOUNDATION
(Circle with 'D')	DEMOLITION LINE
(Circle with 'R')	RECONSTRUCTION LINE
(Circle with 'S')	STRUCTURE TO BE DEMOLISHED
(Circle with 'N')	NEW FOUNDATION
(Circle with 'C')	CONCRETE
(Circle with 'M')	MASONRY
(Circle with 'W')	WOOD
(Circle with 'I')	IRON
(Circle with 'S')	STEEL
(Circle with 'G')	GLASS
(Circle with 'P')	PLASTER
(Circle with 'L')	LUMBER
(Circle with 'O')	OTHER

**SCALE**  
 1" = 10'-0"

<p><b>BOHLER ENGINEERING</b>        CIVIL &amp; CONSULTING ENGINEERS        1000 N. LANCASTER AVE.        PHILADELPHIA, PA 19107        TEL: 215-595-1234        FAX: 215-595-1235        WWW.BOHLERENGINEERING.COM</p>	<p><b>AMBERED REAL ESTATE</b>        LAND DEVELOPMENT PLANS        1000 N. LANCASTER AVE.        PHILADELPHIA, PA 19107        TEL: 215-595-1234        FAX: 215-595-1235</p>	<p><b>EMILIO PARTNERS, LP</b>        VILLANOVA CENTER        771-297 EAST LANCASTER AVE.        RANDOLPH TOWNSHIP        DELAWARE COUNTY        PENNSYLVANIA</p>	<p><b>CALL BEFORE YOU DIG!</b>        800-4-A-DAWG        WWW.CALLBEFOREYOUTODIG.COM</p>	<p><b>BOHLER ENGINEERING</b>        CIVIL &amp; CONSULTING ENGINEERS        1000 N. LANCASTER AVE.        PHILADELPHIA, PA 19107        TEL: 215-595-1234        FAX: 215-595-1235        WWW.BOHLERENGINEERING.COM</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------







PROFILES  
 SHEET NUMBER  
**9**  
 OF 22  
 REVISION 1



**BOHLER ENGINEERING**  
 1300 MARINE CENTER, SUITE 200  
 CHALMERS, PENNSYLVANIA 15014  
 Phone: (724) 888-9100  
 Fax: (724) 888-9102  
 www.bohlerengineering.com

**HENRICO PARTNERS, LP**  
 VILLANOVA CENTER  
 771791 EAST LANGSTON AVE  
 RADNOR TOWNSHIP  
 PENNSYLVANIA  
 19087

**CALL BEFORE YOU DIG!**  
 800-4-A-HEADLINE  
 800-4-274-3263  
 1-800-4-A-HEADLINE  
 1-800-4-274-3263  
 800-4-A-HEADLINE  
 800-4-274-3263

REV#	DATE	COMMENTS	BY
1	1/15/2011	PROJECT PRELIMINARY	DAVE
2	1/15/2011	CONSTRUCTION	DAVE
3	1/15/2011	CONSTRUCTION	DAVE
4	1/15/2011	CONSTRUCTION	DAVE
5	1/15/2011	CONSTRUCTION	DAVE
6	1/15/2011	CONSTRUCTION	DAVE
7	1/15/2011	CONSTRUCTION	DAVE
8	1/15/2011	CONSTRUCTION	DAVE
9	1/15/2011	CONSTRUCTION	DAVE
10	1/15/2011	CONSTRUCTION	DAVE
11	1/15/2011	CONSTRUCTION	DAVE
12	1/15/2011	CONSTRUCTION	DAVE
13	1/15/2011	CONSTRUCTION	DAVE
14	1/15/2011	CONSTRUCTION	DAVE
15	1/15/2011	CONSTRUCTION	DAVE
16	1/15/2011	CONSTRUCTION	DAVE
17	1/15/2011	CONSTRUCTION	DAVE
18	1/15/2011	CONSTRUCTION	DAVE
19	1/15/2011	CONSTRUCTION	DAVE
20	1/15/2011	CONSTRUCTION	DAVE

**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 & ARCHITECTS  
 WARRINGTON, OHIO

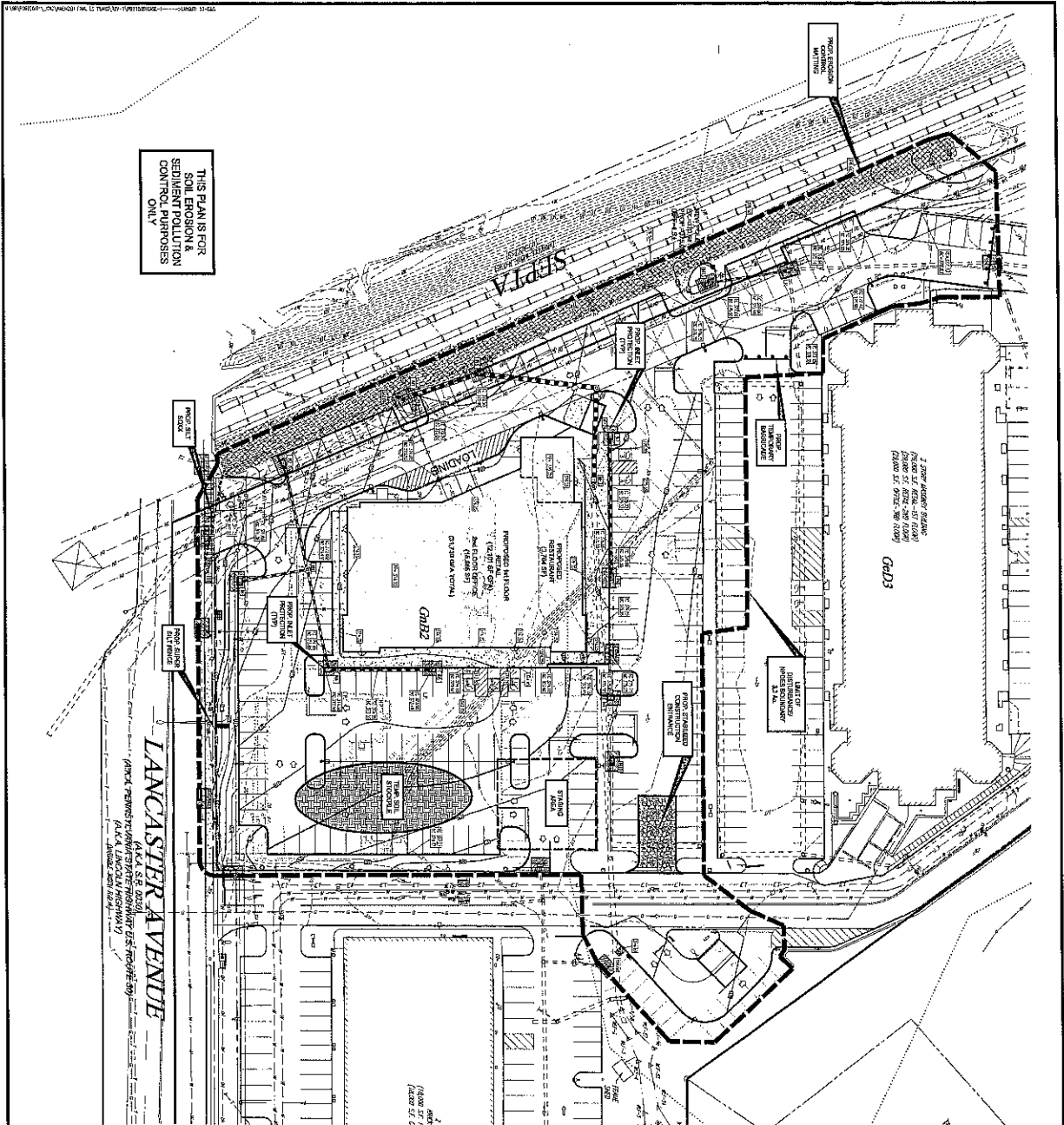
**REVISIONS**

**PROJECT MANAGERS**  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

**CORPORATE OFFICE**  
 WARRINGTON, OHIO

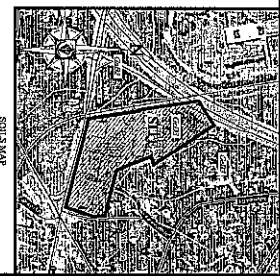
**REGIONAL OFFICES**

- COLUMBUS, OHIO
- CINCINNATI, OHIO
- CLEVELAND, OHIO
- DAYTON, OHIO
- DETROIT, MI
- INDIANAPOLIS, IN
- KANSAS CITY, MO
- LOS ANGELES, CA
- MEMPHIS, TN
- MILWAUKEE, WI
- MINNEAPOLIS, MN
- NEW YORK, NY
- PHILADELPHIA, PA
- PITTSBURGH, PA
- RICHMOND, VA
- ST. LOUIS, MO
- TAMPA, FL
- WASHINGTON, DC
- WICHITA, KS



THIS PLAN IS FOR SOIL EROSION & SEDIMENT POLLUTION CONTROL PURPOSES ONLY.

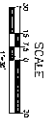
LANCASTER AVENUE  
 (414 S.E. 0201)  
 (PROJECT ADDRESS FOR PERMITS USE ONLY - PROJECT ADDRESS FOR PERMITS USE ONLY - PROJECT ADDRESS FOR PERMITS USE ONLY)



**SOIL EROSION & SEDIMENTATION CONTROL PLAN**  
 THIS PLAN IS FOR SOIL EROSION & SEDIMENTATION CONTROL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE REGULATIONS.

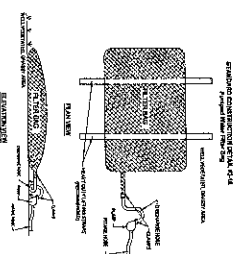
**DRAWING LEGEND**

1	GRAVEL
2	GRAVEL
3	GRAVEL
4	GRAVEL
5	GRAVEL
6	GRAVEL
7	GRAVEL
8	GRAVEL
9	GRAVEL
10	GRAVEL
11	GRAVEL
12	GRAVEL
13	GRAVEL
14	GRAVEL
15	GRAVEL
16	GRAVEL
17	GRAVEL
18	GRAVEL
19	GRAVEL
20	GRAVEL
21	GRAVEL
22	GRAVEL
23	GRAVEL
24	GRAVEL
25	GRAVEL
26	GRAVEL
27	GRAVEL
28	GRAVEL
29	GRAVEL
30	GRAVEL
31	GRAVEL
32	GRAVEL
33	GRAVEL
34	GRAVEL
35	GRAVEL
36	GRAVEL
37	GRAVEL
38	GRAVEL
39	GRAVEL
40	GRAVEL
41	GRAVEL
42	GRAVEL
43	GRAVEL
44	GRAVEL
45	GRAVEL
46	GRAVEL
47	GRAVEL
48	GRAVEL
49	GRAVEL
50	GRAVEL

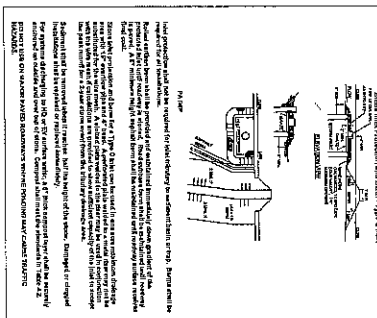


<p><b>BOHLER ENGINEERING</b></p> <p>1000 MARKET STREET, SUITE 200        PHILADELPHIA, PA 19104        (215) 562-1234        www.bohler-engineering.com</p>	<p><b>AMENDED FINAL LAND DEVELOPMENT PLANS</b></p> <p>ENRICO PARTNERS, LP        77-81 BENT LANCASTER AVE        DELAWARE COUNTY        PENNSYLVANIA</p>	<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<p><b>SCALE</b></p> <p>1" = 30'</p>	<p><b>PROJECT TITLE</b></p> <p>SOIL EROSION &amp; SEDIMENT POLLUTION CONTROL PLAN</p> <p><b>DATE</b></p> <p>07-22</p> <p><b>REVISION 1</b></p>
NO.	DATE	DESCRIPTION																	





STANDARD CONSTRUCTION DETAIL #14  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL

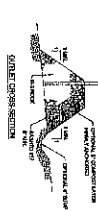


STANDARD CONSTRUCTION DETAIL #15  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL

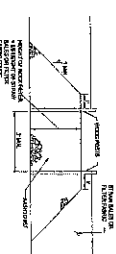


STANDARD CONSTRUCTION DETAIL #16  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL

STANDARD CONSTRUCTION DETAIL #14



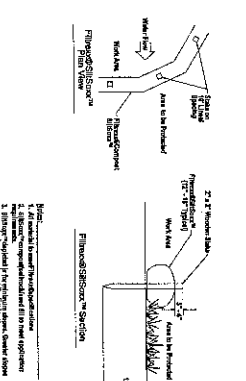
STANDARD CONSTRUCTION DETAIL #14  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL



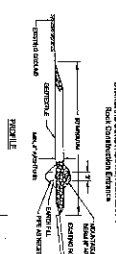
STANDARD CONSTRUCTION DETAIL #15  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL



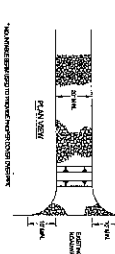
STANDARD CONSTRUCTION DETAIL #16  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL



STANDARD CONSTRUCTION DETAIL #17  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL



STANDARD CONSTRUCTION DETAIL #18  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL

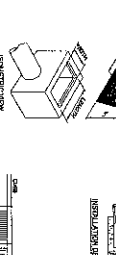


STANDARD CONSTRUCTION DETAIL #19  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL

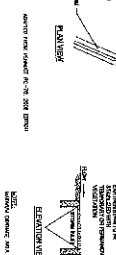
STANDARD CONSTRUCTION DETAIL #14



STANDARD CONSTRUCTION DETAIL #14  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL



STANDARD CONSTRUCTION DETAIL #15  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL



STANDARD CONSTRUCTION DETAIL #16  
 REINFORCED CONCRETE WALL  
 FIBRO-SOCK  
 REINFORCING BARS  
 CONCRETE WALL

**BOHLER ENGINEERING**

CIVIL & CONSTRUCTION ENGINEERING

PROJECT MANAGER

ENVIRONMENTAL CONSULTANTS

LAND-USE ARCHITECTS

12

REVISIONS

DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

**AMENDED FINAL LAND DEVELOPMENT PLANS**

FOR

BERNCO PARTNERS, LP

VILLANOVA CENTER

7700 WEST HANSEN BLVD.

DELAWARE COUNTY

DELAWARE, PA

BOHLER ENGINEERING

12

REVISIONS

DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

**SOIL EROSION & SEDIMENT CONTROL DETAILS**

12

REVISIONS

DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

**BOHLER ENGINEERING**

12

REVISIONS

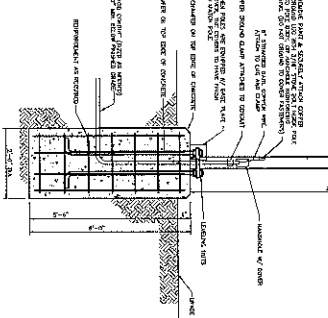
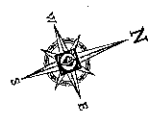
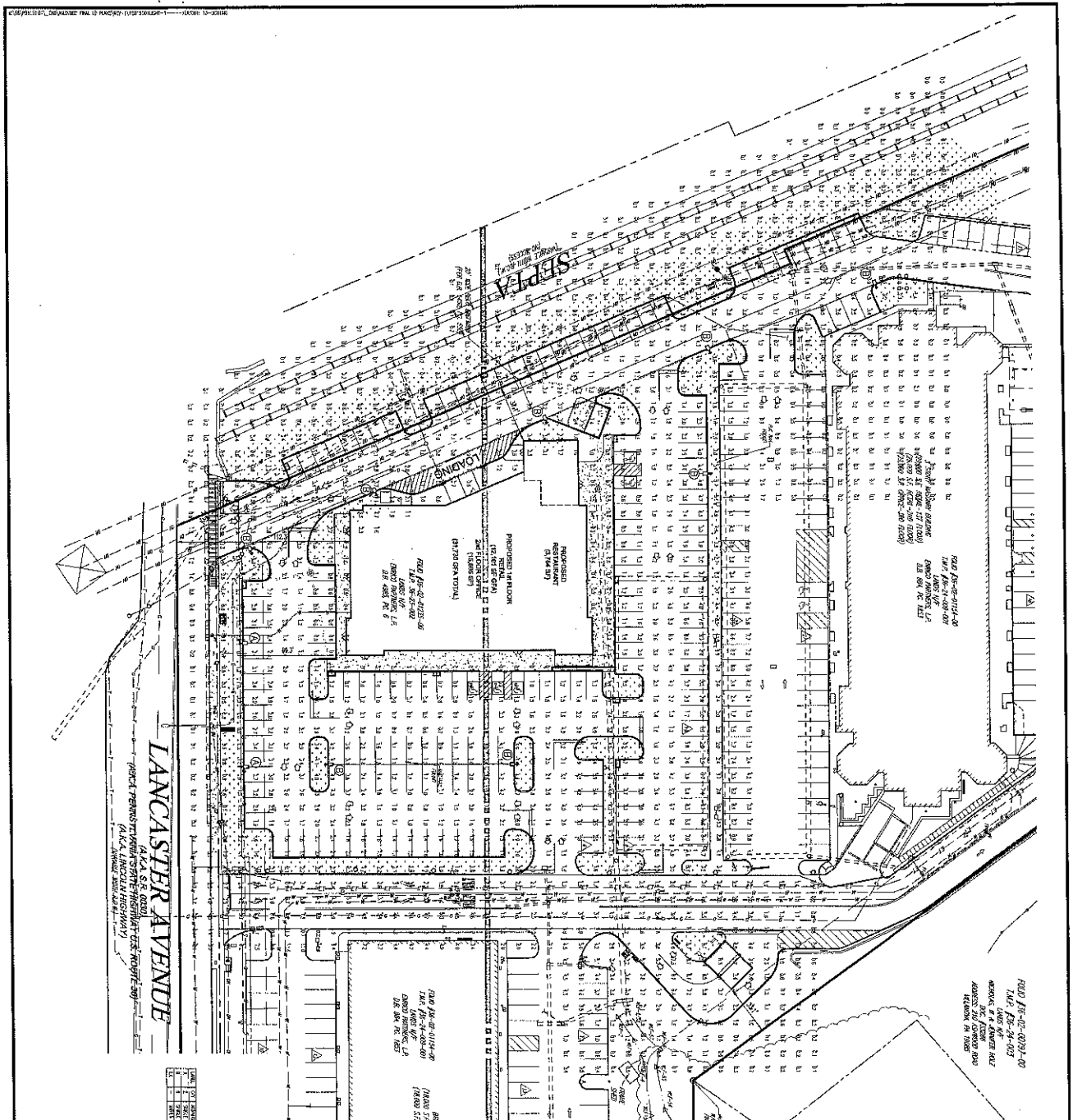
DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]





**GENERAL LIGHTING NOTES:**

1. ALL LIGHTING FIXTURES SHALL BE INSTALLED AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.

2. ALL LIGHTING FIXTURES SHALL BE INSTALLED AT THE SPECIFIED HEIGHTS AND SPACING UNLESS OTHERWISE NOTED.

3. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

4. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

5. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

6. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

7. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

8. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

9. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

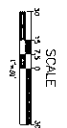
10. ALL LIGHTING FIXTURES SHALL BE INSTALLED ON THE SPECIFIED SIDE OF THE ROAD UNLESS OTHERWISE NOTED.

**LANDMARKS SCHEDULE**

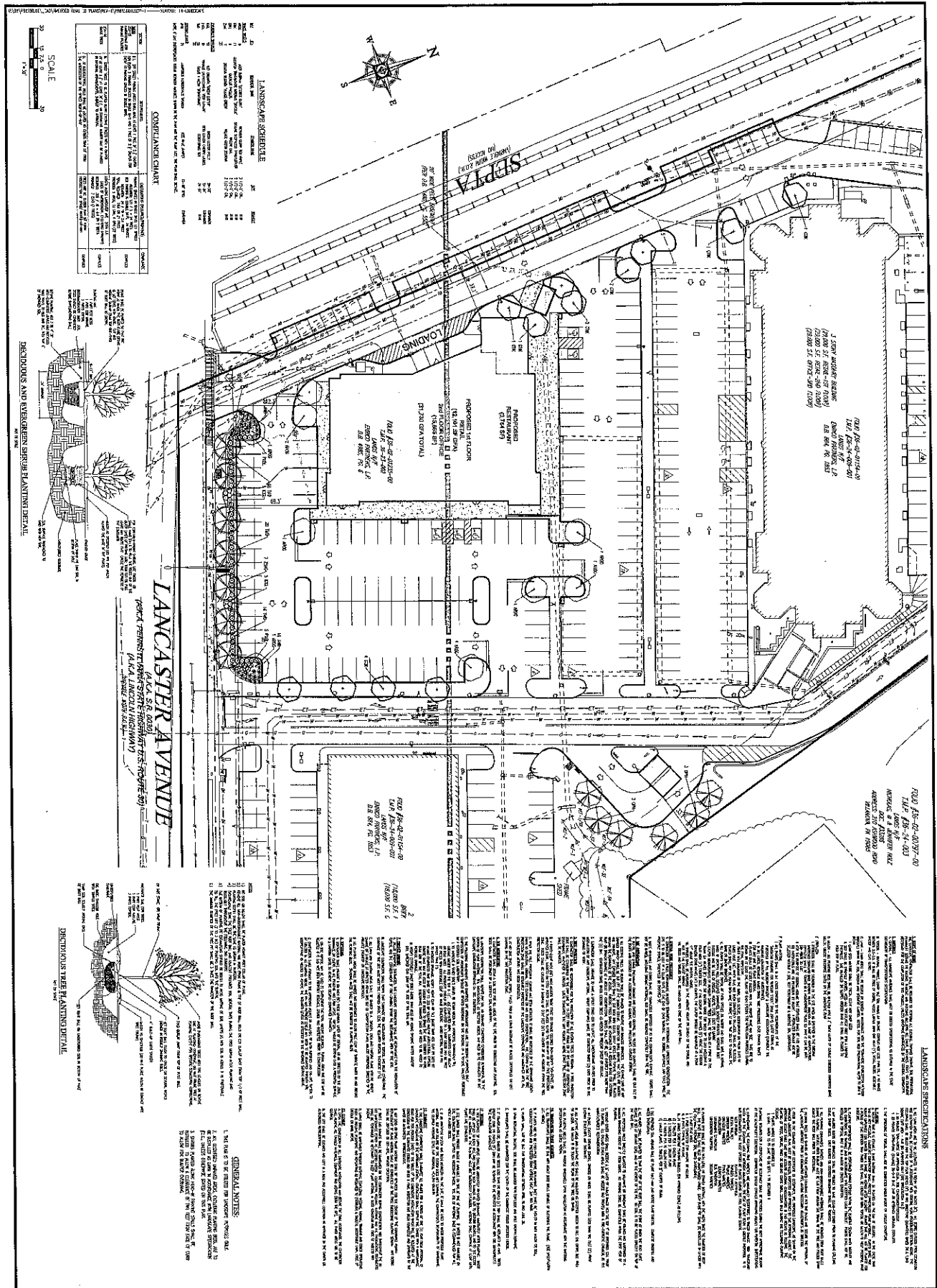
LANDMARKS	DATE	DESCRIPTION
1	11/15/2024	PROPOSED LANDMARK
2	11/15/2024	PROPOSED LANDMARK
3	11/15/2024	PROPOSED LANDMARK
4	11/15/2024	PROPOSED LANDMARK
5	11/15/2024	PROPOSED LANDMARK
6	11/15/2024	PROPOSED LANDMARK
7	11/15/2024	PROPOSED LANDMARK
8	11/15/2024	PROPOSED LANDMARK
9	11/15/2024	PROPOSED LANDMARK
10	11/15/2024	PROPOSED LANDMARK

**CALCULATION SUMMARY**

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...



<p><b>BOHLER ENGINEERING</b></p> <p>CIVIL &amp; CONSULTING ENGINEERS</p> <p>1200 MARKET STREET, SUITE 200 PHILADELPHIA, PA 19102 TEL: 215-595-8800 WWW.BOHLERENGINEERING.COM</p>	<p><b>APPROVED FINAL LAND DEVELOPMENT PLANS</b></p> <p>ENRICO PARTNERS, LP VILLANOVA CENTER 77-787 EAST LANCASTER AVE BAMNOR TOWNSHIP PENNSYLVANIA</p>	<p><b>CALL BEFORE YOU DIG</b></p> <p>UNIVERSITY CITY OF PHILADELPHIA</p> <p>PHILADELPHIA UNIVERSITY CITY OF PHILADELPHIA</p>	<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/15/2024</td> <td>ISSUED FOR PERMITS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	11/15/2024	ISSUED FOR PERMITS	<p><b>BOHLER ENGINEERING</b></p> <p>CIVIL &amp; CONSULTING ENGINEERS</p> <p>1200 MARKET STREET, SUITE 200 PHILADELPHIA, PA 19102 TEL: 215-595-8800 WWW.BOHLERENGINEERING.COM</p> <p>CONSULTANTS: BOHLEN, INC. (PHILADELPHIA, PA)          KIMLEY-HORN &amp; ASSOCIATES, INC. (PHILADELPHIA, PA)          HOK (PHILADELPHIA, PA)          PERKINS+WILL (PHILADELPHIA, PA)          HOK (PHILADELPHIA, PA)          PERKINS+WILL (PHILADELPHIA, PA)</p>
NO.	DATE	DESCRIPTION								
1	11/15/2024	ISSUED FOR PERMITS								
<p>PROJECT TITLE: <b>LANCASTER AVENUE LIGHTING PLAN</b></p>	<p>PROJECT NUMBER: <b>13</b></p>	<p>DATE: <b>11/15/2024</b></p>	<p>REVISIONS: <b>1</b></p>	<p><b>BOHLER ENGINEERING</b></p>						



**LANCASTER AVENUE SPECIFICATIONS**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

1.10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

**GENERAL NOTES**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

7. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

8. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

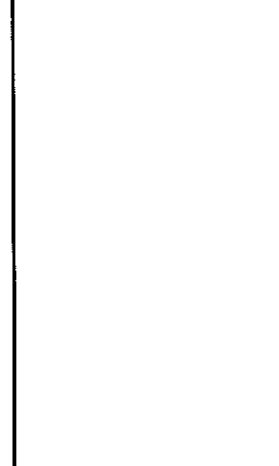
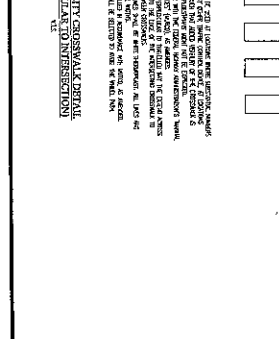
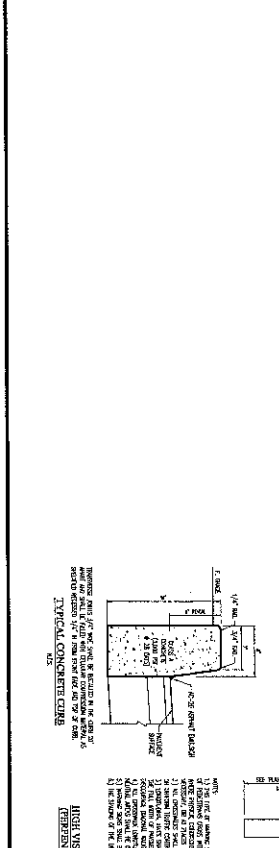
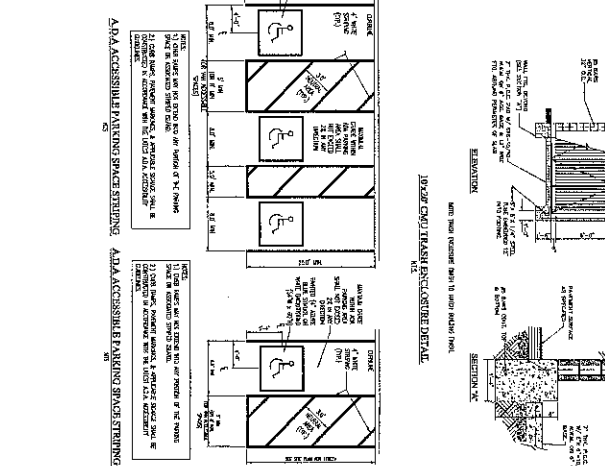
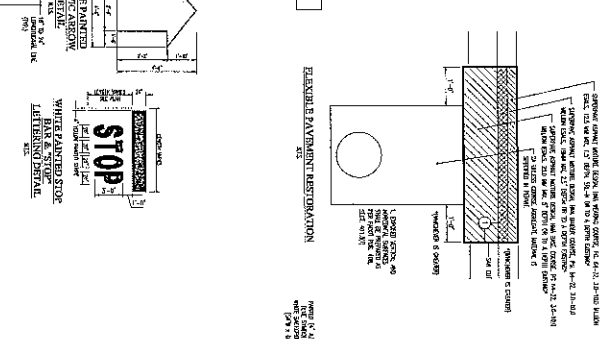
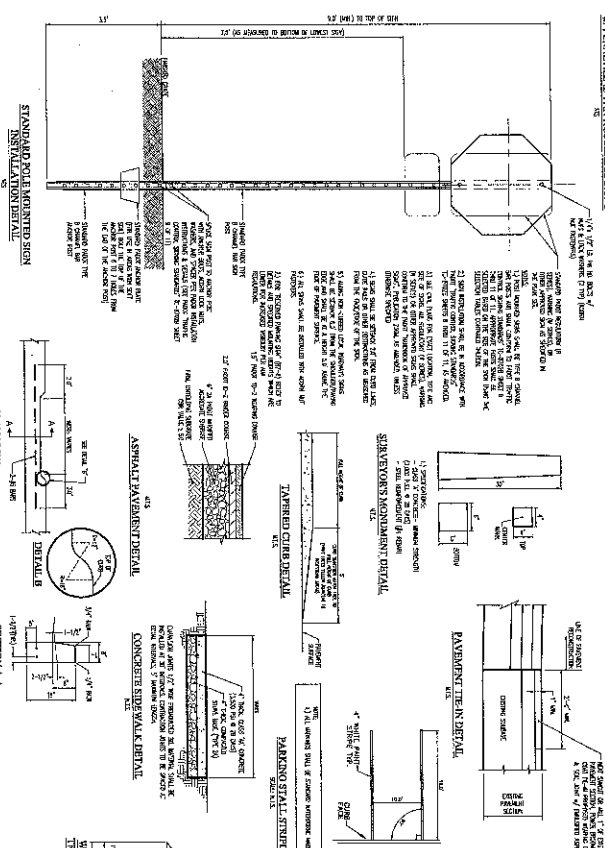
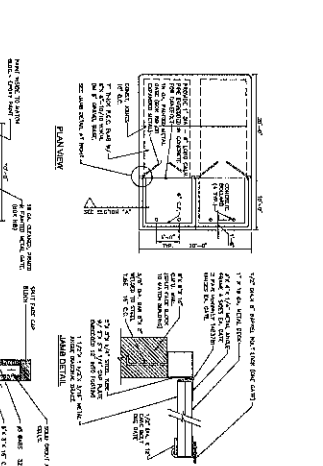
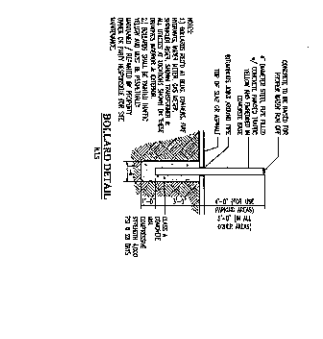
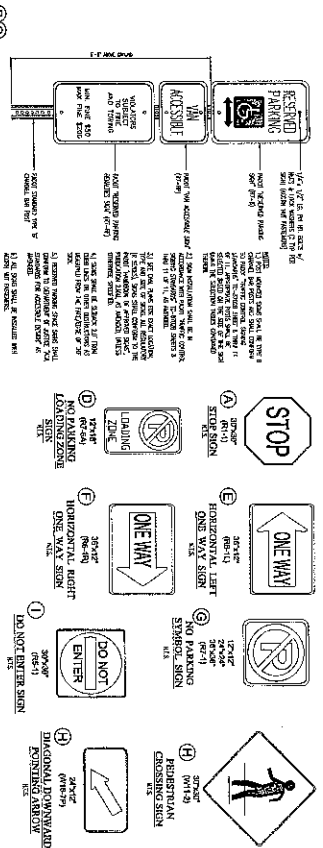
10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

