

RESOLUTION NO. 2012-115

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY PLANS OF C.F. HOLLOWAY, III & COMPANY, INC., FOR CONSTRUCTION OF A COMMERCIAL BUILDING AND SIX TOWNHOUSE DWELLINGS AT 229 AND 255 WEST WAYNE AVENUE (FOLIO NOS. 36-06-04005-00 AND 36-06-04031-00).

WHEREAS, C.F. Holloway, III & Company, Inc., submitted its Preliminary Land Development Plan Application on March 2, 2010 and revised it on September 11, 2012; and

WHEREAS, the Radnor Township Planning Commission reviewed the Preliminary Plan submissions of Eastern University on April 24, 2012 and May 7, 2012; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary Plans of C.F. Holloway, III & Company, Inc., prepared by Momenee and Associates, Inc.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plans of C.F. Holloway, III & Company, Inc., consisting of five (5) sheets, dated March 2, 2012, and last revised September 11, 2012, subject to the following Preliminary Plan approval conditions:


1. Compliance with all conditions set forth in correspondence of Gilmore & Associates, Inc., dated September 14, 2012, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
2. Compliance with the Decision of the Radnor Township Zoning Hearing Board, Appeal No. 2883, dated June 21, 2012.
3. Review and approval by the Township Solicitor of all planned community documents for the project pertaining to subdivision plan conditions.
4. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall pay for the design, purchase and installation of preemption devices for the traffic signals located at Conestoga Road and West Wayne Avenue in compliance with all Pennsylvania Department of Transportation standards, including any upgrades to existing equipment in order to operate the preemptive devices.
6. The Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes.

SO RESOLVED this 24th day of September, 2012.

RADNOR TOWNSHIP

By: Elaine Paul Schaefer
Name: Elaine Paul Schaefer
Title: Vice President

ATTEST:


Robert A. Zienkowski, Secretary



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 14, 2012

File No. 12-03022T

Radnor Township Board of Commissioners
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 229 West Wayne Avenue – Jardin [2012-SD-03]
Preliminary Land Development Plan
Radnor Township, Delaware County, PA

Application Submission Date:	3/2/12
Shade Tree Committee Review Date(s):	3/28/12
Planning Commission Review Date(s):	4/2/12, 5/7/12, 6/4/12, 8/7/12
Board of Commissioners Review Date(s):	9/10/12, 9/24/12
Historic and Architectural Review Board Date(s):	4/4/12
MPC Review Expiration Date:	9/30/12

Dear Board of Commissioners Members:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared by Momenee and Associates, Inc., unless otherwise noted:

- Letter from Momenee to John Sartor, P.E., dated September 11, 2012.
- Plan set titled, "229 West Wayne Avenue," consisting of five (5) sheets, dated March 2, 2012, and last revised September 11, 2012.
- Sewage facilities planning module dated September 7, 2012.
- Infiltration testing report, prepared by David Blackmore & Associates, Inc., and dated August 10, 2012.

G&A has completed our fifth review of the above referenced preliminary subdivision and land development application for compliance with the applicable sections of the

BUILDING ON A FOUNDATION OF EXCELLENCE
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Exhibit "A"

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Township's Zoning Ordinance and Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

Please note that comments with a (V) or a (RW) may require relief from the Township Ordinances. A (V) denotes a variance and a (RW) denotes a waiver that has been requested by the Applicant.

I. OVERVIEW

The subject tract is approximately 1.2 acres and located within both the C-1 (Local Commercial) Zoning District and the R-5 (Residence) Zoning District. The tract currently is separated into two parcels. The Applicant intends to combine the two parcels into one parcel and develop the site. The site contains an existing commercial building, greenhouse, and associated parking lot. The submitted plan requests approval to re-construct the existing commercial building and provide a 2,389 square foot commercial building. Six (6) townhouse dwellings are also proposed as part of this project. The Applicant is also proposing additional parking spaces and underground stormwater management facilities.

II. ZONING ORDINANCE REVIEW

1. Section 280-105.D – *The proposed parking lot must be illuminated. A lighting plan must be submitted for review.*

The Applicant has indicated they will comply with this requirement.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. Section 255-20.B.(1).(n) – *The Applicant must contact the Director of Public Works to discuss the suitability of the submitted Vicinity Plan to ensure compliance with this section of the Ordinance.*

The Applicant has indicated that they will contact the Director of Public Works in regard to the Vicinity Plan. Upon receiving notification that this plan is acceptable, we would consider this issue resolved.

