

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Tuesday
January 8, 2013
7:30 P.M.

Agenda

1. Nomination and vote of Chair and Vice-Chair
2. Minutes of the Meetings of December 4 and December 6, 2012
3. 615 Newtown Rd. SD # 2012-S-15
Subdivide existing parcel into 8 residential lots. Existing estate home will remain and propose to construct 7 new single family dwellings with a private cul-de-sac road. A 9th lot created across Rte.320 will be deed restricted against further residential development.
Submitted 11/30/12 Final
4. Recommendation for Ordinance #2012-11.1 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, amending the heights of athletic field light standards in the PLU (Public Land Use) District
5. Ordinance #2012-09 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations for outdoor dining in the C-1, C-2, C-3, PB, GH-CR, and PLO Zoning Districts
6. Ordinance Amending Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to establish regulations for the mandatory dedication of recreation land as part of a subdivision or land development; and to establish a fee in-lieu-of the dedication of recreation land when it is determined that the dedication of the land required for recreation purposes is not feasible.
7. Recommendation for Ordinance # 2012-___ - Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, by establishing regulations to establish a new use, Mixed-Use Special Transportation Development within the PLO – Planned Laboratory-Office District.
8. Introduction of Villanova Ordinance to be discussed at the February meeting.

Old Business

New Business

Public Participation

Minutes of the Meeting of December 4, 2012

The meeting of the Radnor Township Planning Commission was held at 7 PM in the Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Present

Ed DiMarcantonio, Chair

Julia Hurle, Vice-Chair

Steve Cooper

Skip Kunda

Regina Majercak (arrived late)

Doug McCone

Susan Stern

Absent

Kathy Bogosian

Also present: Michael Taggart, PE, Twp. Engineer, Amy Kaminski, PE, Twp. Traffic Consultant, Peter Nelson, Esq., Solicitor; Kevin Kochanski, Zoning Officer; Stephen Norcini, Director of Public Works, and Suzan Jones, Administrative Assistant.

Mr. DiMarcantonio called the meeting to order.

Minutes of the Meetings of November 5, 2012

On a motion duly made by Susan Stern and seconded by Steve Cooper, the minutes were approved.

SD # 2012-SD-03 (Final) of C. F. Holloway, III & Co. to consolidate 2 lots into one. Existing retail store to remain as commercial building, out buildings to be demolished and construct 6 new townhouse units with new parking and access driveways at 229 & 255 W. Wayne Ave., Wayne (Submitted 11/2/12)

Dave Fiorello, PE, Momenee and Assoc., Inc. appeared on behalf of the applicant. The final plan has been revised to detail all engineering requirements for a final submission. The plan/site layout is the same as the approved preliminary plan. The applicant will comply with all comments from the SAC meeting.

Susan Stern questioned the right-of-way issues referenced in the memo. Skip Kunda asked if the commercial use will remain the same. He was informed that it was.

Public comment

Susan Miska – 220 Lenoir Ave. wanted to verify there were no zoning issues with this plan.

Steve Cooper moved to recommend approval of the final plan subject to the applicant addressing all the open issues on the SAC memo. Seconded by Julia Hurle, the motion unanimously passed.

*2012-D-16 (Preliminary) of Cabrini College to construct two (2) parking structures, a student commons building and related improvements on campus at 610 King of Prussia Rd., Wayne
(Submitted 8/31/12)*

Joanne Semeister, Esq. appeared on behalf of the applicant. She detailed a brief history of the site and the recent applications. Rob Lambert, PE, gave a power point presentation detailing all plans, parking issues, etc. In response to the parking count conducted by the township engineer, the applicant will reduce the amount of parking spaces to be removed by 9. An arborist will visit the campus this week to do the report on the trees on site as requested by the shade tree commission. Richard King, Wallace Roberts and Todd, LLC, stated the concerns on the building lengths and size have been addressed. The façade of the parking structure will complement the existing buildings on campus. The hillside will be landscaped to fill in as plantings grow. Notches can be incorporated into the parking structure to help off-set the look of straight concrete. The façade will appear more building like.

