

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Tuesday
January 7, 2013
7:00 P.M.

Agenda

Minutes of the Meetings of November 27 and December 3, 2013

2013-D-10 SEPTA – Renovations to Villanova Train Station

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

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

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

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

Public Participation

<i>Next Regular Planning Commission Meeting</i>	Monday, February 3, 2014 7 PM
<i>Special Planned Institutional Planning</i>	Thursday, February 6, 2014 7 PM

*Radnor Township Planning Commission
Minutes of the Meeting of November 27, 2013
301 Iven Ave., Wayne, Pa*

Chair Julia Hurle called the special meeting to order at 2 PM with the following Commission members present: Skip Kunda, Kathy Bogosian, Steve Cooper, John Lord, Susan Stern, Doug McCone. Attendance included: Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; Peter Nelson, Esq., Kevin Kochanski, Zoning Officer; and Steve Norcini, PE, Director of Public Works. Robert A. Zienkowski, Township Manager; William A. Colarulo, Superintendent of Police; Officer Raymond Matus, Traffic Safety and Officer Mark Stiansen, were also in attendance. Regina Majercak and Elizabeth Springer were absent.

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

George Broseman appeared on behalf of Brandywine. He gave a brief background on the proposed ordinance and then presented a power-point presentation. Dennis Glackin, Traffic Planning & Design, addressed the Board with their traffic report. Brandywine's concerns are the ordinance, site issues, public transit, base density, the township recreation and sports facility, density bonuses, trip generation analysis and ridership numbers for rail service. They are concerned with the recreational facility and the traffic that facility could generate which shouldn't have an impact on their development.

The Township Manager recommended pulling the Rec Center from this ordinance. Mrs. Hurle requested that Amy Kaminski detail her memo regarding the trip generation comparison from the existing site and the proposed development. McMahon and Associates gave a brief synopsis of their findings on the neighboring sites as well.

Mrs. Stern requested an actual trip count and a capacity limit for King of Prussia Road. She has concerns that the building closest to the R5 train uses the train very minimally. Mrs. Bogosian felt the traffic is constricted by the existing road. She also feels that the 7 acres of the right-of-ways shouldn't be counted in the site. Mr. Kochanski reminded the Board that the approval of this ordinance can help a development because a by-right plan can come through and make changes not affected by the conditional use. This ordinance would cap square footage in commercial areas within the building. Density bonuses would be given by the Board of Commissioners. The Zoning Hearing Board has been consistent with their decisions on recent developments during the past several years.

Public Participation

Sarah Pilling – 29 Garrett Ave. – Recently had to visit Penn Med at Radnor and it took them 20 minutes to get from the intersection at Lancaster Ave. and King of Prussia Rd. She assumes that

their support staff takes public transportation because Penn Med does not have enough parking. She wonders if that traffic is being included in the traffic counts.

Richard Booker – Commissioner Elect for the 2nd Ward. Brandywine Realty has reported heavy traffic trips in the area. Five times the existing traffic will cause major issues. This is the time to consider traffic because the time to discuss it later will not be available. Having a meeting in the middle of the afternoon is difficult for residents to attend. He agrees with the Township Manager to remove the Rec Center from this ordinance. A conditional-use has to be looked at very carefully because a land development by itself would probably not be approved. Construction of the ordinance should be very tight. It should be owned by the same entity and a tax generating parcel. Right-of-ways should be excluded. Allow the BoC to work with developers.

Public Participation Closed

Tom Committa on behalf of BioMed had previously worked for Radnor Township as a sub-contractor for the Wayne Business District. He compared the ordinance to the PLO District and the Comprehensive Plan and feels the October issue of the ordinance satisfies the requirements.

George Broseman stated that the plan cannot be denied because of adverse impacts for a plan for conditional use. The additional traffic would be the adverse impact. He requested that the Board continue to work on it as it still needs more work. They are not against mixed-use, the rec center, office area but have their concerns.

Nick Caniglia, Esq. stated that the Township Zoning Officer approved the by-right plan which included a parking structure.

Julia Hurle likes green roofs, incentives, limited parking, signage, schools, over/under 10 acres, arena language, buffers for the schools, over-design of stormwater management systems, what benefit to the Township, economic development, millions dollars' worth of improvement.

Kathy Bogosian would like to see Section E 1, 4 removed. The side yards are too small, minimum distance to parking structure should be addressed, some of Julia's comments do not help with traffic issues. Traffic needs to be addressed. Density should not be increased and bonuses shouldn't be given.

Susan Stern has issues with density. All structures will impact stormwater management. Density drives traffic, which drives quality of life. She opposes bonuses. She questioned signage and what would be proposed as part of this development.

John Lord feels the reason for the existence is for the public transportation no proof that this development will prosper due to the public transportation and proof of traffic reduction, etc. Employers can offer pre-tax transit passes, etc. or incentives for their employees to use public transportation and he hasn't heard this indication. He doesn't like this ordinance; however, he does like multi-use.

Steve Cooper felt that only contiguous properties should be included and that Radnor CC should be excluded. The site is way too dense. There should be no bonuses. If the traffic is going to be increased, then the applicant should be required to do something to help with the traffic issue.

Skip Kunda questioned if the ordinance doesn't pass. Kevin Kochanski responded that an applicant would have to comply with the standard PLO ordinance requirements. Parking is an issue. Density is an issue. He questioned if the Township would ever put a moratorium on new construction due to traffic issues.

Susan Stern and Kathy Bogosian felt that a decision on this can't be reached at this meeting. The following items stated by all Commission members included, but were not limited to:

- ❖ Some feel density is too high
- ❖ Some feel no density bonuses should be given
- ❖ Some feel the density bonus program is good
- ❖ Thresholds need to be set lower for density bonuses
- ❖ Stormwater and green roofs need to be addressed
- ❖ Mixed-use is a good idea
- ❖ Ordinance should be more specific
- ❖ No study has been performed to link public transportation to the new development
- ❖ Impervious numbers
- ❖ Stormwater issues
- ❖ The Ordinance cannot be policed to ensure compliance
- ❖ Aesthetics
- ❖ Against advertising signs along Rte. 476
- ❖ Traffic flows
- ❖ Total maximum build-out should be less
- ❖ Parking
- ❖ Gross area less any right-of-ways

Items were suggested to be removed and/or changed and detailed to Kevin Kochanski. The meeting will be continued at a later date to complete the suggested changes.

The meeting adjourned at 5:39 PM.

Respectfully submitted,

Suzan Jones

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

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

Minutes of meeting of November 4, 2013

Steve Cooper moved to approve the minutes. Seconded by Kathy Bogosian, the motion unanimously passed.

Nominating Committee

Steve Cooper moved to nominate Julia Hurle as Chair and Skip Kunda as Vice-Chair for 2014. Seconded by Kathy Bogosian, the motion unanimously passed.

*2013-D-11 Village Associates
503 W Lancaster Ave - Renovate and expand vacant retail building*

Rob Lewis gave a brief synopsis of the Valley Forge Flowers proposed development within the existing footprint of the site. Jeffrey Martin from JTA architects addressed the Commission.

The applicant is seeking recommendation for approval of preliminary/final land development or that the waiver of the land development process so that a grading permit application can be applied for. Valley Forge Flowers is hopeful to take up business from the recently vacated Waterloo Gardens hosting both an outdoor and interior garden area. There will be a net-reduction of impervious on site.

Roger Phillips has no objection to waiving the land development application. The applicant will have to comply with grading permit and stormwater management requirements.

Amy Kaminski has questions about the ADA requirements and upgrading to current requirements. That can be accomplished during the grading permit process. A zoning review will also take place to ensure proper parking spaces.

Elizabeth Springer moved the recommendation for the waiver of land development as long as the comments from Gilmore and Assoc. regarding the ADA and the stormwater be captured underground for irrigation, and the stormwater management is met. Seconded by Steve Cooper, the motion unanimously passed.

Review of APPEAL #2909

The applicant, Overbrook Golf Club, property located at 799 Godfrey Road, seeks a variance to remove vegetation and re-grade 560 square feet of man-made steep slopes and construct a golf cart storage building.

Steve Cooper recused himself as being a member of Overbrook Golf Club. Fred Fromhold appeared on behalf of the applicant. Dave Fiorello, from Momenee and Associates detailed the site plan showing all existing and proposed changes. They are requesting the waiver against the steep slope ordinance.

Doug McCone moved to recommend Zoning Hearing Board grant the waiver for the variance regarding the steep slope. Seconded by Kathy Bogosian, the motion passed 5-0. Susan Stern, Regina Majercak and Steve Cooper abstained.

2013-D-09 Enrico Partners, LP – 771 E. Lancaster Ave – Construct office, retail & restaurant

Dave Falcone appeared on behalf of the applicant. This development is part of a court-ordered settlement. The development they are proposing is slightly smaller than originally approved and the building has shifted slightly. The plan as submitted has been revised to encompass the Township Engineer's comments after his initial review.

Susan Stern asked about the developer adding some greenery even though they are not required to do so. A plan drawn by Bohler Engineering displayed additional landscape buffering in front of and throughout the site. A stripe along the drive isle will be painted for pedestrian access. Amy Kaminski stated that a pedestrian cross-walk will be required across the entrance drive. Elizabeth Springer asked about a left turn lane and questioned the signalization on Lancaster Ave. Amy stated that PennDOT and the Township will need to work together to connect several intersections to have the timing coordinated accordingly.

Dave Falcone stated they would remove a couple parking spaces and expand the islands, so long as the Township agreed to these changes and these changes complied with the settlement agreement.

Jim Schneller from St. Davids commented on intersections should be pedestrian friendly.

Regina Majercak asked the applicant to consider adding to the stormwater management, a rain garden or anything would help.

Greg Richardson of Traffic Planning and Design, agreed to work with staff on Amy's comments. They have already submitted two plans to PennDOT for consideration. The driveway plan has not yet been submitted. Reduction in some parking spots to increase green space is acceptable with them.

Susan Stern moved to recommend approval as proposed conditioned upon meeting the memos from Gannet Fleming letter dated November 25, 2013 and the Gilmore & Assoc. letter dated December 2, 2013, and that the applicant works with the township to increase green areas and

incorporating more trees and considers all stormwater mitigating factors. Seconded by Skip Kunda, the motion unanimously passed.

Ordinance # 2013-21 – Amending Chapter 280 of the Radnor Township Code, zoning ordinance, by establishing for a new comprehensive integrated college development use within the PI-planned institution district

Steve Norcini read a memo from Kevin Kochanski recommending that the Board consider and recommend the enclosed document and suggests making any recommendations this evening.

Public Comment

Kate Long from Aldwyn Lane represents Friends to Preserve Radnor. She has submitted a document and recommends that the verbiage, as suggested by their counsel, be included in the document.

Roberta Winters from the League of Women Voters read a document from Delaware county.

Patty Barker, the Chair of the Garrett Hill Coalition supports the verbiage from Friends to Preserve Radnor. Please support the standards and setbacks as stated in their document. She also supports the Delaware River Keeper's comments and asks that they also be incorporated into the document. It is important to protect and defend the interests of Radnor Township. She requested that both documents be entered into tonight's minutes.

Philip Ahr from Meredith Ave. asked that setbacks be at least 60' from arterial road and 50' from local and minor roads. Setbacks should be set first and the building heights and size should follow. Reasonable and necessary setbacks should be set.

Jim Yannopoulos from Braxton Road is the president of his homeowner's association which consists of 51 members. All members support the amended language from Friends to Preserve Radnor. Ok to move forward in a reasonable way.

Maya Van Rossum, the Delaware River Keeper has issues with stormwater, buffers, open space offsets and impervious surface issues.

Jim Schneller questioned the short time frame and public comments have not been heeded.

Susan Stern wants to work off the Friends to Preserve Radnor document. DCPD comments were included.

The October 25, 2013 draft was revisited by the Board and proposed changes were documented and compared to the suggestions submitted during this meeting. Peter Nelson read the items as discussed and suggested changes at the last meeting. These were revisited and commented upon.

Peter Nelson will create a document incorporating the changes made herein.

It was moved to pass onto the Board of Commissioners for consideration. As well as incorporating the Delaware River Keeper's comments and comments from friends to preserve Radnor. There was discussion. Regina Majercak feels the setbacks confine the developer.

Steve Cooper recommended denying the ordinance as presented; however, there is a list that Peter Nelson will prepare for modifications to the ordinance that generally approve the document. The vote is being considered with the caveat that three of the members feel that the proposed setbacks are too restrictive and need to be adjusted. Generally the Commission is supportive with the following edits and modifications: those three Board Members feel that the newly proposed setbacks are too restrictive and they are not in concurrence on setbacks. Seconded by Susan Stern, the motion to deny the ordinance passed. The Board of Commissioners will be informed that the Planning Commission moved to not approve the ordinance as written.

2013-D-07 115 Strafford Ave, LLC Construct 11 townhomes

Bo Erixson stated they have received all comments and will comply with all requests. The stormwater management system is now proposed to be under the driveway which was not part of the conditional use approval. They have appealed the decision that the plan has changed and the applicant has to work out the zoning use before the zoning use has been approved.

Applicant's counsel felt that they are permitted to continue through the process while the appeal is in force.

They have spoken with representatives of the local fire company and they haven't approved the driveway widths yet to ensure emergency vehicle access.

Jim Greenfield, Esq., on behalf of Strafford Office Buildings stated that landscaping is a critical feature in a density modification plan. Buffering has not been proposed as adequate for his client. No landscaping has been proposed toward the commercial site to the north.

John Fuchs asked for a 25' buffer identical to the 25' buffer he has on his side of the property line.

Leslie Morgan of 12 Farm Road stated that trees are dropping limbs which cause a hazard and wants the additional trees removed.

Steve Cooper feels the plan should move forward.

Susan Stern feels it is still too dense and requests the Homeowner's Assoc. be responsible to maintain the new woodland development area in the buffer area. She also requested that two homes be removed.

Julia Hurle agrees and the 5' planting buffer between the Fuch's property isn't enough. It's too dense.

Skip Kunda abstained, but it's too dense.

Elizabeth Springer wants to see the sidewalk expanded and until that is drawn on the plan they don't know the total impervious

Regina Majercak wants to see input from the fire company.

Mr. Erixson stated that the ordinance requires a specific buffer against a commercial property and he feels that they have complied. They have offered to plant trees on Mr. Fuch's plan and he declined. He will have the fire company view the plans to comply with their regulations,

Peter Nelson recommends to table if granted an extension or deny if not granted an extension, until all issues can be resolved including the Township Engineer's and the Township Traffic Engineer's comments.

Susan Stern moved to deny. Seconded by Steve Cooper, the motion to deny passed.

Respectfully submitted,

Suzan Jones



Excellence Delivered As Promised

Date: December 27, 2013

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: Villanova Station Improvements – Preliminary Plan Submission
SEPTA – Applicant

Date Accepted: November 4, 2013

90 Day Expiration: February 2, 2014

We have completed a preliminary review of the Villanova Station Improvement Preliminary Plans for compliance with the Radnor Township Code.

SEPTA is proposing to expand the existing parking lot at the Villanova Train Station (Regional Rail). The proposed improvements include new platforms, connecting tunnel underneath track, ADA access improvements, parking expansion and associated stormwater management improvements. The property is located in the PI area of the Township.

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: Urban Engineers
Dated: 11/2013, No Revisions

The applicant has indicated that the following items are an infringement of The Township Zoning Ordinance:

1. §280-4.B – The definition of a parking stall needs to be reduced in length to maintain the existing setbacks.
2. §280-69.E(3) – Rear and side yard setbacks to maintain the existing non-conformance of 5 foot parking setback and 58 foot building setback.
3. §280-69.B – Impervious Coverage expanding existing non-conformance to 82% to provide additional parking and proposed station improvements.

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



The Zoning Hearing Board granted relief for the above Zoning issues at their meeting on October 29, 2013.

The plans indicate waivers are being requested from the following sections of the Subdivision of Land Ordinance:

- §255-29.A(1) – Regarding minimum dimensions of a parking stalls is requested as the existing dimensions are 9 feet wide and 18 feet long and increasing the dimensions would reduce the total number of stalls.
- §255-29.A(6) – Regarding concrete curb and landscaping every 10 spaces as the existing conditions do not meet this requirements and adding the landscaping would reduce the total number of stalls.
- §255-29.A(7) – Regarding separation of over 30 vehicles by 10 foot wide planting strips as this requirement would reduce the total number of stalls.
- §255-29.A(8) – Regarding the requirements that the parking lot shall not have a grade exceeding 3%.
- §255-29.A(16) – Regarding crosswalks and refuse islands at 200 foot intervals as additional islands would reduce the total number of stalls and crosswalks have already been designed at all access points to the station.
- §255-29.B(1) – Regarding trees to be planted in the landscaping islands as a waiver from installing the islands has been requested.
- §255-20.B(5) – Regarding the Transportation impact study as the modifications to the parking area should not affect the traffic flow.
- §245-22 – Regarding the minimum infiltration requirement as infiltration cannot be achieved on the site.

I Zoning Ordinance Review

1. The parking lot size, impervious area and building setbacks and parking setbacks are existing non-conformities, which are proposed to continue.

II Subdivision of Land Review

1. §255-29.A (6) – No more than 10 parking spaces shall be permitted in a continuous row without being interrupted by landscaping and concrete curb. This is not being met by the proposed parking configuration, and the applicant is requesting a waiver of this requirement.
2. §255-29.A (7) – No one area for off-street parking of motor vehicles shall exceed 30 cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten foot wide planting strips and concrete curbs. The applicant is requesting a waiver of this requirement.
3. §255-29.A (8) – Regarding the requirements that the parking lot shall not have a grade exceeding 3%. The applicant is requesting a waiver of this requirement.

Gannett Fleming

4. §255-29.A (16) – Raised pedestrian crosswalks and refuse islands shall be provided at intervals not exceeding 200 feet along the length of each parking area. The applicant is requesting a waiver of this requirement.
5. §255-29.B (1) – All parking areas shall have at least one tree 2 ½ inches minimum in caliper for every five parking spaces in single bays and one tree 2 ½ inches minimum in caliper for every 10 parking spaces in double bays. Trees shall be planted in such a manner to afford maximum protection from the sun for parked vehicles. A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The applicant is requesting a waiver of this requirement.
6. §255-20.B (5) – Analysis of transportation impact. The applicant is requesting a waiver of this requirement.
7. §245-22 – Maximizing the ground water recharge capacity of the area being developed is required. The applicant is requesting a waiver of this requirement.
8. §245-48.C – Warning and regulatory signs shall be erected along streets as required by the Board of Commissioners. Any proposed regulatory signs should be shown on the plans. The applicant has indicated that would comply with this requirement if deemed necessart.
9. §255-20.B(o)8 – The plans should show any proposed streetlights.

III Stormwater

1. Infiltration testing must be completed in order to determine the ability to groundwater recharge as required by §245-22 of the Stormwater Management Ordinance.
2. The final layout and sizing of the storm tank must be provided prior to final approval upon completion of the infiltration testing.

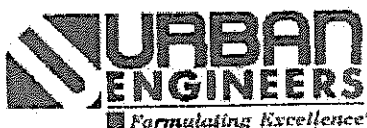
If you have any question or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



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



530 Walnut Street
Philadelphia, PA 19106
V: 215.922.8080
F: 215.922.8089

December 6, 2013

Roger Phillips, PE
1010 Adams Ave.
Audubon, PA 19403-2402

RE: Villanova Station Improvements – Preliminary Plan Submission Review

Dear Mr. Phillips,

We received your memo dated December 3, 2013 regarding your review of the Villanova Station Improvement Preliminary Plans and have the following responses to your comments.

I. Zoning Ordinance Review

We requested the variances listed in your review from the Radnor Township Zoning Hearing Board on October 17, 2013 and are in agreement that these are existing non-conformities. We are awaiting a final decision from the meeting.

II. Subdivision of Land Review

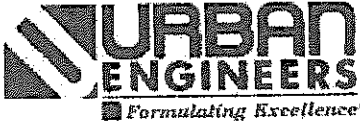
We take no exception to comments 1-7 regarding the waivers being requested as part of this submission.

8. §255-48.C - We will comply with the Board of Commissioners requirements for warning and regulatory signs if deemed necessary.
9. §255-54.B – The existing fire hydrants are shown on plan sheets 2-4 and the locations are as follows:
 - Near the southeast corner of the Spring Mill Parking Garage just beyond the SEPTA property limits.
 - In the landscaping island near the northwest corner of the Mendel Science Center.
 - Along the curb near the northwest corner of the St. Augustine Center for Liberal Arts.
10. §255-20.B(o)8 – The location of the proposed streetlights are currently being finalized and will be included on the Final Plans submission.
11. §200-20.B(o)9 – There are no fire hydrants being proposed as part of this project.

III. Stormwater

1. The conveyance system is currently being designed in accordance with the stormwater ordinance and will be sized, at a minimum, for the 25 year storm event. An updated plan showing the pipe sizing and supporting calculations has been provided for your review. A complete design will be included with the Final Plan submission.
2. We will provide preliminary details of the stormwater structures and conceptual storm tank design for your review along with the conveyance pipe information described above. Complete details and design will be included with the Final Plan submission.
3. Refer to comment 2 above.

Based on previous tests performed on other areas of the site, we do not believe that infiltration will be possible and therefore have requested a waiver from §245-22 of the



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stormwater ordinance. We are currently in the process of renewing our Right of Entry permit with Amtrak in order to perform additional infiltration tests in the proposed location of the underground basin to verify infiltration feasibility.

The plans that are included with this letter are for your convenience and have not been resubmitted to Radnor Township. Once the final design is complete, all data, plans, and details will be included with the Final Plan submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie A. Rentz', is written over a faint, larger version of the signature.

Julie A. Rentz, PE

Cc: William G. Caden, SEPTA
David J. Falcone, Saul Ewing
Tom Halterman, Project Manager
File



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: November 27, 2013
To: Steve Norcini, P.E.
From: Amy B. Kaminski, P.E., PTOE
cc: Roger Phillips, P.E., Gannett Fleming, Inc.
Reference: Preliminary Land Development Review
Villanova Station Improvements
Radnor Township, Delaware County
G&A #13-05032

Gilmore & Associates, Inc. has completed a review of the Preliminary Plans for the Villanova Station Improvements prepared by Urban Engineers, Inc., dated November 1, 2013, submitted to Radnor Township on November 1, 2013.

Project Overview:

The Southeastern Pennsylvania Transportation Authority on behalf of AMTRAK, proposes to upgrade the existing Villanova Train Station to provide high level boarding platforms and parking lot improvements. The existing site provides 165 parking spaces and the proposed improvements will provide 175 parking spaces. The parking lot takes access from N. Spring Mill Road (S.R. 0320) via a Villanova University internal roadway, which will remain unaltered.

Based on the review of the plans, we offer the following comments for consideration:

1. The applicant has requested a waiver from the Radnor Township Subdivision of Land Ordinance (SALDO) section 255-20 B.(5) regarding the submittal of a Transportation Impact Study. As the parking area improvements do not impact the access to Spring Mill Road we recommend the waiver be granted.
2. We support the expansion of the drop off area and recommend that adequate signage and pavement markings be provided on the preliminary plans for the proposed one-way circulation in this location.
3. The plans should be revised to include details for proposed signage and pavement markings. In addition, the proposed signs, nomenclature and locations should be shown on sheet 3 of 5.
4. The applicant shall revise the width of the drive in the parking area to 25 feet or request a waiver from SALDO section 255-29 A.(12)(b).

5. All crosswalks should be continental in style and a detail should be provided on the plans.
6. The plans should be revised to show existing signs with corresponding nomenclature and locations.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
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WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 1797 COUNTY LINE ROAD VILLANOVA, PA 19085

Zoning District PI

Application No. 2013-D-10
(Twp. Use)

Fee _____ Ward No. 2-2 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name SEPTA

Address 1234 MARKET ST. 12TH FL. PHILADELPHIA, PA 19107

Telephone 215-580-7082 Fax 215-580-8284 Cell _____

Email wcaden@septa.org

Designer: (Choose one) Engineer X Surveyor _____

Name URBAN ENGINEERS

Address 530 WALNUT ST PHILADELPHIA, PA 19106

Telephone 215-922-8080 Fax 215-922-8082

Email jarentz@urbanengineers.com

Area of property 3.1 ac Area of disturbance _____

Number of proposed buildings 0 Proposed use of property _____

Number of proposed lots _____

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

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

SCANNED

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

255-29 SPACE LIMITATIONS OF PARKING AREA

245-22 INFILTRATION IS NOT FEASIBLE

255-20 TRAFFIC FLOW SHOULD NOT BE AFFECTED.

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

280-4B. DEFINITION OF PARKING STALL - REDUCE LENGTH TO MAINTAIN EXISTING SETBACKS

280-69E.3 - SETBACKS - MAINTAIN EXISTING NON-CONFORMANCE OF 5 FT - PARKING

+ 58 FT - BUILDING - 280-69B - IMPERVIOUS COVERAGE - EXPAND EXISTING NON-CONFORM
TO 82% TO PROVIDE ADDITIONAL PARKING + PROPOSED STATION IMPROVEMENTS.

Individual/Corporation/Partnership Name

SEPTA

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

Natalia Bobak, RA

Print Name

NATALIA BOBOK, RA

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 SEPTA E-mail wladen@SEPTA.org

Address 1234 MARKET STREET, 12TH FL PHILA, PA Phone 215-580-7083

Name of Development VILLANOVA TRAIN STATION

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm URBAN ENGINEERS Phone 215-922-8080

Address 530 WALNUT STREET PHILADELPHIA, PA 19106

Contact E-mail

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 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 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 PLANNED INSTITUTIONAL

Tax Map # 36 241029

Tax Folio # 36102101355100

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

Existing and/or Proposed Use of Site/Buildings:

EXISTING TRAIN STATION AND PARKING LOT UPGRADES INCLUDING
NEW TUNNEL, RAMPS, + STAIRS, HIGH LEVEL + LOW LEVEL PLATFORMS +
PARKING LOT EXPANSION.