**BOHLER ENGINEERING**

1500 MARION SQUARE, SUITE 200  
DUBLIN, OHIO 43017  
TEL: (614) 885-8800  
WWW.BOHLERENGINEERING.COM

**AMENDED FINAL LAND DEVELOPMENT PLANS**

PREPARED BY: ENRICO PARTNERS, LP  
VILLANDIA CENTER  
17170 EAST LANCASTER AVE  
RANDOLPH TOWNSHIP  
PENNSYLVANIA



**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 1000 N. 10TH ST., SUITE 100  
 PHILADELPHIA, PA 19107  
 TEL: 215-595-1000  
 FAX: 215-595-1001  
 WWW.BOHLENERG.COM

NO.	DATE	COMMENTS
1	11/15/2011	ISSUED FOR PERMITTING

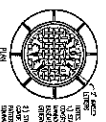
**CALL BEFORE YOU DIG!**  
 800-4-A-DAWG  
 800-426-2942  
 WWW.CALLBEFOREYODIG.COM

**ARRANGED FINAL LANDSCAPE ELEMENT PLANS FOR:**  
**ENRICO PARTNERS, LP**  
 VILLANOVA CENTER  
 7747 EAST LANCASTER AVE  
 RANDOLPH COUNTY  
 PENNSYLVANIA

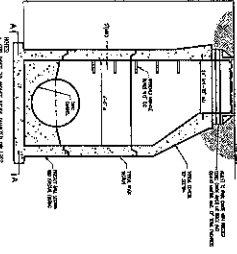
**BOETTER CONSULTANTS**  
 1000 N. 10TH ST., SUITE 100  
 PHILADELPHIA, PA 19107  
 TEL: 215-595-1000  
 FAX: 215-595-1001  
 WWW.BOHLENERG.COM

**DETAILS**  
 15  
 OF 22  
 REVISION 1

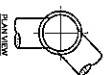
**REVISIONS**



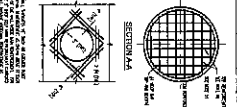
TYPICAL STORM MANHOLE DETAIL  
LIST  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



TYPICAL STORM MANHOLE DETAIL  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb

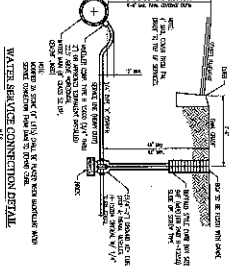
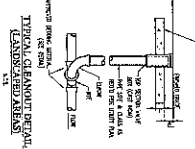
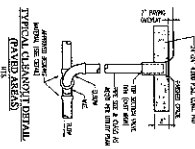


TYPICAL STORM MANHOLE DETAIL  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb

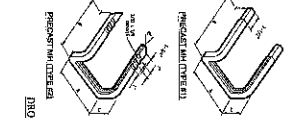


TYPICAL STORM MANHOLE DETAIL  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb

1. The manhole shall be constructed of concrete and shall be 18" in diameter.
2. The grate shall be 18" in diameter and shall be made of heavy duty cast iron.
3. The concrete curb shall be 18" in diameter and shall be made of concrete.
4. The concrete curb shall be 18" in diameter and shall be made of concrete.

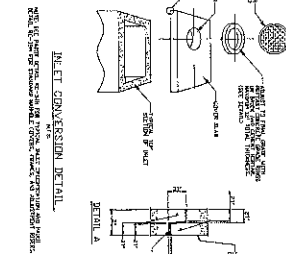


TYPICAL STORM MANHOLE DETAIL  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb

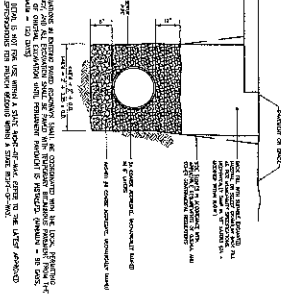


Drop Manhole Detail

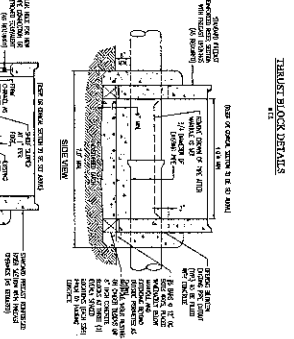
Part	Quantity	Description
1	1	18" dia. manhole, concrete structure
2	1	18" dia. grate
3	1	18" dia. concrete curb
4	1	18" dia. concrete curb



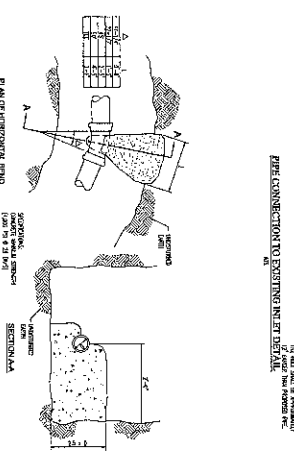
Drop Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



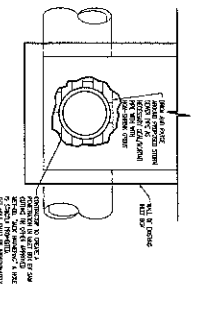
Drop Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



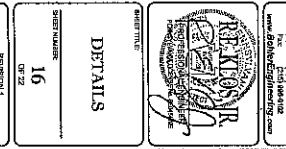
Drop Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



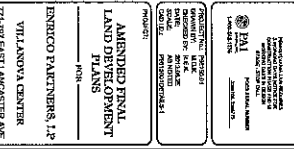
Precast Storm Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



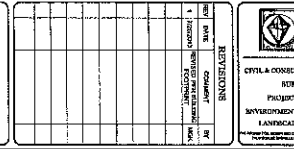
Precast Storm Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



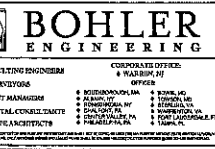
Drop Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



Drop Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



Precast Storm Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb



Precast Storm Manhole Detail  
SECTION  
1. 18" dia. manhole, concrete structure  
2. 18" dia. grate  
3. 18" dia. concrete curb  
4. 18" dia. concrete curb

**BOHLER ENGINEERING**

CIVIL CONSULTING ENGINEERS & ARCHITECTS

100 ALABAMA STREET, SUITE 200  
MEMPHIS, TN 38102

PHOTOGRAPHY  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

REVISIONS

No.	Date	By	Description
1	11/85	JV	ISSUED FOR PERMITTING

**CALL BREWER YOUNG**

100 ALABAMA STREET, SUITE 200  
MEMPHIS, TN 38102

PHOTOGRAPHY  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**AMBERED FINAL LAND PLANS**

100 ALABAMA STREET, SUITE 200  
MEMPHIS, TN 38102

PHOTOGRAPHY  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**BOHLER ENGINEERING**

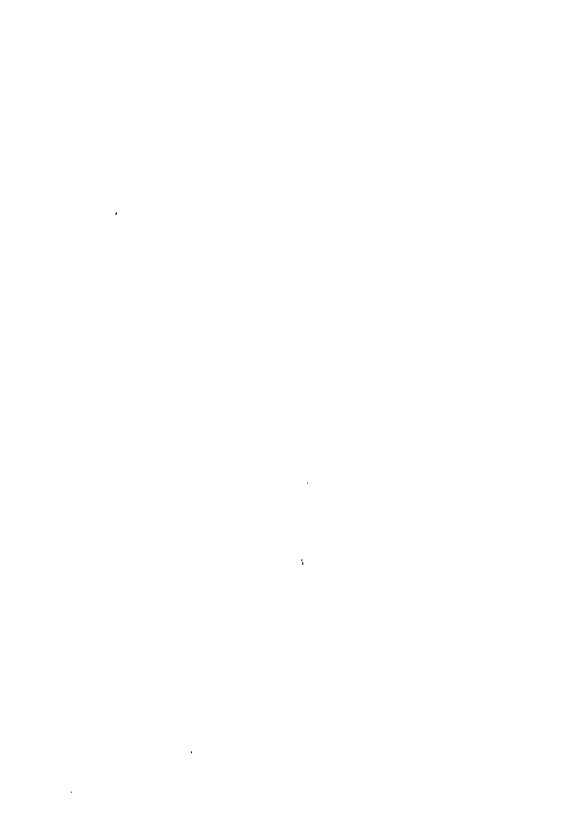
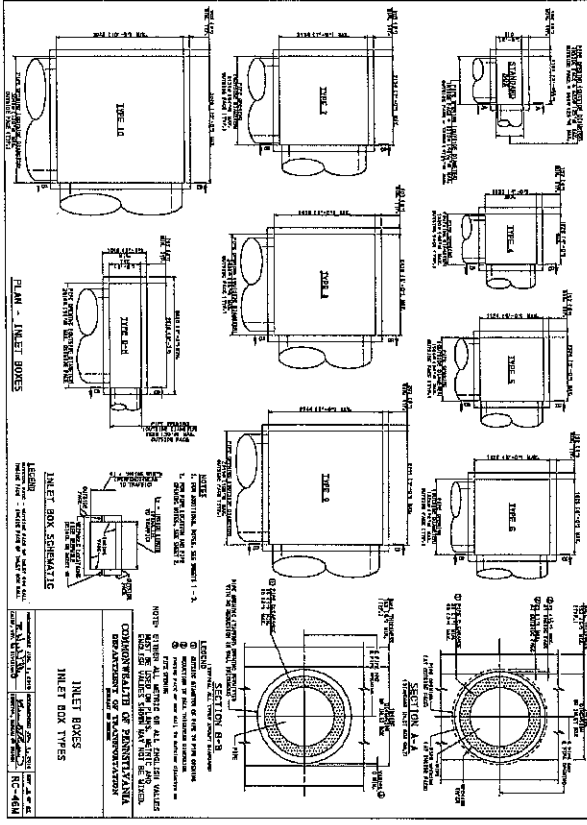
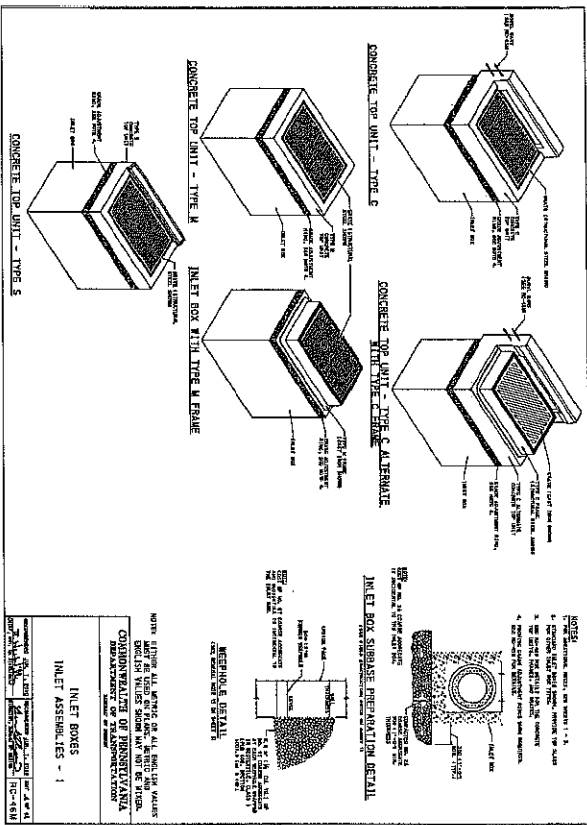
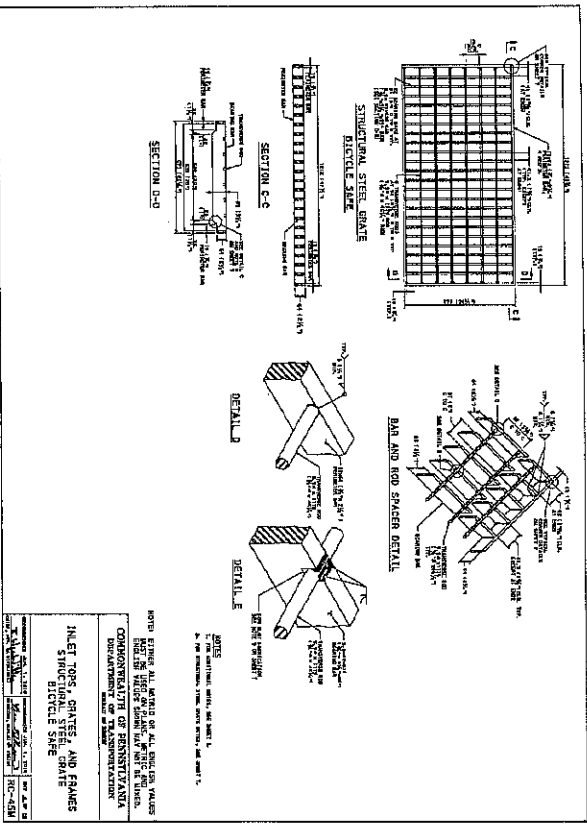
100 ALABAMA STREET, SUITE 200  
MEMPHIS, TN 38102

PHOTOGRAPHY  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**DETAILS**

16

11-8500-1



**BOHLER ENGINEERING**

CIVIL & CONSULTING ENGINEERS

1000 UNIVERSITY AVENUE  
SUITE 100  
ANN ARBOR, MI 48106-1500  
PH: 734.769.1234  
FAX: 734.769.1235  
WWW.BOHLERENGINEERING.COM