Rob Lambert displayed a plan that shows a left turn lane into the Campus from King of Prussia Road. The issue of new traffic patterns is still in the discussion stage with Eastern University and Penn Dot. Amy Kaminski stated that she felt the enhancement to the intersection area will be more extensive than what is being displayed and Penn Dot will require a detailed traffic study of the area. There was some question about the requirement and/or construction of sidewalks along Eagle Rd. The cross walk across Eagle Rd. will be removed and the path should be decommissioned. Discussion settled heavily on the traffic study and the impact at the King of Prussia / Eagle Road intersection. Rob Lambert stated that Cabrini has agreed to work with Eastern University on the improvements to the Eagle / King of Prussia Rd. intersection.

Susan Stern and Steve Cooper questioned current and future parking requirements. Peter Nelson questioned the removal of the existing parking area and what type of protection will be placed to ensure that no parking will exist in this area. Julia Hurle would like to see architectural changes to the parking structure to reduce the massive construction line that will become obvious upon seeing this structure. Susan Stern requested a heavier planting of screening plants closer to the building. Skip Kunda requested a planting buffer in the 6' stretch between the driveway and the building. Ed DiMarcantonio asked if the traffic study would be required for approval as preliminary. Susan Stern is concerned with the proposed right in, right out entrance on King of Prussia Rd. She feels this will have a dramatic impact on that entrance.

Public comment

Chip Wight – 607 King of Prussia Rd. - His residence is located at the corner of King of Prussia and Pine Tree. The people that create the problem should help rectify the problem. He invited the board members to come to his driveway and physically observe the ongoing traffic issues. Traffic improvements are needed but they should not impact the neighbors in the area. He requested that Eastern University install a curb on his property as part of the intersection improvements to help curtail the water runoff on his site and they turned him down.

Susan Stern would like the township to urge Penn Dot to help install curbing along Mr. Wight's property line to help eliminate his run off issue since it began after they raised King of Prussia Road.

Skip Kunda reminded the board members that the neighbors don't want to see a surge of traffic along Eagle Rd. A right in, right out entrance on King of Prussia Rd. could have the unintended consequence of a significant increase in right in traffic to the Eagle Rd. entrance from King of Prussia Rd. drivers heading north.

Applicant will comply with all the comments with the exception of the installation of the sidewalk. If the township requires the sidewalk and curbing, they'll ask for a waiver or comply if they have to. The applicant wants to do whatever it can to reduce footprints by installing rain gardens, porous paving, etc.

Julia Hurle moved to recommend preliminary approval provided the applicant agrees to work with Penn Dot and the township as necessary on an area traffic study and further recommend that traffic improvements to Eagle Rd. do not impose on residential properties across the street and recommend that the applicant not be required to install sidewalks on any roads surrounding the site. Skip Kunda seconded the motion. There was discussion to add a fee in lieu of the construction of sidewalks and curbs. The motion unanimously passed.

SD # 2012-D-07 (Sketch) of Academy of Notre Dame DeNamur to construct a new track, softball and soccer fields, a gym, a maintenance building and additions to the existing performing arts building. Included are new parking areas and modifications to the access drive and circulation roadways and the addition of a new entrance drive from Godfrey Rd., at 560 Sproul Rd., Villanova. (Submitted 11/2/12)

Veronica Harrington, President of the school appeared. Several neighbor meetings were held to display and explain the revised plan and the school's intentions. Carl Krienen, ABHA Architects, detailed the plan and revisions for the board. The buffer along the access road from

Sproul Rd. has been increased as well as the access road has been lowered approximately 4-5 feet slightly increasing its distance from the neighbors on Larchwood La.

Julia Hurle requested cross section drawings when the plan comes in at the next level.

Dave Fiorello advised the Board that several variances are required. Before the detail goes into design, they are looking for input from this board. A secondary access road off Godfrey Rd. would reduce some traffic at the Sproul Rd. entrance. Mr. Krienen believes that suggestion had originally come from the township several years ago to help relieve traffic issues at the Godfrey / Sproul intersection.