Total Site Area 3.1 Acres
Size of All Existing Buildings ~3200 Square Feet
Size of All Proposed Buildings — Square Feet
Size of Buildings to be Demolished — Square Feet

NATALIA BOBAK, PA
Print Developer's Name

Natalia Bobak
Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting Dec 2, 2013
Local Governing Body Regular Meeting Jan 13, 2014

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 # _____

REGGIE PHILLIPS PE
Print Name and Title of Designated Municipal Official

610-650-8101
Phone Number

[Signature]
Official's Signature

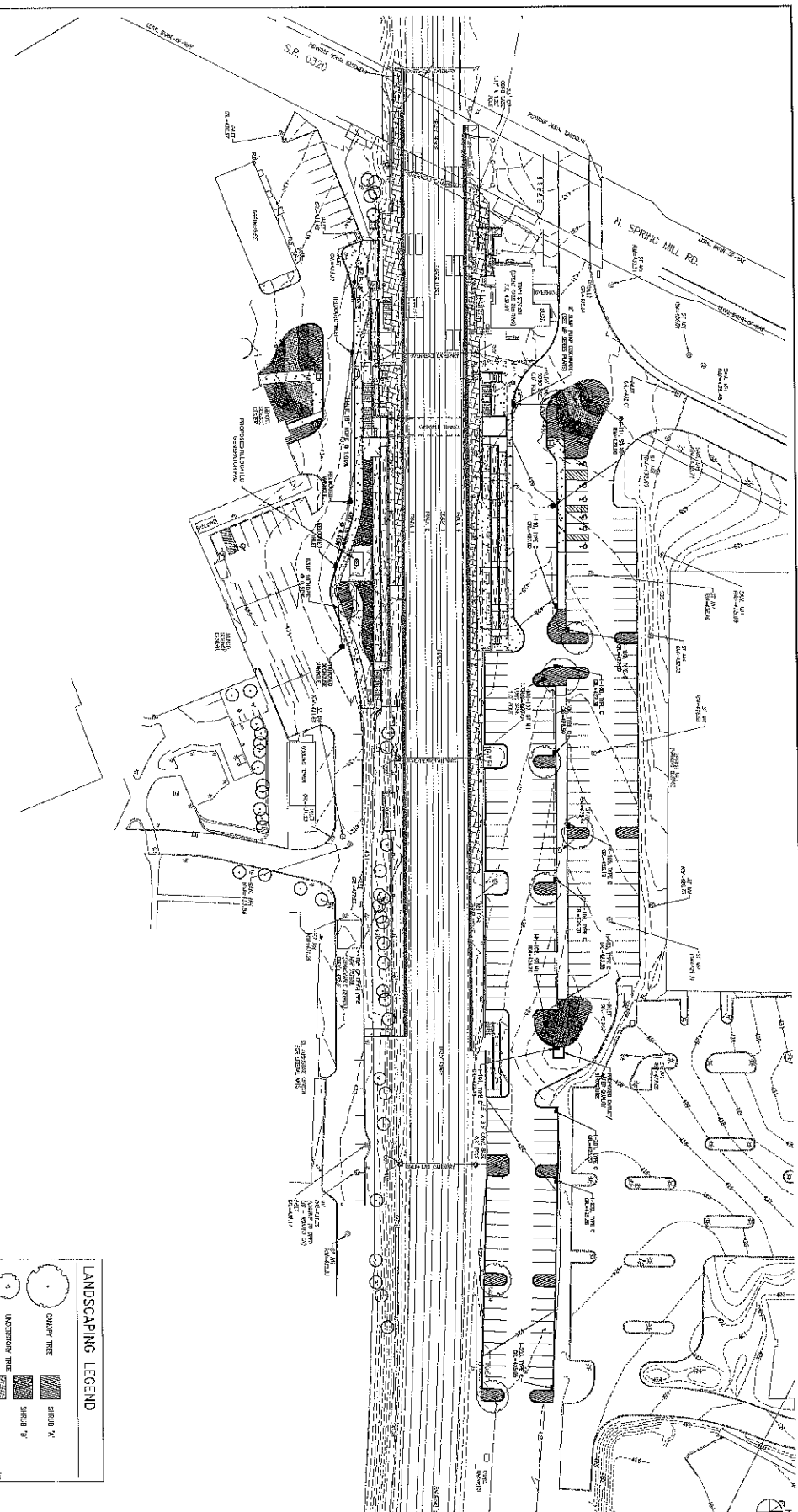
Nov 14, 2013
Date

FOR DCPD USE ONLY

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

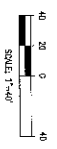
Applications with original signatures must be submitted to DCPD.

NOTES
 1. EXISTING CONDITIONS INCLUDING EXISTING STREETS, UTILITIES AND ELEVATIONS. STATION THE STATION VILLANOVA STATION
 2. STATION FOR REFERENCE. THIS PLAN IS BASED ON THE CONCEPTUAL DESIGN PLANS DATED 4/6/2010 AND 6/7/2010 AND ARE
 3. THE DESIGNER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND TO OBTAIN ALL NECESSARY
 4. PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO OBTAIN THE NECESSARY CONSENTS FROM ALL
 5. ADJACENT PROPERTY OWNERS AND TO OBTAIN THE NECESSARY CONSENTS FROM ALL ADJACENT PROPERTY OWNERS.
 6. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND TO OBTAIN ALL NECESSARY
 7. PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO OBTAIN THE NECESSARY CONSENTS FROM ALL
 8. ADJACENT PROPERTY OWNERS AND TO OBTAIN THE NECESSARY CONSENTS FROM ALL ADJACENT PROPERTY OWNERS.



LANDSCAPING LEGEND

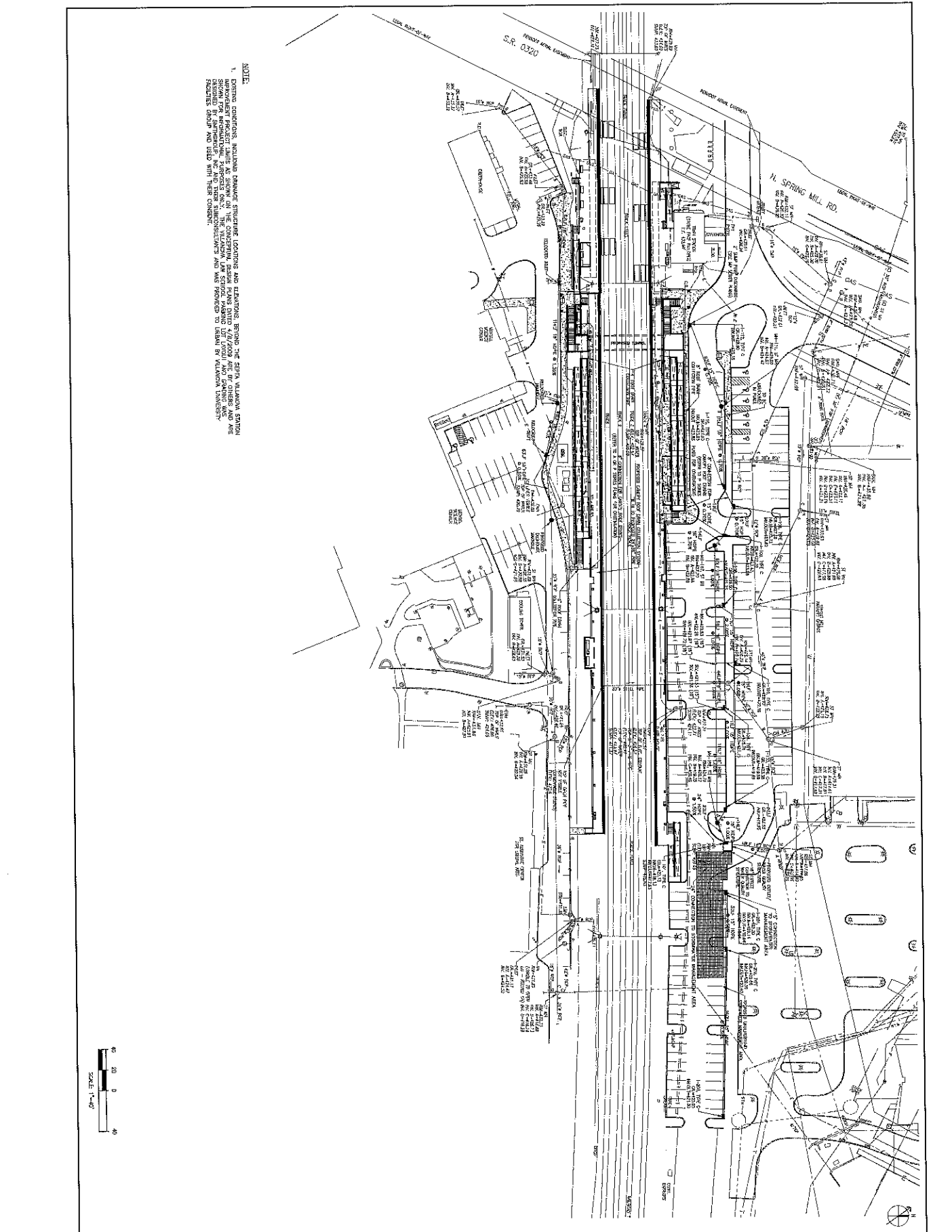
	ORANGE TREE		SHRUB 'X'
	INDIAN PINK TREE		SHRUB 'Y'
	EXPANDED TREE		ESSENTIAL GRASS 'X'
			ESSENTIAL GRASS 'Y'
			PERENNIAL 'X'
			PERENNIAL 'Y'
			PERENNIAL 'Z'
			PERENNIAL 'A'
			PERENNIAL 'B'
			PERENNIAL 'C'
			PERENNIAL 'D'
			PERENNIAL 'E'



<p>VILLANOVA STATION PAOLI/THORNDALE LINE</p> <p>STATION IMPROVEMENTS</p> <p>PRELIMINARY LAND DEVELOPMENT PLAN LANDSCAPING & GRADING PLAN</p>				 URBAN ENGINEERS 1000 W. MARKET ST. SUITE 200 PHILADELPHIA, PA 19107 TEL: 215-582-1234 FAX: 215-582-1235 WWW.URBANENGINEERS.COM
NOV 2013	REV 5	DATE	DESCRIPTION	
NOV 2013	5			
NOV 2013	5			
NOV 2013	5			
NOV 2013	5			
NOV 2013	5			

DATE PRINTED: 12/16/2013 9:32:50 PM

T:\SITE\PROJECTS\WILLANOV STATION IMPROVEMENTS\WILLANOV PRELIM PLANS\PROPOSED GRADE AND LANDSCAPING.DWG



NOTE:
 1. EXISTING CONDITIONS INCLUDING BUILDING FOOTINGS AND EXISTING SERVICE ARE SHOWN UNLESS OTHERWISE NOTED.
 2. EXISTING UTILITIES SHOWN AS PER THE RECORD DRAWING PROVIDED BY THE OWNER. THE EXISTING UTILITIES SHOWN ARE FOR INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.
 3. THE EXISTING UTILITIES SHOWN ARE FOR INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.
 4. THE EXISTING UTILITIES SHOWN ARE FOR INFORMATION AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.



DATE	NOV 2013										
BY	[Signature]										
CHECKED BY	[Signature]										
APPROVED BY	[Signature]										
SCALE	1"=40'										
REVISIONS	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> </table>	NO.	DESCRIPTION	1	ISSUED FOR PERMIT	2		3		4	
NO.	DESCRIPTION										
1	ISSUED FOR PERMIT										
2											
3											
4											

VILLANOVA STATION
 FACILITY/THORNTONDALE LINE
STATION IMPROVEMENTS
PRELIMINARY LAND DEVELOPMENT PLAN
 IMPROVEMENT & UTILITY PLAN

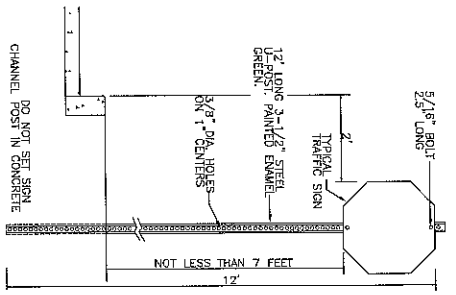
REV	DATE	DESCRIPTION	BY	CHKD	APD

URBAN ENGINEERS
 1000 N. SPRING MILL RD.
 SUITE 200
 VILLANOVA, PA 19103
 TEL: 481-261-1100
 FAX: 481-261-1101
 WWW.URBANENGINEERS.COM

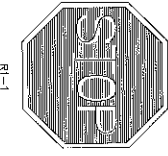
URS
 ENGINEERING, ARCHITECTURE, PLANNING & ENVIRONMENTAL
 400 MARKET STREET
 PHILADELPHIA, PA 19106
 TEL: 215-382-7000
 WWW.URS.COM

URS | URBAN ENGINEERS
 A joint venture for this project





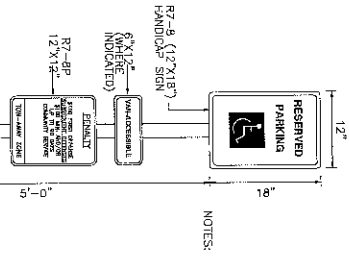
DO NOT SET SIGN CHANNEL POST IN CONCRETE
SIGN POST
N.T.S.



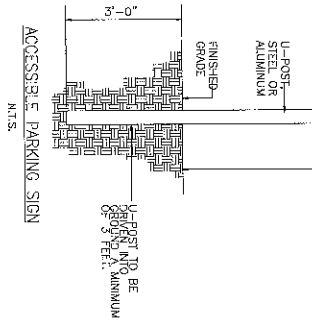
STOP SIGN
N.T.S.



PEDESTRIAN SIGN
N.T.S.



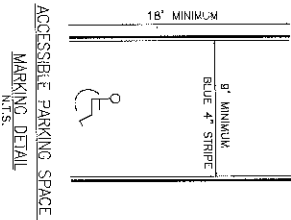
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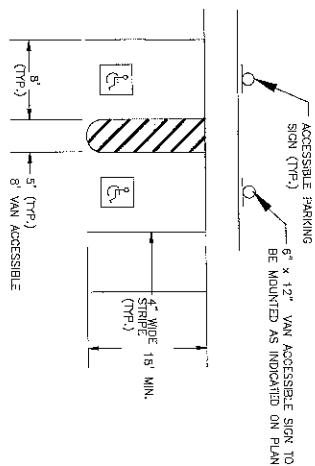
ACCESSIBLE PARKING SIGN
N.T.S.



MOUNT SIGN TO POST AS SPECIFIED ON PLAN
VAN-ACCESSIBLE
N.T.S.

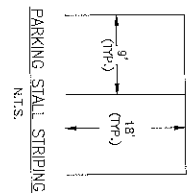


ACCESSIBLE PARKING SPACE MARKING DETAIL
N.T.S.



1. ALL STALLS SHALL BE 9'x18'.
2. SPACES DESIGNATED AS BEING "VAN ACCESSIBLE" SHALL BE ADJACENT TO ACCESS AISLES WITH A MIN. WIDTH OF 8 FEET.
3. PROPOSED STRIPING SHALL BE BLUE IN COLOR.

ACCESSIBLE PARKING STRIPING AND MARKING LAYOUT
N.T.S.

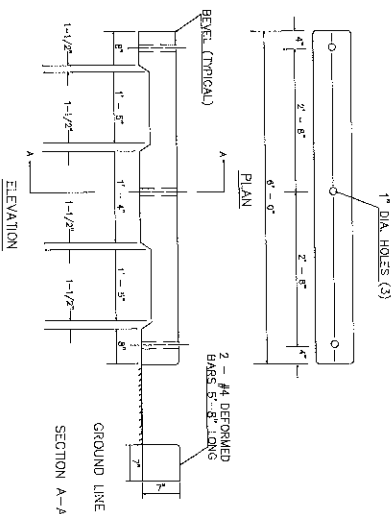
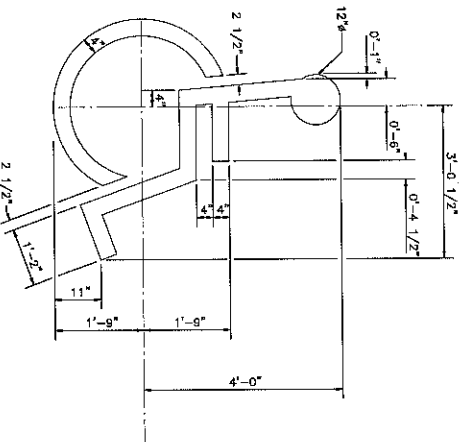


PARKING STALL STRIPING
N.T.S.



CROSSWALK STRIPING DETAIL
N.T.S.

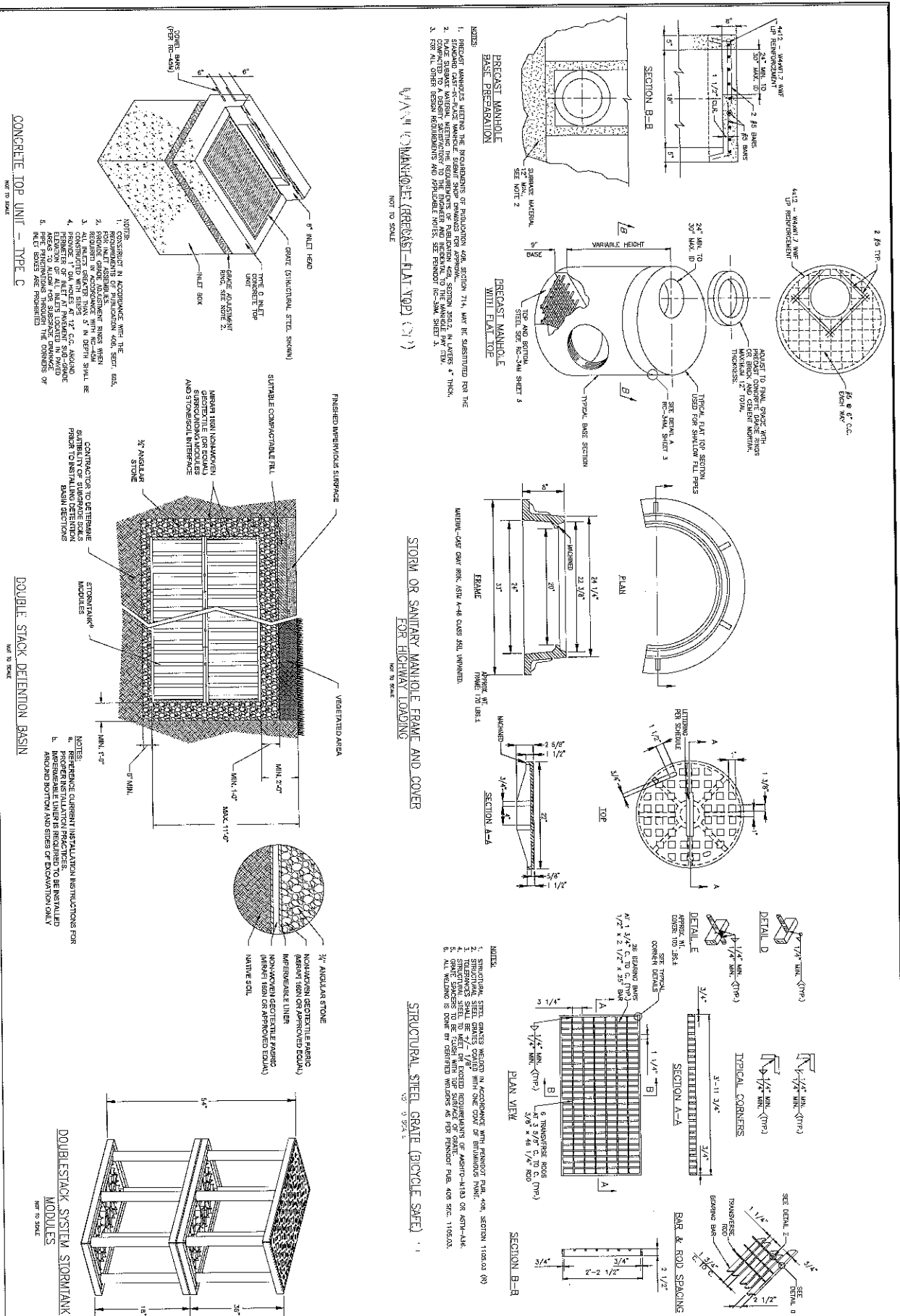
EPoxy PEPERMAN CROSSWALK LINES SHALL BE SOLID WHITE. THESE LINES SHALL BE MARKED WITH SOLID WHITE DIAGONAL LINES AT A 45 DEGREE ANGLE TO THE LINE OF THE CROSSWALK. THESE LINES SHALL BE 12 INCHES WIDE AND SPREAD 36 INCHES APART. (TYP)



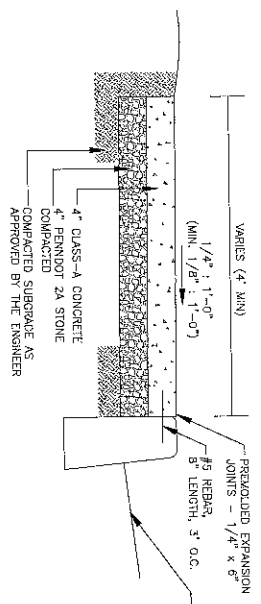
GENERAL NOTES:
1. CONCREUR TO BE USED TO HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI.
2. UNIT TO BE FINISHED TO SURFACE WITH 3 - 3/4\"/>

PRECAST CONCRETE BUMPER CURB
N.T.S.

		VILLANOVA STATION FAULTHORNDALE LINE STATION IMPROVEMENTS CIVIL CIVIL DETAILS	
PROJECT NO: C-200 DATE: OCT 2013 DRAWING NO: 11	SHEET NO: 11 TOTAL SHEETS: 11	REVISIONS: 1. 11/15/13 2. 11/15/13 3. 11/15/13 4. 11/15/13 5. 11/15/13 6. 11/15/13 7. 11/15/13 8. 11/15/13 9. 11/15/13 10. 11/15/13 11. 11/15/13	DESCRIPTION: CIVIL DETAILS

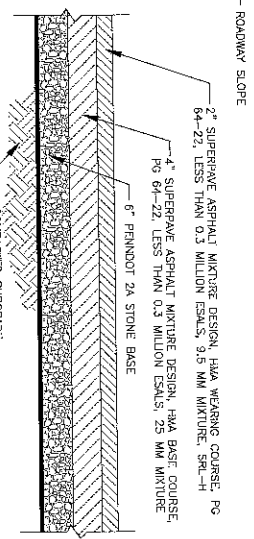


<p>URBAN ENGINEERS 1000 WEST 10TH AVENUE SUITE 1000 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.URBANENGINEERS.COM</p>	<p>VILLANOVA STATION PAULI/HORNDALE LINE STATION IMPROVEMENTS</p> <p>CIVIL CIVIL DETAILS</p>	<p>DATE: 12/26/13 11:58:49 AM</p> <p>DATE: 12/26/13 11:58:49 AM</p>	<p>PROJECT NO: C-201</p> <p>DATE: 12/26/13</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 12/26/13</p> <p>SCALE: 1/4" = 1'-0"</p>
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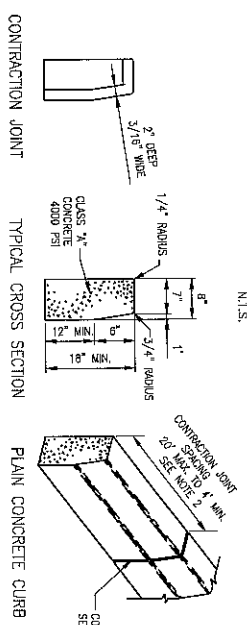


- NOTES:
1. ALL CONSTRUCTION, MATERIALS, METHODS OF CONSTRUCTION AND CONTROL OF WORK TO BE COVERED BY THE CURRENT EDITION OF PENNDOT SPECIFICATIONS, PUBLICATION 408.
 2. PLACE 1/2" PREMOULDED EXPANSION JOINT MATERIAL FOR THE FULL DEPTH OF THE SIDEWALK AT 30' INTERVALS, OPPOSITE EXPANSION JOINTS IN ADJACENT STRUCTURES.
 3. THE SIDEWALK AND CURB AND BELIEVED TO BE 5 FOOT INTERVALS, APPROXIMATELY 1/8" 3" WIDE AND AT LEAST 1" DEEP.

CONCRETE SIDEWALK
N.I.S.



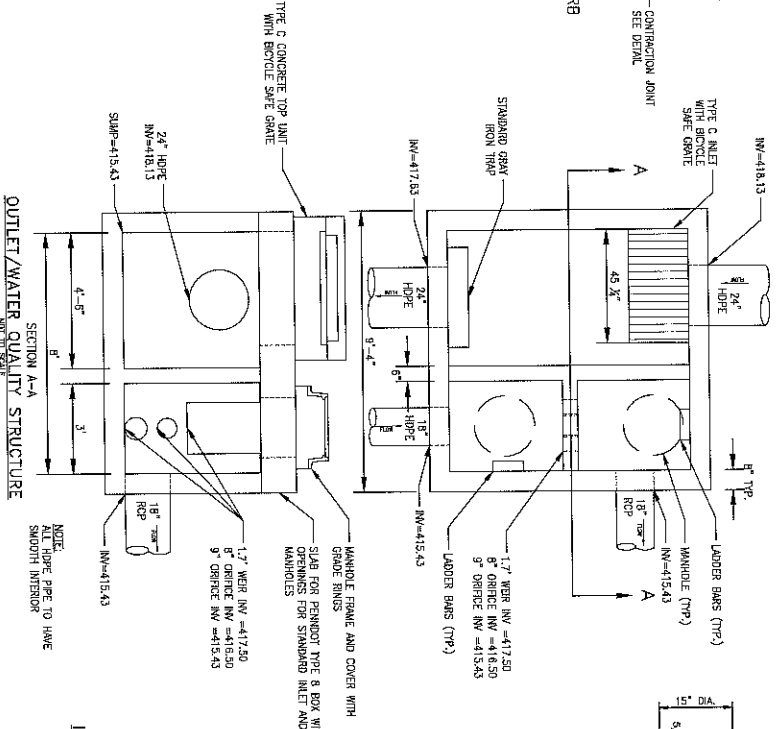
TYPICAL ASPHALT PAVEMENT SECTION
N.I.S.