**CALL BEFORE YOU DIG**

1-800-4-A-DIG

FOR A LIST OF PARTICIPATING COMPANIES VISIT US AT [WWW.1-800-4-A-DIG.COM](http://www.1-800-4-a-dig.com)

**ENRICO PARTNERS, LP**

VILLANOVA CENTER  
77-77 EAST LANCASTER AVE.  
ANN ARBOR, MI 48106-1500  
PH: 734.769.1234  
FAX: 734.769.1235  
WWW.ENRICO.COM

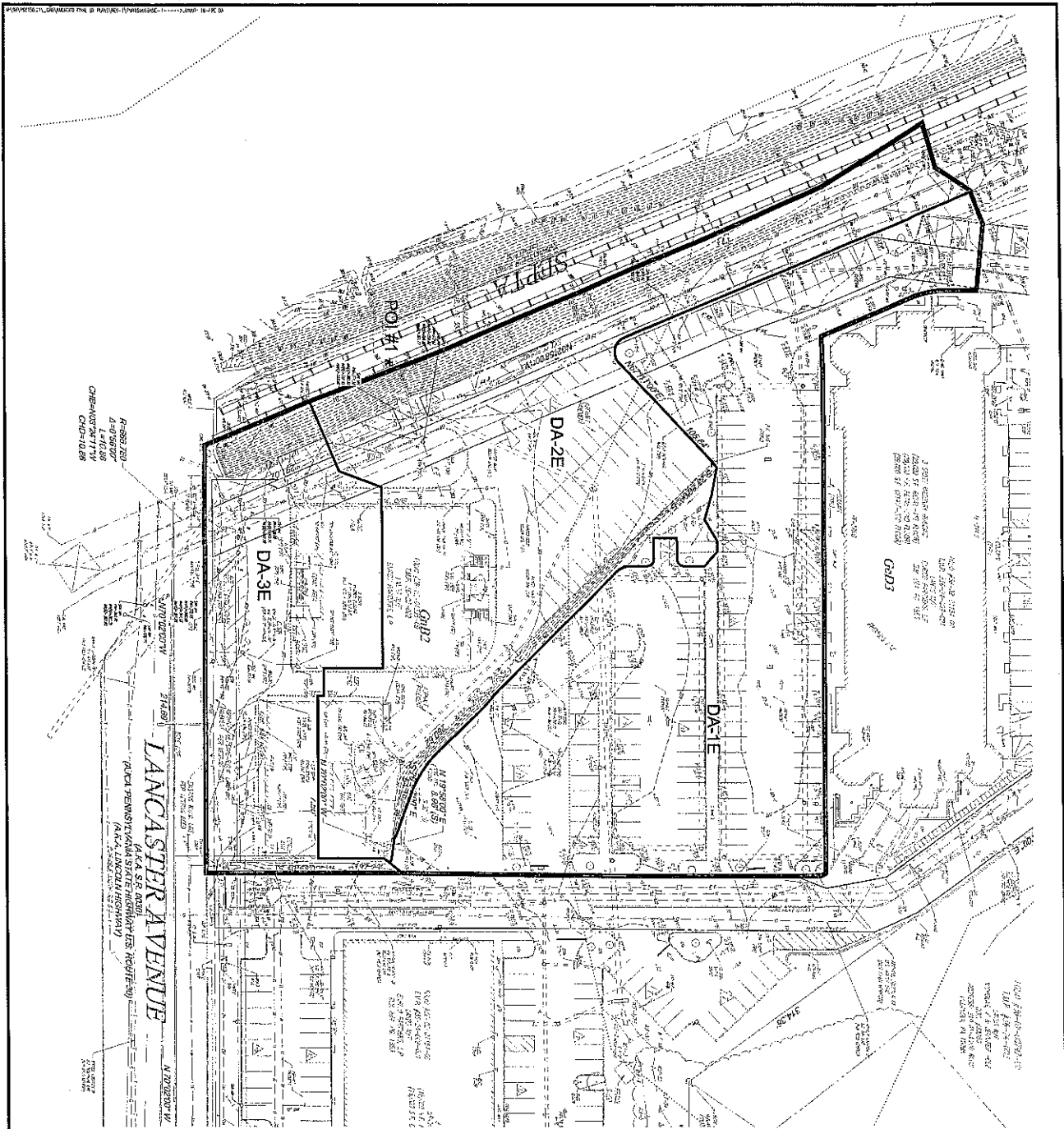
**BOHLER ENGINEERING**

1000 UNIVERSITY AVENUE  
SUITE 100  
ANN ARBOR, MI 48106-1500  
PH: 734.769.1234  
FAX: 734.769.1235  
WWW.BOHLERENGINEERING.COM

**DETAILS**

17  
OF 22

REVISIONS



R-888-220  
 L-116-88  
 CHB-10-111V  
 CHB-10-88

**LANCASTER AVENUE**  
 (A.A. LINCOLN HIGHWAY)  
 (A.A. JENNIFER/SOUTH HIGHWAY (S. HIGHWAY))  
 N. 20th Street  
 N. 19th Street



**DRAWING LEGEND**  
 DA-1E  
 CHB2  
 SCALE  
 1" = 12.0'  
 1" = 30.0'

**PRE-DEVELOPMENT DRAINAGE AREA PLAN**  
 18  
 OF 23  
 ESCR-011

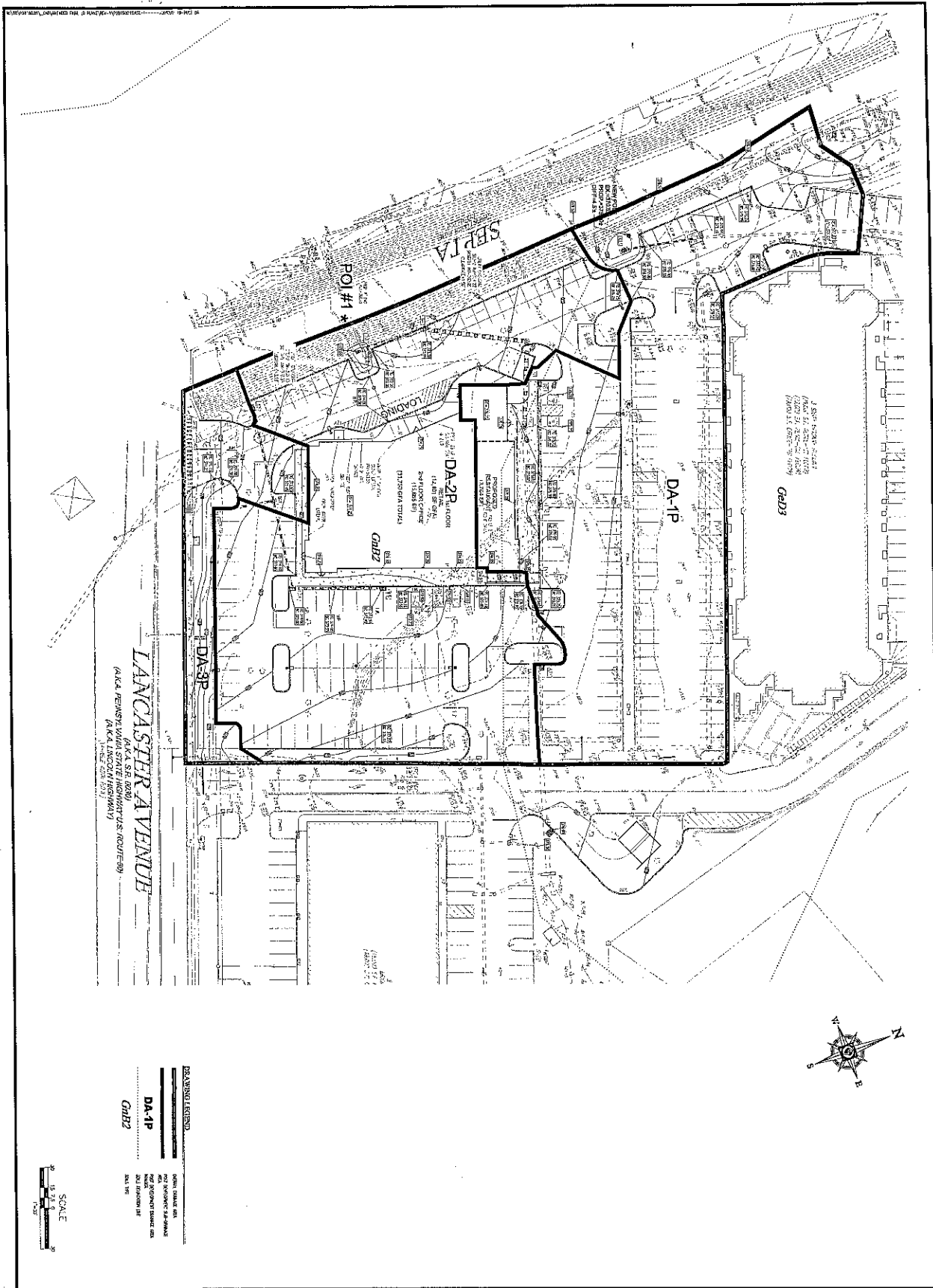
**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 774 201 EAST LANCASTER AVE  
 RADNOR TOWNSHIP  
 DE LAWARE COUNTY  
 PENNSYLVANIA

**AMENDED FINAL LAND DEVELOPMENT PLAN**  
 ENRICO PARTNERS, LP  
 VILLANOVA CENTER  
 774 201 EAST LANCASTER AVE  
 RADNOR TOWNSHIP  
 DE LAWARE COUNTY  
 PENNSYLVANIA

**CALL BEFORE YOU DIG**  
 800-4-A-DAWG  
 1-800-4-A-DAWG

NO.	DATE	DESCRIPTION	BY
1	1/15/2011	ISSUED FOR PERMITS	ENR

**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 774 201 EAST LANCASTER AVE  
 RADNOR TOWNSHIP  
 DE LAWARE COUNTY  
 PENNSYLVANIA



**DRAWING LEGEND:**

**DA-1P**

**GMB2**

**SCALE**

**POST DEVELOPMENT DRAINAGE AREA PLAN**



**BOHLER ENGINEERING**

CIVIL & CONSULTING ENGINEERS  
CORPORATE OFFICE  
6 WARREN, NJ  
07093-1000

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

**REVISIONS**

NO.	DATE	COMMENTS	BY
1			

CALL BEFORE YOU DIG

**PROPOSED**

**AMENDED FINAL LAND DEVELOPMENT PLANS**

ENRICO PARTNERS, LP  
VILLANOVA CENTER  
775-787 EAST LANCASTER AVE  
DELRAND, PENNSYLVANIA

**BOHLER ENGINEERING**

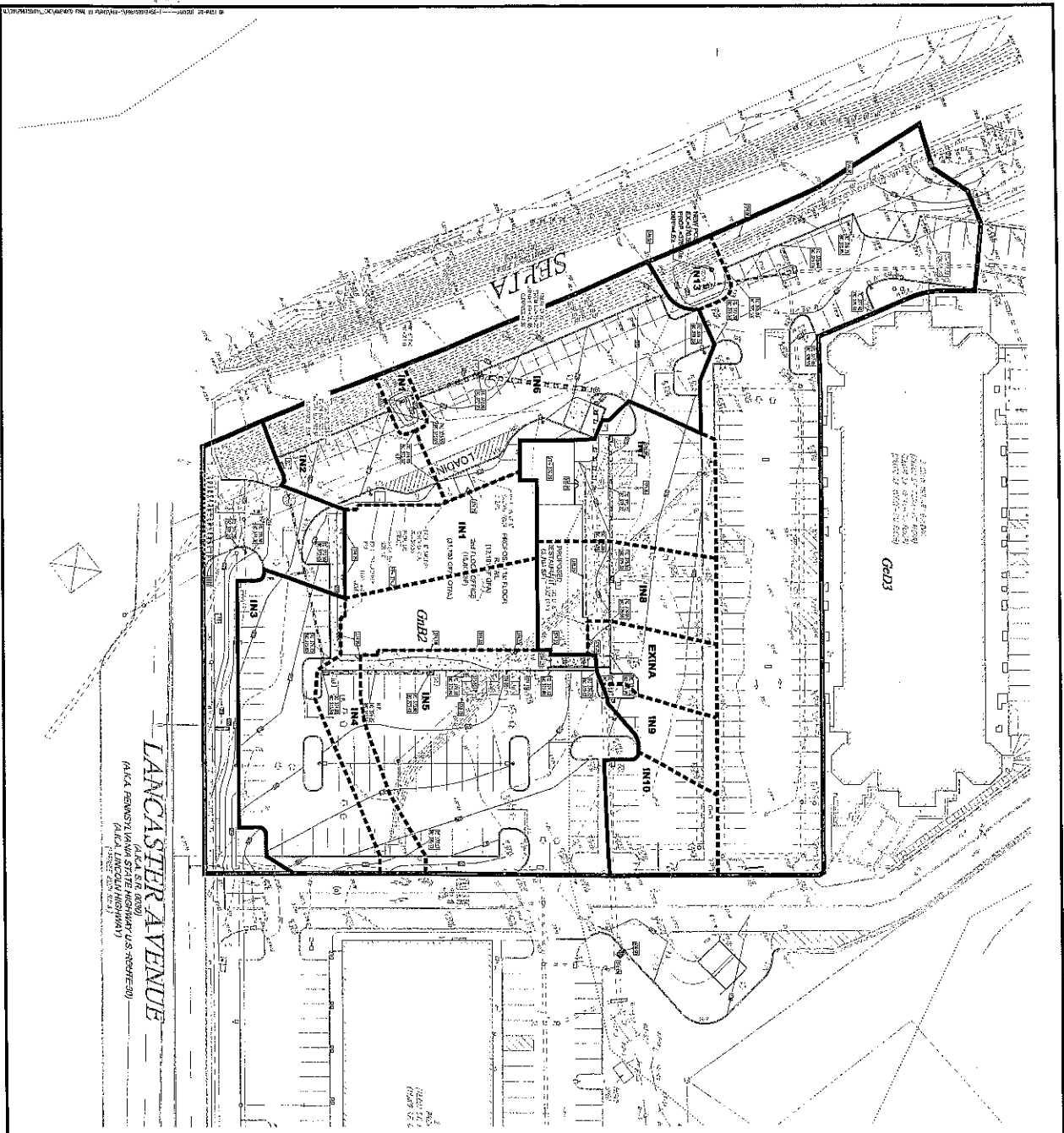
4505 UNIVERSITY DRIVE, SUITE 200  
CHERRY HILL, NJ 08034  
Phone: 609-683-8100  
Fax: 609-683-8102  
www.bohler-engineering.com

**POST DEVELOPMENT DRAINAGE AREA PLAN**

SCALE

DATE: 10/21/11

PROJECT NO. 19

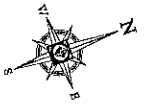


LANCASTER AVENUE  
 (ALTA PERMITS/ISSUES/REVIEWS)  
 (ALTA SITE/ISSUES/REVIEWS)  
 (ALTA LINCUM/HIGHWAY)



**DRAINAGE LEGEND**

--- DRAINAGE CANAL  
 --- DRAINAGE DITCH  
 --- DRAINAGE TRENCH  
 --- DRAINAGE SWALE  
 --- DRAINAGE DRAINAGE  
 --- DRAINAGE DRAINAGE



**BOHLER ENGINEERING**  
 CIVIL & CONSTRUCTION ENGINEERS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

**BOHLER ENGINEERING**  
 1000 MARKET STREET, SUITE 2100  
 PHILADELPHIA, PA 19103  
 TEL: 215-595-1100  
 FAX: 215-595-1101  
 WWW.BOHLER-ENG.COM