Susan Stern feels that the location of the secondary access drive should be located properly in conjunction with a traffic study. Regina Majercak suggested a drop off loop in the area of the fields to help avoid the stacking of vehicles. Julia Hurle suggested more green in the parking lots to offset the asphalt sea.

Dave Fiorello listed the variances they will be requesting. He stated he does not see that a lot of runoff from this site affects the neighbors.

Board members were concerned with set back issues, especially with respect to the residential neighbors. Stormwater management would be constructed under the track. Kevin Kochanski suggested expanding out on other sides of the buildings which could help reduce the impact on the setback issues. Ed DiMarcantonio suggested moving some of the surface parking next to the mansion.

Public comment

Jim Greenfield, Esq. – on behalf of the Larchwood Rd. neighbors, has concerns with setback issues, steep slope issues in the area of the new proposed access road. The proposed parking lot is of grave concern to the neighbors who already have issues with storm runoff. The plan appears to maximize the use of the property; however, setback requirements, etc. need to be considered with respect to the neighbors. If this application moves forward and appears before the zoning board, this board should say their comments with respect to the variances they will be seeking.

Ken Hurley – 701 Larchwood La. - Has seen rivers of water running in the area. There are major stormwater issues. The proposed driveway is almost in his backyard

Greg Enders – 709 Larchwood La. - Enjoys the aesthetic buffer behind his home and doesn't want to lose it to the access road and track

John Acuff – 705 Larchwood La. – Is concerned with traffic on the new access road, afraid the track will be higher than the access road and afraid of decrease in property value.

Susan Stern asked about a long range institutional plan for this site and when was the last one submitted. The search for off-site fields should also be researched.

Board comment

Julia Hurle – Can't recommend approval for the variances.

Steve Cooper – Concerned with number and severity of the variance requests. Feels the parking can be relocated and would like to see the true impact of the maintenance shed on the neighbors.

Skip Kunda – Feels it's too much planned for a property that is too small. It appears that many years ago the applicant sold off land that became the Larchwood La. cul-de-sac, thus creating their own present hardship.

Doug McCone – Project is too close, too many variances and concerned with parking.

Susan Stern – Agrees with Julia's concerns.

Regina Majercak – The traffic flow and campus requirements need to be revisited along with the possibility of switching the entrances and reversing the flow of traffic.

New Business

It was moved by Ed DiMarcantonio and seconded by Steve Cooper for Julia Hurle to be nominated as Chair for 2013 and Skip Kunda as Vice-Chair for 2013. The motion unanimously passed.

It was moved by Ed DiMarcantonio and seconded by Julia Hurle for Doug McCone to remain as the liaison to the Shade Tree Commission. The motion unanimously passed.

Public comment

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

Suzan Jones

Minutes of the Meeting of December 6, 2012

The meeting of the Radnor Township Planning Commission was held at 7 PM in the Municipal Building, 301 Iven Ave., Wayne, Pa 19087.

Present

Ed DiMarcantonio, Chair
Skip Kunda
Susan Stern

Julia Hurle, Vice-Chair
Regina Majercak

Absent

Kathy Bogosian
Doug McCone

Steve Cooper

Also present: Kevin Kochanski, Zoning Officer, Peter Nelson, Esq., Solicitor, and Suzan Jones, Administrative Assistant.

Mr. DiMarcantonio called the meeting to order. He then thanked the commissioners, staff, planning commission members and the secretary Sue Jones for all their help, guidance and assistance during his past eight years as a member of the commission. His term will end the 31st of December.

Kevin Kochanski announced that he is attempting to have the PI Ordinance in a draft form for the commissioners March meeting. As the commissioners have given approval for Villanova's ordinance amendment to appear before the Planning Commission, that will be on the January agenda along with the proposed ordinances for Bio Med, outdoor dining, park and recreational land and athletic lighting.

Susan Stern has concerns as she feels that she hasn't seen representation from the institutions at the meetings and wonders if they are really interested in this process going forward.