2. (RW) Section 255-27.C.(1) – *The Applicant has requested a waiver to not provide the additional right-of-way for Conestoga Road.*

In lieu of providing the additional right-of-way, the Applicant is proposing a 10-foot wide right-of-way easement.

At the August 7, 2012 meeting, the Planning Commission recommended that the Board of Commissioners grant this waiver request. This matter was also discussed at the September 10, 2012 Board of Commissioners meeting.

3. Section 255-27.C.(1) – Sidewalks are required along West Wayne Avenue. The Applicant is proposing sidewalks in this area. However, the sidewalks along Conestoga Road are shown to remain as existing. The sidewalks along Conestoga Road must be replaced (see comment #15). Additionally, ADA compliant handicap ramps must be provided at the intersection. Detailed plans must be provided for all proposed handicap ramps.

ADA compliant handicap ramps have not been provided as requested. Additionally, as the existing driveway along Conestoga Road is being removed, the sidewalk in the vicinity of the driveway must be reconstructed to provide a cross slope of less than 2%.

Handicap ramps are indicated on the submitted plans. Detailed designs must be provided in the Final Plan submission.

4. (RW) Section 255-27.C.(2) – Conestoga Road is classified as a major collector. Major collector roads must be provided with an 80 foot wide right-of-way. The additional right-of-way must be provided or a waiver sought.

The Applicant must request a waiver from the requirements of this section of the Ordinance.

The Applicant has requested a waiver from the requirements of this section of the Ordinance.

In lieu of providing the additional right-of-way, the Applicant is proposing a 10-foot wide right-of-way easement.

At the August 7, 2012 meeting, the Planning Commission recommended that the Board of Commissioners grant this waiver request. This matter was also discussed at the September 10, 2012 Board of Commissioners meeting.

5. (RW) Section 255-27.C.(4) – *The Applicant has requested a waiver from the requirement of providing the additional right-of-way for Conestoga Road.*

In lieu of providing the additional right-of-way, the Applicant is proposing a 10-foot wide right-of-way easement.

At the August 7, 2012 meeting, the Planning Commission recommended that the Board of Commissioners grant this waiver request. This matter was also discussed at the September 10, 2012 Board of Commissioners meeting.

6. (RW) Section 255-29.A.(12).(B) – *The Applicant has requested a waiver to not require a minimum width of twenty-five (25) feet for the access driveway leading to and serving the townhouse units. The Applicant is providing a twenty (20) foot wide access driveway in this area. No parking will be permitted in this area.*

At the August 7, 2012 meeting, the Planning Commission recommended that the Board of Commissioners grant this waiver request. This matter was also discussed at the September 10, 2012 Board of Commissioners meeting.

7. Section 255-29.B – *The Applicant has indicated that a Landscaping Plan will be submitted as part of the Final Plan submission. The Landscaping Plan must comply with this section of the Ordinance.*

8. Section 255-32 – *Erosion and sediment control plans must be submitted for review and approval.*

The Applicant has indicated that Erosion and Sediment Control Plans will be submitted with the Final Plan submission.

9. Section 255-37.B – *The minimum width of all sidewalks shall be 4 feet. The existing sidewalk along Conestoga Road is less than 4 feet. This sidewalk must be revised to meet the minimum width requirement.*

The Applicant has verified that the existing sidewalk along Conestoga Road is a minimum width of 4' by removing the overgrowth along the edge of the sidewalk. However, the Applicant must verify that a minimum clearance

distance of 36 inches is provided at each existing utility pole to comply with ADA regulations.

The Applicant has acknowledged this requirement and has indicated that the Final Plans will comply.

10. Section 255-42 – *The Applicant must comply with the buffer screen requirements contained in this section of the Ordinance.*

The Applicant has indicated that they will comply with this section of the Ordinance and will provide plans with the Final Plan submission.

11. Section 255-54.C – *A letter from the local water utility must be provided that indicates service is available and will be provided.*

The Applicant has indicated that they will comply with this requirement.

12. Section 255-56 – *Sanitary sewer planning modules must be submitted for review and approval. The Applicant must also verify the existing sanitary main pipe size, material, inverts, and capacity.*

The Applicant must verify that adequate conveyance capacity exists prior to preliminary plan approval.

The Applicant has indicated that planning modules are being prepared.

The Applicant has submitted the sanitary sewer planning modules as requested. Upon approval of the planning modules, we would consider this comment addressed.