**BOHLER ENGINEERING**  
 1000 MARKET STREET, SUITE 2100  
 PHILADELPHIA, PA 19103  
 TEL: 215-595-1100  
 FAX: 215-595-1101  
 WWW.BOHLER-ENG.COM

**BOHLER ENGINEERING**  
 1000 MARKET STREET, SUITE 2100  
 PHILADELPHIA, PA 19103  
 TEL: 215-595-1100  
 FAX: 215-595-1101  
 WWW.BOHLER-ENG.COM

**BOHLER ENGINEERING**  
 1000 MARKET STREET, SUITE 2100  
 PHILADELPHIA, PA 19103  
 TEL: 215-595-1100  
 FAX: 215-595-1101  
 WWW.BOHLER-ENG.COM

**BOHLER ENGINEERING**  
 1000 MARKET STREET, SUITE 2100  
 PHILADELPHIA, PA 19103  
 TEL: 215-595-1100  
 FAX: 215-595-1101  
 WWW.BOHLER-ENG.COM

REV. NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

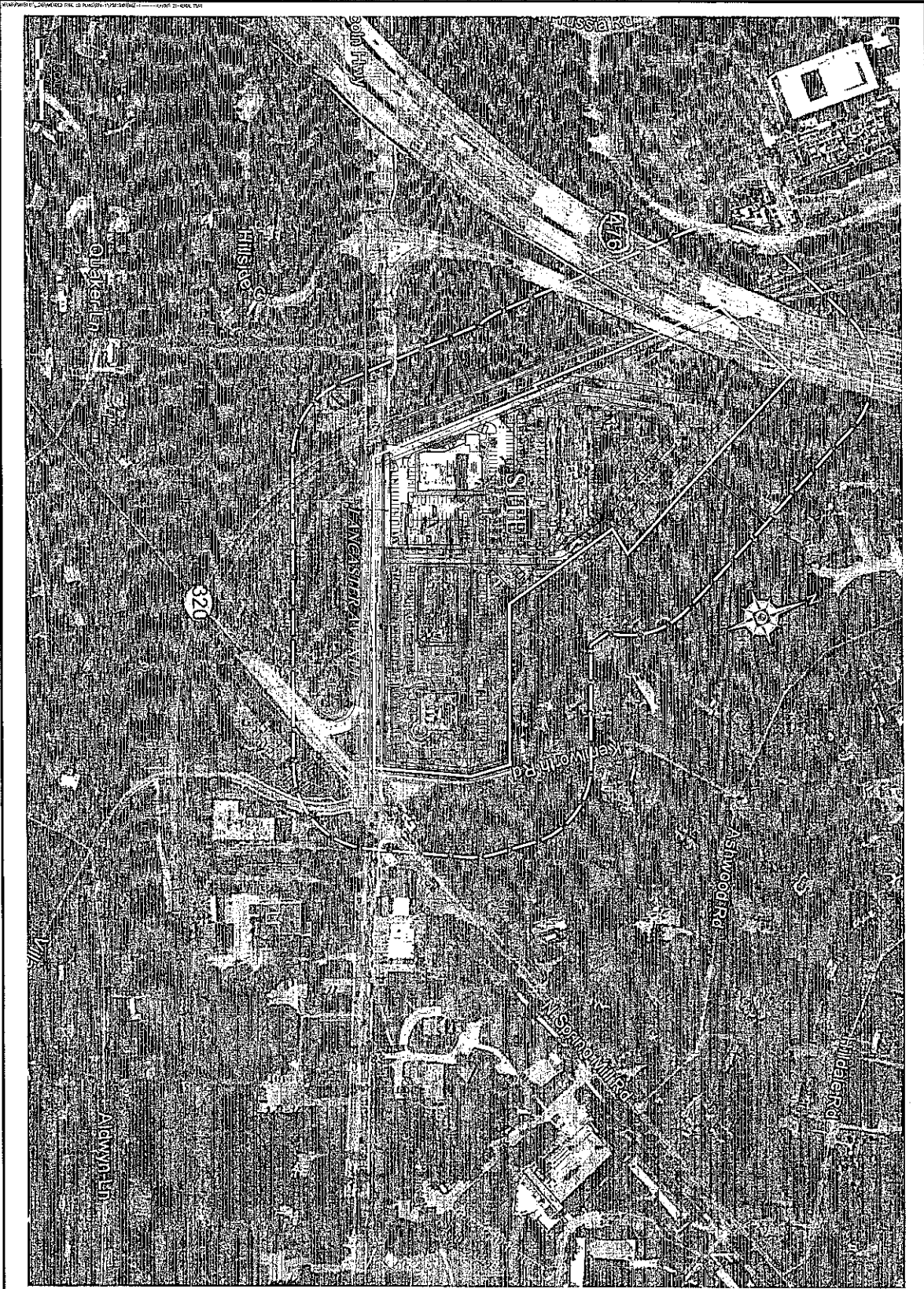
**BOHLER ENGINEERING**

CIVIL & CONSTRUCTION ENGINEERS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

PHILADELPHIA, PA  
 PITTSBURGH, PA  
 RICHMOND, VA  
 WASHINGTON, DC  
 WILMINGTON, DE

**BOHLER ENGINEERING**  
 1000 MARKET STREET, SUITE 2100  
 PHILADELPHIA, PA 19103  
 TEL: 215-595-1100  
 FAX: 215-595-1101  
 WWW.BOHLER-ENG.COM





PROJECT TITLE  
**AERIAL  
 PLAN**  
 SHEET NUMBER  
**21**  
 DIVISION 1



**BOHLER  
 ENGINEERING**  
 7701 MARKET STREET, SUITE 200  
 WILMINGTON, DELAWARE 19804  
 TEL: 302-439-8800  
 FAX: 302-439-8801

WILMINGTON CENTER  
 7701 MARKET STREET, SUITE 200  
 WILMINGTON, DELAWARE 19804  
 TEL: 302-439-8800  
 FAX: 302-439-8801

**EMERCO PARTNERS, LP**  
 1000 MARKET STREET, SUITE 200  
 WILMINGTON, DELAWARE 19804  
 TEL: 302-439-8800  
 FAX: 302-439-8801

**AMENDED FINAL  
 LAND DEVELOPMENT  
 PLANS**  
 1000 MARKET STREET, SUITE 200  
 WILMINGTON, DELAWARE 19804  
 TEL: 302-439-8800  
 FAX: 302-439-8801

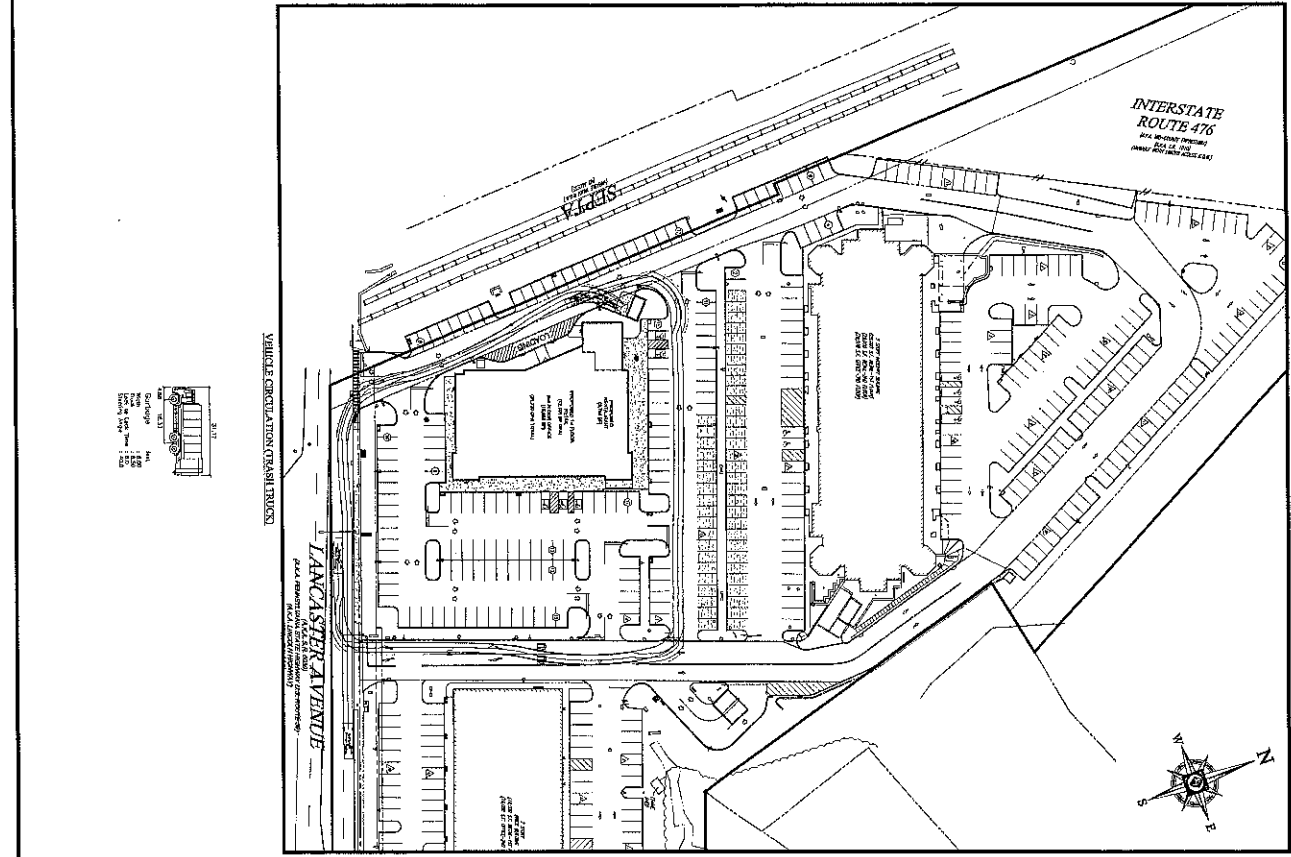
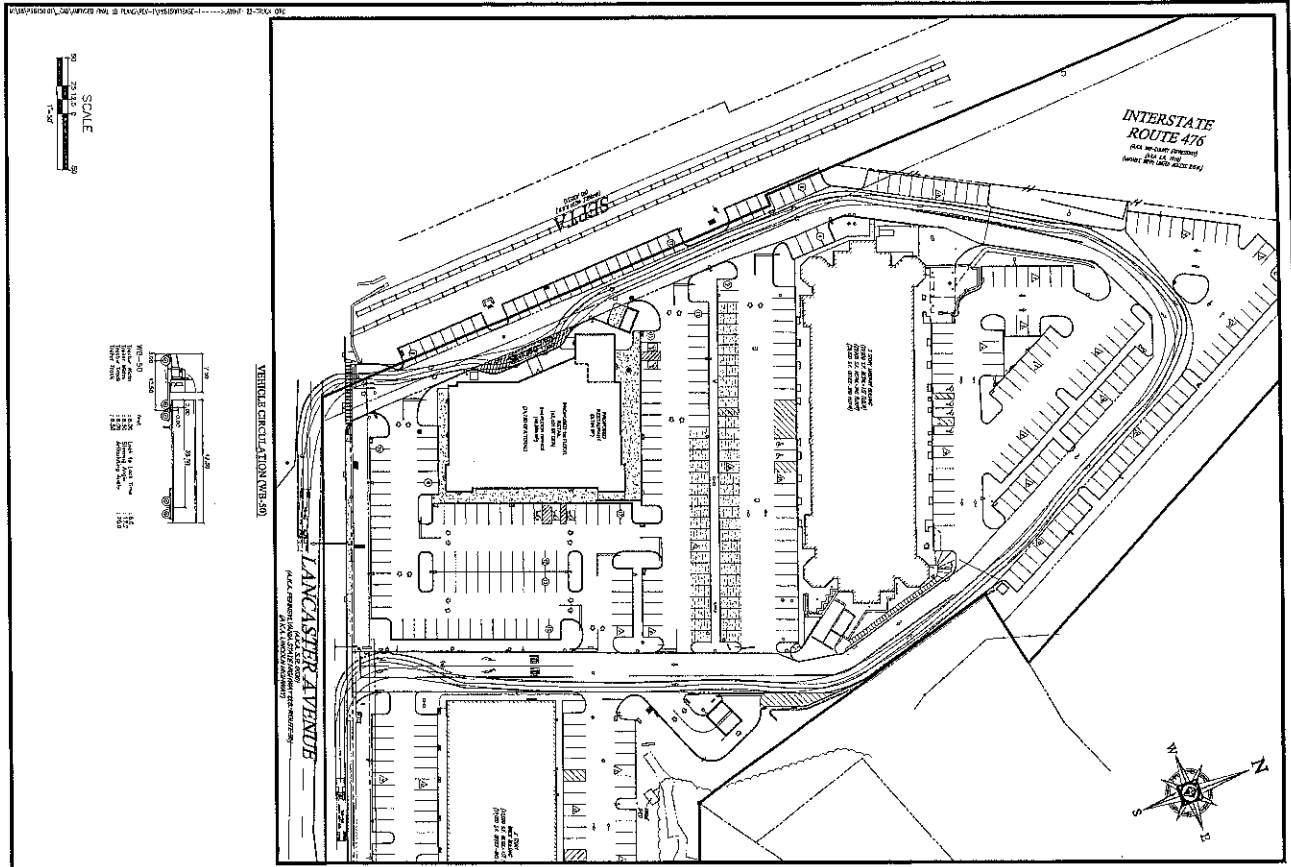
**CALL BEFORE YOU DIG**  
 1-800-4-A-DELAWARE  
 1-800-4-3-3672  
 WWW.CALLBEFOREYODIG.COM

NO.	DATE	COMMENTS
1	11/15/2011	ISSUED FOR PERMITS
2	11/15/2011	ISSUED FOR PERMITS
3	11/15/2011	ISSUED FOR PERMITS
4	11/15/2011	ISSUED FOR PERMITS
5	11/15/2011	ISSUED FOR PERMITS
6	11/15/2011	ISSUED FOR PERMITS
7	11/15/2011	ISSUED FOR PERMITS
8	11/15/2011	ISSUED FOR PERMITS
9	11/15/2011	ISSUED FOR PERMITS
10	11/15/2011	ISSUED FOR PERMITS
11	11/15/2011	ISSUED FOR PERMITS
12	11/15/2011	ISSUED FOR PERMITS
13	11/15/2011	ISSUED FOR PERMITS
14	11/15/2011	ISSUED FOR PERMITS
15	11/15/2011	ISSUED FOR PERMITS
16	11/15/2011	ISSUED FOR PERMITS
17	11/15/2011	ISSUED FOR PERMITS
18	11/15/2011	ISSUED FOR PERMITS
19	11/15/2011	ISSUED FOR PERMITS
20	11/15/2011	ISSUED FOR PERMITS
21	11/15/2011	ISSUED FOR PERMITS
22	11/15/2011	ISSUED FOR PERMITS
23	11/15/2011	ISSUED FOR PERMITS
24	11/15/2011	ISSUED FOR PERMITS
25	11/15/2011	ISSUED FOR PERMITS
26	11/15/2011	ISSUED FOR PERMITS
27	11/15/2011	ISSUED FOR PERMITS
28	11/15/2011	ISSUED FOR PERMITS
29	11/15/2011	ISSUED FOR PERMITS
30	11/15/2011	ISSUED FOR PERMITS
31	11/15/2011	ISSUED FOR PERMITS
32	11/15/2011	ISSUED FOR PERMITS
33	11/15/2011	ISSUED FOR PERMITS
34	11/15/2011	ISSUED FOR PERMITS
35	11/15/2011	ISSUED FOR PERMITS
36	11/15/2011	ISSUED FOR PERMITS
37	11/15/2011	ISSUED FOR PERMITS
38	11/15/2011	ISSUED FOR PERMITS
39	11/15/2011	ISSUED FOR PERMITS
40	11/15/2011	ISSUED FOR PERMITS
41	11/15/2011	ISSUED FOR PERMITS
42	11/15/2011	ISSUED FOR PERMITS
43	11/15/2011	ISSUED FOR PERMITS
44	11/15/2011	ISSUED FOR PERMITS
45	11/15/2011	ISSUED FOR PERMITS
46	11/15/2011	ISSUED FOR PERMITS
47	11/15/2011	ISSUED FOR PERMITS
48	11/15/2011	ISSUED FOR PERMITS
49	11/15/2011	ISSUED FOR PERMITS
50	11/15/2011	ISSUED FOR PERMITS