Charles Schmehl, URD, resumed his monthly presentations. With the assistance of Kevin Kochanski, aerial maps were displayed via power point showing setbacks to all institutional areas ranging from 100' up to and including 500'. The primary public concerns of setbacks against residential districts, offsetting construction in different sites on campus' to benefit the neighbors, refining provisions with what uses are permitted where and which uses require more attention, riparian buffers, parking provisions, verbiage applies to institutions not businesses.

Setbacks will be set upon the property line of the residential use areas. He is suggesting that parking areas must have a vegetated area. He suggested that the township could offer a benefit

of a taller building in exchange for something that would benefit the residents. However, granting an institution permission to construct a taller building would require the building to be placed further inside the campus boundaries further away from residential areas. Land must be preserved next to the residences in this type area.

Susan Stern feels the ordinance shouldn't be totally overhauled, but tweaked accordingly. It is very rare to see the administration of the local institutions in attendance at these meetings which ultimately will affect them. She asked Kevin Kochanski to look into the acreage of the smaller institutions elsewhere in the township away from the St. Davids and Villanova areas. Expanding vertically versus horizontally on campus sites was discussed at length. The visual impact on the residential areas needs to be considered.

Regina is eager to revise and upgrade the current ordinance, but in doing so, the increase in density cannot be permitted.

It was decided to leave the setback lines as shown for category 1. After discussion it was recommended that the category 2 use shall remain at 200 feet.

Kevin Kochanski suggested using the parcel boundary to make it most restrictive and not the zoning boundary line.

Regina requested that a day care be placed in category 2 and a day care in a house of worship be placed in category 1.

Susan Stern requested that the easement listed in Section F (1) be placed next to the residential zoning area.

Public comment

Colleen Price – 352 Chamounix Rd – Has concerns with setbacks from the streets when an institution owns property on both sides of the street. Conservation easements should be placed to the benefit of the residents. Adding more stories will only increase the student body, does the township really want more students? Day cares or parking structures could be permitted with little opposition with the way the new verbiage is suggested. This should be considered and rewritten. Lower Merion's ordinance has verbiage regarding traffic studies and conditional use. This should be researched.

Philip Ahr – Meredith Ave – Thanked the board for their efforts with this ordinance. He questioned why areas are showing lower setbacks where dorms can be placed and dorm areas should be higher setbacks. The area along Lancaster Ave. will be in areas of dorms and can't see

it becoming pedestrian friendly as well as the increase of traffic at the main intersection in Villanova, as well as Conestoga Road, County Line Rd. and Montgomery Ave.

Jim Schneller – Requests a written comment from the institutions with their comments regarding this proposed ordinance. What is the visual effect for residents with the removal of trees? A large grassy area, as seen at Villanova on the north side of Lancaster Ave. is a positive view to any site. He is concerned with the carbon footprint of the increase of vehicles with the development of new buildings. County Line Rd. will feel the impact of increased traffic. Height of buildings should be lowered. He thanked Ed DiMarcantonio for all his hard work.

Kevin Kochanski advised the board that the Villanova petition that will be before this board early next year will be specifically dealing with the Villanova parcels on the south side. This ordinance amendment has nothing to do with that.

Rob Morro – Head of Facilities, Villanova University – In response to Susan Stern's comments earlier in the evening, announced that all institutions in the area are very interested in this process and they have all been following the process. They are compiling their comments and will forward them onto the board when the ordinance is further along. Many of the buildings on their site are already over 3 stories and he feels they don't visually impact any neighbors. This ordinance would prohibit the construction of some of the buildings that they already have on site. They are looking forward to coming to the meetings with their comments. He feels that this ordinance as moving forward is not institutional friendly.

Susan Stern recommended deleting all comments in red that deal with Villanova since they are going through a zoning ordinance amendment. Regina Majercak agreed Radnor doesn't have a conditional use and this is something that should be thought about. Mr. Schmehl announced that this type of category can create major issues where projects are held up for years because of opposition of one resident.