CONCRETE CURB
NOT TO SCALE

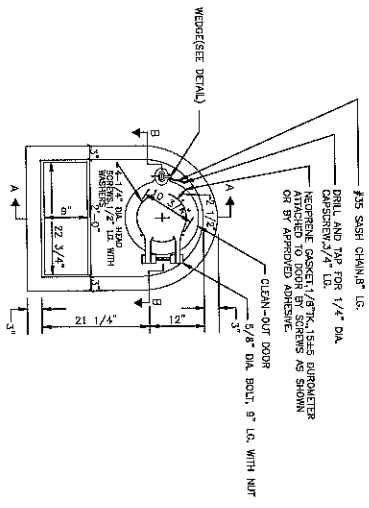
- NOTES:
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE SPECIFICATIONS FOR PLAN.
 2. CONCRETE CURB.
 3. STRUTTINGS AND AT THE END OF THE WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

OUTLET/WATER QUALITY STRUCTURE
NOT TO SCALE

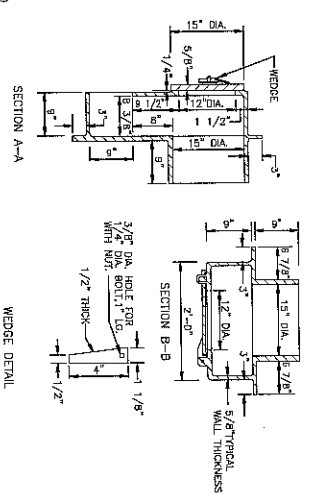


TYPICAL ASPHALT PAVEMENT SECTION
N.I.S.

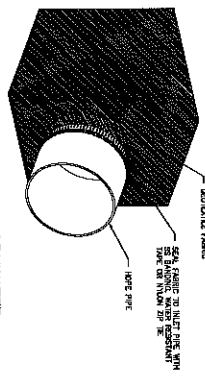
FRONT ELEVATION



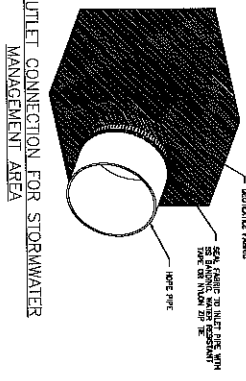
SECTION A-A



STANDARD GRAY STAINLESS IRON TRAP
NOT TO SCALE



INLET/OUTLET CONNECTION FOR STORMWATER MANAGEMENT AREA
NOT TO SCALE



VILLANOVA STATION PAOLITHORNDALE LINE STATION IMPROVEMENTS

CIVIL DETAILS

C-202

DATE: OCT 2018

SCALE: 1/4\"/>

REVISIONS:

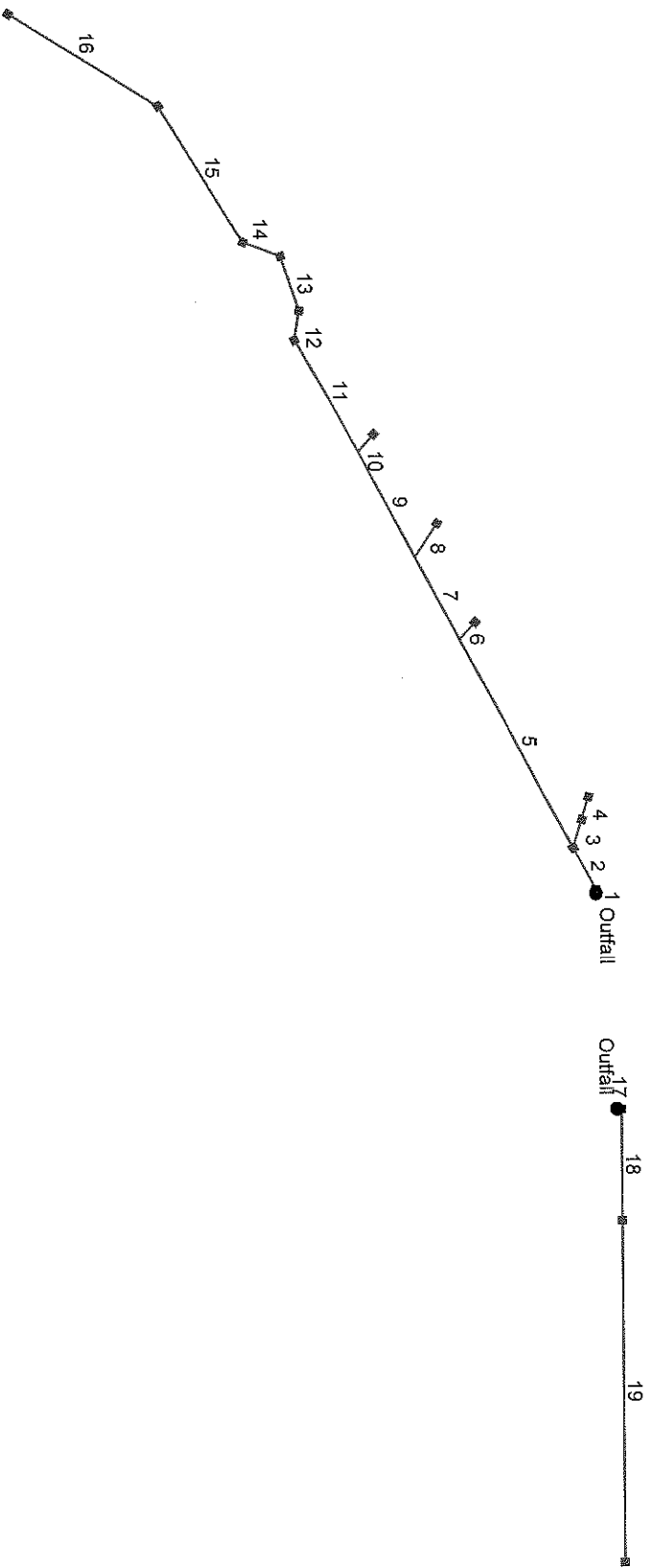
NO.	DATE	DESCRIPTION
1	10/18/18	ISSUED FOR CONSTRUCTION

APPROVED:

URBAN ENGINEERS

1301PROJ/PROJECTS/VILLANOVA STATION IMPROVEMENTS/SCA/VIS/URBAN/LAND DEVELOPMENT PLANS/C202 CIVIL DETAILS.DWG

Villanova Conveyance



Project File: VILLANOVA DESIGN 25yr.stm

Number of lines: 19

Date: 12/18/2013

Storm Sewer Inventory Report

Line No.	Alignment				Flow Data				Physical Data				Line ID			
	Dstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert EI Dn (ft)	Line Slope (%)	Invert EI Up (ft)	Line Size (in)		Line Shape	N Value (n)	J-Loss Coeff (K)
1	End	2,000	178.854	Comb	0.00	0.25	0.95	6.0	417.62	0.50	417.63	24	Cir	0.012	0.77	422.13
2	1	22,000	-27.155	MH	0.00	0.00	0.00	0.0	418.13	1.50	418.46	18	Cir	0.012	0.75	424.70
3	2	14,000	45.000	Comb	0.00	0.15	0.95	6.0	419.35	1.00	419.49	15	Cir	0.012	0.50	423.38
4	3	11,000	-0.178	Comb	0.00	0.27	0.95	6.0	419.59	1.00	419.70	15	Cir	0.012	1.00	423.65
5	2	111,000	0.000	None	0.00	0.00	0.00	0.0	420.17	1.00	421.28	18	Cir	0.012	0.95	425.80
6	5	11,000	69.929	Comb	0.00	0.17	0.95	6.0	421.53	2.00	421.75	15	Cir	0.012	1.00	425.70
7	5	44,000	0.000	None	0.00	0.00	0.00	0.0	421.28	1.00	421.72	18	Cir	0.012	0.90	426.00
8	7	19,000	61.976	Comb	0.00	0.27	0.95	6.0	421.97	1.00	422.16	15	Cir	0.012	1.00	426.10
9	7	56,000	0.418	None	0.00	0.00	0.00	0.0	421.72	1.00	422.28	18	Cir	0.012	0.95	426.60
10	9	11,000	69.299	Comb	0.00	0.10	0.95	6.0	422.53	2.00	422.75	15	Cir	0.012	1.00	426.50
11	9	60,000	-0.991	MH	0.00	0.00	0.00	0.0	422.28	1.00	422.88	18	Cir	0.012	0.67	427.70
12	11	14,000	38.267	Comb	0.00	0.30	0.95	6.0	422.98	0.70	423.08	18	Cir	0.012	0.79	427.30
13	12	27,000	-28.101	Comb	0.00	0.65	0.95	6.0	423.43	0.70	423.62	15	Cir	0.012	1.21	427.50
14	13	19,000	-50.485	Comb	0.00	0.18	0.95	6.0	423.72	0.70	423.85	15	Cir	0.012	0.99	427.80
15	14	75,000	37.433	MH	0.00	0.00	0.00	0.0	423.95	0.70	424.47	15	Cir	0.012	0.50	429.00
16	15	83,000	-28.578	Comb	0.00	0.12	0.95	6.0	424.57	0.70	425.15	15	Cir	0.012	1.00	428.90
17	End	2,000	-90.000	Comb	0.00	0.13	0.95	6.0	419.62	1.00	419.64	15	Cir	0.012	1.50	425.20
18	17	52,000	90.000	Comb	0.00	0.11	0.95	6.0	420.14	0.50	420.40	15	Cir	0.012	0.50	425.86
19	18	183,000	0.000	Comb	0.00	0.14	0.95	6.0	420.50	0.50	421.30	15	Cir	0.012	1.00	425.05

Villanova Conveyance

Number of lines: 19

Date: 12/18/2013

Structure Report

Struct No.	Structure ID	Junction Type	Rim Elev (ft)	Structure			Line Out			Line In		
				Shape	Length (ft)	Width (ft)	Size (in)	Shape	Invert (ft)	Size (in)	Shape	Invert (ft)
1		Combination	422.13	Rect	4.00	4.00	24	Cir	417.63	18	Cir	418.13
2		Manhole	424.70	Rect	4.00	4.00	18	Cir	418.46	15	Cir	419.35
3		Combination	423.38	Rect	4.00	4.00	15	Cir	419.49	15	Cir	419.59
4		Combination	423.65	Rect	4.00	4.00	15	Cir	419.70	18	Cir	420.17
5		None	425.80	n/a	n/a	n/a	18	Cir	421.28	15	Cir	421.53
6		Combination	425.70	Rect	4.00	4.00	15	Cir	421.75	18	Cir	421.28
7		None	426.00	n/a	n/a	n/a	18	Cir	421.72	15	Cir	421.97
8		Combination	426.10	Rect	4.00	4.00	15	Cir	422.16	18	Cir	421.72
9		None	426.60	n/a	n/a	n/a	18	Cir	422.28	15	Cir	422.53
10		Combination	426.50	Rect	4.00	4.00	15	Cir	422.75	18	Cir	422.28
11		Manhole	427.70	Rect	4.00	4.00	18	Cir	422.88	15	Cir	422.98
12		Combination	427.30	Rect	4.00	4.00	18	Cir	423.08	15	Cir	423.43
13		Combination	427.50	Rect	4.00	4.00	15	Cir	423.62	15	Cir	423.72
14		Combination	427.80	Rect	4.00	4.00	15	Cir	423.85	15	Cir	423.95
15		Manhole	429.00	Rect	4.00	4.00	15	Cir	424.47	15	Cir	424.57
16		Combination	428.90	Rect	4.00	4.00	15	Cir	425.15	15	Cir	424.57
17		Combination	425.20	Rect	4.00	4.00	15	Cir	419.64	15	Cir	420.14
18		Combination	425.86	Rect	4.00	4.00	15	Cir	420.40	15	Cir	420.50
19		Combination	425.05	Rect	4.00	4.00	15	Cir	421.30			

Villanova Conveyance

Number of Structures: 19

Run Date: 12/18/2013

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1		11.52	24	Cir	2,000	417.62	417.63	0.500	419.05	418.85	n/a	418.85	End	Combination
2		10.37	18	Cir	22,000	418.13	418.46	1.500	419.09	419.70	n/a	419.70	1	Manhole
3		2.51	15	Cir	14,000	419.35	419.49	0.999	419.87	420.12	0.13	420.12	2	Combination
4		1.62	15	Cir	11,000	419.59	419.70	0.998	420.12	420.20	n/a	420.20	3	Combination
5		8.50	18	Cir	111,000	420.17	421.28	1.000	421.14	422.41	0.52	422.41	2	None
6		1.02	15	Cir	11,000	421.53	421.75	1.999	422.41	422.15	n/a	422.15	5	Combination
7		7.73	18	Cir	44,000	421.28	421.72	1.000	422.41	422.80	n/a	422.80	5	None
8		1.62	15	Cir	19,000	421.97	422.16	0.998	422.80	422.66	0.19	422.66	7	Combination
9		6.49	18	Cir	56,000	421.72	422.28	1.000	422.80	423.26	n/a	423.26	7	None
10		0.60	15	Cir	11,000	422.53	422.75	1.999	423.26	423.05	0.11	423.05	9	Combination
11		6.07	18	Cir	60,000	422.28	422.88	1.000	423.26	423.83	n/a	423.83	9	Manhole
12		6.08	18	Cir	14,000	422.98	423.08	0.700	423.85	424.03	n/a	424.03	11	Combination
13		4.64	15	Cir	27,000	423.43	423.62	0.704	424.27	424.49	0.48	424.49	12	Combination
14		1.48	15	Cir	19,000	423.72	423.85	0.700	424.49	424.33	n/a	424.33	13	Combination
15		0.64	15	Cir	75,000	423.95	424.47	0.700	424.33	424.78	n/a	424.78	14	Manhole
16		0.72	15	Cir	83,000	424.57	425.15	0.699	424.87	425.48	0.12	425.48	15	Combination
17		1.86	15	Cir	2,000	419.62	419.64	1.001	420.14	420.18	n/a	420.18	End	Combination
18		1.26	15	Cir	52,000	420.14	420.40	0.500	420.57	420.84	n/a	420.84	17	Combination
19		0.84	15	Cir	180,000	420.50	421.30	0.500	420.85	421.66	0.13	421.66	18	Combination

Villanova Conveyance

Number of lines: 19

Run Date: 12/18/2013

NOTES: Return period = 25 Yrs. ; j - Line contains hyd. jump.

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len (ft)	Drainage Area			Time of conc (min)	Time of Flow in sect (min)	Inten (l/hr/ft)	Total CA	Add Q	Inlet elev (ft)	Elev of HGL			Rise	HGL	ADD	Cap	Date: 12/18/2013
					C1 = 0.2	C2 = 0.5	C3 = 0.9							Elev of Crown	Span	Pipe					
					Incr-ment (ac)	Sub-Total (ac)	Sum CA					Q		Up (ft)	Down (ft)	Fall (ft)	Size (in)	Slope (%)	Vel (ft/s)		Proj: VILLANOVA DESIGN
1	End	Comb	0.012	2.000	0.00	0.00	0.00	11.92	0.01	4.93	2.34	0.00	422.13	418.85	419.05	-0.20	24	-10.15	5.27	11.52	
					0.00	0.00	0.00					11.52		419.63	419.62	0.01	24	0.50	5.52	17.33	
					0.00	0.00	0.00							417.63	417.62		Cir				
2	1	MH	0.012	22.000	0.00	0.00	0.00	11.87	0.06	4.94	2.10	0.00	424.70	419.70	419.09	0.60	18	2.74	7.64	10.37	
					0.00	0.00	0.00					10.37		419.96	419.63	0.33	18	1.50	7.89	13.94	
					0.00	0.00	0.00							418.46	418.13		Cir				
3	2	Comb	0.012	14.000	0.00	0.00	0.00	6.14	0.11	6.28	0.40	0.00	423.38	420.12	419.87	0.26	15	1.83	4.62	2.51	
					0.00	0.00	0.00					2.51		420.74	420.60	0.14	15	1.00	5.70	6.99	
					0.00	0.00	0.00							419.49	419.35		Cir				
4	3	Comb	0.012	11.000	0.00	0.00	0.00	6.00	0.14	6.32	0.26	0.00	423.65	420.20	420.12	0.08	15	0.74	3.37	1.62	
					0.00	0.00	0.00					1.62		420.95	420.84	0.11	15	1.00	5.70	6.99	
					0.00	0.00	0.00							419.70	419.59		Cir				
5	2	None	0.012	111.000	0.00	0.00	0.00	11.53	0.34	5.00	1.70	0.00	425.80	422.41	421.14	1.27	18	1.15	6.51	8.50	
					0.00	0.00	0.00					8.50		422.78	421.67	1.11	18	1.00	6.44	11.38	
					0.00	0.00	0.00							421.28	420.17		Cir				
6	5	Comb	0.012	11.000	0.00	0.00	0.00	6.00	0.22	6.32	0.16	0.00	425.70	422.15	422.41	-0.26	15	-2.37	2.08	1.02	
					0.00	0.00	0.00					1.02		423.00	422.78	0.22	15	2.00	8.06	9.89	
					0.00	0.00	0.00							421.75	421.53		Cir				
7	5	None	0.012	44.000	0.00	0.00	0.00	11.39	0.15	5.02	1.54	0.00	426.00	422.80	422.41	0.39	18	0.88	5.56	7.73	
					0.00	0.00	0.00					7.73		423.22	422.78	0.44	18	1.00	6.44	11.38	
					0.00	0.00	0.00							421.72	421.28		Cir				
8	7	Comb	0.012	19.000	0.00	0.00	0.00	6.00	0.24	6.32	0.26	0.00	426.10	422.66	422.80	-0.13	15	-0.69	2.69	1.62	
					0.00	0.00	0.00					1.62		423.41	423.22	0.19	15	1.00	5.70	6.99	
					0.00	0.00	0.00							422.16	421.97		Cir				
9	7	None	0.012	56.000	0.00	0.00	0.00	11.17	0.22	5.06	1.28	0.00	426.60	423.26	422.80	0.47	18	0.84	5.03	6.49	
					0.00	0.00	0.00					6.49		423.78	423.22	0.56	18	1.00	6.44	11.38	
					0.00	0.00	0.00							422.28	421.72		Cir				
10	9	Comb	0.012	11.000	0.00	0.00	0.00	6.00	0.37	6.32	0.10	0.00	426.50	423.05	423.26	-0.21	15	-1.93	1.71	0.60	
					0.00	0.00	0.00					0.60		424.00	423.78	0.22	15	2.00	8.06	9.89	
					0.00	0.00	0.00							422.75	422.53		Cir				

NOTES: Intensity = 2.0, 14' inlet time + 5.50' x 0.82 (in/hr) : Time of flow in section is based on full flow.

Villanova Conveyance

FL-DOT Report

Line No	To Line	Type of struc	n - Value	Len (ft)	Drainage Area			Time of conc (min)	Time of Flow in sect (min)	Inten (l/hr/hr)	Total CA	Add Q		Inlet elev (ft)	Elev of HGL			Rise	HGL	ADD	Cap	Date: 12/18/2013
					Incre-ment (ac)	Sub-Total (ac)	Sum CA					Total Flow	Q		Up (ft)	Down (ft)	Fall (ft)					
11	9	MH	0.012	60.000	0.00	0.00	0.00	10.92	0.25	5.11	1.19	0.00	6.07	427.70	423.83	423.26	0.57	18	0.94	5.04	6.07	
					0.00	0.00	0.00								424.38	423.78	0.60	18	1.00	6.44	11.38	
					0.00	0.00	0.00								422.88	422.28		Cir				
12	11	Comb	0.012	14.000	0.00	0.00	0.00	10.86	0.06	5.12	1.19	0.00	6.08	427.30	424.03	423.85	0.18	18	1.27	5.43	6.08	
					0.00	0.00	0.00								424.58	424.48	0.10	18	0.70	5.39	9.52	
					0.00	0.00	0.00								423.08	422.98		Cir				
13	12	Comb	0.012	27.000	0.00	0.00	0.00	10.76	0.10	5.14	0.90	0.00	4.64	427.50	424.49	424.27	0.22	15	0.83	5.19	4.64	
					0.00	0.00	0.00								424.87	424.68	0.19	15	0.70	4.78	5.87	
					0.00	0.00	0.00								423.62	423.43		Cir				
14	13	Comb	0.012	19.000	0.00	0.00	0.00	10.53	0.23	5.18	0.29	0.00	1.48	427.80	424.33	424.49	-0.16	15	-0.85	2.62	1.48	
					0.00	0.00	0.00								425.10	424.97	0.13	15	0.70	4.77	5.85	
					0.00	0.00	0.00								423.85	423.72		Cir				
15	14	MH	0.012	75.000	0.00	0.00	0.00	8.35	2.18	5.66	0.11	0.00	0.64	429.00	424.78	424.33	0.45	15	0.60	2.34	0.64	
					0.00	0.00	0.00								425.72	425.20	0.52	15	0.70	4.77	5.85	
					0.00	0.00	0.00								424.47	423.95		Cir				
16	15	Comb	0.012	83.000	0.00	0.00	0.00	6.00	2.35	6.32	0.11	0.00	0.72	428.90	425.48	424.87	0.62	15	0.74	3.00	0.72	
					0.00	0.00	0.00								426.40	425.82	0.58	15	0.70	4.77	5.85	
					0.00	0.00	0.00								425.15	424.57		Cir				
17	End	Comb	0.012	2.000	0.00	0.00	0.00	10.63	0.02	5.16	0.36	0.00	1.86	425.20	420.18	420.14	0.04	15	2.13	3.75	1.86	
					0.00	0.00	0.00								420.89	420.87	0.02	15	1.00	5.70	7.00	
					0.00	0.00	0.00								419.64	419.62		Cir				
18	17	Comb	0.012	52.000	0.00	0.00	0.00	9.89	0.74	5.31	0.24	0.00	1.26	425.86	420.84	420.57	0.27	15	0.52	3.30	1.26	
					0.00	0.00	0.00								421.65	421.39	0.26	15	0.50	4.03	4.94	
					0.00	0.00	0.00								420.40	420.14		Cir				
19	18	Comb	0.012	160.000	0.00	0.00	0.00	6.00	3.89	6.32	0.13	0.00	0.84	425.05	421.66	420.85	0.81	15	0.51	2.94	0.84	
					0.00	0.00	0.00								422.55	421.75	0.80	15	0.50	4.03	4.95	
					0.00	0.00	0.00								421.30	420.50		Cir				

NOTES: Internally = 29.14' (inlet time + 5.90') * 0.52 (in/hr) : Time of flow in section is based on full flow.

Villanova Conveyance



Gannett Fleming

Excellence Delivered As Promised

Date: December 27, 2013

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 344 King of Prussia Road
Lombardi State Realty, LLC – Applicant

Date Accepted: January 7, 2013

90 Day Expiration: April 7, 2013

Gannett Fleming, Inc. has completed a review of the 344 King of Prussia Road 2-Lot Subdivision Plan for compliance with the Radnor Township Code.

The applicant is proposing to subdivide an existing parcel into two separate lots. The existing dwelling on the corner of King of Prussia and Glenmary Roads will remain as part of Lot-1 and a new single family dwelling is to be constructed on Lot-2 which will front on Glenmary Road.

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: Momenee & Associates, Inc.

Dated: 11/21/2013, No Revisions

I Stormwater Management

1. A general note shall be added to the plans indicating that an individual grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

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



II General

1. The proposed utility easement crossing Lot 2 must be properly recorded at the time of the recording of the approved subdivision plan.

We suggest that a recommendation of final approval be forwarded to the Board of Commissioners at this time.

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

Very truly yours,

GANNETT FLEMING, INC.



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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 6, 2014

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

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

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

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

Reference: 344 King Of Prussia Road TMP No. 36-02-01184-00
Radnor Township Application No. 2013-S-12
Minor Land Development Review
G&A Job #13-12044

Pursuant to your request, Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Minor-Final Subdivision Plan Development Plans for 344 King of Prussia Road. The applicant intends to subdivide the property into two (2) parcels. The existing dwelling will remain as part of Lot 1 and a new single family unit with a detached garage will be constructed on Lot 2 located on Glenmary Road. G&A offers the following for Radnor Township consideration:

I. REVIEWED MATERIALS

- A. Minor-Final Subdivision Plan Development Plans for 344 King of Prussia Road (6 sheets), dated November 21, 2013, prepared by Momenee & Associates, INC., prepared for Lombardi Residential.

II. REVIEW COMMENTS

- A. Provide dimensions for all radii along the driveway.

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

220

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

November 26, 2013

Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Minor Final 2-Lot Subdivision
344 King Of Prussia Road
Radnor Township, Delaware County**

Our File # 13-146

Gentlemen:

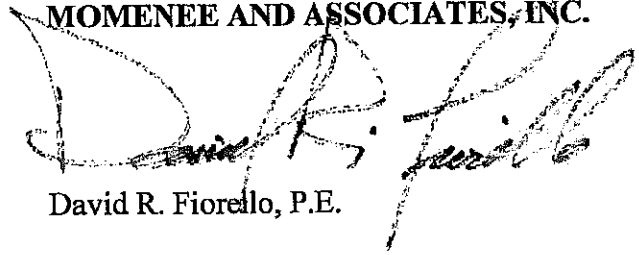
On behalf of Lombardi Residential., we are submitting an application for the subdivision of the existing parcel at 344 King Of Prussia Road. The intent of this plan is to subdivide the existing parcel into two (2) lots. The existing dwelling on the corner of King Of Prussia and Glenmary Roads will remain as part of Lot-1 and a new single family dwelling is to be construct on Lot-2 which will front on Glenmary Road

Enclosed for review are the following:

- Signed Township Application
- Township Application fee of \$1,200.00
- Township Escrow Review Fee of \$2,500.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$170.00
- Copy of the Title Documentation and Deed Description
- 2 copies of the Stormwater Management Narrative
- 35 Sets of Minor-Final Subdivision Plans (8 signed and notarized)

I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,
MOMENEE AND ASSOCIATES, INC.



David R. Fiorello, P.E.