IV. GENERAL COMMENTS

1. *All proposed sanitary sewer manhole lids must be provided with a lid indicating a private sanitary sewer system.*

The Applicant has indicated that they will provide details in the Final Plan submission.

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2. *A preliminary stormwater management report must be provided for review. The Applicant must also show the proposed basin discharge pipe and connection to the existing storm sewer.*

The proposed basin discharge pipe is shown on the plans. However, the inlet and piping in West Wayne Avenue appear to be in direct conflict with a gas main. The Applicant must address this issue.

The Applicant has indicated that this issue will be addressed on the Final Plans.

3. *A pre-emption device must be provided for the existing traffic signal at the intersection.*

The Applicant has indicated that they will work with the Township in regard to providing a pre-emption device for the existing traffic signal.

4. *The Applicant must clarify how the site (i.e. paved area maintenance, stormwater management, snow removal, etc.) will be maintained (i.e. condo association or other form of ownership group).*

The Applicant has indicated that the proposed development will be set up as a planned community with the maintenance of the property being the responsibility of the community members. Documents that outline the responsibilities of the community must be provided to the Township for review and approval prior to final plan approval.

The Applicant has indicated they will comply with this comment.

5. *The Applicant must clarify the limits of the proposed sidewalk along West Wayne Avenue, as it appears that the proposed sidewalk extends beyond the limits of the subject property.*

The Applicant is proposing sidewalk along the frontage of the adjacent property on West Wayne Avenue. Existing contours and grading must be provided to ensure that the sidewalk will be ADA compliant and not create a drainage issue on the adjacent property.

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The Applicant has indicated that this information will be provided on the Final Plans.

6. *It appears that the proposed project will require approval from the DEP and Delaware County Conservation District.*

The Applicant has acknowledged this requirement and will comply.

7. *Existing overhead utility lines are located along the western property line. The Applicant must clarify if easements exist on the subject properties.*

The Applicant has indicated that additional information in regard to the utility lines will be provided. G&A will review the additional information upon receipt.

The Applicant has indicated that the existing utility poles are owned by PECO and Verizon. General easements are provided for these lines and poles. The Applicant has also indicated that these lines will be placed underground as part of the Final Plan submission.

8. *Construction details will be required upon submission of Final Plans.*

The Applicant has indicated that construction details will be provided upon submission of Final Plans.

9. *The following comments were provided by the Radnor Township Police Department:*

- *Parking must be restricted on the Main Driveway, north and south sides, and be posted by Order of the Fire Marshal. The Applicant has indicated that they will comply with this requirement. Signage must be provided on the Final Plans.*
- *All sidewalks/crosswalks must be ADA compliant. The Applicant has indicated that they will comply with this requirement*

10. *A grass paver emergency access must be provided from Conestoga Road to the rear portion of the parcel.*

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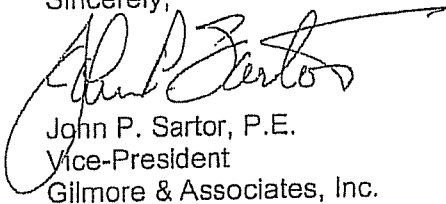
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The Applicant has revised the plan to provide a grass paver emergency access from Conestoga Road. However, the access does not connect to the parking lot turn around area adjacent to Residential Unit 6. The plan must be revised to provide this connection.

11. At the September 10, 2012 Board of Commissioners meeting, the Applicant agreed to comply with Condition #1 through #6 and #8 as recommended by Township staff and outlined in the Caucus Meeting Summary Sheet.

This concludes the review of the above-referenced plan. It is our opinion that preliminary approval could be considered at this time, contingent upon favorable recommendations on the waivers from the Planning Commission. If you have any questions, please do not hesitate to contact me.

Sincerely,



John P. Sartor, P.E.
Vice-President
Gilmore & Associates, Inc.

- cc: Robert Zienkowski, Township Manager (via e-mail only)
Steve Norcini, P.E., Director of Public Works (via e-mail only)
Suzan Jones, Engineering Department Administrative Assistant (via e-mail only)
Kevin Kochanski, Director of Community Development (via e-mail only)
Peter Nelson, Esq., Grim, Biehn & Thatcher (via e-mail only)
John Rice, Esq., Grim, Biehn & Thatcher (via e-mail only)
David Fiorello, P.E., Momenee & Associates, Inc. (via e-mail only)
David Falcone, Esq., Saul Ewing, LLP (via e-mail only)
C.F. Holloway, III & Co., Applicant (via e-mail only)