Kevin Kochanski announced that institutions can submit comments at any time, but they are waiting for the ordinance to be further tweaked with a draft before the commissioners. After their comments the draft ordinance will be back before the planning commission for deeper discussion.

Skip Kunda requested that the institutions submit their comments for consideration and discussion. Susan Stern requested that the public have a meeting with Charlie Schmehl to announce their concerns to also be considered. She would like to have public feedback and institutional feedback. Skip Kunda suggested that at the next meeting the institutions bring their comments to discuss.

Regina Majercak wanted to make sure there is a link on the web site to a staff member to send comments on the ordinance. Kevin Kochanski's contact information is listed as such.

Sara Pilling – Garrett Hill – She announced that the Garrett Hill Implementation Commission met every week for 4-5 hours every week.

New Business

The next PI meeting will be held Thursday, January 3, 2013 at 7 PM. Kevin Kochanski and Julie Hurlle again thanked Ed DiMarcantonio for his years of service to the township.

There being no further business, the meeting adjourned.

Respectfully submitted,

Suzan Jones

Suzan Jones



DECEMBER 2012 SAC MEETING SUMMARY REPORT

Date: December 19, 2012

To: Radnor Township Planning Commission Members

From: John P. Sartor, P.E., Gilmore & Associates, Inc., Township Engineer

cc: Stephen F. Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq., Grim, Biehn & Thatcher
Roger A. Phillips, P.E., Gannett Fleming
Amy B. Kaminski, P.E., Gilmore & Associates, Inc.
Suzan Jones, Radnor Township Engineering Department

Reference: 615 Newtown Road [2012-S-15] Final Subdivision Plan

Below please find a summary of our discussions during the 12/19/12 SAC Meeting for your consideration regarding the above-referenced application.

615 Newtown Road [2012-S-15] Final Subdivision Plan

1. Applicant will attend the 01/08/13 Planning Commission meeting to seek a recommendation for Final Plan approval based on the most-recent plan submission (i.e., plan set dated 08/30/12, revised 11/30/12).
2. J. Sartor suggested that the segment of existing 8-inch terra cotta sanitary sewer pipe shown to remain on the site connecting to new MH S1 and extending under Sproul Road and Ithan Creek to an existing sanitary manhole be replaced with new 8-inch PVC sanitary sewer pipe. S. Norcini concurred.
3. Lt. Block requested that the "Provided" sight distance values shown on the plan for the proposed private street access onto Newtown Road be verified. G&A will field-verify the "provided" sight distance and confirm the PennDOT desirable and acceptable sight distance values as well.
4. S. Norcini and Lt. Block requested that the Applicant provide a truck turning analysis showing that the Fire Company's largest fire vehicle can adequately navigate the proposed street and turn around in the cul-de-sac. The Applicant should contact the Fire Chief to obtain the specifications of the Township's largest fire vehicle. All agreed that the curbed island in the cul-de-sac bulb should be removed.
5. Lt. Block requested clarification as to what the street addresses will be for the new homes and existing estate house to be retained within the subdivision.