13146L01_RT.doc

cc: Chris Lombardi

**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 344 KING OF PRUSSIA ROAD

Zoning District: R-3 Application No. 2013-5-12
(Twp. Use)

Fee \$1,250.00 Ward No. 2 Is property in HARB District NO

Applicant: (Choose one) Owner Equitable Owner

Name LOMBARDI STATE REALTY, LLC

Address 17 ATLANTIC AVENUE, SPRING LAKES, NJ 07762

Telephone _____ Fax 215-359-0492 Cell 908-334-3493

Email CHRIS@LOMBARDIRESIDENTIAL.COM

Designer: (Choose one) Engineer Surveyor

Name DAVID R. FIORELLO, P.E.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 Fax 610-527-9008 Cell _____

Email DFIORELLO@MOMENEE.COM

Area of property 24,970 SF Area of disturbance 10,000 SF

Number of proposed buildings 1 Proposed use of property RESIDENTIAL

Number of proposed lots 2

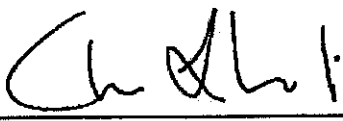
Plan Status: Sketch Plan Preliminary Final Revised

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

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

Individual/Corporation/Partnership Name
LOMBARDI STATE REALTY, LLC

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 Christopher J. Lombardi

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.

Chris: 215-359-0492.



Fidelity National Title Insurance Company

Primary Order Information

State	PA
County / Town	Delaware
Order Type	Residential Buy/Sell /
Application No.	3700536
Application Date / Time	11/11/2011 10:04 AM
Contact User Name	Sharon Cotter
Company Name	Great Valley Abstract 610-688-6360 Ext.100
Brand	Fidelity National Title Insurance Company
Customer Reference No.	GV-18445
Back Title No.	

Seller/Owner

Individual/Entity Name	Status	SSN/Tax ID
David Walker		
Ruth M. Walker		

Buyer/Borrower

Individual/Entity Name	Status	SSN/Tax ID
Lombardi Residential, LLC		

Sale Price/Loan Information

Sale Price 1	\$170,000.00	
Lender 1		Loan No. 1
Loan Amount 1		
Lender 2		Loan No. 2
Loan Amount 2		

Property Information

344 King of Prussia Road
Wayne, PA 19087

Delaware County, PA

Requested Products

Product Type	Due Date

Comments:

No. 750-S CORPORATION DEED.

Printed for and sold by John C. Clark Co., 1326 Walnut St., Phil

This Indenture Made the 7th

day of June _____ in the _____ year Lord one thousand nine hundred and eighty-two

Between

St. Martin's Church, A Non Profit Corp. (hereinafter called the Grantor), of the one part, and

David F. Walker and Ruth M. Walker, h/w (hereinafter called the Grantees), of the other part,

Witnesseth,

That the said Grantor

... for and in consideration of the sum of Eighty-nine thousand, four hundred and twenty dollars (\$89,420.00)

... lawful money of the United States of America, unto it well and truly paid by the said Grantee S, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs, and assigns, as tenants by the entireties.

ALL THAT CERTAIN messuage and lot or piece of land SITUATE in the Township of Radnor, Delaware County, Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Surveyor, as follows:

BEGINNING at an iron pin in the middle line of the King of Prussia Road, in the Southerly line of Glenmary Road and Haru's Lane; thence along the middle of the King of Prussia Road, South Twenty-six degrees, fifty-five minutes East One Hundred twenty-four and thirty one-hundredths feet to a spike, a corner of land formerly of the Radnor School District; thence by the land last mentioned, South Sixty-three degrees, five minutes West One Hundred ninety and eighty one-hundredths feet to a stake in the line of other land formerly of the Estate of Theodore D. Rund; thence by the said land, North Twenty-six degrees, fifty-five minutes West One Hundred thirty-seven and forty one-hundredths feet to a stake in the Southerly line of Glenmary Road, and thence by the said road North Sixty-seven degrees East One hundred ninety-one and twenty one-hundredths feet to the place of beginning.

CONTAINING .573 of an acre, more or less.

PARCEL No. 36-03-01184-00.

SEE NEXT FOR PRIOR DEED

BEING the same premises which Penny Brock Montgomery, etc., et al, by Deed Dated 6/11, 1952 and recorded 7/31/1952 in Delaware County in Deed Book 1530 Page 573 conveyed unto

Best Copy Poss 3785501



The Rector, Church Wardens and Vestrymen of St. Martin's Church, Radnor (a Pa. Corp.) an undivided one-eighteenth interest.

AND BEING the same premises which Fanny Brock Montgomery, etc., et al, by Deed dated 6/11/1952 and recorded 7/31/1952 in Delaware County in Deed Book 1530 page 578 conveyed unto The Rector, Church Wardens and Vestrymen of St. Martin's Church, Radnor (a Pa. Corp.) an undivided three-eighths interest.

AND the said The Rector, Church Wardens and Vestrymen of St. Martin's Church, Radnor, by Decree dated 6/6/1958 in Common Pleas Court of Delaware County, March Term 1958 #2047 amended its Articles and changed its name to St. Martin's Church, Radnor; same being recorded on 6/10/1958 in Charter Book N Page 512.

AND BEING the same premises which Joseph N. Lusharry, IV, et ux, by Deed dated 12/22/1981 and recorded 12/30/1981 in Delaware County in Deed Book 1897 Page 1154 conveyed unto St. Martin's Church, Radnor, an undivided 33/72 interest.

under and subject to certain agreements and restrictions as appear of record,

Date 6/13/52

Transfer Tax in the amount of 894.32 has been paid on account of Radnor

Together with all and singular the building and Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it. in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the building and improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, and Assigns, to and for the only proper use and behoof of the said Grantees, their heirs and Assigns, forever.

And the said Grantor, for itself, and its executors and administrators does by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and Assigns, that it the said Grantor, Administrators or Executors

all and singular the Hereditaments and Promises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantees, their heirs and Assigns, against it the said Grantor, its Administrators or Executors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will subject as foresaid -WARRANT and forever DEFEND.

In Witness Whereof

Sealed and Delivered
IN THE PRESENCE OF US:

Mary Jean Gordon

ST. MARTIN'S CHURCH
A Non Profit Corporation

John A. Smart

John A. Smart, Rector of St. Martins Church

Commonwealth of Pennsylvania

County of Delaware

On this, the 7th day of June, 1982, before me,

John A. Ernst
the undersigned officer,

personally appeared *Mary Jean Gordon* who acknowledged himself (herself) to be the *John A. Ernst* being authorized to do so, executed a corporation, and that he as such *Pastor, Rector* of *St. Martin's Church* the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Mary Jean Gordon
MARY JEAN GORDON
Lower Merion Township, Montgomery Co
My Comm. Expires 12/31/83

004569

RECORDED & INDEXED

Sprout and Lancaster Ave.
Wilmington, Pa. 19085

DEED

St. Martin's Church
A Non Profit Corporation

To

David F. Walker

and

Ruth M. Walker

John C. Clark Co., Phila 1980

The address of the above-named Grantee
is 344 King of Prussia Rd.
Radnor, Pa. 19087.
On behalf of the Grantee

Deed Book No. 6443

Printed for and Sold by John C. Clark Co., 1126 Walnut St., Phila.

Gifts Indenture Made the

Twenty-second day of December, _____ in the year of our Lord one thousand nine hundred eighty-one (1981),

SEYMOUR JOSEPH N. DUBARRY, IV and ELIZABETH G. DUBARRY, his wife, of 345 Fisher's Road, Bryn Mawr, Pennsylvania, 19010, hereinafter called the parties of the first part,

A N D

ST. MARTIN'S CHURCH, RADNOR, a Pennsylvania non-profit corporation, of Glenmary and King of Prussia Roads, Radnor, Pennsylvania, 19087, hereinafter called the party of the second part,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00)

lawful money of the United States of America, to them _____ well and truly paid by the said party _____ of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have _____ remised, released and quit-claimed, and by these presents, do _____ rem/ace, release and quit-claim unto the said party _____ of the second part, and to its successors

_____ and assigns forever, ALL their, and each of their, right, title and interest in and to,

ALL THAT CERTAIN message and lot or piece of land, SITUATE in the Township of Radnor, Delaware County, Pennsylvania, bounded and described according to a survey thereof made by Milton R. Yerkes, Surveyor, as follows:

BEGINNING at an iron pin in the middle line of the King of Prussia Road, in the southerly line of Glenmary Road and Hare's Lane; thence along the middle of the King of Prussia Road, South Twenty-six degrees, Fifty-five minutes East (S. 26° 55' E.), One hundred twenty-four and thirty-one hundredths feet (124.30') to a spike, a corner of land formerly of the Radnor School District; thence by the land last mentioned, South Sixty-three degrees, five minutes West (S. 63° 5' W.), One hundred ninety and eighty one-hundredths feet (190.80') to a stake in the line of other land formerly of the Estate of Theodore D. Rand; thence by the said land, North Twenty-six degrees, fifty-five minutes West (N. 26° 55' W.), One hundred thirty-seven and forty one-hundredths feet (137.40') to a stake in the southerly line of Glenmary Road; and thence by the said road North Sixty-seven degrees East (N. 67° E.), One hundred ninety-one and twenty one-hundredths feet (191.20') to the place of beginning, CONTAINING .573 of an acre, more or less,

Parcel No. 36-02-01184-00,

BEING the same premises which Joseph N. DuBarry, IV, Executor of the Will of Fanny Brock Montgomery, Deceased, and Joseph N. DuBarry, IV, Trustees under Deed of Trust dated May 25, 1956 and recorded in Deed Book No. 2457 at page 361, as amended in Deed Book No. 2457 at page 372, by Deed dated June 25, 1973 and recorded June 29, 1973 in the Office for Recording of Deeds in and for Delaware County in Deed Book No. 2473 at page 738 ec., granted and conveyed unto the said Joseph N. DuBarry, IV, in fee.

330.-

Date 12/3/91

Transfer Tax in the amount of
330.- has been paid on account
 of Radnor Corp.

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02
01

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE

REALTY
TRANSFER DEC 30 '91
TAX



330.00

RECEIVED

RB.11275

Civil Case Docket

Case Number : 02-863345
 (11/15/2011 8:16:37 AM)

PROBATION DEPT OF DELAWARE COUNTY VS WALKER, D

Filed	Description
09/23/2002 9:00AM	PROBATION JUDGMENT

Litigant(s) Information

(11/15/2011 8:16:37 AM)

Plt/Def	Name	Address	Filed
PLT	PROBATION DEPT OF DELAWARE COUNTY	P O BOX 1057 MEDIA PA 19063	09/23/2002
DEF	WALKER, DAVID J	322 TAYLOR TERR CHESTER PA 19013	09/23/2002

Docket Information

(11/15/2011 8:16:37 AM)

File Date/Time	Docket Entries
09/23/2002 9:00AM	PRAECIPE TO ENTER JUDGMENT AGAINST THE DEFENDANT AND IN FAVOR OF THE PROBATION DEPARTMENT
09/23/2002 9:00AM	JUDGMENT ENTERED FOR THE SUM OF \$741.00 AGAINST THE DEFENDANT
09/23/2002 9:00AM	ADDRESS OF DEFENDANT : 322 TAYLOR TERR CHESTER PA 19013
09/23/2002 9:00AM	ADDRESS OF PLAINTIFF : P O BOX 1057 MEDIA PA 19063
09/23/2002 9:00AM	VERIFICATION FILED
09/23/2002 9:00AM	236 N/S
09/23/2002 9:00AM	DATE OF BIRTH 10/07/1978
09/23/2002 9:00AM	CRIMINAL ACTION NO. 96-107053

© 2011 County of Delaware

Civil Case Docket

Case Number : 02-005331
 (11/15/2011 8:16:54 AM)

SEARS ROEBUCK & CO VS WALKER, D

Filed	Description
04/23/2002 11:37AM	TRANSCRIPT FROM DISTRICT JUSTICE

Litigant(s) Information

(11/15/2011 8:16:54 AM)

Plt/Def	Name	Address	Filed
PLT	SEARS ROEBUCK & CO		04/23/2002
DEF	WALKER, DAVID	315 W 23RD ST CHESTER PA 19013	04/23/2002

Docket Information

(11/15/2011 8:16:54 AM)

File Date/Time	Docket Entries
04/23/2002 11:37AM	ADDRESS DEFT 315 W 23RD ST CHESTER PA PLFT 1608 WALNUT ST 18TH FLR PHILA PA
04/23/2002 11:37AM	JUDGMENT ENTERED IN THE AMOUNT OF \$3,359.01
04/23/2002 11:37AM	DATE:12-03-01
04/23/2002 11:37AM	NOTICE
04/23/2002 11:37AM	AFFIDAVIT OF NON-MILITARY SERVICE
04/23/2002 11:37AM	PRAECIPE TO RECORD JUDGMENT
04/23/2002 11:37AM	NOTICE TO DEFENDANT(S) SENT
11/15/2007 8:35AM	PRAECIPE FOR WRIT OF REVIVAL FILED 52425
11/15/2007 8:35PM	WRIT EXIT

© 2011 County of Delaware

(1480) JUDICIAL SUPPORT CIVIL

MISCELLANEOUS - PARTIAL INQUIRY FOR WALKER., DAV.

*NAME / INSTRUMENT TYPE1	DOCKET	OPEN/CLOSE	PLT/DEF BK/Pg
WALKER, DAVID CIVIL ACTION	90-019792	12/04/1990 02/19/1991	DEF
WALKER, DAVID CIVIL ACTION	97-051606	06/24/1997	DEF
WALKER, DAVID CIVIL ACTION	00-052487	11/09/2000	DEF
WALKER, DAVID TRANSCRIPT FROM DISTRICT JUSTICE	02-005331	04/23/2002	DEF
WALKER, DAVID MUN SEWER LIEN	09-001878	02/10/2009	DEF



** MORE INDIVIDUAL ENTRIES TO BE LISTED **

ENTER : A VALID DOCKET NUMBER TO SEE THE QUICK DOCKET ENTER »|»|«
 SPACES TO SEE NEXT PAGE OF ENTRIES, IF MORE ENTRIES TO BE LISTED
 XMIT »|«R

(1480) JUDICIAL SUPPORT CIVIL
 MISCELLANEOUS - PARTIAL INQUIRY FOR WALKER., DAV.
 *NAME / INSTRUMENT TYPE1 DOCKET OPEN/CLOSE PLT/DEF BK/BG

*NAME / INSTRUMENT TYPE1	DOCKET	OPEN/CLOSE	PLT/DEF BK/BG
WALKER, DAVID F /DDS/IND/CPT CIVIL ACTION	98-010657	07/20/1998	DEF
WALKER, DAVID F /DDS TRANSCRIPT FROM DISTRICT JUSTICE	04-018912	12/22/2004	PLT
WALKER, DAVID F /DDS MINOR JUDICIARY	05-050276	02/04/2005	PLT
WALKER, DAVID F /DDS TRANSCRIPT FROM DISTRICT JUSTICE	05-003889	04/11/2005	PLT
WALKER, DAVID F /DDS TRANSCRIPT FROM DISTRICT JUSTICE	05-004014	04/11/2005	PLT
WALKER, DAVID F /DDS CIVIL ACTION	08-002749	03/06/2008	DEF
WALKER, DAVID J LICENSE SUSPENSION	85-017862	12/04/1986	PLT 0694 0131



** MORE INDIVIDUAL ENTRIES TO BE LISTED **

ENTER : A VALID DOCKET NUMBER TO SEE THE QUICK DOCKET ENTER »| »| «
 SPACES TO SEE NEXT PAGE OF ENTRIES, IF MORE ENTRIES TO BE LISTED
 XMIT »| «R

(1480) JUDICIAL SUPPORT CIVIL
MISCELLANEOUS - PARTIAL* INQUIRY FOR -WALKER,, DAY.

*NAME / INSTRUMENT TYPE1	DOCKET	OPEN/CLOSE	PLT/DEF BK/PG
WALKER, DAVID J PROBATION JUDGMENT	02-863345	09/23/2002	DEF
WALKER, DAVID L MORTGAGE FORECLOSURE	03-008322	08/08/2003	DEF



*** ALL INDIVIDUAL ENTRIES ARE LISTED ***

ENTER : A VALID DOCKET NUMBER TO SEE THE QUICK DOCKET ENTER »|»|«
 SPACES TO SEE NEXT PAGE OF ENTRIES, IF MORE ENTRIES TO BE LISTED
 XMIT »|«R

(1480) JUDICIAL SUPPORT CIVIL
MISCELLANEOUS PARCEL ENQUIRY FOR WALKER, RUTH.

*NAME / INSTRUMENT#TYPE1	DOCKET	OPEN/CLOSE	PLT/DEF BK/PG
WALKER, RUTH COMPLAINT FOR SUPPORT	93-802981	11/04/1993	PLT
WALKER, RUTH CIVIL ACTION	96-006894	06/12/1996	DEF
WALKER, RUTH G MUN SEWER LIEN	96-013519	10/28/1996	DEF
WALKER, RUTHIE J FEDERAL TAX LIEN	01-410872	05/30/2001	DEF



*** ALL INDIVIDUAL ENTRIES ARE LISTED ***

ENTER : A VALID DOCKET NUMBER TO SEE THE QUICK DOCKET ENTER »|»|«
 SPACES TO SEE NEXT PAGE OF ENTRIES, IF MORE ENTRIES TO BE LISTED
 XMIT »|«R

© 2011 County of Delaware

(1479)

JUDICIAL SUPPORT CIVIL
INDEX BY NAME (FIRM OR INDIVIDUAL) - MISCELLANEOUS



EXAMPLE FOR INQUIRING ABOUT JAMES SMITH

LAST NAME	FIRST NAME	LAST NAME	FIRST NAME
KNOWN	KNOWN	SMITH	JAMES
KNOWN	UNKNOWN	SMITH	J.
UNKNOWN	KNOWN	SMI.	JAMES
UNKNOWN	UNKNOWN	SMI.	J.

IF THE EXACT FULL NAME IS KNOWN -
ENTER THE FULL NAME

IF ONLY A PARTIAL NAME IS KNOWN OR
THE EXACT SPELLING IS NOT KNOWN -
ENTER THE KNOWN PART OF THE NAME
FOLLOWED BY A PERIOD (.) AND SPACES

INQUIRY TYPE	REQUIRED FIELDS
NAME INQUIRY	A , B , D
FIRM INQUIRY	C , D

A. LAST NAME » [] «

B. FIRST NAME » [] «

C. FIRM NAME » LOMBARDI RES. «

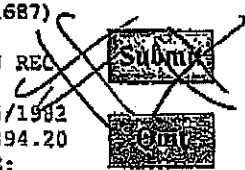
D. START DATE » [] [] [] [] [] [] [] [] « (LEAVE BLANK IF ALL DATES DESIRED)
(MMDDYYYY)

XMIT » [] « (SPACE = CONTINUE)
(R = RETURN TO LAST MENU)

MESSAGES : NO MISC ENTRIES FOUND IN DATE RANGE - TRY AGAIN

(PAGE 1) REAL PROPERTY INQUIRY (1687)

FOLIO : 36-02-D1184-00 , RADNOR TWP	PROPERTY : 1 , RESIDENTIAL
OWNER : WALKER DAVID F &	SERV CO #: 0000 , NO MORTG CODE ON REC
OWNER2 : WALKER RUTH M	USE CODE : 0502 , ACT 1 DENIED
ADDR : 9 FENIMORE LN	BOOK/PAGE: 0022-0621 DATE: 06/15/1982
C/S/Z : ST DAVIDS PA 19087	PURCHSE \$: 89420 STMP: 894.20
FOREIGN:	MAINT DTE: 5/31/2011 DEACTVE DTE:
SITE : KING OF PRUSSIA 0344-0000	MAP NO : 36-15 -003:000
DESC : 2 1/2 STY HSE	----- P R I O R I N F O -----
SIZE : 0.573 ACRES +-	BOOK/PAGE: 0000-0000
OLD ACT: 00-00-00000-00	PURCHSE \$: 33000 DATE: 12/30/1981
: 0502 05 100	OWNER : MARTINS SAINT CHURCH



	DATE	VALUE	RSN	DESCRIPTION	COMMENT
ANNUAL ASSMT :	/ /				
INTERIM ASSMT :	/ /				
*CURRENT ASSMT	01/01/2000	263330	93	COUNTY REASSESSMENT	CLEAR DATE 02/01/2000
PRIOR ASSMT	01/01/1983	5200			UNKNOWN
	01/01/1900	2400			UNKNOWN

PAID 911126
 NEXT ACCOUNT » 36 » 02 » 01184 » 00 « PAGE (1,2) » 1 « 416907 1674-569
 R-RETURN TO LAST MENU X-RETURN TO REAL ESTATE MAIN MENU » 1 «

4643-593 304 KOP RD © 2011 County of Delaware 729-1971545
 3663-1623 FENIMORE 09-18 77 Fenimore 791-1182 Fenimore
 871-850 304 KOP RD 09-27 4950E 4790-372 ELANCAUSE
 02-963345 221-983545
 02-5331 2262545

D199249DC

copy

Prepared by and Return to:

Great Valley Abstract
121 N. Wayne Avenue
Wayne, PA 19087
Telephone: 610-688-6360 Fax: 610-688-4179
File No. GV-18445
UPI # 36-02-01184-00

This Indenture, made the 17TH day of November, 2011,

Between

DAVID F. WALKER AND RUTH M. WALKER

(hereinafter called the Grantors), of the one part, and

LOMBARDI STATE REALTY, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **One Hundred Seventy Thousand Dollars 00/100 (\$170,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

Property Address: 344 King of Prussia Road, Wayne, PA 19087

ALL THAT CERTAIN messuage and lot or piece of land situate in the Township of Radnor, Delaware County, Pa., bounded and described according to a survey thereon made by Milton R. Yerkes, Surveyor, as follows:

BEGINNING at an iron pin in the middle line of the King of Prussia Road, in the Southerly side of Glenmary Road and Hare's Lane; thence along the middle of the King of Prussia Road, South 26 degrees 55 minutes East 124.30 feet to a spike, a corner of land formerly of the Radnor School District; thence by the land last mentioned South 63 degrees 5 minutes West 190.80 feet to a stake in the line of other land formerly of the Estate of Theodore D. Rand; thence by the said land, North 26 degrees 55 minutes West 137.40 feet to a stake in the Southerly line of Glenmary Road, and thence by the said road North 67 degrees East 191.20 feet to the place of beginning.

Being the same premises which St. Martins Church by Deed dated 6-7-82 and recorded 6-15-82 in Delaware County in Volume 22 Page 621 conveyed unto David F. Walker and Ruth M. Walker, husband and wife, in fee.


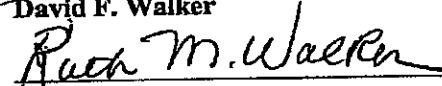
Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

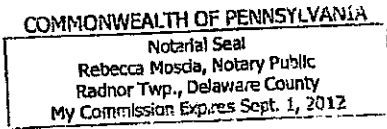
Sealed and Delivered
IN THE PRESENCE OF US:

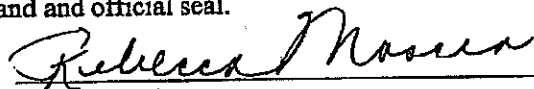
 _____ {SEAL}
David F. Walker
 _____ {SEAL}
Ruth M. Walker

Commonwealth of Pennsylvania } ss
County of Delaware }

On this, the 17th day of November, 2011, before me, the undersigned Notary Public, personally appeared **David F. Walker** and **Ruth M. Walker**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

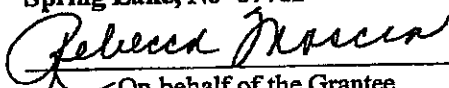
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



 _____
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

17 Atlantic Avenue
First Floor
Spring Lake, NJ 07762

 _____
On behalf of the Grantee

Deed

UPI # 36-02-01184-00

David F. Walker and Ruth M. Walker

TO

Lombardi Residential, LLC

Great Valley Abstract
121 N. Wayne Avenue
Wayne, PA 19087
Telephone: 610-688-6360
Fax: 610-688-4179

LOMBARDI STATE REALTY, LLC
17 ATLANTIC AVE.
SPRING LAKES

, NJ 07762-

RECEIPT
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087
P: (610) 688-5600 F: (610) 971-0450

RECEIPT NO: ENG00002850

DATE: 12/9/2013	G/L ACCOUNT: 01.320.3042	RECEIVED BY:
SUBDIVISION/LAND DEVELOPMENT APPLICATION NUMBER: 2013-12-S FOR LOCATION: 344 KING OF PRUSSIA RD RADNOR, PA 19087- FOR: SUBDIVIDE EXISTING PARCEL INTO TWO (2) RESIDENTIAL LOTS AND CONSTRUCT NEW SINGLE FAMILY DWELLING CHECK NUMBER: 60633620-8		\$1,250.00

LOMBARDI STATE REALTY, LLC
17 ATLANTIC AVE.
SPRING LAKES

, NJ 07762-

RECEIPT
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087
P: (610) 688-5600 F: (610) 971-0450

RECEIPT NO: ENG00002850

DATE: 12/9/2013	G/L ACCOUNT: 01.320.3042	RECEIVED BY:
SUBDIVISION/LAND DEVELOPMENT APPLICATION NUMBER: 2013-12-S FOR LOCATION: 344 KING OF PRUSSIA RD RADNOR, PA 19087- FOR: SUBDIVIDE EXISTING PARCEL INTO TWO (2) RESIDENTIAL LOTS AND CONSTRUCT NEW SINGLE FAMILY DWELLING CHECK NUMBER: 60633620-8		\$1,250.00



Gannett Fleming

Excellence Delivered As Promised

Date: December 27, 2013

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Maryann Cassidy – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

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

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

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

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

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

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

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

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

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

Gannett Fleming, Inc.

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

www.gannettfleming.com



I Zoning Ordinance Review

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

II Subdivision and Land Development Review

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

III Stormwater Management

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

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

IV General Comments

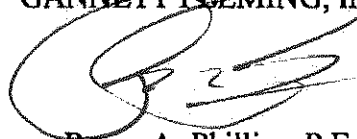
1. A Sewage Facilities Planning Module must be prepared for any increase in sewage flow due to the building expansion.
2. The disposition of the 11 parking spaces along Lancaster Avenue must be shown on the plans.
3. The proposed plans indicate curbing will be installed over an existing gas line. Evidence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

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

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

Very truly yours,

GANNETT FLEMING, INC.