**BOHLER ENGINEERING**  
 CIVIL & CONSULTING ENGINEERS  
 SURVEYORS  
 PROJECT MANAGERS  
 ENVIRONMENTAL CONSULTANTS  
 LANDSCAPE ARCHITECTS

CORPORATE OFFICE  
 7701 MARKET STREET, SUITE 200  
 WILMINGTON, DE 19804  
 TEL: 302-439-8800  
 FAX: 302-439-8801  
 WWW.BOHLER-ENG.COM

BRANCH OFFICES  
 1000 MARKET STREET, SUITE 200  
 WILMINGTON, DE 19804  
 TEL: 302-439-8800  
 FAX: 302-439-8801  
 WWW.BOHLER-ENG.COM



<p>DATE: 10/15/10</p> <p>PROJECT: TRUCK TURN ANALYSIS</p> <p>22</p> <p>OF 22</p> <p>REVISION: 1</p>		<p><b>BOHLER ENGINEERING</b></p> <p>CIVIL &amp; CONSULTING ENGINEERS</p> <p>CONSTRUCTION SERVICES &amp; SERVICES, INC.</p> <p>1000 PENNSYLVANIA AVENUE, SUITE 1000        PHILADELPHIA, PA 19106        PH: 215-581-1000        FAX: 215-581-1001        WWW.BOHLENGINEERING.COM</p>	<p><b>AMENDED FINAL LAND DEVELOPMENT PLANS</b></p> <p>1000</p> <p>ENRICO PARTNERS, LP</p> <p>VILLANOVA CENTER        77-79 EAST LANCASTER AVE.        RADFORD TOWNSHIP        DELAWARE COUNTY        PENNSYLVANIA</p>	<p><b>CALL BEFORE YOU DIG</b></p> <p>UNDEGROUND UTILITIES        800-4-A-DAWN        800-4-2-DAWN        800-4-2-DAWN        800-4-2-DAWN</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>COMMENTS</th> </tr> <tr> <td>1</td> <td>10/15/10</td> <td>ISSUED FOR PERMITS</td> </tr> </table>	NO.	DATE	COMMENTS	1	10/15/10	ISSUED FOR PERMITS	<p><b>PROJECT MANAGERS</b></p> <p>ENVIRONMENTAL CONSULTANTS</p> <p>LANDSCAPE ARCHITECTS</p> <p>CONSTRUCTION SERVICES &amp; SERVICES, INC.</p> <p>OFFICES:</p> <p>PHILADELPHIA, PA        PITTSBURGH, PA        WASHINGTON, DC        WASHINGTON, DC        WASHINGTON, DC        WASHINGTON, DC        WASHINGTON, DC</p>
						NO.	DATE	COMMENTS				
1	10/15/10	ISSUED FOR PERMITS										
<p>OWNER: ENRICO PARTNERS, LP</p> <p>DESIGNER: BOHLER ENGINEERING</p>												



# **Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** October 2, 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:** Villanova Center – Zoning and Land Development  
Enrico Partners, L.P. – Applicant  
771-797 East Lancaster Avenue

Date Accepted: September 3, 2013

90 Day Expiration: December 2, 2013

---

Gannett Fleming, Inc. has completed our preliminary review of the Final/Revised Plan for Villanova Center for compliance with the Radnor Township Code. These plans are a revision to a previously approved land development plan. The previous approval is in accordance with an Order of the Court of Common Pleas of Delaware County dated October 1, 2003 approving the Settlement and Stipulation Agreement dated March 25, 2003 pertaining to the development of the subject property.

The existing parcel is 12.531 acres and is located along Lancaster Avenue, in the C1/R2 Zoning District. The site is currently contains five existing buildings. Two of the buildings (totaling 28,250 SF) are proposed to be demolished and a new 31,730 SF office and retail building is proposed. The plan also proposes a remote bank drive-thru.

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: Bohler Engineering  
Dated: 6/25/2013, last revised 07/26/2013



**I Zoning Ordinance Review**

1. §280-103 Off-Street Parking – Additional information must be provided to determine if adequate parking is being provided for the new uses.
  - 3,764 SF Restaurant – 1 space per 3 seating accommodations, plus one per 2 employees – The proposed number of seats and employees must be provided to determine the number of parking spaces required.
  - 12,101 SF Retail – 1 space per 200 sq feet of floor area on ground floor, plus 1 space per 300 square feet on other floors plus one space for each 2 employees on the shift of greatest employment. – 60 parking spaces are required based solely on the square footage of the retail on the ground floor. Additional information must be provided regarding the number of employees on the largest shift to get an accurate number of parking spaces required
  - 15,865 Office – 1 for each 200 feet for the first 50,000 square feet. 80 parking space are required for the Office use.
2. §280-103(B).11 – Off-Street Parking - Drive-thru banking facilities shall provide for the stacking of 12 automobiles. The proposed remote banking facility does not provide adequate dimensions for the stacking of 12 automobiles.
3. §280-104(A) – Off Street Loading Facilities – Each space shall not be less than 12 feet in width and 30 feet in length with adequate access from a street which does not interfere with the required parking. The code indicates that 2 berths would be required for the proposed retail/office/restaurant uses. There are no berths located on the plan for the proposed building.

**II Subdivision and Land Development Review**

1. §255-30(A) – Off Street Loading Facilities – Each space shall be no less than 14 feet wide, 60 feet long and 17 feet high, exclusive of drives and maneuvering space, and located entirely on the lot being served.

**III Stormwater Management**

1. The invert elevations for the existing stormwater management system shown on the plan appear to be inconsistent.

**IV General Comments**

1. Parking is proposed on the adjacent Septa property. A copy of the executed agreement with Septa and easement descriptions for the area must be provided.
2. A Highway Occupancy Permit will be required for the modifications to the driveway along Lancaster Avenue (S.R. 0030).

**Gannett Fleming**

3. Two separate sanitary sewer laterals must be provided for the proposed restaurant and a grease interceptor provided on one of the laterals. The laterals should be configured as such that domestic sewage is not routed through the grease interceptor.
4. Sewage Facilities Planning must be addressed for the increase in wastewater discharge.
5. §206-3(A) – Traffic and parking control standards – Fire lanes, at least 10 feet wide, shall establish and maintained in the parking area and the front, side and rear of the buildings and structures on subject premises and shall be properly painted and marked as such.
6. The new remote banking area is not shown in the post development drainage plan.

We recommend that the plans be revised to address the above comments before consideration for approval by the Planning Commission.

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:** October 3, 2013

**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 Engineer

**Reference:** 771-797 East Lancaster Avenue  
Villanova Center Amended Final Land Development Review  
G&A Job #13-07016

---

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Villanova Center Amended Final Land Development Plans. The applicant intends to raze two existing buildings on the southwest corner of the site to construct a building totaling 31,730 square feet of office/retail/restaurant and provide interconnection with the existing site. G&A offers the following for Radnor Township consideration:

I. REVIEWED MATERIALS

- A. Villanova Center Amended Final Land Development Plans (22 sheets), dated July 26, 2013, prepared by Bohler Engineering.

II. REVIEW COMMENTS

A. AMENDED FINAL LAND DEVELOPMENT PLANS

1. PennDOT will require a Highway Occupancy Permit (HOP) application for the revised accesses to Lancaster Avenue (S.R. 0030). 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 be copied on all correspondence regarding the same.
2. §255-20.B(5): A transportation impact study shall be prepared to assess the impact the proposed development will have on the local transportation system. The traffic study should be coordinated with the Township and PennDOT to determine the scope of the study. At a minimum, the study should include all the access points (3) to the

Steve Norcini, P.E.  
Villanova Center Amended Final Land Development Review  
October 3, 2013

development, as well as the adjacent signalized intersection of Lancaster Avenue/Kenilworth Road/Sproul Road/Spring Mill Road/Aldwyn Lane.

3. In accordance with the September 3, 2013 coordination meeting with PennDOT, the western-most driveway should be designed as a right-in/right-out. Provide appropriate pavement markings and signing to indicate the restrictions. Update the site plan and truck turn analysis plan accordingly.
4. In accordance with the September 3, 2013 coordination meeting with PennDOT, revise the first drive aisle at the western-most access to an "enter-only" configuration.
5. It is likely that trucks will enter the western-most driveway to access the loading area and then continue through the site to exit at the signalized driveway. Therefore, update the plan to show the truck circulation for that movement to verify that trucks can move internally within the site.
6. The circulation plan for the WB-50 shows major encroachment on the egress lanes at the signalized access. Determine whether there will be time of day restrictions on deliveries to avoid conflicts with other vehicles. If not, consideration should be given to restricting westbound truck access at this driveway and relocating the truck traffic to the driveway to the west, as it appears that trucks may have improved maneuverability due to the angle of the driveway.
7. Update the truck turn analysis plan to show the circulation of trucks for all allowed movements (i.e., eastbound left at the signalized intersection, etc.).
8. Update the site plan to show the existing left turn lane along Lancaster Avenue at the signalized access and show the appropriate truck turns occurring from this lane.

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



**Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** August 28, 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:** Lands of Ardrossan Farm – Review of Conditional Use Application  
ESIII LP - Applicant

---

Gannett Fleming, Inc. has completed our review of the Conditional Use Application for The Lands of Ardrossan Farm Conditional Use Plans for compliance with the Radnor Township Code. The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and is requesting conditional use under §280-90 (Density Modification) of the Township Zoning Code to allow the development of the property into eighty seven (87) residential lots. 11 of the proposed 87 lots have existing structures or residences. This plan was reviewed only for items relating to the Density Modification portion of the Township Code.

The existing parcel is 311.54 acres and is located on the south east corner of Darby-Paoli and Newtown Roads. The site currently contains several residential and farm buildings. The majority of the site is open meadow with some wooded area and areas of steep slopes. Wigwam Run flows through the center of the property and Camp Run flows along the Southern portion of the site.

The applicant intends to develop the 311.54 acres into eighty seven (87) residential lots. Eleven on the proposed lots have existing structures or residences. The plan shows the proposed required open space. The Plan proposed 46.93 acres of open space (15.40%) of the total adjusted tract area. The common open space is intended to be conveyed to a land conservancy or municipality for preservation.

We have the following general comments regarding the plan as submitted. Additional review comments will be forthcoming once engineered plans are submitted. It is anticipated that the Applicant may be requesting zoning variances and waivers from the subdivision and land development ordinance once final plans are submitted. Our comments are as follows:

Gannett Fleming, Inc.

PO. 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](http://www.gannettfleming.com)





**Gannett Fleming**

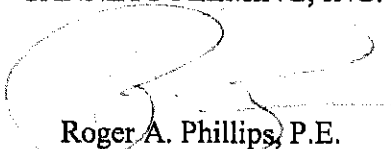
1. The Density Modification section of the zoning ordinance states that all developments under this Article are to be served by sanitary sewers and public water supply. Several of the larger parcels are proposing on-lot septic systems and/or private wells.
2. The roadways as provided do not meet the dimensions provided in the subdivision and land development ordinance. Further consideration should be given for access of emergency vehicles and vehicular circulation.
3. Culs-de-sac streets have specific dimensional requirements in the subdivision and land development ordinance. The culs-de-sac in Phase III exceeds the 800 foot maximum length and provides access to more than 20 dwelling units, which is the maximum number allowed.
4. Culs-de-sac streets shall have a closed end turnaround with a right-of-way having a minimum outside radius if not less than 60 feet and shall be paved to a radius of 40 feet. The culs-de-sac shown on the plan provide 30 feet. In addition, the grades across a culs-de-sac shall not exceed 3%.
5. The subdivision and land development ordinance states that no common driveways shall provide access to more than three lots or three single-family dwellings. There are common driveways in Phase V, Phase IV and Phase II/I that are providing access to 4 lots.
6. There is a Department of Conservation and Natural Resources potential impact on the PNDI project environmental review receipt submitted. The applicant has indicated this will be resolved during the SALDO review.

In addition to our review comments, a memorandum dated August 28, 2013 from Amy Kaminski of Gilmore & Associates, Inc., the Township Traffic Engineer has been attached and is incorporated herein by reference.

If you have any question 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:** August 28, 2013

**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 Engineer

**Reference:** 811 Newtown Road  
Ardrossan Farm East Conditional Use Application –  
Transportation Impact Study and Land Development Review

G&A : 13-07018.01

---

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Conditional Use application for Ardrossan Farm for the applicant, ESIII LP. The applicant intends to develop a 311.54 acre parcel into eighty (87) residential lots which includes eleven (11) existing residential lots. Gilmore offers the following for Radnor Township consideration:

**I. REVIEWED MATERIALS**

- A. Application of Conditional Use Approval of a Density Modification Development for 311.54 Acres of Ardrossan Farm, dated July 31, 2013, prepared for ESIII LP, prepared by Saul Ewing, LLP
- B. Ardrossan Farm-East Parcel Transportation Impact Study, dated July 26, 2013, prepared for ESIII LP, prepared by Traffic Planning and Design, Inc.
- C. Conditional Use Plan (35 Sheets), dated July 31, 2013, prepared for ESIII LP, prepared by Momenee & Associates, Inc.

**II. REVIEW COMMENTS**

**A. APPLICATION**

- 1. The conditional use application cover letter identifies a total of eighty-seven (87) parcels will be developed; eleven (11) of which are existing residential lots

2. The application does not include the existing Main House and associated 10.022 Acres; total development for the site is 301.4 Acres
3. The application does not generate any transportation comments

## B. TRANSPORTATION IMPACT STUDY

1. During the scoping discussion with the Township Traffic Engineer, it was unclear that the project involved two separate projects and two transportation impact studies would be prepared. It would be more efficient to provide one transportation impact study and include all information for both land development sites. Much of the below comments are generated because a significant number of trips were not analyzed in the East study area. We recommend the applicant revise the East Ardrossan TIS to include all information for the West Ardrossan (Wheeler Field) in a single submission addressing all comments as indicated in this review letter and the West Wheeler Field review letter. This would provide a comprehensive analysis for both development parcels and provide the quantitative impact to the analyzed intersections.
2. The TIS provides the following roadway improvements:
  - a. The TIS was based on traffic counts obtained in mid-July, 2013 outside of the typical school year for public, private and post-secondary schools. The report indicates the traffic counts will be verified with spot counts post-Labor Day.
  - b. The report indicates that the applicant should discuss with the Township, potential safety improvements along the roadways in the vicinity of the site.
  - c. Elimination of vegetation to provide adequate sight distance at the new/modified accesses.
  - d. Construct new/modified accesses to Newtown Road and Darby-Paoli Road, in accordance with applicable PennDOT standards.
3. Scope of Study:

Although the report discusses the studied roadways, information regarding the studied intersections, lane widths and traffic control measures were not included in the discussion. The report should be revised to include this useful information.
4. Crash Data Investigation:

PennDOT Publication 46 *Traffic Engineering Manual*, requires both reportable and non-reportable incidents in a crash analysis. In addition, the minimum criterion for mitigation is for a **continuous 12-month**

**period**, the TIS crash analysis excludes non-reportable crashes and quantifies the number of crashes by calendar month as opposed to a 12-month period. The report must be modified to include the required non-reportable records and analyzed for a continuous 12-month period. In addition, all crash reports must be provided electronically to the Radnor Township engineering staff for verification of the crash analysis.