BUILDING ON A FOUNDATION OF EXCELLENCE

6. Lt. Block requested clarification whether a new street name is being designated for the proposed private street, and if so, that it shall be a name that is not currently used in Radnor Township. If, on the other hand, the seven new residences will use Newtown Road addresses, then the Applicant will need to verify that the street numbers are not currently in existence.
7. Lt. Block recommended that the Applicant consider installing street lights for general and security lighting.
8. Lt. Block indicated that because the proposed street will be private and not dedicated or maintained by the Township, then it will not require speed limit signage.
9. S. Norcini stated that proposed stormwater management easements shown extending across the property line of Lots 5 and 6 should not cross the proposed 20-ft. wide private sanitary sewer easement. The plans should be revised so that the stormwater management easements end at the 20-ft. wide sanitary sewer easement lines.
10. S. Norcini stated that a note should be added to the plan indicating that the HOA will be responsible for the maintenance of the private street paving, curbing, street lighting (if proposed in the future), street signage, walking path/trail, and Lot 9 Open Space Area.
11. S. Norcini requested that all relevant operations and maintenance notes shown on the Post-Construction SWM Plan (Sheet 6) be added to the HOA documents. P. Nelson will follow-up with this matter.
12. S. Norcini requested that the plan be revised so that the discharge from Stormtank #3 be relocated so as not to discharge stormwater over the proposed sanitary sewer easement.
13. K. Kochanski requested that a comment be added to G&A's review letter indicating that because the Zoning Hearing Board's Decision and Order based on the November 15, 2012 hearing has not yet been received, that we cannot verify compliance with condition #2 of the Board of Commissioners' Preliminary Plan approval as stipulated in Resolution No. 2012-129 wherein the Applicant "must execute a conservation easement or restriction upon an area to the rear of Lots 1, 2, 3 and 4 equal to the front yard setback area reduced as a result of any variance relief granted to Applicant by the Radnor Township Zoning Hearing Board..."
14. A. Kaminski requested that a comment be included in G&A's review letter requesting that the Highway Occupancy Permit Plans be submitted to the Township and G&A for review and comment.
15. J. Sartor stated that the Delaware County Planning Commission's September 20, 2012 review letter indicated that: "There is a high potential for underground archaeological resources on most of the site. We encourage the developers to notify the Planning Department for a minor documentation process if such artifacts are found." S. Norcini requested that his office be notified in the event of such findings during earthmoving and construction activities.
16. J. Sartor stated that in response to a comment in G&A's September 26, 2012 review letter concerning the recommendation to install additional boulder retaining walls on Lots 1 and 2 in order to minimize earth disturbance, grading, and tree removal in the areas behind and between the proposed dwellings, the Applicant's Engineer responded in his November 30, 2012 letter that they will "investigate" the request and that additional boulder walls "may be proposed during the building permit stage" when the actual building footprints are selected. K. Kochanski suggested that a comment be added to G&A's review letter indicating that the Applicant clearly offered to consider installing

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
415 McFarlan Road | Suite 213 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
33 Mill Creek Road | East Stroudsburg, PA 18301 | 570-421-7670 | 570-421-7687
www.gilmore-assoc.com

additional boulder walls on these lots during the Preliminary Plan review stage and that the Final Plans should be revised to show the additional boulder walls consistent with the Applicant's previous agreement to do so.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | New Britain, PA 18901 | 215-345-4330 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
415 McFarlan Road | Suite 213 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
33 Mill Creek Road | East Stroudsburg, PA 18301 | 570-421-7670 | 570-421-7687
www.gilmore-assoc.com



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 20, 2012

File No. 12-01037T1

Radnor Township Planning Commission
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 615 Newtown Road [2012-S-15]
Final Land Development Plan – First Review
Radnor Township, Delaware County, PA

Application Submission Date: 08/31/12 (Preliminary Plan), 11/30/12 (Final Plan)
Shade Tree Committee Review Date(s): 09/26/12
Planning Commission Review Date(s): 10/01/12, 01/08/13 (upcoming)
MPC Review Expiration: 12/03/12 (Preliminary Plan), 04/08/13 (Final Plan)

Dear Planning Commission Members:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared by D.L. Howell & Associates, Inc. (Howell) and received on December 4, 2012 in this office, unless otherwise noted:

- Plan set consisting of 16 sheets and titled, "Final Subdivision Plan for 615 Newtown Road," dated August 30, 2012, revised November 30, 2012.
- Report titled, "Stormwater Management Report for 615 Newtown Road," dated August 30, 2012, revised November 30, 2012.
- Letter dated November 30, 2012 from David W. Gibbons, P.E. of Howell to the Radnor Township Planning Commission in response to G&A's September 26, 2012 review letter regarding the Preliminary Plan submission.
- Completed "Subdivision – Land Development" application form signed November 29, 2012 by the Applicant (615 Newtown Road, LLC).