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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 6, 2014

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

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

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

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

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

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

A. PROJECT DESCRIPTION

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

B. REVIEWED MATERIALS

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

C. REVIEW COMMENTS

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

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

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

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

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

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

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

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

SITE ENGINEERING CONCEPTS, LLC
CIVIL ENGINEERING AND CONSULTING SERVICES

TRANSMITTAL

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

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

NOTES/COMMENTS:

Maryann -

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

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

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

P.O. Box 1992 Southeastern, PA 19399

P: 610.240.0450 F: 610.240.0451

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

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 613 W Lancaster Avenue

Zoning District C-2

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

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

Applicant: (Choose one) Owner X Equitable Owner _____

Name Eagle Green, LP

Address 620 Righters Ferry Road; Bala Cynwyd, PA 19004

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

Email glen@pennenergyrenewables.com

Designer: (Choose one) Engineer x Surveyor _____

Name SITE Engineering Concepts, LLC Attn: Rob Lambert

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

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

Email rlambert@site-engineers.com

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

Number of proposed buildings 1 Proposed use of property Commercial

Number of proposed lots 1

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


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

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

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

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name

GLEN TOMKINSON

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

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

Prepared By: Robert Chalphin Associates, Inc. (#145698-NFA)

Return To: Robert Chalphin Associates, Inc.
515 Swede Street
Norristown, Pa 19401
(610) 279-8290

RD BK05000-1151

DT-DEED

2011058015 10/07/2011 10:28:16 AM:1

RCD FEE: \$92.50 POL SUB TAX: \$8,625.00 ST TAX: \$5,750.00



DELAWARE
COUNTY

38-RADNOR \$8,625.00

THOMAS J. JUDGE SR. ROD

Property: 613 West Lancaster Avenue
Township of Radnor
Delaware County, Pennsylvania

Parcel # 36-01-00274-00.

Deed

Francine Cappelli and John Cappelli Jr to

Eagle Green, LP, a Pennsylvania Limited Partnership

THIS DEED, MADE THE

15th day of August, 2011.

BETWEEN, Francine Cappelli and John Cappelli Jr

(hereinafter called the "Grantors"), of the one part,

and

Eagle Green, L.P., a Pennsylvania Limited Partnership

(hereinafter called the "Grantee"), of the other part.

WITNESSETH; That the said Grantors for and in consideration of the sum of

One Dollar and No Cents

(\$1.00)

lawful money of the United States of America, unto them, the said Grantors, well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns, as partnership property paid for with partnership funds:

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described according to a plan thereof made by Messrs, Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania on October 20, 1925 revised October 11, 1928, and described according to said revised plan, as follows, to wit:

BEGINNING at a point in the center line of Lancaster Turnpike (eighty feet wide) at the distance of One hundred twenty eight and seventy one-hundredths feet measured South fifty three degrees, ten minutes East from the point of intersection of the center line of the said Lancaster Turnpike with the center line of Old Eagle School Road (thirty three feet wide); thence extending South fifty three degrees, ten minutes East along the center line of said Lancaster Turnpike One hundred and twenty eight one-hundredths feet, thence extending North sixty five degrees, three minutes East one hundred seventy nine and ninety seven one-hundredths feet to a point; thence North fifty three degrees ten minutes West One hundred sixty and one hundred eighty seven one-thousandths feet to a point; thence extending South forty five degrees, fifty two minutes West passing through the center line of a party wall of the buildings erected on the premises adjoining to the Northwest One hundred sixty and fifty one-hundredths feet to the first mentioned point and place of beginning.

continued

AND ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate at Strafford, Radnor Township, Delaware County Pennsylvania, bounded and described according to a survey and plan thereof made by Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania, on October 20th, 1925, as follows, to wit:

BEGINNING at a point in the center line of Lancaster Turnpike (eighty feet wide) at the distance of One hundred seventeen and thirty seven one-hundredths feet measured Southeastwardly from the point of intersection of the center lines of said Lancaster Turnpike and Old Eagle School Road (thirty three feet wide); thence extending South fifty three degrees, ten minutes East along the center line of Lancaster Turnpike eleven and thirty three one-hundredths feet to a point; thence North forty five degrees, fifty two minutes East partly along the center line of a party wall One hundred sixty and fifty one-hundredths feet to a point; thence North fifty three degrees, ten minutes West, Thirty six and fifty three one-hundredths feet to a point and thence extending South thirty six degrees, fifty minutes West One hundred fifty eight and fifty one-hundredths feet to the place of beginning.

TOGETHER with the free use, right, liberty and privilege of a certain driveway laid out over the rear of the above described lots of ground between the yard and garage spaces and which leads Northwest into Old Eagle School Road, at all times hereafter forever, in common with the owners, tenants and occupiers of the above described lots over which said driveway extends.

BEING Folio No. 36-01-00274-00

BEING THE SAME PREMISES WHICH John Cappelli Jr. and Francine Cappelli, husband and wife, by Deed dated 4/1/2004 and recorded 6/11/2004 in the County of Delaware, Pennsylvania in Deed Volume 3203, Page 1453, granted and conveyed unto John Cappelli, Jr. and Francine Cappelli, as tenants in common, in fee.

TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it the said Grantors, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantors, for themselves, their heirs and assigns, do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents that they, the said Grantors, their heirs and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, their heirs and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will, **WARRANT and forever DEFEND.**

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

Francine Cappelli



John Cappelli, Jr



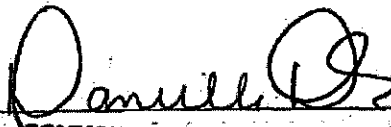
Commonwealth of Pennsylvania

County of Montgomery

On this 15th day of August, 2011, before me, the undersigned officer, personally appeared Francine Cappelli and John Cappelli Jr, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DANIELLE DELUZIO, Notary Public
Norristown Borough, Montgomery Co.
My Commission Expires September 2, 2014


COMMONWEALTH OF PENNSYLVANIA Notary Public
NOTARIAL SEAL
DANIELLE DELUZIO, Notary Public
Norristown Borough, Montgomery Co.
My Commission Expires September 2, 2014

DEED

Francine Cappelli and
John Cappelli Jr

TO

Eagle Green, LP,
a Pennsylvania Limited
Partnership

Recorded in Deed Book _____ page _____

GIVEN under my hand and the seal of the said office, the date above written.

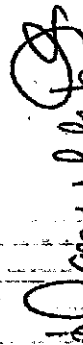
Recorder of Deeds

Robert Chalpin Associates, Inc.
515 Swede Street
Norristown, Pa 19401

(610) 279-8290
145698-NFA

The address of the above-named Grantee is:

620 Righters Ferry Road,
Bala Cynwyd, PA 19004



On behalf of the Grantee:

SCHEDULE "A"

REVISED

NUMBER: 145698-NFA

Effective Date: 7/11/2011 JTF / MP

1. Policy or Policies to be issued:
- | | | |
|------------------------|-----------------|--------------|
| (a) ALTA Owners Policy | Form: 6/17/2006 | Amount |
| Proposed insured: | | \$600,000.00 |

Penn Real Estate Group, Ltd., and/or its assigns

- Endorsement(s): Pa. _____
- | | | |
|----------------------|-----------------|--------|
| (b) ALTA Loan Policy | Form: 6/17/2006 | Amount |
| Proposed insured: | | |

Endorsement(s): Pa. 300 _____ Pa. 100 _____ Pa. 900 _____

2. The estate or interest in the land described or referred to in the Commitment and covered herein is fee simple and is at the effective date hereof vested in:

John Cappelli, Jr. and Francine Cappelli, husband and wife by Deed from John Cappelli Jr. and Francine Cappelli, husband and wife dated 4/1/2004, recorded 6/11/2004, in County of Delaware Deed Volume 3203 Page 1453.

3. The land referred to in this Commitment is described in Schedule C.

ALL THAT CERTAIN lot or piece of land, situate in Radnor Township, County of Delaware, Pennsylvania.

Being known as: 613 West Lancaster Avenue

**Robert Chalphin Associates
515 Swede Street
Norristown, PA 19401
(610) 279-8290 (610) 279-6118 (fax)
representing: First American Title Insurance Company**

SCHEDULE "B" - Section I

NUMBER: 145698-NFA

The following are the requirements to be complied with:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attached subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Payment of the full consideration to or for the account of the grantors or mortgagors.
3. Instrument(s), in insurable form, creating the estate or interest to be insured must be executed, delivered and filed for record:

Deed:

John Cappelli, Jr. and Francine Cappelli, husband and wife

to:

Penn Real Estate Group, Ltd., and/or its assigns

SCHEDULE "B" - Section - I (continued)

NUMBER: 145698-NFA

UPON SATISFACTORY EVIDENCE OF DISCHARGE, SATISFACTION OR COMPLIANCE WITH THE FOLLOWING ITEMS AFFECTING TITLE TO THE SUBJECT PREMISES, SUCH ITEMS WILL BE REMOVED AND THE POLICY WILL BE ISSUED WITHOUT EXCEPTION THEREFOR.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
5. Rights or claims by parties in possession or under agreement(s) of sale not shown by public records.
6. Proof of identity, legal age, competency of Grantors/Mortgagors and marital status (including deaths and divorces) affecting any individual Grantors/Mortgagors, herein.
7. Township, County and School tax receipts for the following prior years to be produced and filed with the Company, viz: 2008 to 2010 inclusive.
8. Proof to be furnished by the appropriate municipality collection agency that there are no delinquent taxes. (Certification to be produced prior to settlement).
9. Township, County and School Taxes for current year. (If paid-receipts to be produced and filed with the Company.)
2011 Assessment: \$535,680.00 **Folio No. 36-01-00274-00**
10. Receipts for Water and Sewer Rents for the following years. (If paid-receipts to be produced and filed with the Company.) viz: 2008 to 2010 inclusive.
11. Water and Sewer Rents for current year. (If paid-receipts to be produced and filed with the Company.)
12. Proof that no sewers have been installed or have been ordered to be installed upon or abutting these premises.

continued

SCHEDULE "B" - Section - I (continued)

NUMBER: 145698-NFA

13. **MORTGAGES: TOTAL (1)**

1) \$275,000.00

John L. Cappelli, Jr. and Francine T. Cappelli to Penn Liberty Bank, dated 10/7/2005 and recorded 10/13/2005 in Volume 3624 page 1922; Assignment of Rents, dated 10/7/2005 and recorded 10/13/2005 in Volume 3624 page 1934.

14. **MECHANICS LIENS AND MUNICIPAL CLAIMS: TOTAL (4)**

1) Radnor Township vs. John Cappelli, Jr. and Francine Cappelli, #09-5982 Sewer Lien for \$1969.03 filed 5/4/2009.

2) Radnor Township vs. John Cappelli, Jr. and Francine Cappelli, #10-9320 Sewer Lien for \$422.04 filed 7/22/2010.

3) 2010 real estate taxes unpaid and liened \$18,160.74.

4) Radnor Township vs. John Cappelli, Jr., and Francine Cappelli, #11-61485, Sewer Lien filed 5/10/2011 for \$428.60.

15. **JUDGMENTS: NONE**

16. If any of the mortgages certified hereon secure a line of credit, the line of credit account must be closed and no further draw or disbursement made. The borrower will be required to execute a letter to the lender requiring the account be closed that will accompany a payoff of the mortgage.

17. Proof that all parties herein are not in arrears of a child-support order entered in any Family Court.

18. Nature of proposed grantee entity Penn Real Estate Group, Ltd., to be disclosed and this Commitment revised, or if title is to be taken in the name of an assignee, that name to be disclosed and additional searches made.

19. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.

SCHEDULE "B" - Section - II

NUMBER: 145698-NFA

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN THE FOLLOWING EXCEPTIONS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which a correct survey would show.
2. Possible additional tax assessments for new construction and/or major improvements.
3. Easements or claims of easements not shown by the public record.
4. Title to that portion of premises in the bed of Lancaster Avenue is subject to public and private rights therein.
5. Easement of driveway on rear.
6. Restrictions as in Deed Book 622 page 516.
7. Rights granted to Philadelphia Electric Company as in Deed Book 1428 page 202.

SCHEDULE "C"

NUMBER: 145698-NFA

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described according to a plan thereof made by Messrs, Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania on October 20, 1925 revised October 11, 1928, and described according to said revised plan, as follows, to wit:

BEGINNING at a point in the center line of Lancaster Turnpike (eighty feet wide) at the distance of One hundred twenty eight and seventy one-hundredths feet measured South fifty three degrees, ten minutes East front the point of intersection of the center line of the said Lancaster Turnpike with the center line of Old Eagle School Road (thirty three feet wide); thence extending South fifty three degrees, ten minutes East along the center line of said Lancaster Turnpike One hundred and twenty eight one-hundredths feet, thence extending North sixty five degrees, three minutes East one hundred seventy nine and ninety seven one-hundredths feet to a point; thence North fifty three degrees ten minutes West One hundred sixty and one hundred eighty seven one-thousandths feet to a point; thence extending South forty five degrees, fifty two minutes West passing through the center line of a party wall of the buildings erected on the premises adjoining to the Northwest One hundred sixty and fifty one-hundredths feet to the first mentioned point and place of beginning.

AND ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate at Strafford, Radnor Township, Delaware County Pennsylvania, bounded and described according to a survey and plan thereof made by Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania, on October 20th, 1925, as follows, to wit:

BEGINNING at a point in the center line of Lancaster Turnpike (eighty feet wide) at the distance of One hundred seventeen and thirty seven one-hundredths feet measured Southeastwardly from the point of intersection of the center lines of said Lancaster Turnpike and Old Eagle School Road (thirty three feet wide); thence extending South fifty three degrees, ten minutes East along the center line of Lancaster Turnpike eleven and thirty three one-hundredths feet to a point; thence North forty five degrees, fifty two minutes East partly along the center line of a party wall One hundred sixty and fifty one-hundredths feet to a point; thence North fifty three degrees, ten minutes West, Thirty six and fifty three one-hundredths feet to a point and thence extending South thirty six degrees, fifty minutes West One hundred fifty eight and fifty one-hundredths feet to the place of beginning.

TOGETHER with the free use, right, liberty and privilege of a certain driveway laid out over the rear of the above described lots of ground between the yard and garage spaces and which leads Northwest into Old Eagle School Road, at all times hereafter forever, in common with the owners, tenants and occupiers of the above described lots over which said driveway extends.

continued

SCHEDULE "C" – (continued)

NUMBER: 145698-NFA

BEING Folio No. 36-01-00274-00

BEING THE SAME PREMISES WHICH John Cappelli Jr. and Francine Cappelli, husband and wife, by Deed dated 4/1/2004 and recorded 6/11/2004 in the County of Delaware, Pennsylvania in Deed Volume 3203, Page 1453, granted and conveyed unto John Cappelli, Jr. and Francine Cappelli, as tenants in common, in fee.

RESTRICTIONS AS SET FORTH IN DEED BOOK 622 Page 516.

DEED: STRAFFORD REALTY COMPANY, a Corporation

and

J. HOWARD MECKE, JR.

ALSO SUBJECT to the following restriction: That no cemetery for the burial of the dead or building of objectionable nature shall ever be erected, maintained or used on any part of the hereinabove described premises.

REC'D: 10-20-25

D. BK.: 622 pg. 516

THOSE EXTENDING NORTH 55.11 FEET ALONG OTHER RECORD OF THE STRAIGHT REALTY COMPANY (BEING LOTS NO. 67 AND 68 ON THE ABOVE INDICATED PLAN) ADJACENT TO THE FRONT BOUNDARY, WEED, POINT AND PLACE OF BEGINNING.

EXCEPTING THEREOUT, HOWEVER, CONVEYANCE TO THE FOREGOING MAINDER WITH ITSELF AND HIS WIFE, DATED JULY 12, 1949, AND RECORDED IN DEED BOOK NO. 144 PAGE 873, AND ON THE BUILDING & ERECTED IN TO BE ERECTED FROM TIME TO TIME, AS WELL AS ON, UNDER AND ALONG THE VARIOUS HIGHWAYS AS NOW EXISTING OR AS MAY BE SUBSEQUENTLY ESTABLISHED, INTERFERING AND ABUTTING THE ABOVE DESCRIBED PREMISES, SUCH FACILITIES AS SHALL BE NECESSARY FOR THE PURPOSE OF TRANSMITTING AND DISTRIBUTING ADEQUATE AND CONTINUOUS ELECTRIC LIGHT, HEAT, POWER, GAS AND TELEPHONE SERVICE, TO THE VARIOUS RESIDENCES, PREMISES AND OTHER USERS, IN THE VICINITY, INCLUDING THE RIGHT OF ACCESS AND EGRESS TO INSPECT, RENEW, REPAIR, AND THERE TO AND REMOVE THE AFORESAID FACILITIES, AND THE RIGHT TO TRIM AND KEEP TRIMMED IN A WORKMANLIKE MANNER ALL TREES TO PROVIDE PROPER CLEARANCE FOR THE SAFETY OF OPERATION OF THE AFORESAID FACILITIES AS FROM TIME TO TIME THE SAID COMPANIES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SHALL DEEM NECESSARY OR PROPER FOR THE PURPOSES HEREIN SET FORTH.

EXECUTED THIS 29TH DAY OF JUNE A.D. 1949

WITNESSES:

MARGARET ENGLISH

ANTHONY FALCONE

(SEAL)

EDITH FALCONE

(SEAL)

I HEREBY CERTIFY THAT THE ACTUAL COMBINATION IS LESS THAN \$100. N.L. ROBERTS, ADULT.

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DELAWARE

ON THIS, THE 29TH DAY OF JUNE A.D. 1949, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARGARET ENGLISH, ANTHONY FALCONE AND EDITH FALCONE, HIS WIFE, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MARGARET ENGLISH

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES AT END OF NEXT SESSION OF SENATE.

LIVILL, RECORDER

COMP. BY, *Roanley's*

RECORDED JULY 15, 1949
WRITTEN BY B. LULL.

(M-1655)

BE IT KNOWN THAT FOR AND IN CONSIDERATION OF THE PAYMENT BY PHILADELPHIA ELECTRIC COMPANY TO THE UNDERSIGNED OF THE SUM OF ONE DOLLAR (\$1.00) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED BY THE SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED BY THE UNDERSIGNED OWNERS OF PREMISES LOCATED ALONG THE NORTHEAST SIDE OF LANCASTER TURNPIKE, EXTENDING FROM A POINT 117 FEET SOUTHEAST OF OLD SABLE SCHOOL ROAD IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 150 FEET, BOUNDED ON THE NORTHWEST, BY A.L. DAVENANT AND ON THE SOUTHEAST BY FRANK ANTHONI, ETUC, IN THE TOWNSHIP OF BUNNERS COUNTY OF DELAWARE, COMMONWEALTH OF PENNSYLVANIA, THE UNINTERRUPTED RIGHT, LIBERTY AND PRIVILEGE TO ERECT AND MAINTAIN A POLE, WIRE, CABLE AND APPURTENANCES THEREON AND ACROSS THE AFORESAID PREMISES AT A LOCATION IMMEDIATELY NORTHWEST OF AND PARALLEL TO THE SOUTHEASTERLY BOUNDARY LINE OF THE AFORESAID PREMISES EXTENDING FROM THE NORTHEAST CORNER OF LANCASTER AVENUE IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 135 FEET, OR SHALL BE NECESSARY, FOR THE PURPOSE OF DISTRIBUTING ADEQUATE AND CONTINUOUS ELECTRIC LIGHT, HEAT, AND POWER SERVICE TO THE VARIOUS RESIDENCES, PREMISES AND OTHER USERS IN THE VICINITY, INCLUDING THE RIGHT OF ACCESS AND EGRESS TO INSPECT, RENEW, REPAIR, AND THERE TO AND REMOVE THE AFORESAID FACILITIES, AND THE RIGHT TO TRIM AND KEEP TRIMMED IN A WORKMANLIKE MANNER ALL TREES IN ORDER TO PROVIDE PROPER CLEARANCE FOR THE SAFETY OF OPERATION OF THE AFORESAID FACILITIES, AS FROM TIME TO TIME THE SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL DEEM NECESSARY OR PROPER FOR THE PURPOSES AFORESAID, AS WELL AS THE FURTHER RIGHT TO PERMIT OTHERS TO USE THE POLE ERECTED UNDER THIS GRANT IN ORDER TO EXTEND TELEPHONE SERVICE.

EXECUTED THIS 30TH DAY OF JUNE A.D. 1949.
BETHESBA

JOHN DIMAIO

(SEAL)

FILIPENA B. MAIO

(SEAL)

*Return to James Pelice, Esq
P.O. Box 312
WAYNE, PA 19087.*

*No record in
of death in
Del Grantees*

File No.

Parcel ID No. 36-01-00274-00

This Indenture, made the 15th day of APRIL, 2004,

Between

JOHN CAPPELLI, JR. AND FRANCINE CAPPELLI (HUSBAND AND WIFE)

(hereinafter called the Grantors), of the one part, and

JOHN CAPPELLI, JR. AND FRANCINE CAPPELLI (Husband and wife)

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **ONE And 00/100 Dollars (\$1.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as tenants in common.

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, described according to a plan thereof made by Messrs. Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania on October 20, 1925 revised October 11, 1928, and described according to said revised plan, as follows, to wit:

BEGINNING at a point in the center line of Lancaster Turnpike (eighty feet wide) at the distance of One hundred twenty eight and seventy one-hundredths feet measured South fifty three degrees, ten minutes East from the point of intersection of the center line of the said Lancaster Turnpike with the center line of Old Eagle School Road (thirty three feet wide); thence extending South fifty three degrees, ten minutes East along the center line of said Lancaster Turnpike One hundred and twenty eight one-hundredths feet, thence extending North sixty five degrees, three minutes East One hundred seventy nine and ninety seven one-hundredths feet to a point; thence North fifty three degrees, ten minutes West One hundred sixty and one hundred eighty seven one-thousandths feet to a point; thence extending South forty five degrees, fifty two minutes West passing through the center line of a party wall of the buildings erected on the premises adjoining to the Northwest One hundred sixty and fifty one-hundredths feet to the first mentioned point and place of beginning.

AND ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate at Strafford, Radnor Township, Delaware County, Pennsylvania, bounded and described according to a survey and plan thereof made by Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania, on October 20th, 1925, as follows, to wit:

RD# R-03203-1453

DT-0020

2004075198 06/11/2004 11:06:58 AM 1

RCD FEE: \$68.00



DELAWARE COUNTY

1

36-RADNOR \$0.00

THOMAS J. JUDGE ET AL, ROD

Delaware County

Recorder of Deeds

*Rec'd
over*

(Circular stamp)

BEGINNING at a point in the center line of Lancaster Turnpike (eighty feet wide) at the distance of One hundred seventeen and thirty seven one-hundredths feet measured Southeastwardly from the point of intersection of the center lines of said Lancaster Turnpike and Old Eagle School Road (thirty three feet wide); thence extending South fifty three degrees, ten minutes East along the center line of Lancaster Turnpike eleven and thirty three one-hundredths feet to a point; thence North forty five degrees, fifty two minutes East partly along the center line of a party wall One hundred sixty and fifty one-hundredths feet to a point; thence North fifty three degrees, ten minutes West, Thirty six and fifty three one-hundredths feet to a point and thence extending South thirty six degrees, fifty minutes West One hundred fifty eight and fifty one-hundredths feet to the place of beginning.

TOGETHER with the free use, right, liberty and privilege of a certain driveway laid out over the rear of the above described lots of ground between the yard and garage spaces and which leads Northwest into Old Eagle School road, at all times hereafter forever, in common with the owners, tenants and occupiers of the above described lots over which said driveway extends.

Being the same premises which John DiMaio also known as John DiMaio, Sr. and John DiMaio, Jr., by Indenture bearing date the 13th day of December AD, 1984 and recorded at Media, in the office for the Recording of Deeds on the 2nd day of January AD, 1985 in Volume 208 page 2155, granted and conveyed unto John Cappelli, Jr. and Francine Cappelli, in fee.

FOLIO NO. 36-01-00274-00.

TAX EXEMPT. CONVEYANCE from husband and wife as tenants by the entireties to tenants in common, each owning an undivided one-half interest.

NO TRANSFER TAX DUE.

*Divorce Ct 01-7183
Francine T. Lomboy Cappelli
John L. Cappelli, Jr.*

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

*Decree
& order
11-702*

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that he, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against him, the said Grantor, and her heirs, and against all and every other person and persons whosoever lawfully

Delaware County

Recorder of Deeds

Dec
J

J

INFORMATION SEARCH

NO. 145698-NFA BD

Property of: Eagle Green, L.P., a Pennsylvania limited partnership

**Premises: 613 West Lancaster Avenue, Radnor Township, Delaware County, Pennsylvania
as in Deed recorded 10-7-2011 in Volume 5000 page 1151.**

Certifications hereon are based upon the examination of the recorded evidence of the title in the making of appropriate searches for the records. The premises hereon described are subject to liens, encumbrances and objections to title hereinafter set forth. This search does not guarantee title and upon payment of the basic fee, liability hereunder is assured by Robert Chalpin Associates solely in its capacity as an abstractor for the negligence, mistakes or omissions in the sum not exceeding amount of search. This search covers the period from **8-29-2011** to date and discloses the following:

1. Receipts for all taxes for the years 2010 to 2012 incl. must be produced. Due for 2013

 2012 Assessment: \$535,680.00 **Parcel No. 36-01-00274-00**

2. Proof to be furnished from the appropriate municipality collection agency that there are no delinquent taxes.
 (Certification to be produced prior to settlement)

3. Subject to any unfiled Mechanics Liens and Municipal Claims that may be filed for any work done or ordered to be done

4. Subject to terms and conditions of any unrecorded leases and agreements.

5. **MORTGAGES: None**
 (The Mortgage on prior report, Volume 3624 page 1922, was satisfied of record on 1-9-2012.)

6. **JUDGMENTS: NONE**

7. **MECHANICS LIENS AND MUNICIPAL CLAIMS: NONE**
 (all municipal liens on prior report were satisfied of record.)

SEARCH COVERS 11-26-2012
By: Robert Chalpin Associates

EAGLE GREEN, LOP
620 RIGHTERS FERRY RD
BALA CYNWYD, PA 19004-

RECEIPT
RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PA 19087
P: (610) 688-5600 F: (610) 971-0450

RECEIPT NO: ENG00002853

DATE: 12/10/2013

G/L ACCOUNT: 01.320.3042

RECEIVED BY:

SUBDIVISION/LAND DEVELOPMENT APPLICATION NUMBER: 2013-13-D
FOR LOCATION: 613 W LANCASTER AV
WAYNE, PA 19087-
FOR: REMOVE EXISTING BUILDING AND CONSTRUCT A 2,800 SQ. FT.
RESTAURANT.
CHECK NUMBER: 1025

\$1,400.00

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BALA CYNWYD, PA 19004-

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\$1,400.00

**TOWNSHIP OF RADNOR
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2013 - 20

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE RADNOR TOWNSHIP CODE OF ORDINANCES ESTABLISHING A MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT USE IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT ALONG WITH VARIOUS DEFINITIONAL, USE, DIMENSIONAL, SPECIAL PARKING, AND SIGN REGULATIONS; REVISING OUTDOOR DINING REQUIREMENTS FOR THE PLO DISTRICT; AND ~~CREATING~~ AMENDING THE DEVELOPMENT IMPACT STUDY REQUIREMENT FOR CONDITIONAL USE APPLICATIONS.

