

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property Rt. 30 & Aberdeen Ave.

Zoning District C-2

Application No. _____
(Twp. Use)

Fee \$10,000

Ward No. 3

Is property in HARB District No.

Applicant: (Choose one)

Owner X*

Equitable Owner _____

Name Wayne Property Acquisition Inc. (*Owner/Equitable Owner)

Address 1747 Spring House Road, Chester Springs, PA 19425

Telephone 484.252.1318 Fax Prefer email. Cell _____

Email wnautowash@yahoo.com; gkmanagement@verizon.net

Designer: (Choose one)

Engineer X

Surveyor _____

Name Bohler Engineering PA, LLC

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

Telephone 215.996.9100 Fax 215.966.9102

Email ebritz@bohlereng.com

Area of property 1.71 Acres

Area of disturbance +/- 1.50 Acres

Number of proposed buildings 1

Proposed use of property Retail store with retail sale of gas

Number of proposed lots 1

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

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

See attached waiver request letter.


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

See attached waiver request letter.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?
No.

Individual/Corporation/Partnership Name
Wayne Property Acquisition Inc.

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 GARY KARAKELIAN

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

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

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

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

Please type or print legibly

DEVELOPER/APPLICANT

Name Wayne Property Acquisition Inc. E-mail wnautowash@yahoo.com; gkmanagement@verizon.net

Address 1747 Spring House Road, Chester Springs, PA 19425 Phone 484.252.1318

Name of Development Retail store with retail sale of gas.

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Bohler Engineering PA, LLC Phone 215.996.9100

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

Contact Eric A. Britz, P.E., Project Manager E-mail ebritz@bohlereng.com

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

Zoning District C-2

Tax Map # 36 / 00 / 015 36-13-419
36-13-417

Tax Folio # / / / / /
36-03-01682-00
36-03-01683-00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

Wayne Property Acquisition Inc. proposes to demolish the existing Sunoco gas station, consisting of a 2,223 SF 1 story building and gas canopy, as well as the existing 2,007 SF 1 story Gentle Touch Car Wash building and gas canopy, and construct a 4,736 SF retail store with retail sale of gas, along with utilities, landscaping and stormwater management controls necessary to support the development. The project also involves the consolidation of the two (2) lots noted on above.

Total Site Area	<u>1.71</u>	Acres
Size of All Existing Buildings	<u>4,230</u>	Square Feet
Size of All Proposed Buildings	<u>4,736</u>	Square Feet
Size of Buildings to be Demolished	<u>4,230</u>	Square Feet

GARY KARAKELIAN
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

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

Actual Date Needed _____

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

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

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

Applications with original signatures must be submitted to DCPD.