5. Sight Distance:

- a. PennDOT Publication 46 *Traffic Engineering Manual*, Chapter 11 *Traffic Studies* indicates that if an engineering study has determined that the 85<sup>th</sup> percentile speed of the roadway is higher than the posted speed limit, the 85<sup>th</sup> percentile speed may be used at the discretion of the Engineering District. The 85<sup>th</sup> percentile speed of both Newtown Road and Darby Paoli Road are unknown; therefore is uncertain if the posted speed limit should be utilized for the sight distance calculations. We recommend the applicant obtain the 85<sup>th</sup> percentile speed of both roadways and verify the existing sight distance is adequate. The presented calculations were based on the posted speed limit.
- b. The TIS indicates the sight distance at all driveways/accesses meet or exceed PennDOT required sight distance with removal of on-site vegetation and wall. The record plan must include a note identifying the required and available sight distance for each existing and new access driveway, based on the 85<sup>th</sup> percentile speed. In addition, we recommend verification of the sight distance following the removal of the on-site vegetation and wall.

6. Trip Distribution Discrepancies:

- a. Although the report indicates 20% of the generated trips will enter and exit at Conestoga Road and Newtown Road, no trips were distributed to this location.
- b. The TIS indicates **15% of the generated traffic was distributed to Sawmill Road at Darby-Paoli Road**; however, this intersection was not included in the traffic counts, graphics or in the Synchro analysis. Please revise the report to include the traffic counts for this intersection and the associated Synchro Analysis.
- c. The TIS indicates **2% of the generated traffic was distributed to Godfrey Road at Darby-Paoli Road**; however, this intersection was not included in the traffic counts, graphics or in the Synchro analysis. Please revise the report to include the traffic counts for this intersection and the associated Synchro Analysis.
- d. Effectively, 37% of the traffic generated by this proposed development was not analyzed in this analysis due to the identified discrepancies.

- e. The Trip Distribution must be revised and developed by TOD and movement to provide a distribution that closely reflects the typical AM and PM fluctuations in vehicular movements at intersections.
7. Conestoga Road and Newtown Road: Although the report indicates 20% of the trips will be assigned to this external link, no trips were assigned for the AM and PM Peak Hours.
8. Table 12: *Level of Service (Delay) Summary* does not provide the delay by movement as required by PennDOT Strike-Off Letter (SOL) 470-09-4 *Transportation Impact Study Guidelines*.
9. Table 12 include a footnote regarding the deficient Level of Service (LOS) D for the projected 2020 conditions on the westbound approach at Darby Paoli Road and Newtown Road as "LOS C under the base site plan with lesser units). The explanation provides no guidance as to potential mitigation measures for the full build-out of the site.
10. Conestoga Road and Radnor-Chester Road: During a field visit on Thursday afternoon, August 15, 2013 during the PM Peak Hour, the intersection was observed to have substantial southbound Radnor-Chester Road queues and delays. However, the TIS analysis indicates an acceptable Level of Service C for this approach, which leads us to conclude the traffic counts may have been based on the number of vehicles served as opposed to vehicular demand. The applicant should visit the intersection again, and conduct a field delay study on each approach to verify base conditions in the study.
11. As required by PennDOT Strike-Off Letter (SOL) 470-09-4 *Transportation Impact Study Guidelines*, a queue analysis should be provided in tabular format for all studied intersections.
12. The report identifies two intersections that do not follow conventional traffic control; namely, Darby-Paoli Road & Newtown Road and Darby-Paoli Road & Brooke Road.

The current operation includes a "T" intersection and requires motorists to observe STOP signs posted on two of the three approaches, with the stem of the "T" always stopped. Such a configuration stops one of the conventionally through movements on Darby-Paoli Road, but allows the opposing approach to continue as a free-flow movement. Motorists on the stem of the "T" have difficulty ascertaining the intersection right-of-way when a motorist on Darby-Paoli Road is stopped, and a motorist is approaching from the opposing free-flowing approach. Such a configuration is not easily conveyed, much less comprehended, by motorists, and even less so by motorists new to the area.

As vehicular volumes continue to increase in this area of the Township, this unconventional traffic control operation may benefit from an all-way stop control at the two intersections on Darby-Paoli Road, based on PennDOT and MUTCD standards.

13. The provided Synchro and SimTraffic reports did not furnish the necessary LOS and delay information for the following intersections; therefore the data could not be verified:
  - a. Newtown Road and Radnor Chester Road
  - b. Darby-Paoli Road & Newtown Road
  - c. Darby-Paoli Road & Brooke Road

#### C. CONDITIONAL USE PLAN SET (35 Sheets)

1. PennDOT will require a Highway Occupancy Permit (HOP) application for all new and revised accesses to both Darby-Paoli Road (S.R. 1015) and Newtown Road (S.R. 1021). 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 carbon copied on all correspondence regarding the same. We encourage the applicant begin early discussions (sketch plan phase) with PennDOT to alleviate future costly design revisions.
2. Phase 4 parcel 4-11 does not appear to have any driveway access.
3. §255-27.1: The plan includes as many as ten accesses (both existing and proposed) for this land development project with each access representing an additional conflict point for motorists traveling along both Newtown Road and Darby Paoli Road without benefit of any internal circulation. We recommend the applicant consider an interconnected roadway that would eliminate several of the existing and proposed accesses to Newtown Road and Darby Paoli Road, while maintaining the desired view shed.
4. Many of the parcels are located a significant distance from public roads for emergency service access. As such, we recommend a minimum of two accesses or one access along with an emergency access for each developed parcel. In the event of an emergency with one access blocked, an alternative access must be available.

#### D. FINDINGS

§280.145.C-E, G, I: The reviewed documents were incomplete as presented, and do not provide sufficient information to conclude the proposed development will not be detrimental to the safety, health, and general welfare of Radnor Township.

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





# **Gannett Fleming**

*Excellence Delivered As Promised*

**Date:** August 28, 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:** The Wheeler Field at Ardrossan Farm – Review of Conditional Use Application  
ESIII LP - Applicant

---

Gannett Fleming, Inc. has completed our review of the Conditional Use Application for The Wheeler Field at Ardrossan Farm Conditional Use Plans for compliance with the Radnor Township Code. The applicant has filed a conditional use application as outlined in Article XXIII – Conditional Uses, of the Township Code, and is requesting conditional use under §280-90 (Density Modification) of the Township Zoning Code to allow the development of the property into six (6) residential lots. This plan was reviewed only for items relating to the Density Modification portion of the Township Code.

The existing parcel is 27.65 acres and is located on the west side of Darby-Paoli Road extending along Darby Paoli Road between Saw Mill Road and Godfrey Road. The site is currently contains an old dwelling and a few farm buildings. The site borders the Darby Creek and a majority of the site is open floodplain meadow. There is an area of higher ground outside the floodplain bordering Darby-Paoli Road containing meadow areas and areas of steep slopes.

The applicant intends to develop the 27.65 acres into six (6) residential lots. Each of the six lots is proposed to be developed with a residential structure. There will be 5 new residential buildings and the existing dwelling will be the 6<sup>th</sup> lot. The plan shows the proposed required open space. The Plan proposed 4.08 acres of open space (15.40%) of the total adjusted tract area. The common open space is intended to be conveyed to a land conservancy or municipality for preservation.

We have the following general comments regarding the plan as submitted. Additional review comments will be forthcoming once engineered plans are submitted. It is anticipated that the Applicant may be requesting zoning variances and waivers from the subdivision and land development ordinance once final plans are submitted. Our comments are as follows:

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](http://www.gannettfleming.com)





***Gannett Fleming***

1. The subdivision and land development ordinance states that no common driveways shall provide access to more than three lots or three single-family dwellings. The common driveway shown on the plans is providing access to five single-family dwellings.
2. There is a Department of Conservation and Natural Resources potential impact on the PNDI project environmental review receipt submitted. The applicant has indicated this will be resolved during the SALDO review.

In addition to our review comments, a memorandum dated August 27, 2013 from Amy Kaminski, of Gilmore and Associates, Inc., the Township Traffic Engineer has been attached and is incorporated herein by reference.

If you have any question 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:** August 27, 2013

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

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

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

**Reference:** Darby-Paoli Road  
Ardrossan Farm West Conditional Use Application –  
Transportation Impact Study and Land Development Review

G&A : 13-07018.02

---

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Conditional Use application for Ardrossan Farm for the applicant, ESIII LP. The applicant intends to develop a 27.65 acre parcel into six (6) residential lots. Gilmore offers the following for Radnor Township consideration:

**I. REVIEWED MATERIALS**

- A. Application of Conditional Use Approval of a Density Modification Development for 27.65 Acres of Ardrossan Farm, dated August 5, 2013, prepared for ESIII LP, prepared by Saul Ewing, LLP
- B. Ardrossan Farm-West Parcel Transportation Impact Study, dated July 26, 2013, prepared for ESIII LP, prepared by Traffic Planning and Design, Inc.
- C. Conditional Use Plan (5 Sheets), dated July 31, 2013, prepared for ESIII LP, prepared by Momenee & Associates, Inc.

**II. REVIEW COMMENTS**

**A. APPLICATION**

- 1. The conditional use application cover letter identifies a total of six (6) parcels will be developed into single-family homes.

2. The application does not generate any transportation comments

## B. TRANSPORTATION IMPACT STUDY

1. During the scoping discussion with the Township Traffic Engineer, it was unclear that the project involved two separate projects and two transportation impact studies would be prepared. It would be more efficient to provide one transportation impact study and include all information for both land development sites. We recommend the applicant revise the East Ardrossan TIS to include all information for the West Ardrossan (Wheeler Field) in a single submission addressing all comments as indicated in this review letter and the East Ardrossan Farm review letter. This would provide a comprehensive analysis for both development parcels and provide the quantitative impact to the analyzed intersections.
2. The TIS provides the following roadway improvements:
  - a. The TIS was based on traffic counts obtained in mid-July, 2013 outside of the typical school year for public, private and post-secondary schools. The report indicates the traffic counts will be verified with spot counts post-Labor Day.
  - b. The report indicates that the applicant should discuss with the Township, potential safety improvements along the roadways in the vicinity of the site.
  - c. Construct a new access to Darby-Paoli Road, in accordance with applicable PennDOT standards.
3. Scope of Study:

Although the report discusses the studied roadways, information regarding the studied intersections, lane widths and traffic control measures were not included in the discussion. The report should be revised to include this useful information.
4. Crash Data Investigation:

PennDOT Publication 46 *Traffic Engineering Manual*, requires both reportable and non-reportable incidents in a crash analysis. In addition, the minimum criteria for mitigation is for a **continuous 12-month period**; the TIS crash analysis excludes non-reportable crashes and quantifies the number of crashes by calendar month as opposed to a 12-month period. The report must be modified to include the required non-reportable records and analyzed for a continuous 12-month period. In addition, all crash reports must be provided electronically to the Radnor Township engineering staff for verification of the crash analysis.

5. Sight Distance: PennDOT Publication 46 *Traffic Engineering Manual*, Chapter 11 *Traffic Studies* indicates that if an engineering study has determined that the 85<sup>th</sup> percentile speed of the roadway is higher than the posted speed limit, the 85<sup>th</sup> percentile speed may be used at the discretion of the Engineering District. The 85<sup>th</sup> percentile speed of Darby Paoli Road is unknown; therefore is uncertain if the posted speed limit should be utilized for the sight distance calculations. We recommend the applicant obtain the 85<sup>th</sup> percentile speed of Darby-Paoli Road and verify the existing sight distance is adequate. The presented calculations were based on the posted speed limit.

6. Trip Distribution Discrepancies:

The Trip Distribution must be revised and developed by Time of Day and movement to provide a distribution that closely reflects the typical AM and PM fluctuations in vehicular movements at intersections.

C. CONDITIONAL USE PLAN SET (35 Sheets)

PennDOT will require a Highway Occupancy Permit (HOP) application for the proposed access to Darby-Paoli Road (S.R. 1015). 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 carbon copied on all correspondence regarding the same. We encourage the applicant begin early discussions (sketch plan phase) with PennDOT to alleviate future costly design revisions.

D. FINDINGS

§280.145.C-E, G, I: The reviewed documents were incomplete and do not provide sufficient information to conclude the proposed development will not be detrimental to the safety, health, and general welfare of Radnor Township.

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

**ORDINANCE NO. 2013-XXX**

**RADNOR TOWNSHIP**

**AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, ARTICLE XVI PI  
PLANNED INSTITUTIONAL DISTRICT, BY ADDING A NEW SECTION  
280-68.1, COMPREHENSIVE INTEGRATED COLLEGE DEVELOPMENT,  
AS A NEW USE WITHIN THE PI ZONING DISTRICT**

*The Radnor Township Board of Commissioners does hereby ENACT and ORDAIN, as follows:*

**Section 1.** Chapter 280, Zoning, Article XVI, PI Planned Institutional District, is hereby amended by adding a new Section 280-68.1, Comprehensive Integrated College Development, a use permitted by conditional use, to read as follows:

**ARTICLE XVI  
PI Planned Institutional District**

**§280-68.1. Comprehensive Integrated College Development.**

- A. Purpose; intent of regulations. It is the intent of these regulations to provide and promote development and redevelopment of land currently used for college or university purposes within the Township. It is the further intent of the Comprehensive Integrated College Development to promote a pedestrian-friendly landscape in land currently used for institutional purposes in a sensitive and planned development that preserves the integrity of those neighborhoods in which they are situated. In conformity with the Radnor Township Comprehensive Plan, these regulations provide for the sound planning of institutional property and limit the expansion of institutional uses to areas within the present limits of campus areas. These regulations are intended to provide design and regulatory standards for educational institutional facilities which will mutually benefit the Township and the applicant through enhanced vibrancy of the campus areas and a pedestrian-friendly townscape. This use provides for these benefits, while protecting adjacent non-institutional properties from adverse impacts.
- B. Definition. A Comprehensive Integrated College Development (CICD) is the redevelopment of lands used currently for college or university purposes and the buildings, structures, or improvements currently located thereon for any one or more of the subordinate uses set forth in §280-68.1D(1).
- C. Designation of Location. A Comprehensive Integrated College Development shall be located upon a single specified site within the applicant's existing campus, as requested by the applicant and approved by the Township. Only one CICD shall be allowed on the lands of an applicant, and the CICD shall be limited to an undivided Site Area greater than 10 acres but

no more than 25 acres and on land currently being used for institutional purposes. The CICD may consist of more than one contiguous parcel or lot. For purposes of the CICD, this Site Area may include contiguous lots that are separated by streets classified as Local Streets or Minor Collectors by the Township's Subdivision and Land Development Ordinance, but shall not include lots that are separated from the rest of the site by streets classified as Arterials or Major Collectors by the Township's Subdivision and Land Development Ordinance. Whenever there is conflict or inconsistency between the Planned Institutional District's regulations and other definitions and regulations of the Zoning Code or the Subdivision and Land Development Ordinance, Chapter 255, the regulations set forth in this §280-68.1 shall govern notwithstanding anything to the contrary in the Zoning and Subdivision and Land Development (SALDO) Ordinances of the Township of Radnor. All other codes and regulations of the Township of Radnor shall remain applicable to the CICD.