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

PART I – Section 280-63, Use regulations, of Chapter 280, Zoning, Article XV, PLO Planned Laboratory-Office District, is hereby amended by adding a new subsection D that shall read as follows:

D. Mixed-Use Special Transportation Development in accordance with and pursuant to the regulations and requirements set forth in §280-63.1.

PART II – MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT

Article XV of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Section to it that shall read as follows:

§280-63.1. Mixed-Use Special Transportation Development

A. Purpose; intent of regulations. The Mixed-Use Special Transportation Development (“MUST”) is a planned development designed to encourage the development of transit-supportive architecturally compatible structures offering a mix of uses that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile

by encouraging appropriate densities and a mix of land uses within walking distance of public transit stops while, at the same time, providing sufficient off-street parking to uses within the MUST.

B. Definition. A Mixed-Use Special Transportation Development is the use of any Building or Structure, or a combination of Buildings and Structures, for any one or more of the uses set forth in in this section.

C. Designation. Mixed-Use Special Transportation Development shall be permitted in the PLO Planned Laboratory-Office District by Conditional Use approval. The MUST may consist of more than one contiguous parcel or lot. Whenever there is conflict or inconsistency between this Section's regulations and other regulations of the Zoning Ordinance, the regulations set forth in this Section shall govern. §280-64 through §280-65.1 of the Zoning Code shall not apply to the MUST. All other codes and regulations of the Township of Radnor shall remain applicable to the MUST.

D. Definitions. As used in the MUST the following terms shall have the meanings indicated:

BUSINESS DEVELOPMENT SIGN - an on-premise sign located along the road frontage which announces the nature, purpose, or name of the building/enterprise/complex.

BUSINESS DIRECTORY SIGN—a sign giving multiple names, logos or trademarks, and/or address of a building housing more than one business on the premises where it is located.

GROSS FLOOR AREA - The sum of the horizontal floor area of a building or group of buildings on a Site, measured from the exterior faces of the building. The calculation of Gross Floor Area shall not include parking structures.

SITE – A parcel or parcels of adjoining land under common ownership on which a principal building or, when authorized under the MUST, a unified group of buildings and any accessory buildings are or may be placed, together with the required open spaces and rights of way.

STREET LINE – The required right-of-way in accordance with the Subdivision and Land Development Ordinance (SALDO) of the Township of Radnor, as amended.

TOTAL SITE AREA – The gross area of a lot or lots as described in the deeds or from an actual survey included as part of an application for a MUST.

E. Regulations.

(1) Location.

(a) A MUST shall only be established on a site located adjacent to a regional rail line. In addition, a MUST shall only be established on a site where pedestrians from the MUST development shall be able to access the platform of a regional rail station or stop without having to cross an arterial or major collector street.

(2) Use regulations.

(a) Subordinate use regulations. A building, structure, or a combination thereof may be erected, used, or occupied for any one or more of the following purposes in conjunction with a MUST approved as a conditional use by the Board of Commissioners in accordance with Article XXIII of this Chapter.

[1] Any use or accessory use otherwise permitted in the PLO Planned Laboratory-Office District.

[2] Out-Patient Surgical Center.

[3] Restaurants.

~~[4] Township Recreation and Sports Facility owned and/or operated in whole or part by Radnor Township. Any such facility owned and/or operated, in whole or in part, by Radnor Township shall comply with the requirements set forth in §280-115.5~~

[4] Multiple-family development with associated amenities including but not limited to an accessory community center and/or swimming pool for the use of the residents.

[5] Retail store with a gross floor area not in excess of 10,000 square feet.

[6] Personal service shop, such as barbershop, beautician, and clothes-cleaning-and-pressing pickup agency, including automatic self-service laundry, with a gross floor area not in excess of 10,000 square feet. Such use shall specifically exclude a laundry, dry-cleaning, or clothes-pressing

establishment. Retail service shop or custom shop with a gross floor area not in excess of 10,000 square feet, such as a bakery, candy shop, ice cream parlor, or similar shop.

~~{8}~~[7] Bank or similar financial institution.

~~{9}~~[8] Hotel which may contain banquet space.

~~{10}~~[9] Convalescent home, nursing home, skilled nursing and/or assisted living facility.

~~{11}~~[10] Accessory Uses customarily incidental to the foregoing permitted uses.

(b) No such Subordinate Use shall include a drive-thru /drive-in service.

(c) Any change in use; expansion of a use, building, structure, or parking area; -or the addition of a new use(s) or building to an approved MUST shall require a new Conditional Use approval.

(2) Dimensional Regulations.

(a) Front Yard Setback. Non-residential buildings shall be set back 135 feet from every public street they abut and residential buildings shall be set back 60 feet from every public street they abut. Buildings containing non-residential uses and residential uses shall be set back 135 feet.

(b) Side Yard Setbacks. Any yard not a front yard or rear yard shall be considered a side yard and every side yard shall not be less than 100 feet. This required side yard setback may be reduced according to the following:

~~{1}~~ [1] Side yards abutting a PLU—Public Land Use District or a public school shall not be less than 50 feet.

~~{2}~~ Side yards abutting railroad rights-of-way or easements shall not be less than 50 feet.

~~{3}~~ [2] Side Yards abutting uses in the PLO – Planned Laboratory Office District shall not be less than 25 feet.

~~(c) Rear Yard Setbacks. Any lot line parallel to or within forty-five (45) degrees of being parallel to a street line that is not street line itself shall be considered a rear yard. There shall be a rear yard on each Site which shall not be less than 200 feet; provided however the required setback may be reduced according to the following:~~

~~Rear yards abutting a PLU – Public Land Use District or a public school shall not be less than 100 feet.~~

~~Rear yards abutting uses in the PLO Planned Laboratory Office Zoning District or railroad rights-of-way or easements shall not be less than 50 feet.~~

(c) Rear Yard Setbacks. Any lot line parallel to or within forty-five (45) degrees of being parallel to a street line that is not street line itself shall be considered a rear yard. There shall be a rear yard on each Site which shall not be less than 50 feet.

(d) Surface Parking Lot. No surface parking area, with the exception of driveways, and service and/or interior roadways for vehicular access, shall be located less than 75 feet from a Street Line. A surface parking lot shall not include parking located within or under a building.

(e) Accessory structures (including parking structures) shall meet the required yard setback of a principal structure; except when abutting an expressway or railroad rights-of-way or easements in which case shall not be less than 15 feet.

(f) Maximum Building Area. Not more than 20% of the Total Site Area may be covered by buildings. An additional 10% building coverage may be allocated for accessory parking structures.

(g) Maximum Impervious Coverage: ~~Not more than 50% of the Total Site Area may be occupied by Impervious Surfaces.~~

(h) Height requirements.

[1] No building shall exceed 75 feet in height. If buildings, existing at the time of adoption of this section on *[insert date of adoption]* exceed 75 feet

in height (including the top of any equipment, tanks, or utilities on the roof; but excluding antennas and satellite type dishes), and are going to be replaced by the MUST, then the height of the replacement MUST buildings may equal the height of these existing buildings (including the top of any equipment, tanks, or utilities on the roof; but excluding antennas and satellite type dishes). Provided however, in no case shall any proposed building within a MUST exceed 120 feet.

[2] No Parking Structure or other accessory structure shall exceed 45 feet in height.

(i) Riparian Buffer Setback: 50 feet.

(j) Buffer and Landscaping.

[1] Along each public street, except for a limited access highway, a landscaped strip not less than 75 feet in width from the Street Line shall be provided; except that 60 feet shall be required adjacent to proposed residential uses within the MUST. Storm water management areas, driveways, sidewalks, and service or interior roadways for vehicular access, which cross the strip shall be permitted.

[2] Along any property line which adjoins an existing residential zoning district or use, a buffer planting strip of not less than 100 feet in width shall be planted and maintained. The type of buffer planting strip shall be approved by the Board of Commissioners as part of the Conditional Use approval process.

(k) Building Spacing. The distance at the closest point between any two buildings shall not be less than 45 feet. There is no required minimum distance between a building and a parking structure.

(3) Special Regulations.

(a) Floor Area Regulations.

[1] The Gross Floor Area permitted on the Site shall not exceed the ~~70~~50% of the square footage of the Total Site Area.

- [2] For Sites less than 10 acres: There shall be no minimum number of the Subordinate Uses established as part of the MUST. The maximum gross floor area of such Subordinate Use(s) shall not exceed the following percentages:
- [a] A maximum of 33% of the permitted gross floor area of a MUST may be designated for Office Uses.
 - [b] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Multiple Family Development Uses.
 - [c] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Hotel Uses.
 - [d] A maximum of 10% of the permitted gross floor area of a MUST may be designated for Retail and/or Restaurant Uses.
 - [e] A maximum of 75% of the permitted gross floor area of a MUST may be designated for All Other Principal Uses.
- [3] For Sites 10 acres or larger: There shall be a minimum of three (3) Subordinate Uses established as part of the MUST. The maximum gross floor area of such Subordinate Use shall not exceed the following percentages; provided however, in no case, shall any one (1) Subordinate Use exceed a Gross Floor Area of 400,000 square feet.
- [a] A maximum of 45% of the permitted gross floor area of a MUST may be designated for Office Uses.
 - [b] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Multiple Family Development Uses.
 - [c] A maximum of 35% of the permitted gross floor area of a MUST may be designated for Hotel Uses.
 - [d] A maximum of 10% of the permitted gross floor area of a MUST may be designated for Retail Uses.

[e] A maximum of 35% of the permitted gross floor area of a MUST may be designated for All Other Principal Uses.

(b) Multiple Family Development Use. The minimum percentage of One-Bedroom dwellings units comprising any Multiple Family Development Use shall be sixty-five (65%) percent.

(c) All building mechanical systems such as air conditioning units, exhaust systems, satellite dishes, fire escapes, elevator housing, and other similar elements (including dumpsters) shall be integrated into the overall design and character of the building and screened from view. In addition, sound attenuation devices shall be installed on all ~~ground-mounted~~ equipment to minimize noise pollution at any adjacent residential property line.

(d) Site Lighting – Light fixtures shall be shielded to reduce light spillage beyond the extent of the property line; provided however that at no point shall any light trespass onto adjacent residential properties exceed 0.5 foot-candles at the residential property line. All proposed exterior site and building mounted lighting shall meet the International Dark-Sky Association (IDA) full cutoff requirements.

(4) Off-Street Parking and Loading Requirements.

(a) Automobile Parking. All parking space used for parking motor vehicles shall measure not less than 9 feet by 19 feet. Upon approval by the Board of Commissioners as part of the Conditional Use approval process, up to 25% of the total number of parking spaces may be designated as compact; which shall measure no less than 8 feet by 16 feet.

(b) Required Number of Parking Spaces. Unless otherwise approved in accordance with provisions of this subsection, the following requirements shall be met:

[1] Residential Subordinate Units - 1.2 spaces per dwelling unit.

[2] All other permitted Subordinate Uses shall provide parking in accordance with §280-103.B of the Zoning Code.

~~[2]~~[3] except that there shall be no separate parking requirement for a ~~A~~ banquet facility which is part of a Hotel shall provide parking in accordance with §280-

103.B of the Zoning Code, unless otherwise approved, upon approval by the Board of Commissioners as part of the Conditional Use approval process.

In no case, however, shall the number of spaces provided be greater than 105% of these requirements.

- (c) Bicycle/moped facilities shall be provided at a ratio of at least one (1) bicycle/moped space/rack for every twenty (20) automobile parking spaces. These spaces/racks shall be located within a principal or accessory structure or no more than fifty (50) feet from the entrance of a principal building. Each space/rack shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The applicant shall provide at least three (3) spaces/racks and cannot be required to provide more than fifty (50) spaces/racks. The applicant shall also provide, as part of the bicycle/moped facilities, lockers and showers within the office/mixed use buildings of a MUST for use by tenants and their employees.
- (d) Shared Parking. Two or more Subordinate Uses in the development may provide for required parking in a common parking lot if the total of the spaces provided is not less than the total number of the spaces required for each use individually.
- (e) Applicants shall implement a car share program on-site to provide an incentive not to drive to work and to utilize the mass transit system, by making a car available for trips during the working day. The applicant shall provide a minimum of 1% of the total number of off-street parking spaces proposed on the site to be dedicated to the car share program. The applicant shall provide at least three (3) spaces and cannot be required to provide more than fifteen (15) spaces. The car share program shall be with a nationally recognized car share organization/operator, unless the applicant can demonstrate to the satisfaction of the Board of Commissioners, in their sole discretion, that a local operator has the capabilities to provide a sustainable car share program.
- ~~(d)~~(f) The applicant shall provide electric car charging stations for use at no charge to tenants and their employees. Electric car charging stations shall be provided at a rate of one (1) charging station for every 1,000 parking spaces provided, or portion thereof.
- ~~(e)~~(g) Off street loading. Off street loading shall comply with §280-104.

(h) Conditional Reduction in Parking and/or Loading: The Board of Commissioners, as part of the Conditional Use approval, may permit a reduction in the sum total of the required parking and/or loading for all of the Subordinate Uses based on the following:

- [1] In the case of a MUST development plan in which there are efficiencies derived by shared parking and/or loading for uses which have complementary peak demands. The applicant shall submit parking/loading generation data, based upon standard methodology (such as that published by the Urban Land Institute or from actual studies within the region or regions with similar access to transit) sufficient for the Township to determine the appropriate reduction. The required number of off-street parking spaces shall not be reduced by more than 25% unless the developer can show clear evidence that a greater reduction is warranted.
- [2] The applicant shall adequately demonstrate to the Board that the hours or days of peak parking or loading needed by the individual uses are so different that a lesser number of spaces or berths will still provide adequate parking/loading for all uses proposed as part of the MUST.

(5) Signs.

In addition to the regulations set forth in Article XXI of this chapter, the following provisions shall apply to all signs in a MUST. Only the signs listed below and signs listed under §280-120, exempt signs are permitted within a MUST.

(a) Business Development Sign

- [1] Shall not exceed 50 square feet in sign area.
- [2] One (1) development sign shall be permitted for every 500 feet of road frontage or portion thereof. However, no more than two (2) such signs shall be permitted within a MUST.
- [3] Shall not exceed 6 feet in height.
- [4] May be placed within any required front yard; but no closer to the street line than ten (10) feet.

(b) Business Directory Signs

- [1] Directory signs shall be located within the site so as to allow motorists to leave the flow of traffic and safely read the directory, or, shall be placed at the main entrance to a building.
- [2] No more than One (1) directory sign per entrance driveway, street intersection or main entrance to a building shall be allowed.
- [3] Directory signs shall not exceed twelve (12) square feet in sign area.
- [4] Freestanding directory signs shall not exceed five (5) feet in height.

(c) Corporate Identification Signs

- [1] Each building shall be permitted ~~two (2)~~ one (1) Corporate Identification Wall Signs not to exceed 140 square feet in sign area for each sign. Such signs shall be in addition to any permitted wall signs.
- [2] ~~Only one (1) of the permitted~~ A Corporate Identification Signs ~~per building~~ may be illuminated and such illumination shall only be internal.
- [3] Non-illuminated Corporate Identification Signs shall not be subject to any height restrictions; however it shall be no higher than or extend above any cornice, parapet wall or building façade. However if illuminated, the maximum sign height shall not exceed 100 feet.
- [4] Corporate Identification Signs shall be limited to a single entity's name and/or business logo.

(d) Wall Signs

- [1] The total sign area of all wall signs for each building shall not exceed one hundred (100) square feet, not including corporate identification signs.
- [2] In no case shall a wall sign exceed a sign height of fifteen (15) feet or project above any cornice, roofline, parapet wall or building façade.

(e) Instructional Signs

- [1] Instructional Signs shall not exceed thirty (30) square feet in sign area or a sign height of six (6) feet.
- [2] Instructional Signs may be illuminated but shall not blink, flash, or be animated.

(f) Directional Signs

[1] Shall not exceed four (4) square feet in sign area.

[2] Sign height shall not exceed three (3) feet.

[3] Directional Signs may be illuminated but shall not blink, flash, or be animated.

(g) Real Estate Signs

[1] Signs advertising the sale, rental or development of property or units within a MUST shall not exceed forty (40) square feet.

[2] Shall not exceed a sign height of eight (8) feet.

[3] No more than one (1) real-estate sign shall be permitted on each street frontage.

[4] Shall be non-illuminated.

F. Density Bonus Program

(1) Eligibility for bonuses. An applicant may increase the size of the proposed development within a MUST by undertaking several of the alternative improvements described below. An applicant is eligible for these bonuses only if it meets all of the criteria listed within this subsection.

~~(a)~~ The property proposed to be developed under a MUST shall be located within five hundred (500) feet from the platform of a regional rail station or stop.

~~(b)~~(a) As a part of its Conditional Use application, the applicant shall provide a list of the alternatives proposed to be implemented as part of the MUST development project. Such alternatives shall be in a form acceptable to the Township and shall require the approval of the Board of Commissioners, in their sole discretion, in order to be eligible for a density bonus. The implementation of certain alternatives may require the placement of covenants, easements, conditions, and/or restrictions upon the ~~site~~Site.

~~(e)~~(b) For every ~~four (4)~~ five (5) of the Alternatives implemented, the applicant may be entitled to one (1) of the available bonuses below.

~~(c)~~ A single Category II Alternative shall ~~may~~ only be used once. Category II Alternatives used to achieve one density bonus ~~may~~ shall not be used to meet the requirement(s) for another bonus.

- (d) An applicant may propose multiple projects under a single Category I Alternative, with each project equaling a separate implemented Alternative. A project under a Category I Alternative used to achieve one density bonus shall not be used to meet the requirement(s) for another bonus.
- (2) A minimum of one (1) of the alternatives from Category I must be implemented per density bonus requested. The remaining requirements shall be filled by implementing alternatives in Category I and/or II.
- (3) Alternatives
- (a) Category I
- [1] The applicant shall demonstrate that the proposed use is suitable with respect to traffic and highways in the area and proposes improvements to mitigate traffic impacts from the proposed use and to protect major streets and highways from undue congestion and hazard. Such traffic improvements shall meet both of the following requirements and be to the satisfaction of Radnor Township and PennDOT, as applicable:
- (i.) Improvements to intersections with existing Levels of Service A, B, or C shall be designed to operate at Level C or better for all studied intersections during the peak hours.
- AND
- (ii.) Improvements to intersections with existing Levels of Service D, E, or F shall be designed to operate with no more than ten seconds of additional delay for all studied intersections during the peak hours.
- [2] The applicant agrees to construct offsite road improvements at a specific location within the Township; said improvements having been identified by the Township.
- [3] The applicant agrees to construct offsite traffic signalization improvements within the Township; said improvements having been identified by the Township.
- [4] The applicant, through coordination with and approval from the appropriate transit authority, develops and implements a plan to improve transit stops and stations within the Township, including shelter(s) with convenience and comfort features.

~~[5] Provide a shuttle system or join with an existing system to serve tenants and their employees to make public transit more accessible.~~

(b) Category II

[1] Provide a shuttle system or join with an existing system to serve tenants and their employees to make public transit more accessible.

~~[1]~~[2] The applicant shall agree to construct road improvements that benefit Radnor School District; said improvements having been identified by the District.

~~[2]~~[3] The applicant shall agree to construct traffic signalization improvements that benefit Radnor School District; said improvements having been identified by the District.

~~[3]~~[4] The applicant shall improve pedestrian, bicycle, and vehicular access to existing and proposed public transportation stations and stops.

~~[4]~~[5] The applicant shall reinforce and strengthen pedestrian connections between the MUST and the surrounding neighborhood and within the surrounding neighborhood. This shall include provisions for bike lanes and enhanced sidewalks along frontage, and off-site bike lanes and bike facilities.

~~[5]~~[6] The applicant shall establish a program to promote and maintain tenant employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns. As part of this program, preferential parking spaces for van pools and car pools shall be provided.

~~[6]~~[7] In each proposed building, ~~the~~ applicant shall promote the use of public transportation by MUST tenants through: (1) the development of a sustainable Employee Trip Reduction or Vehicle Trip Reduction or Alternative Commuting Incentive program to promote the use of public or alternative forms of transportation which would give commuters resources and incentives to reduce their automobile trips. This shall include but not be limited to the creation of a Multi-Modal Access Guide, which includes up to date maps, schedules, transit information, contact numbers, and other information on how to reach a particular destination by public transit; (2)

educating and strongly encouraging all tenants to subsidize employee transit fares; (3) making reference to transit facilities and proximity in marketing and advertising materials; and (4) the creation of a Kiosk, which includes maps, schedules, and contact numbers for public transit.

~~[7]~~—The applicant shall provide methods that will encourage tenants to allow compressed/flexible work schedule and telecommuting and.

[8] ~~The applicant shall provide methods that will encourage tenants to pay transit subsidies or opportunities to purchase transit passes with pre-tax dollars to employees.~~

[9] The applicant shall agree that the predevelopment condition of the site shall be considered meadow for purposes of storm water management calculations and design.

[10] No less than 50% of the proposed building coverage within the MUST (excluding parking structures) shall consist of green roof technologies.

[11] The maximum permitted impervious coverage permitted in the MUST shall be reduced to 45%.

[12] The applicant shall obtain LEED certification of Silver or higher for at least 50% of the total number of buildings proposed as part of a MUST. When only one (1) building is proposed, that single building shall obtain LEED certification of Silver or higher.

~~[13]~~—~~The applicant shall provide electric car charging stations for use at no charge to tenants and their employees. Electric car charging stations shall be provided at a rate of 1 charging station for every 1,000 parking spaces provided, or portion thereof.~~

~~[14]~~[13] A minimum of 10% of all residential units shall be reserved as furnished suites.

~~[15]~~—~~A car share program is implemented on site to provide an incentive not to drive to work and to utilize the mass transit system, by making a car available for trips during the working day. The applicant shall provide a minimum of 1% of the total number of off-street parking spaces proposed on the site to be dedicated to the car share program. The applicant shall~~

~~provide at least three (3) spaces and cannot be required to provide more than fifteen (15) spaces. The car share program shall be with a nationally recognized car share organization/operator, unless the applicant can demonstrate to the satisfaction of the Board of Commissioners, in their sole discretion, that a local operator has the capabilities to provide a sustainable car share program.~~

(4) Available Bonuses

(a) The maximum Gross Floor Area permitted on the Site may be increased from 50% to 70% of the square footage of the Total Site Area.

~~(a)~~(b) The maximum Gross Floor Area permitted on the Site may be increased from 70% to 80% of the square footage of the Total Site Area. This density bonus shall only be available if an applicant has been approved for the density bonus to increase the Gross Floor Area from 50% to 70% in Subsection (4)(a) above.

~~(b)~~(c) The maximum Building Height can be increased so that no more than 20% of the allowable Gross Floor Area on the Site may be located on floors higher than 75 feet in height, but in no event may the height of any building exceed 120 feet.

~~(c)~~(d) The maximum Gross Floor Area of any one (1) Subordinate Use within a MUST may be increased to 425,420,000 square feet.

- (5) Failure to fulfill an Alternative. If, for any reason, the applicant fails to fulfill, complete, or implement any Alternative as set forth by the applicant during the Conditional Use Approval process or made a part of the Conditional Use Approval of the MUST, the applicant shall implement another Alternative from the same or higher category, as approved by the Board of Commissioners.
- (6) Continued Implementation. Applicants, their designee or assignee, shall provide to the Township by December 31st of each year, proof that the Alternative as set forth by the applicant during the Conditional Use Approval process or made a part of the Conditional Use Approval of the MUST are continuing to be implemented and/or operated/used in accordance with the received approvals.

PART III – OUTDOOR DINING

Section 280-115.4.B of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended to read as follows:

- B. Outdoor dining shall be permitted within the PLO District as part of a MUST or an accessory cafeteria; and shall be subject to the provisions of § 280-115.3A.

PART IV – DEVELOPMENT IMPACT STUDY

Section 280-135.G of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Subsection G that shall read as follows:

§280-135.G – Development Impact Statement

- (1) For any application filed pursuant to Article XXIII of this Chapter, a development impact statement shall be submitted with the application. To ensure that a proposed use will not have an adverse effect upon the natural features of the site, as well as upon the provision of light and air, water, transportation, police and fire protection, schools, utilities and other public facilities, the Board of Commissioners and the Township Planning Commission shall evaluate the impact of the development upon the site, the surrounding neighborhood, and the facilities and services of Radnor Township as listed below. The applicant shall provide all of the information, data and studies needed to fully evaluate these items. Such statement shall contain the following:
- (a) An analysis of the consistency of the proposed use with the Radnor Township Comprehensive Plan, as amended. The analysis shall include, but not be limited to, the compatibility with Environmental & Natural Resources; Housing, Demographics, and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.
 - (b) The impact of the proposed use on floodplains, waterways, heavily wooded areas, steep slopes, and other sensitive natural features located upon and adjacent to the Site, if any.
 - (c) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures

for Transportation Impact Studies (PennDOT Strike-off Letter 470-09-4, dated 2009, as amended). The applicant shall address any measures proposed to be implemented in order to mitigate any adverse impacts.

- (d) The proposed use's impact on the Radnor School District including an estimate of new pupils generated by the proposed development.
- (e) The proposed use's impact on nearby commercial facilities within the Township and surrounding municipalities.
- (f) The proposed use's impact on public utilities including but not limited to sewage disposal, water supply, storm drainage, and electrical utilities.
- (g) The proposed use's impact upon the provision of police and fire protection.
- (h) The proposed use's impact on the Township's open space and recreation facilities.
- (i) The proposed use's impact upon the character of the surrounding neighborhood. The applicant must show the proposed development will not adversely affect the surrounding neighborhood and what measures are proposed to mitigate any potential impacts.
- (j) An analysis of the proposed use's fiscal impacts upon the County, Township, and School District.

(2) Required documentation for the Statement shall include the following, if applicable:

- (a) A Conditional Use Plan for the proposed development, identifying all proposed uses to be located on the site, and demonstrating compliance with the area, bulk and dimensional requirements for the proposed use. The Conditional Use Plan shall be submitted in the form of a Sketch Plan containing the information required by Section 255-19 of the Township Subdivision and Land Development Ordinance.
- (b) The applicant shall provide conceptual architectural renderings (perspectives and elevations) of the proposed development.
- (c) The location and size of the site, with evidence supporting the general adequacy for development.

- (d) The proposed residential density of the development and the percentage mix of the various dwelling types.
- (e) The location, size, accessibility and proposed use of the open space, manner of ownership and maintenance, and a copy of the covenant to be incorporated in the individual deeds, if applicable.
- (f) Conceptual landscape plans showing locations of trees and shrubs and other landscape improvements (e.g., berms, fences) as necessary to mitigate the adverse visual impacts which the proposed actions will have on the property, adjoining properties and the Township in general. This shall include improvements to the streetscape adjacent to the property boundaries.
- (g) Conceptual plans of proposed utility and drainage systems.
- (h) A phasing plan describing how the proposed development will be implemented (if applicable).
- (i) Plans and renderings indicating the design, unity and aesthetic relationship of building and landscaping within the proposed development with that of the surrounding area.
- (j) The text of covenants, easements and existing restrictions or those to be imposed upon the land or structure including provisions for public utilities, and trails for such activities as hiking or bicycling, if applicable.

PART V - REPEALER

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

PART VI - SEVERABILITY

If any section, paragraph, sub-section, 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.

PART VII - EFFECTIVE DATE

This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED this ____ day of _____, A.D.,
| ~~2013~~2014.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Elaine P. Schaefer
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

**TOWNSHIP OF RADNOR
DELAWARE COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2013 - 20

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE RADNOR TOWNSHIP CODE OF ORDINANCES ESTABLISHING A MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT USE IN THE PLO PLANNED LABORATORY-OFFICE DISTRICT ALONG WITH VARIOUS DEFINITIONAL, USE, DIMENSIONAL, SPECIAL PARKING, AND SIGN REGULATIONS; REVISING OUTDOOR DINING REQUIREMENTS FOR THE PLO DISTRICT; AND AMENDING THE DEVELOPMENT IMPACT STUDY REQUIREMENT FOR CONDITIONAL USE APPLICATIONS.

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

PART I – Section 280-63, Use regulations, of Chapter 280, Zoning, Article XV, PLO Planned Laboratory-Office District, is hereby amended by adding a new subsection D that shall read as follows:

D. Mixed-Use Special Transportation Development in accordance with and pursuant to the regulations and requirements set forth in §280-63.1.

PART II – MIXED-USE SPECIAL TRANSPORTATION DEVELOPMENT

Article XV of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended by adding a new Section to it that shall read as follows:

§280-63.1. Mixed-Use Special Transportation Development

A. Purpose; intent of regulations. The Mixed-Use Special Transportation Development (“MUST”) is a planned development designed to encourage the development of transit-supportive architecturally compatible structures offering a mix of uses that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by encouraging appropriate densities and a mix of land uses within walking distance of public

transit stops while, at the same time, providing sufficient off-street parking to uses within the MUST.

B. Definition. A Mixed-Use Special Transportation Development is the use of any Building or Structure, or a combination of Buildings and Structures, for any one or more of the uses set forth in in this section.

C. Designation. Mixed-Use Special Transportation Development shall be permitted in the PLO Planned Laboratory-Office District by Conditional Use approval. The MUST may consist of more than one contiguous parcel or lot. Whenever there is conflict or inconsistency between this Section's regulations and other regulations of the Zoning Ordinance, the regulations set forth in this Section shall govern. §280-64 through §280-65.1 of the Zoning Code shall not apply to the MUST. All other codes and regulations of the Township of Radnor shall remain applicable to the MUST.

D. Definitions. As used in the MUST the following terms shall have the meanings indicated:

BUSINESS DEVELOPMENT SIGN - an on-premise sign located along the road frontage which announces the nature, purpose, or name of the building/enterprise/complex.

BUSINESS DIRECTORY SIGN—a sign giving multiple names, logos or trademarks, and/or address of a building housing more than one business on the premises where it is located.

GROSS FLOOR AREA - The sum of the horizontal floor area of a building or group of buildings on a Site, measured from the exterior faces of the building. The calculation of Gross Floor Area shall not include parking structures.

SITE – A parcel or parcels of adjoining land under common ownership on which a principal building or, when authorized under the MUST, a unified group of buildings and any accessory buildings are or may be placed, together with the required open spaces and rights of way.

STREET LINE – The required right-of-way in accordance with the Subdivision and Land Development Ordinance (SALDO) of the Township of Radnor, as amended.

TOTAL SITE AREA – The gross area of a lot or lots as described in the deeds or from an actual survey included as part of an application for a MUST.

E. Regulations.

(1) Location.

- (a) A MUST shall only be established on a site located adjacent to a regional rail line. In addition, a MUST shall only be established on a site where pedestrians from the MUST development shall be able to access the platform of a regional rail station or stop without having to cross an arterial or major collector street.

(2) Use regulations.

- (a) Subordinate use regulations. A building, structure, or a combination thereof may be erected, used, or occupied for any one or more of the following purposes in conjunction with a MUST approved as a conditional use by the Board of Commissioners in accordance with Article XXIII of this Chapter.

- [1] Any use or accessory use otherwise permitted in the PLO Planned Laboratory-Office District.
- [2] Out-Patient Surgical Center.
- [3] Restaurants.
- [4] Multiple-family development with associated amenities including but not limited to an accessory community center and/or swimming pool for the use of the residents.
- [5] Retail store with a gross floor area not in excess of 10,000 square feet.
- [6] Personal service shop, such as barbershop, beautician, and clothes-cleaning-and-pressing pickup agency, including automatic self-service laundry, with a gross floor area not in excess of 10,000 square feet. Such use shall specifically exclude a laundry, dry-cleaning, or clothes-pressing establishment. Retail service shop or custom shop with a gross floor area not in excess of 10,000 square feet, such as a bakery, candy shop, ice cream parlor, or similar shop.
- [7] Bank or similar financial institution.
- [8] Hotel which may contain banquet space.

[9] Convalescent home, nursing home, skilled nursing and/or assisted living facility.

[10] Accessory Uses customarily incidental to the foregoing permitted uses.

(b) No such Subordinate Use shall include a drive-thru /drive-in service.

(c) Any change in use; expansion of a use, building, structure, or parking area; or the addition of a new use(s) or building to an approved MUST shall require a new Conditional Use approval.

(2) Dimensional Regulations.

(a) Front Yard Setback. Non-residential buildings shall be set back 135 feet from every public street they abut and residential buildings shall be set back 60 feet from every public street they abut. Buildings containing non-residential uses and residential uses shall be set back 135 feet.

(b) Side Yard Setbacks. Any yard not a front yard or rear yard shall be considered a side yard and every side yard shall not be less than 100 feet. This required side yard setback may be reduced according to the following:

[1] Side yards abutting railroad rights-of-way or easements shall not be less than 50 feet.

[2] Side Yards abutting uses in the PLO – Planned Laboratory Office District shall not be less than 25 feet.

(c) Rear Yard Setbacks. Any lot line parallel to or within forty-five (45) degrees of being parallel to a street line that is not street line itself shall be considered a rear yard. There shall be a rear yard on each Site which shall not be less than 50 feet.

(d) Surface Parking Lot. No surface parking area, with the exception of driveways, and service and/or interior roadways for vehicular access, shall be located less than 75 feet from a Street Line. A surface parking lot shall not include parking located within or under a building.

- (e) Accessory structures (including parking structures) shall meet the required yard setback of a principal structure; except when abutting an expressway or railroad rights-of-way or easements in which case shall not be less than 15 feet.
- (f) Maximum Building Area. Not more than 20% of the Total Site Area may be covered by buildings. An additional 10% building coverage may be allocated for accessory parking structures.
- (g) Maximum Impervious Coverage: 50% of the Total Site Area.
- (h) Height requirements.
 - [1] No building shall exceed 75 feet in height. If buildings, existing at the time of adoption of this section on [*insert date of adoption*] exceed 75 feet in height (including the top of any equipment, tanks, or utilities on the roof; but excluding antennas and satellite type dishes), and are going to be replaced by the MUST, then the height of the replacement MUST buildings may equal the height of these existing buildings (including the top of any equipment, tanks, or utilities on the roof; but excluding antennas and satellite type dishes). Provided however, in no case shall any proposed building within a MUST exceed 120 feet.
 - [2] No Parking Structure or other accessory structure shall exceed 45 feet in height.
- (i) Riparian Buffer Setback: 50 feet.
- (j) Buffer and Landscaping.
 - [1] Along each public street, except for a limited access highway, a landscaped strip not less than 75 feet in width from the Street Line shall be provided; except that 60 feet shall be required adjacent to proposed residential uses within the MUST. Storm water management areas, driveways, sidewalks, and service or interior roadways for vehicular access, which cross the strip shall be permitted.
 - [2] Along any property line which adjoins an existing residential zoning district or use, a buffer planting strip of not less than 100 feet in width

shall be planted and maintained. The type of buffer planting strip shall be approved by the Board of Commissioners as part of the Conditional Use approval process.

- (k) Building Spacing. The distance at the closest point between any two buildings shall not be less than 45 feet. There is no required minimum distance between a building and a parking structure.

(3) Special Regulations.

(a) Floor Area Regulations.

- [1] The Gross Floor Area permitted on the Site shall not exceed the 50% of the square footage of the Total Site Area.
- [2] For Sites less than 10 acres: There shall be no minimum number of the Subordinate Uses established as part of the MUST. The maximum gross floor area of such Subordinate Use(s) shall not exceed the following percentages:
 - [a] A maximum of 33% of the permitted gross floor area of a MUST may be designated for Office Uses.
 - [b] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Multiple Family Development Uses.
 - [c] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Hotel Uses.
 - [d] A maximum of 10% of the permitted gross floor area of a MUST may be designated for Retail and/or Restaurant Uses.
 - [e] A maximum of 75% of the permitted gross floor area of a MUST may be designated for All Other Principal Uses.
- [3] For Sites 10 acres or larger: There shall be a minimum of three (3) Subordinate Uses established as part of the MUST. The maximum gross floor area of such Subordinate Use shall not exceed the following

percentages; provided however, in no case, shall any one (1) Subordinate Use exceed a Gross Floor Area of 400,000 square feet.

- [a] A maximum of 45% of the permitted gross floor area of a MUST may be designated for Office Uses.
- [b] A maximum of 40% of the permitted gross floor area of a MUST may be designated for Multiple Family Development Uses.
- [c] A maximum of 35% of the permitted gross floor area of a MUST may be designated for Hotel Uses.
- [d] A maximum of 10% of the permitted gross floor area of a MUST may be designated for Retail Uses.
- [e] A maximum of 35% of the permitted gross floor area of a MUST may be designated for All Other Principal Uses.

- (b) Multiple Family Development Use. The minimum percentage of One-Bedroom dwellings units comprising any Multiple Family Development Use shall be sixty-five (65%) percent.
- (c) All building mechanical systems such as air conditioning units, exhaust systems, satellite dishes, fire escapes, elevator housing, and other similar elements (including dumpsters) shall be integrated into the overall design and character of the building and screened from view. In addition, sound attenuation devices shall be installed on all equipment to minimize noise pollution at any adjacent residential property line.
- (d) Site Lighting – Light fixtures shall be shielded to reduce light spillage beyond the extent of the property line; provided however that at no point shall any light trespass onto adjacent residential properties exceed 0.5 foot-candles at the residential property line. All proposed exterior site and building mounted lighting shall meet the International Dark-Sky Association (IDA) full cutoff requirements.

(4) Off-Street Parking and Loading Requirements.

- (a) Automobile Parking. All parking space used for parking motor vehicles shall measure not less than 9 feet by 19 feet. Upon approval by the Board of Commissioners as part of the Conditional Use approval process, up to 25% of the total number of parking

spaces may be designated as compact; which shall measure no less than 8 feet by 16 feet.

(b) Required Number of Parking Spaces. Unless otherwise approved in accordance with provisions of this subsection, the following requirements shall be met:

[1] Residential Subordinate Units - 1.2 spaces per dwelling unit.

[2] All other permitted Subordinate Uses shall provide parking in accordance with §280-103.B of the Zoning Code.

[3] A banquet facility which is part of a Hotel shall provide parking in accordance with §280-103.B of the Zoning Code, unless otherwise approved by the Board of Commissioners as part of the Conditional Use approval process.

In no case, however, shall the number of spaces provided be greater than 105% of these requirements.

(c) Bicycle/moped facilities shall be provided at a ratio of at least one (1) bicycle/moped space/rack for every twenty (20) automobile parking spaces. These spaces/racks shall be located within a principal or accessory structure or no more than fifty (50) feet from the entrance of a principal building. Each space/rack shall include a metal anchor sufficient to secure the bicycle/moped frame when used in conjunction with a user-supplied lock. The applicant shall provide at least three (3) spaces/racks and cannot be required to provide more than fifty (50) spaces/racks. The applicant shall also provide, as part of the bicycle/moped facilities, lockers and showers within the office/mixed use buildings of a MUST for use by tenants and their employees.

(d) Shared Parking. Two or more Subordinate Uses in the development may provide for required parking in a common parking lot if the total of the spaces provided is not less than the total number of the spaces required for each use individually.

(e) Applicants shall implement a car share program on-site to provide an incentive not to drive to work and to utilize the mass transit system, by making a car available for trips during the working day. The applicant shall provide a minimum of 1% of the total number of off-street parking spaces proposed on the site to be dedicated to the car share program. The applicant shall provide at least three (3) spaces and cannot be required to provide more than fifteen (15) spaces. The car share program shall be

with a nationally recognized car share organization/operator, unless the applicant can demonstrate to the satisfaction of the Board of Commissioners, in their sole discretion, that a local operator has the capabilities to provide a sustainable car share program.

(f) The applicant shall provide electric car charging stations for use at no charge to tenants and their employees. Electric car charging stations shall be provided at a rate of one (1) charging station for every 1,000 parking spaces provided, or portion thereof.

(g) Off street loading. Off street loading shall comply with §280-104.

(h) Conditional Reduction in Parking and/or Loading: The Board of Commissioners, as part of the Conditional Use approval, may permit a reduction in the sum total of the required parking and/or loading for all of the Subordinate Uses based on the following:

[1] In the case of a MUST development plan in which there are efficiencies derived by shared parking and/or loading for uses which have complementary peak demands. The applicant shall submit parking/loading generation data, based upon standard methodology (such as that published by the Urban Land Institute or from actual studies within the region or regions with similar access to transit) sufficient for the Township to determine the appropriate reduction. The required number of off-street parking spaces shall not be reduced by more than 25% unless the developer can show clear evidence that a greater reduction is warranted.

[2] The applicant shall adequately demonstrate to the Board that the hours or days of peak parking or loading needed by the individual uses are so different that a lesser number of spaces or berths will still provide adequate parking/loading for all uses proposed as part of the MUST.

(5) Signs.

In addition to the regulations set forth in Article XXI of this chapter, the following provisions shall apply to all signs in a MUST. Only the signs listed below and signs listed under §280-120, exempt signs are permitted within a MUST.

(a) Business Development Sign

[1] Shall not exceed 50 square feet in sign area.

[2] One (1) development sign shall be permitted for every 500 feet of road frontage or portion thereof. However, no more than two (2) such signs shall be permitted within a MUST.

[3] Shall not exceed 6 feet in height.

[4] May be placed within any required front yard; but no closer to the street line than ten (10) feet.

(b) Business Directory Signs

[1] Directory signs shall be located within the site so as to allow motorists to leave the flow of traffic and safely read the directory, or, shall be placed at the main entrance to a building.

[2] No more than One (1) directory sign per entrance driveway, street intersection or main entrance to a building shall be allowed.

[3] Directory signs shall not exceed twelve (12) square feet in sign area.

[4] Freestanding directory signs shall not exceed five (5) feet in height.

(c) Corporate Identification Signs

[1] Each building shall be permitted one (1) Corporate Identification Wall Sign not to exceed 140 square feet in sign area for each sign. Such signs shall be in addition to any permitted wall signs.

[2] A Corporate Identification Signs may be illuminated and such illumination shall only be internal.

[3] Non-illuminated Corporate Identification Signs shall not be subject to any height restrictions; however it shall be no higher than or extend above any cornice, parapet wall or building façade. However if illuminated, the maximum sign height shall not exceed 100 feet.

[4] Corporate Identification Signs shall be limited to a single entity's name and/or business logo.

(d) Wall Signs

[1] The total sign area of all wall signs for each building shall not exceed one hundred (100) square feet, not including corporate identification signs.

[2] In no case shall a wall sign exceed a sign height of fifteen (15) feet or project above any cornice, roofline, parapet wall or building façade.

(e) Instructional Signs

[1] Instructional Signs shall not exceed thirty (30) square feet in sign area or a sign height of six (6) feet.

[2] Instructional Signs may be illuminated but shall not blink, flash, or be animated.

(f) Directional Signs

[1] Shall not exceed four (4) square feet in sign area.

[2] Sign height shall not exceed three (3) feet.

[3] Directional Signs may be illuminated but shall not blink, flash, or be animated.

(g) Real Estate Signs

[1] Signs advertising the sale, rental or development of property or units within a MUST shall not exceed forty (40) square feet.

[2] Shall not exceed a sign height of eight (8) feet.

[3] No more than one (1) real-estate sign shall be permitted on each street frontage.

[4] Shall be non-illuminated.

F. Density Bonus Program

(1) Eligibility for bonuses. An applicant may increase the size of the proposed development within a MUST by undertaking several of the alternative improvements described below. An applicant is eligible for these bonuses only if it meets all of the criteria listed within this subsection.

(a) As a part of its Conditional Use application, the applicant shall provide a list of the alternatives proposed to be implemented as part of the MUST development project. Such alternatives shall be in a form acceptable to the Township and shall require the approval of the Board of Commissioners, in their sole discretion, in order to be eligible for a density bonus. The implementation of certain

alternatives may require the placement of covenants, easements, conditions, and/or restrictions upon the Site.

- (b) For every four (4) of the Alternatives implemented, the applicant may be entitled to one (1) of the available bonuses below.
 - (c) A single Category II Alternative shall only be used once. Category II Alternatives used to achieve one density bonus shall not be used to meet the requirement(s) for another bonus.
 - (d) An applicant may propose multiple projects under a single Category I Alternative, with each project equaling a separate implemented Alternative. A project under a Category I Alternative used to achieve one density bonus shall not be used to meet the requirement(s) for another bonus.
- (2) A minimum of one (1) of the alternatives from Category I must be implemented per density bonus requested. The remaining requirements shall be filled by implementing alternatives in Category I and/or II.
- (3) Alternatives

(a) Category I

[1] The applicant shall demonstrate that the proposed use is suitable with respect to traffic and highways in the area and proposes improvements to mitigate traffic impacts from the proposed use and to protect major streets and highways from undue congestion and hazard. Such traffic improvements shall meet both of the following requirements and be to the satisfaction of Radnor Township and PennDOT, as applicable:

(i.) Improvements to intersections with existing Levels of Service A, B, or C shall be designed to operate at Level C or better for all studied intersections during the peak hours.

AND

(ii.) Improvements to intersections with existing Levels of Service D, E, or F shall be designed to operate with no more than ten seconds of additional delay for all studied intersections during the peak hours.

[2] The applicant agrees to construct offsite road improvements at a specific location within the Township; said improvements having been identified by the Township.

- [3] The applicant agrees to construct offsite traffic signalization improvements within the Township; said improvements having been identified by the Township.
- [4] The applicant, through coordination with and approval from the appropriate transit authority, develops and implements a plan to improve transit stops and stations within the Township, including shelter(s) with convenience and comfort features.

(b) Category II

- [1] Provide a shuttle system or join with an existing system to serve tenants and their employees to make public transit more accessible.
- [2] The applicant shall agree to construct road improvements that benefit Radnor School District; said improvements having been identified by the District.
- [3] The applicant shall agree to construct traffic signalization improvements that benefit Radnor School District; said improvements having been identified by the District.
- [4] The applicant shall improve pedestrian, bicycle, and vehicular access to existing and proposed public transportation stations and stops.
- [5] The applicant shall reinforce and strengthen pedestrian connections between the MUST and the surrounding neighborhood and within the surrounding neighborhood. This shall include provisions for bike lanes and enhanced sidewalks along frontage, and off-site bike lanes and bike facilities.
- [6] The applicant shall establish a program to promote and maintain tenant employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns. As part of this program, preferential parking spaces for van pools and car pools shall be provided.
- [7] In each proposed building, the applicant shall promote the use of public transportation by MUST tenants through: (1) the development of a sustainable Employee Trip Reduction or Vehicle Trip Reduction or Alternative Commuting Incentive program to promote the use of public or

alternative forms of transportation which would give commuters resources and incentives to reduce their automobile trips. This shall include but not be limited to the creation of a Multi-Modal Access Guide, which includes up to date maps, schedules, transit information, contact numbers, and other information on how to reach a particular destination by public transit; (2) educating and strongly encouraging all tenants to subsidize employee transit fares; (3) making reference to transit facilities and proximity in marketing and advertising materials; and (4) the creation of a Kiosk, which includes maps, schedules, and contact numbers for public transit.

- [8] The applicant shall provide methods that will encourage tenants to allow compressed/flexible work schedule and telecommuting and to pay transit subsidies or opportunities to purchase transit passes with pre-tax dollars to employees.
- [9] The applicant shall agree that the predevelopment condition of the site shall be considered meadow for purposes of storm water management calculations and design.
- [10] No less than 50% of the proposed building coverage within the MUST (excluding parking structures) shall consist of green roof technologies.
- [11] The maximum permitted impervious coverage permitted in the MUST shall be reduced to 45%.
- [12] The applicant shall obtain LEED certification of Silver or higher for at least 50% of the total number of buildings proposed as part of a MUST. When only one (1) building is proposed, that single building shall obtain LEED certification of Silver or higher.
- [13] A minimum of 10% of all residential units shall be reserved as furnished suites.

(4) Available Bonuses

- (a) The maximum Gross Floor Area permitted on the Site may be increased from 50% to 70% of the square footage of the Total Site Area.
- (b) The maximum Gross Floor Area permitted on the Site may be increased from 70% to 80% of the square footage of the Total Site Area. This density bonus

shall only be available if an applicant has been approved for the density bonus to increase the Gross Floor Area from 50% to 70% in Subsection (4)(a) above.

- (c) The maximum Building Height can be increased so that no more than 20% of the allowable Gross Floor Area on the Site may be located on floors higher than 75 feet in height, but in no event may the height of any building exceed 120 feet.
- (d) The maximum Gross Floor Area of any one (1) Subordinate Use within a MUST may be increased to 420,000 square feet.
- (5) Failure to fulfill an Alternative. If, for any reason, the applicant fails to fulfill, complete, or implement any Alternative as set forth by the applicant during the Conditional Use Approval process or made a part of the Conditional Use Approval of the MUST, the applicant shall implement another Alternative from the same or higher category, as approved by the Board of Commissioners.
- (6) Continued Implementation. Applicants, their designee or assignee, shall provide to the Township by December 31st of each year, proof that the Alternative as set forth by the applicant during the Conditional Use Approval process or made a part of the Conditional Use Approval of the MUST are continuing to be implemented and/or operated/used in accordance with the received approvals.

PART III – OUTDOOR DINING

Section 280-115.4.B of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended to read as follows:

- B. Outdoor dining shall be permitted within the PLO District as part of a MUST or an accessory cafeteria; and shall be subject to the provisions of § 280-115.3A.

PART IV – DEVELOPMENT IMPACT STUDY

Section 280-135.G of Chapter 280, Zoning, of the Township Code of Ordinances is hereby amended to read as follows:

§280-135.G – Development Impact Statement

- (1) For any application filed pursuant to Article XXIII of this Chapter, a development impact statement shall be submitted with the application. To ensure that a proposed use will not

have an adverse effect upon the natural features of the site, as well as upon the provision of light and air, water, transportation, police and fire protection, schools, utilities and other public facilities, the Board of Commissioners and the Township Planning Commission shall evaluate the impact of the development upon the site, the surrounding neighborhood, and the facilities and services of Radnor Township as listed below. The applicant shall provide all of the information, data and studies needed to fully evaluate these items. Such statement shall contain the following:

- (a) An analysis of the consistency of the proposed use with the Radnor Township Comprehensive Plan, as amended. The analysis shall include, but not be limited to, the compatibility with Environmental & Natural Resources; Housing, Demographics, and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.
- (b) The impact of the proposed use on floodplains, waterways, heavily wooded areas, steep slopes, and other sensitive natural features located upon and adjacent to the Site, if any.
- (c) The proposed use's impact on the Township and regional transportation system(s) and the ability of adjacent streets and intersections to efficiently and safely handle the traffic generated by the proposed development. This analysis shall include all modes of transportation and shall be based on current Pennsylvania Department of Transportation (PennDOT) requirements within their Policies and Procedures for Transportation Impact Studies (PennDOT Strike-off Letter 470-09-4, dated 2009, as amended). The applicant shall address any measures proposed to be implemented in order to mitigate any adverse impacts.
- (d) The proposed use's impact on the Radnor School District including an estimate of new pupils generated by the proposed development.
- (e) The proposed use's impact on nearby commercial facilities within the Township and surrounding municipalities.
- (f) The proposed use's impact on public utilities including but not limited to sewage disposal, water supply, storm drainage, and electrical utilities.
- (g) The proposed use's impact upon the provision of police and fire protection.