D. Regulations.

(1) Subordinate Use Regulations. A Building, a Structure, or a combination of Buildings and Structures may be erected, used, or occupied for any one or more of the following purposes in conjunction with a CICD if approved as a conditional use by the Board of Commissioners in accordance with Article XXIII of this Chapter. All of the proposed Subordinate Uses within a CICD shall meet all of the specific standards and regulations set forth in §280-68.1D(2) and §280-68.1D(3).

(a) Educational Subordinate Uses for any of the following purposes:

- [1] Academic Buildings - classrooms, research facilities, and administrative offices.
- [2] Academic Facilities - athletic facilities, auditoriums, performance spaces, and theatres.
- [2] Social Facilities - student centers, dining halls, and other recreational/social facilities designed to provide services to the institutional residents, faculty, and staff.
- [3] Housing - dormitories, townhouses, apartments, and other dwelling units and accommodations for housing as well as other facilities designed to provide housing to the institutional residents, faculty, and staff.
- [4] Parking - Surface parking and Parking Structures.

(b) Retail Subordinate Uses, are limited to the following uses and subject to Subparagraph [6] below:

- [1] Clothing shop, book store, variety store to include food items, bakery, ice cream shop, drug store, specialty shop, or similar use providing sales and services to customers.
- [2] Personal service shop, including a barbershop, beautician, salon, or laundromat.

[3] Restaurant or similar establishment not to include drive-thru facilities.

[4] Bank or similar financial institution not to include drive-thru facilities.

[5] Indoor amusement arcade.

[6] Retail Subordinate Uses shall only be located on the ground floor or basement of a Building. Although these Uses shall be open to the public, each such Use shall be designed to be an integral part of the institution and to primarily serve the institutional community, including students, faculty, staff, alumni, and visitors. Those areas in the CICD devoted to Retail Subordinate Uses shall not exceed 5% of the total gross floor area of all the Buildings, not including Parking Structures, in the CICD. The floor area, excepting related storage, devoted to each retail use shall not exceed 10,000 square feet.

(c) Accessory Uses customarily incidental to the foregoing permitted Subordinate Uses.

(2) Dimensional Regulations.

(a) Setbacks from the ultimate right-of-way for Arterial and Major Collector Streets (as defined in the SALDO)

Academic Buildings	35 feet
Academic and Social Facilities	35 feet
Housing	35 feet
Parking Structures	120 feet
Surface Parking Lots	60 feet
Retail Subordinate Uses	35 feet
Accessory Uses and Structures	35 feet

(b) Setbacks from the ultimate right-of-way for Local and Minor Collector Streets (as defined in the SALDO) owned on both sides by the same applicant

Academic Buildings	30 feet
Academic and Social Facilities	30 feet
Housing	30 feet
Parking Structures	20 feet
Surface Parking Lots	60 feet
Retail Subordinate Uses	30 feet
Accessory Uses and Structures	30 feet

(c) Setbacks from private streets owned by the applicant

Academic Buildings	5 feet
Academic and Social Facilities	5 feet
Housing	5 feet
Parking Structures	5 feet
Surface Parking Lots	5 feet

Retail Subordinate Uses	5 feet
Accessory Uses and Structures	5 feet

(d) Setbacks from railroad property lines and rights-of-way

Academic Buildings	50 feet
Academic and Social Facilities	50 feet
Housing	50 feet
Parking Structures	20 feet
Surface Parking Lots	0 feet
Retail Subordinate Uses	50 feet
Accessory Uses and Structures	20 feet

(e) Defaults and Exceptions concerning Setbacks

- [1] Setbacks not covered above shall be in accordance with §280-69 (D), (E), and (F) of the Zoning Code, as amended.
- [2] Elevators and stair towers for a Parking Structure may be located no closer than 10 feet from the right-of-way of a Local and Minor Collector Street for a length of no greater than 50 feet.
- [3] Where the proposed CICD consists of more than one lot, parcel, or zoning district, there shall be no required setbacks to Buildings, Structures, or other improvements, between the lots, parcels, or zoning districts included in the CICD or other lands owned by the applicant, provided an easement agreement, lot consolidation, or declaration of covenants, conditions and restrictions enables the lots, parcels, or zoning districts comprising the CICD to function as one integrated development.

(f) Maximum Building Area: Not more than 30% of the CICD Site may be occupied by Buildings. Maximum Building Area may be increased to no greater than 45%, subject to the land preservation standards of §280-68.1D(3)(c), provided that in no event may the Maximum Building Area of the applicant's Entire Campus, as hereafter defined, within the PI Zoning District exceed 30%. For purposes of calculating Maximum Building Area in the CICD, Parking Structures shall be included in the Building Area.

(g) Maximum Impervious Surfaces: Not more than 45% of the CICD Site may be covered by impervious surfaces (the "Impervious Surface Ratio"); provided, however, if the CICD is redeveloping existing improved lands, then the maximum allowed Impervious Surface Ratio shall be 45% or 10% less than the existing Impervious Surface Ratio on the proposed CICD site, whichever is greater. In no event may the maximum allowed impervious surfaces on the applicant's Entire Campus within the PI Zoning District exceed 45%.

(h) Height Limitations from existing grade for Buildings/Structures within CICD\*

Academic Buildings and Facilities	50 feet
Buildings containing Housing	45 feet
Parking Structures	38 feet



All other Buildings or Structures 38 feet

\* The height of a Fly Loft shall not exceed 65'. A Fly Loft is limited to the area directly over the stage of a theatre, containing overhead lights, drop curtains, and equipment for raising and lowering sets.

(i) Building/Structure Length and Spacing

[1] Building/Structure Length\*

Parking Structures 350 feet

All other Buildings 180 feet

\* Building/Structure Length shall measure the length of a single façade of a building or structure that is unbroken by archways, or variations/articulations in the façade comprising of a minimum 6 foot offset.

[2] Minimum Building/Structure Spacing

Between any two Buildings 45 feet

Between a Building and a Parking Structure 30 feet

Between a Building and any other Structure 45 feet

[3] Building Width. In no case shall the total width of Buildings or permanent Structures fronting on a street on the CICD Site exceed 90% of the width of the CICD.

(3) Special Regulations.

- (a) Riparian Buffer. No Building or Structure shall be located within 35 feet from the edge of a pond or from the bank of a perennial or intermittent stream. The regulations set forth in Article XVIII A, Riparian Buffer Conservation District, of the Zoning Code shall apply to this provision as if set forth herein in full.
- (b) Buffer Planting Strip. No Buffer Planting Strip or screening shall be required within the CICD or between the CICD and other properties of the applicant. A 20 foot Buffer Planting Strip shall be provided on land owned by the applicant in accordance with §280-71. If required by the Township, a 20 foot Buffer Planting Strip, in accordance with §280-71, shall also be provided anywhere within 200 feet of the CICD so as to screen the proposed development from any adjacent residential uses.
- (c) Requirement to Preserve Land. If the applicant wishes to increase its Building Area within the CICD to more than 30%, then for each square foot of Building Area exceeding 30%, the applicant shall preserve the same amount of square footage of open space on lands owned by the applicant located within 500 feet of the boundaries of the CICD. Such lands shall be permanently preserved through the placement of a recorded easement that prohibits the construction of buildings, paving, or structures, other than walkways and other passive park improvements.

- (d) All applications for development shall be subject to review by the Design Review Board in accordance with architectural standards set forth in Chapter 150 of the Township Code.
- (e) Off-Street Parking and Loading Requirements. The number of parking spaces required shall not be less than the minimum requirements of §280-103(B) of the Zoning Code, as amended, except as follows:
- [1] The Board of Commissioners may permit a reduction in the number of parking spaces to be developed as required by this Ordinance and pursuant to the applicable provisions of the Subdivision and Land Development Ordinance, provided that each of the following conditions is satisfied:
- [a] The applicant shall demonstrate to the Board using five years of existing or projected employment, customer, resident or other relevant data that a reduction in the off-street parking spaces or loading requirements of this Ordinance is warranted.
- [b] The applicant shall submit plans of the parking as required by the Ordinance designating a layout for the total number of parking spaces and/or loading areas needed to comply with the Ordinance. Additional plans shall also be provided designating other areas of the Entire Campus where sufficient parking is provided through contiguous lands of the applicant, or shall provide parking agreements between the applicant and other contiguous lands designating any offsite parking areas intended to serve applicant's property.
- [c] The applicant shall execute an agreement with the Township requiring the applicant to acquire, install and/or construct additional off-street parking or loading areas in the event that the Board finds that additional parking is needed to service all proposed uses within the CICD within five years of final occupancy of such project.
- [2] There shall be no off-street loading requirements except for Retail Subordinate Uses, which must be adjacent to the Use. All off-street loading spaces shall be designated by the applicant and approved by the Board during the conditional use hearing. The number of berths shall be one berth for each 20,000 square feet of net floor area, or fraction thereof, devoted to Retail Subordinate Uses in the CICD. Berths for off-street loading shall not obstruct fire access.
- [3] Driveways, off-street loading areas, and service or interior roadways shall be permitted within all yard setbacks with no requirement of a minimum distance from the right-of-way, except that off-street loading areas shall not be located within the required front yard setback from an Arterial Street.
- [4] Surface parking spaces shall be no less than 9 feet by 19 feet. Parking spaces in any Parking Structure shall be no less than 8 feet 6 inches by 19 feet. Parking

Structures with a 75° angled parking and one-way aisles shall have a minimum aisle width of 17 feet. Handicap accessible spaces and their size shall be provided in accordance with the SALDO and other codes of the Township.

[5] As specifically designated during the conditional use process, the required off-street parking spaces may be located (i) within the boundaries of the CICD, or (ii) on other areas of the Entire Campus, except on residential zoning districts.

- (f) Mechanical, Electrical Equipment and Trash. Mechanical/Electrical equipment mounted at ground level and areas for trash disposal shall be located in the rear of Buildings and screened from view.
- (g) Tract Boundaries. Applicant shall provide a plan delineating the boundaries of the applicant's Entire Campus (the "Entire Campus") during the conditional use process as well as the area covered by the CICD. The applicant's Entire Campus shall include all contiguous lots and those lots separated from each other by streets and transit authority property lines and rights-of-way.
- (h) Pedestrian Circulation. In order to ensure safe and efficient pedestrian circulation the Board of Commissioners may require, as part of the conditional use approval, pedestrian improvements, including but not limited to, signalization, road crossings, pedestrian bridges, and the like. Improvements associated with Pedestrian Circulation shall not be subject to any dimensional, building coverage, impervious coverage, and Building/Structure Length and separation requirements of the CICD and the Zoning Code, as amended.

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

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

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

*ENACTED* and *ORDAINED* this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

RADNOR TOWNSHIP

ATTEST: \_\_\_\_\_  
Robert A. Zienkowski, Secretary

By: \_\_\_\_\_  
Name: Elaine P. Schaefer  
Title: President

J. LAWRENCE GRIM, JR.  
JEFFREY G. TRAUGER  
MARY C. EBERLE  
JOHN B. RICE  
DIANNE C. MAGEE \*  
DALE EDWARD CAYA  
DAVID P. CARO \*  
DANIEL J. PACI \* †  
JONATHAN J. REISS ◊  
GREGORY E. GRIM †  
PETER NELSON \*  
COLBY S. GRIM  
DIANE M. SODANO \*  
PATRICK M. ARMSTRONG  
JOEL STEINMAN  
LAURA A. CULLEN  
SEAN M. GRESH  
KELLY L. EBERLE \*  
MATTHEW J. MCHUGH

\* ALSO ADMITTED IN NEW JERSEY  
◊ ALSO ADMITTED IN NEW YORK  
† MASTERS IN TAXATION  
\* ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES  
**GRIM, BIEHN & THATCHER**

A PROFESSIONAL CORPORATION  
SUCCESSOR TO  
GRIM & GRIM AND BIEHN & THATCHER  
ESTABLISHED 1895 AND 1956,  
RESPECTIVELY  
116TH ANNIVERSARY 1895-2011

[www.grimlaw.com](http://www.grimlaw.com)

PLEASE REPLY TO:  
PERKASIE

John B. Rice  
e-mail: [jrice@grimlaw.com](mailto:jrice@grimlaw.com)

JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET  
P.O. BOX 215  
PERKASIE, PA. 18944-0215  
(215) 257-6811  
FAX (215) 257-5374

P.O. BOX 380  
QUAKERTOWN, PA, 18951-0380  
(215) 536-1200  
FAX (215) 538-9588

P.O. BOX 1369  
DOYLESTOWN, PA, 18901  
(215) 348-2199  
FAX (215) 348-2520

RT #12-39

August 30, 2013

VIA ELECTRONIC CORRESPONDENCE

Delaware County Daily Times  
Attn: Legal Department  
500 Mildred Avenue  
Primos, PA 19018

Re: Villanova Zoning Petition – Radnor Township

Dear Legal Department:

Enclosed please find for advertisement two (2) times in the September 4<sup>th</sup> and September 11<sup>th</sup> editions of your newspaper, a Legal Notice for a public hearing to be held by the Board of Commissioners of Radnor Township at their meeting on September 23, 2013. Kindly provide proofs of publication and your invoice for the advertisements directly to Radnor Township, c/o Robert Zienkowski, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection purposes only. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

**GRIM, BIEHN & THATCHER**

By: 

John B. Rice

JBR/LDG  
Enclosures

cc: Jennifer DeStefano (w/encl.) – via email  
Robert A. Zienkowski (w/encl.) – via email  
Kevin Kochanski (w/encl.) – via email

## **LEGAL NOTICE**

Notice is hereby given that the Radnor Township Board of Commissioners will hold a public hearing on September 23, 2013, at 7:00 p.m., at the Radnor Township Municipal Building, 103 Iven Avenue, Wayne, PA 19087, to consider the Petition for Amendment to the Radnor Township Zoning Ordinance submitted by Villanova University. The Petition for Amendment proposes the establishment of a new Comprehensive Integrated College Development Use within the Planned Institutional District of the township. The Comprehensive Integrated College Development Use would permit the construction of educational buildings, including academic, social, housing and parking facilities in addition to uses providing support services such as retail, restaurant, personal service and banking uses. The proposed new use would be permitted only by conditional use approval and would also require subsequent land development approval by the Radnor Township Board of Commissioners. Copies of the full text of the proposed Ordinance, of which this Notice is a summary, are available at the Township offices and the offices of this newspaper during normal business hours. The Board of Commissioners will consider Petitioner's presentation in support of its Petition and public and resident comment at the public hearing.

RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS  
301 Iven Avenue  
Wayne, PA 19087-5297