- (h) The proposed use's impact on the Township's open space and recreation facilities.
 - (i) The proposed use's impact upon the character of the surrounding neighborhood. The applicant must show the proposed development will not adversely affect the surrounding neighborhood and what measures are proposed to mitigate any potential impacts.
 - (j) An analysis of the proposed use's fiscal impacts upon the County, Township, and School District.
- (2) Required documentation for the Statement shall include the following, if applicable:
- (a) A Conditional Use Plan for the proposed development, identifying all proposed uses to be located on the site, and demonstrating compliance with the area, bulk and dimensional requirements for the proposed use. The Conditional Use Plan shall be submitted in the form of a Sketch Plan containing the information required by Section 255-19 of the Township Subdivision and Land Development Ordinance.
 - (b) The applicant shall provide conceptual architectural renderings (perspectives and elevations) of the proposed development.
 - (c) The location and size of the site, with evidence supporting the general adequacy for development.
 - (d) The proposed residential density of the development and the percentage mix of the various dwelling types.
 - (e) The location, size, accessibility and proposed use of the open space, manner of ownership and maintenance, and a copy of the covenant to be incorporated in the individual deeds, if applicable.
 - (f) Conceptual landscape plans showing locations of trees and shrubs and other landscape improvements (e.g., berms, fences) as necessary to mitigate the adverse visual impacts which the proposed actions will have on the property, adjoining properties and the Township in general. This shall include improvements to the streetscape adjacent to the property boundaries.
 - (g) Conceptual plans of proposed utility and drainage systems.

- (h) A phasing plan describing how the proposed development will be implemented (if applicable).
- (i) Plans and renderings indicating the design, unity and aesthetic relationship of building and landscaping within the proposed development with that of the surrounding area.
- (j) The text of covenants, easements and existing restrictions or those to be imposed upon the land or structure including provisions for public utilities, and trails for such activities as hiking or bicycling, if applicable.

PART V - REPEALER

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

PART VI - SEVERABILITY

If any section, paragraph, sub-section, 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.

PART VII - EFFECTIVE DATE

This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED this ____ day of _____, A.D., 2014.

**RADNOR TOWNSHIP
BOARD OF COMMISSIONERS**

By: _____
Name: Elaine P. Schaefer
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary



DELAWARE COUNTY PLANNING COMMISSION

COURT HOUSE/GOVERNMENT CENTER
201 W. Front St. Media, PA 19063

COUNCIL

THOMAS J. McGARRIGLE
CHAIRMAN

MARIO J. CIVERA, JR.
VICE CHAIRMAN

COLLEEN P. MORRONE
JOHN P. McBLAIN
DAVID J. WHITE

Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

December 19, 2013

PLANNING COMMISSION

THOMAS J. O'BRIEN, AIA
CHAIRMAN

THOMAS J. JUDGE
VICE CHAIRMAN

KENNETH J. ZITARELLI
SECRETARY

JOHN E. PICKETT, AICP
DIRECTOR

Mr. Robert A. Zienkowski
Radnor Township
301 Iyen Avenue
Wayne, PA 19087-5297

RE: Name of Petition: Mixed-Use Transportation Development
DCPD File No.: ZA-34-7073-13
Petitioner: Radnor Township
Recv'd in DCPD: December 5, 2013

Dear Mr. Zienkowski:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on December 19, 2013, the Commission took action as shown in the recommendation of the attached review.

If the proposed amendment/ordinance is enacted, please forward a copy of the final text to this office for our files.

Very truly yours,

Linda F. Hill
Interim Director

LFH/pmg



DCPD

DELAWARE COUNTY PLANNING DEPARTMENT

Court House/ Government Center , 201 W. Front St., Media, PA 19063
Office Location: Toal Building, 2nd & Orange Sts., Media, PA 19063
Phone: (610) 891-5200 FAX: (610) 891-5203
E-mail: planning_department@co.delaware.pa.us

Date: December 19, 2013
File No.: ZA-34-7073-13

PETITION: Mixed-Use Special Transportation
Development

DATE OF PETITION: December 4, 2013

PETITIONER: Radnor Township

MUNICIPALITY: Radnor Township

TYPE OF REVIEW: Zoning Text Amendment

PROPOSAL: Amend the text of the Township
zoning ordinance by adding a new
use, Mixed-Use Special Trans-
portation Development, within the
PLO zoning district

RECOMMENDATIONS: The proposed amendment should not
be adopted as written

STAFF REVIEW BY: Dennis DeRosa

REMARKS:

PREVIOUS ACTION

At its November 21, 2013 meeting, the Delaware County Planning Commission reviewed a zoning text amendment to the PLO district by adding a new development option titled MUST (Mixed-Use Special Transportation Development). The Commission recommended the proposed amendment not be adopted as written.

CURRENT PETITION

The current petition represents a further revision of the MUST petition.



Date: December 19, 2013
File No.: ZA-34-7073-13

REMARKS (continued):

AREA DESIGNATED FOR NEW PLANNED DEVELOPMENT USE CONCEPT

The proposed petition is a public transit development initiative utilizing SEPTA's Paoli/Thorndale regional rail and Norristown High Speed Line, located in the Township's northeastern quadrant within the PLO-Planned Laboratory Office zoning district.

The current petition includes a revised location as per the following:

A MUST shall only be established on a site located adjacent to a regional rail line. In addition, a MUST shall only be established on a site where pedestrians from the MUST development shall be able to access the platform of a regional rail station or stop without having to cross an arterial or major collector street.

Comment/Recommendation: Since the purpose of the MUST is to encourage people to use public transit, the stated **location** should be revised to include other forms of public transit in addition to regional rail facilities, such as light rail stations (Norristown High Speed Line), as well as bus stops (Septa Route 105) in proximity to properties within the PLO district that will benefit from the MUST development option.

PURPOSE OF EXISTING DISTRICT

The purpose of the existing PLO district as noted in the current ordinance is designed to provide for:

...selected modern laboratory and office establishments which provide for large-site, low-lot coverage in areas where traditional business development would be inappropriate.

Date: December 19, 2013
File No.: ZA-34-7073-13

REMARKS (continued):

PURPOSE OF THE PROPOSED MUST

The stated purpose is as follows:

A planned development designed to encourage the development of transit-supportive architecturally compatible structures offering a mix of uses that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by encouraging appropriate densities and a mix of land uses within walking distance of public transit stops while, at the same time, providing sufficient off-street parking to uses within the MUST.

Comment/Recommendation: Considering that the intent of the MUST development option is to promote public transit commuting to properties close to mass transit within the PLO, the Township should broaden its view of accessibility by encouraging multimodal forms of travel. Accordingly, it is recommended the proposed purpose be revised as follows:

A planned development designed to encourage the development of transit-supportive architecturally compatible structures offering a mix of uses that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by encouraging appropriate densities and a mix of land uses within ~~walking distance~~ **proximity** of public transit stops while, at the same time, providing sufficient off-street parking to uses within the MUST.

Date: December 19, 2013
File No.: ZA-34-7073-13

REMARKS (continued):

PROPOSED DEFINITIONS

As expressed in the previous review, the proposed definition for *TOTAL SITE AREA* should be revised to exclude existing rights-of-way. A property within the PLO district (BioMed) contains approximately 7.9 acres of land area within the I-476 right-of-way, which cannot be used for development purposes. Accordingly, the area should be excluded when calculating Floor to Area Ratio(FAR). The difference in the BioMed property would equate to a FAR based on 18.9 acres rather than 26.8 acres.

Also, the definition of *GROSS FLOOR AREA* should be revised to include parking structures within the calculation of the sum of horizontal floor area, as parking structures are significant enough in size to warrant inclusion, and lower-level parking within a mixed-use building should be encouraged for commuting purposes.

SUPPORT OF TOWNSHIP COMPREHENSIVE PLAN

With regard to the goals and objectives within the Township Comprehensive Plan (Adopted June 16, 2003), it appears the proposed petition is supported in that the plan suggests the following:

Allow for increased housing density immediately surrounding commercial areas and particularly near transit centers.

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REMARKS (continued):

PROPOSED SUBORDINATE USES ASSOCIATED WITH MUST

In addition to current uses permitted in the PLO district, the following new, subordinate, uses will be permitted in accordance with MUST provisions (Conditional Use):

Outpatient surgical center;

Restaurants;

Multiple-family development with associated amenities including but not limited to an accessory community center and/or swimming pool for the use of the residents;

Retail store with a gross floor area not in excess of 10,000 sq. ft.;

Retail service shop or custom shop with a gross floor area not in excess of 10,000 sq. ft. such as a bakery, candy shop, ice cream parlor, or similar shop;

Bank or similar financial institution;

Hotel, which may include banquet space;

Convalescent home, nursing home, skilled nursing and/or assisted living facility; and

Personal service shop, such as a barbershop, beautician, and clothes cleaning and pressing pickup agency, including automatic self-service laundry, with a gross floor area not in excess of 10,000 sq. ft. (Excludes a laundry, dry-cleaning or clothes-pressing establishment).

Note: Subordinate uses are not to include a drive-thru/drive-in service.

Date: December 19, 2013
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REMARKS (continued):

Comment/Recommendation: Although reduced maximum square footage for store encourages small-scale commercial businesses, the Township may want to consider increasing the maximum square footage permitted for a retail store and retail service shop to 15,000 sq. ft. in order to permit a viable store size, consistent with prevailing market conditions.

Also, parking needs associated with the use of an outpatient surgical center may be difficult to provide in a district attempting to reduce parking needs by encouraging public transit usage. Typically, individuals coming to an area for outpatient surgery will be accompanied by a companion where commuting is often done via automobile. As such, the proposed use of outpatient surgical center may not be an appropriate use for the MUST. Accordingly, the Township may want to consider omitting the use of outpatient surgical center.

SUBORDINATE USES/MIXED-USE MAXIMUMS

The petition contains maximum percentages for a development less than 10 acres and greater than 10 acres, which may contain of various uses, i.e., office, multiple family development, hotel, and retail.

Comment: The proposed percentages appear to be reasonable

SETBACK REGULATIONS

Currently, a 150' front setback is established, along with a 200' side and rear setback requirement.

- (1) Side yards abutting railroad rights-of-way or easements:
50'
- (2) Side yards abutting uses in the PLO district: 25'

Date: December 19, 2013
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REMARKS (continued):

HEIGHT

The current maximum height in the PLO district is 38', where the existing zoning ordinance definition for *BUILDING HEIGHT* excludes elevator, stair and equipment penthouses, and tanks and air-conditioning towers. However, the proposed height requirement, which permits buildings to reach a maximum height of 75', allows a building's height to exceed 75', matching the height of existing buildings on-site, which includes the top of equipment, tanks, or utilities on the roof, but excludes antennas and satellite type dishes. The proposed height requirements, which factor in additional height of these appurtenances, enable a total maximum height of 120'.

Comment: The proposed height regulations permitting the inclusion of roof appurtenances are inconsistent with established height regulations within the existing zoning ordinance. However, allowing for taller buildings is consistent with FAR regulations, which ultimately reduce building footprint and related building and impervious coverages.

MAXIMUM BUILDING AND MAXIMUM IMPERVIOUS SURFACES

Existing building and impervious coverage maximums applied to the PLO district are currently 30% and 55%, respectively. With regard to the MUST, the maximum building coverage proposed is 20% of the Total Site Area, where provisions allow for an additional 10% building coverage for accessory parking structures.

Comment/Recommendation: The proposed regulations governing maximum building coverage should be revised for simplicity. The petition excludes parking structures from calculation within GROSS FLOOR AREA, where it is recommended they be included. To exclude parking structures from being included

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REMARKS (continued):

in the calculation of GROSS FLOOR AREA, while allowing an additional 10% building coverage for their inclusion, establishes inconsistent regulations resulting in a higher percentage of area devoted to parking structures. This is counterproductive to promoting public transit usage.

Whenever feasible, parking should be incorporated within multi-use buildings in order to reduce occurrence of single-use structures entirely devoted to parking. The proposed regulations governing maximum building coverage do not facilitate this type of building scheme. Accordingly, it is recommended maximum building coverage regulations be revised to a maximum of 30% for all structures.

PARKING REQUIREMENTS

The proposed petition requires parking in accordance with current parking regulations within the existing zoning ordinance. However, an applicant may request a 25% reduction, or more, if he can provide shared parking data consistent with standard industry methodology (Urban Land Institute), which indicates off-hour peak parking demands. Up to 25% of the parking stalls may be compact size (8' X 16') when approved by the Board of Supervisors.

In addition, the petition contains parking standards which utilize: (1) bicycle/moped facilities at a ratio of 1 space per 20 automobile spaces; (2) electric car charging stations at a rate of 1 per 1,000 parking spaces; (3) and a car share program at a rate of 1% of the total parking spaces, to allow work day travel for people patronizing mass transit. Lockers and showers are also to be provided within mixed-use buildings for employees.

DEVELOPMENT IMPACT STUDY

The current petition contains a subsection which will amend Article XXIII of the Township zoning ordinance regarding

Z.M. 1

Page 8

Date: December 19, 2013
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REMARKS (continued):

Conditional Uses which will require the submittal of a development impact study as part of the application to develop in accordance with MUST standards.

The development impact study shall analyze a development's impact on the following: Environmental & Natural Demographics, Housing, Demographics and Socioeconomics; Business and Economic Development; Transportation and Circulation Plan; Open Space and Recreation; Historical and Archaeological Resources; Community Services and Facilities; and the Land Use Plan sections of the Comprehensive Plan.

DENSITY BONUSES

Eligibility

The petition contains criteria to enable a density increase beyond the 50% base density.

- (a) *The maximum Gross Floor Area permitted on the Site may be increased from 50% to 70% of the square footage of the Total Site Area.*
- (b) *The maximum Gross Floor Area permitted on the Site may be increased from 70% to 80% of the square footage of the Total Site Area. This density bonus shall only be available if an applicant has been approved for the density bonus to increase the Gross Floor Area from 50% to 70%.*

Comment: As a & b are written above, it is not clear what an applicant must satisfy in order to be granted a density increase from 50% to 70% as well as from 70% to 80%. It is assumed that 4 criteria must be satisfied in order to increase the Gross Floor Area from 50% to 70%, and that the

Date: December 19, 2013
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REMARKS (continued):

only stipulation an applicant needs to increase the Gross Floor Area to 80% is that he's been granted approval to go from 50% to 70%? The Township should clarify this issue.

The petition contains two categories of criteria where a developer is required to have at least 4 criteria to achieve a density bonus.

Of the following criteria from **Category I**, an applicant must satisfy at least one condition to achieve a density bonus:

(i) Improvements to intersections with existing Levels of Service A, B, or C shall be designed to operate at Level C or better for all studied intersections during the peak hours.

AND

(ii.) Improvements to intersections with existing Levels of Service D, E, or F shall be designed to operate with no more than ten seconds of additional delay for all studied intersections during the peak hours.

[2] The applicant agrees to construct offsite road improvements at a specific location within the Township; said improvements having been identified by the Township.

[3] The applicant agrees to construct offsite traffic signalization improvements within the Township; said improvements having been identified by the Township.

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REMARKS (continued):

[4] The applicant, through coordination with and approval from the appropriate transit authority, develops and implements a plan to improve transit stops and stations within the Township, including shelter(s) with convenience and comfort features.

At least three of the following conditions below in **Category II** must be satisfied to achieve a density bonus:

[1] Provide a shuttle system or join with an existing system to serve tenants and their employees to make public transit more accessible.

[2] The applicant shall agree to construct road improvements that benefit Radnor School District; said improvements having been identified by the District.

[3] The applicant shall agree to construct traffic signalization improvements that benefit Radnor School District; said improvements having been identified by the District.

[4] The applicant shall improve pedestrian, bicycle, and vehicular access to existing and proposed public transportation stations and stops.

[5] The applicant shall reinforce and strengthen pedestrian connections between the MUST and the surrounding neighborhood and within the surrounding neighborhood. This shall include provisions for bike lanes and enhanced sidewalks along frontage, and off-site bike lanes and bike facilities.

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REMARKS (continued):

[6] The applicant shall establish a program to promote and maintain tenant employee participation in carpooling, vanpooling, and use of mass transit, including a method of monitoring the number of ride sharers and their travel patterns. As part of this program, preferential parking spaces for van pools and car pools shall be provided.

[7] In each proposed building, the applicant shall promote the use of public transportation by **MUST** tenants through: (1) the development of a sustainable Employee Trip Reduction or Vehicle Trip Reduction or Alternative Commuting Incentive program to promote the use of public or alternative forms of transportation which would give commuters resources and incentives to reduce their automobile trips. This shall include but not be limited to the creation of a Multi-Modal Access Guide, which includes up to date maps, schedules, transit information, contact numbers, and other information on how to reach a particular destination by public transit; (2) educating and strongly encouraging all tenants to subsidize employee transit fares; (3) making reference to transit facilities and proximity in marketing and advertising materials; and (4) the creation of a Kiosk, which includes maps, schedules, and contact numbers for public transit.

[8] The applicant shall provide methods that will encourage tenants to allow compressed/flexible work schedule and telecommuting and to pay transit subsidies or opportunities to purchase transit passes with pre-tax dollars to employees.

Date: December 19, 2013
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REMARKS (continued):

[9] The applicant shall agree that the predevelopment condition of the site shall be considered meadow for purposes of storm water management calculations and design.

[10] No less than 50% of the proposed building coverage within the MUST (excluding parking structures) shall consist of green roof technologies.

[11] The maximum permitted impervious coverage permitted in the MUST shall be reduced to 45%.

[12] The applicant shall obtain LEED certification of Silver or higher for at least 50% of the total number of buildings proposed as part of a MUST.

When only one (1) building is proposed, that single building shall obtain LEED certification of Silver or higher.

[13] A minimum of 10% of all residential units shall be reserved as furnished suites.

Comment: The proposed criteria to achieve density bonuses appear vague or unlikely to encourage people to utilize public transit. For example: (Category II # 13) Although furnished suites may be an attractive amenity, it doubtful that inclusion will incentivize public transit usage unless they are supplied free of charge to Septa riders. (Category II # 4) "Improvements" to transit stops with pedestrian, bicycle, and vehicular access is certainly admirable. However, as proposed, it appears ambiguous, and ~~it~~ is doubtful ~~if it will~~ to result in increased public transit usage to a measurable degree by significantly reducing automobile commuting. (Category II # 10) Implementation of

Date: December 19, 2013
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REMARKS (continued):

green roof technologies is commendable; however, it is uncertain how inclusion of these facilities will result in increased public transit usage. [Category 1.(ii)] Offsite improvements to intersections remote from the MUST may do little to alleviate traffic congestion within the subject area. Accordingly, they serve little value with respect to adoption of MUST principles.

CONCLUSION

There is much validity to the concept of a (TOD) Transportation Oriented Development scheme, and the MUST is certainly a document that has merit for consideration within the PLO district with its inherent public transportation infrastructure. However, the document, as written, contains a number of discrepancies which results in a fragmented document that should be revised to form a cohesive, enforceable ordinance.

Accordingly, the Township should incorporate the stated recommendations throughout the review prior to adoption.

ADOPTION

In accordance with Section 609(g) of the PA Municipalities Planning Code, an executed copy of the amendment must be forwarded to the County Planning Department within thirty (30) days of enactment.

MUST Build-Out Analysis in PLO - Planned Laboratory-Office District

10/7/2013
Rev 12/4/2013

A	B		C		D		E		F		G		H		I		J	
	Lot Area - Square Footage	Lot Area - Acres	Existing PLO Bldg Coverage 30%	Staff's Recommended MUST Bldg Coverage - 20%	Existing PLO Parking Garage Coverage	Staff's Recommended MUST Parking Garage Coverage 10%	Existing PLO Impervious Coverage 55%	Staff's Recommended MUST Impervious Coverage 50%	Existing PLO Impervious Coverage 50%	Staff's Recommended MUST Impervious Coverage 45%	Existing PLO Impervious Coverage 55%	Staff's Recommended MUST Impervious Coverage 50%	Existing PLO Impervious Coverage 50%	Staff's Recommended MUST Impervious Coverage 45%	Existing PLO Impervious Coverage 50%	Staff's Recommended MUST Impervious Coverage 45%	Existing PLO Impervious Coverage 50%	Staff's Recommended MUST Impervious Coverage 45%
Address																		
201 King of Prussia Road	624,128	14.33	187,238	124,826	Not Regulated	62,413	343,270	312,064	343,270	312,064	152,460	137,214	152,460	137,214	152,460	137,214	152,460	137,214
175 King of Prussia Road	804,920	7.00	94,476	60,984	Not Regulated	30,492	167,706	152,460	167,706	152,460	152,460	152,460	152,460	152,460	152,460	152,460	152,460	152,460
145 King of Prussia Road	1,174,378	26.96	352,813	234,876	Not Regulated	117,438	645,908	645,908	645,908	645,908	645,908	645,908	645,908	645,908	645,908	645,908	645,908	645,908
Totals	2,103,425	48.29	634,527	420,685		210,343	1,156,884	1,051,713	1,156,884	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713

A	B		C		D		E		F		G		H		I		J	
	Lot Area - Square Footage	Lot Area - Acres	Approximate Gross Floor Area under Ex. PLO Regulations @ 3 story building = 80% of Gross	Approximate Allowable Square Footage Based on Reg. Constraints @ 45% of Gross	Approximate Allowable Square Footage Based on Reg. Constraints @ 45% of Gross	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage	Approximate Ex. Square Footage
Address																		
201 King of Prussia Road	624,128	14.33	551,725	251,772	365,115	251,484	312,064	456,089	456,089	456,089	456,089	456,089	456,089	456,089	456,089	456,089	456,089	456,089
175 King of Prussia Road	804,920	7.00	274,428	125,489	176,378	85,686	82,746	215,464	215,464	215,464	215,464	215,464	215,464	215,464	215,464	215,464	215,464	215,464
145 King of Prussia Road	1,174,378	26.96	1,056,940	475,623	687,611	475,623	587,138	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586
Totals	2,103,425	48.29	1,883,093	852,884	1,229,104	792,793	1,051,713	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586	1,472,586

A	B		C		D		E		F		G		H		I		J	
	Lot Area - Square Footage	Lot Area - Acres	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 60% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 70% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 80% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 90% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 100% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 110% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 120% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 130% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 140% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 150% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 160% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 170% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 180% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 190% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 200% GFA)	Staff's Recommended MUST Maximum Square Footage (45/33% w/ Bonus 210% GFA)
Address																		
201 King of Prussia Road	624,128	14.33	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478	374,478
175 King of Prussia Road	804,920	7.00	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623	475,623
145 King of Prussia Road	1,174,378	26.96	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713	1,051,713
Totals	2,103,425	48.29	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093	1,883,093

622,776
Density Bonus Cap @ 420,000

ZONING HEARING BOARD APPLICATION

TOWNSHIP OF RADNOR

301 IVEN AVENUE

WAYNE, PA 19087

610-688-5600

FAX: 610-971-0450

www.radnor.com

www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>2911</u>
FEE: <u>900.00</u>
DATE RECEIVED: <u>12/17/13</u>

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and required attachments must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended, on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 240-252 Radnor Chester Road, Radnor, PA

Name of applicant: Radnor Chester Road Investement, L.P. & 252 RCR Investments, L.P.

Telephone number: 267-266-4517 Email: SheldonEGross@gmail.com

Property Owner (if different than above): _____

Property address: _____

Telephone number: _____ Email: _____

A-1

Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Avenue, Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: NCaniglia@gmail.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

See attached

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

See attached

Relief requested and/or basis for appearing before the Zoning Hearing Board including specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)

Applicant's property is split zoned PB-Planned Business and R-1 Residential. Applicant wishes to merge the lots and raze the existing non-conforming office building in the R-1 District and construct a new office building with a parking structure on the merged lots. The new premises will not increase the existing non-conforming impervious coverage on the lots. Applicant seeks a special exception pursuant to 280-101(A)(1), contends the relief is permitted as of right, or requests a variance from the following sections of the Zoning Code: 280-14 relating to use in the R-1 zoning district; 280-15(E) or 280-17(C) pertaining to the rear yard setback; 280-15(F) regarding maximum impervious surfaces; 280-16 regarding height; 280-59 relating to use; 280-60(B) regarding building area and landscaping; 280-60(C) regarding building placement; 280-60(D) pertaining to height regulations; 280-61(D) pertaining to buffer planting strip; and 280-4 regarding size of parking space in the parking structure. Applicant further seeks any other zoning relief as required by the Plans presented with this application.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: (attach additional pages if necessary)

Appeal Number 2805 dated April 1, 2009 granting relief to construct parking structure within rear yard setback and to reduce size of parking spaces within parking structure to be 8.5' by 19'.

Brief narrative of proposed improvements:

Applicant intends to merge 240 Radnor Chester Road and 252 Radnor Chester Road into a single lot. 240 Radnor Chester Road is a split zoned; mainly PB with a ring of R-1 surrounding it. 252 Radnor Chester Road is zoned R-1 and is a legally non-conforming office use. 240 Radnor Chester Road is legally non-conforming in regards to use, setback, building coverage, and impervious coverage. To the east of the Premises is a 40' PECO easement and a 50' by 50' parcel owned by Radnor Township. Applicant intends to raze the existing office building on 252 Radnor Chester Road, which is non-conforming on use and front yard setback, and replace it with an office building chiefly in the PB zoning district. Applicant will also construct a parking structure on 240 Radnor Chester Road which will cover existing surface parking and not extend the existing non-conformity in regards to the rear yard setback with the Radnor Financial Center. The height of the proposed office building will be 50' due to a 12' change of grade on the Premises. The overall impervious coverage on the Premises will be less than existing. As a result of the 50' by 50' township owned parcel, the Applicant requires relief from the side yard setback and buffer requirements of the Zoning Code. Applicant requests that the zoning relief granted in Appeal Number 2805 extend to the current request to permit 8.5' by 19' parking stall size in the parking structure.

List of Witnesses and Summary of Testimony:

Sheldon Gross - Principal of Applicant – Regarding Project as described above.
Alex Tweedie, P.E. – Site Engineer – Regarding engineering as described above.
Timothy Haahs – Parking Designer – Regarding stall size and parking.
Applicant reserves the right to present other witnesses at the hearing.

Brief narrative of improvements: *(attach additional pages if necessary)*

See attached

ATTACHMENTS: Ten (10) copies of each of the following must be provided:

1. Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:
 - a) lot lines and lot dimensions described in metes and bounds (in feet);
 - b) total lot area;
 - c) location of easements and rights of way, including ultimate rights of way;
 - d) location of all setback lines for existing and proposed structures;
 - e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
 - f) location of existing and proposed improvements;
 - g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and
 - h) all other features or matters pertinent to the application.

PLANS SHALL NOT EXCEED 24" X 36", AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. Applicants will be notified of the date and time of the Planning Commission meeting
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note -- 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being discontinued, or being dismissed, at the discretion of the Board*)



SIGNATURE OF APPLICANT

AN ADDITIONAL FEE F \$150 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.