BUILDING ON A FOUNDATION OF EXCELLENCE

184 West Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447

www.gilmore-assoc.com

Reference: 615 Newtown Road [2012-S-15]
Final Land Development Plan -- First Review
Radnor Township, Delaware County, PA

File No. 12-01037T1
December 20, 2012

- Letter dated October 8, 2012 from Christopher S. Andes of Marathon Engineering & Environmental Services Inc. (Marathon) to Frank Cianfrani, Chief, U.S. Army Corps of Engineers and forwarding a report titled "Wetlands Delineation Report for 615 Newtown Road," dated October 8, 2012 and prepared by Marathon.
- Letter dated November 30, 2012 from George W. Broseman, Esq. from Kaplin Stewart Attorneys at Law to Mr. Kevin Kochanski and Mr. John Sartor, P.E. forwarding the above-referenced items as part of the Final Plan submission package to Radnor Township.
- Letter dated October 29, 2012 from Howell to the Radnor Township Board of Commissioners notifying the Township of the Applicant's submission of an NPDES Permit Application for the subject project to be submitted to the Pennsylvania Department of Environmental Protection's Southeast Region Office. This item was received via email on November 2, 2012 in this office.

G&A has completed our first review of the above-referenced Final Subdivision Plan and supporting documentation referenced above for compliance with the applicable sections of Radnor Township's Zoning Ordinance (Chapter 280) and Subdivision of Land Ordinance (Chapter 255), and wish to submit the following comments for your consideration.

Please recall that on October 22, 2012, the Radnor Township Board of Commissioners granted Preliminary Plan approval of the subject application per Resolution No. 2012-129, which required, among other conditions, that the Applicant address the remaining unresolved comments in G&A's September 26, 2012 review letter.

Please also recall that at the October 22, 2012 meeting, the Board of Commissioners granted waivers of the following Subdivision of Land Ordinance sections:

- Section 255-27.C.(1)
- Section 255-27.D.(2)
- Section 255-27.E.(2)

Each of these waivers is noted in Section III below in this review letter.

File No. 12-01037T1
December 20, 2012

Comments below in *italics* are from our previous September 26, 2012 review letter. Comments below in **bold** text require resolution by the Applicant.

I. OVERVIEW

The overall parcel is approximately 13.6 acres in size and is zoned R-1 (Residence District). The existing property contains an estate house, a single family dwelling, and a barn. There are two existing driveways accessing Newtown Road (S.R. 1021). The overall parcel also includes an irregularly shaped piece of ground located on the eastern side of Sproul Road (S.R. 0320). The Applicant proposes to subdivide the property into 8 new lots. Lot 7 will contain the existing estate house. The remaining lots will contain new single-family dwellings. It should also be noted that Lot 4 will contain the existing single-family dwelling, as well as the proposed single-family dwelling. The development will be serviced by a 700 foot long cul-de-sac private road. Stormwater management is proposed as several underground infiltration facilities. The portion of the property located on the eastern side of Sproul Road has been offered for dedication to Radnor Township as open space.

Please note that comments below with a "(W)" preceding the comment represent a waiver request for which the Board of Commissioners granted approval at their October 22, 2012 meeting.

II. ZONING ORDINANCE REVIEW

1. *Section 280-4. – The riparian buffer definition requires the buffer to be measured from the bank of any stream. The delineated riparian buffer is currently dimensioned on the plans from the centerline of the stream. The riparian buffer must be revised accordingly.*

The riparian buffer has been revised accordingly. Therefore, this comment has been adequately addressed.

2. *Section 280-15. – The maximum permitted building coverage (15%) and the proposed building coverage must be provided in the Zoning Data Tabulation.*

The requested information has been provided in the Zoning Data Tabulation. Therefore, this comment has been adequately addressed.

Reference: 615 Newtown Road [2012-S-15]
Final Land Development Plan – First Review
Radnor Township, Delaware County, PA

File No. 12-01037T1
December 20, 2012

3. Section 280-15.C. – Please note that on November 15, 2012, the Radnor Township Zoning Hearing Board in Appeal No. 2884 granted a variance to permit the front yard setbacks for the new lots to be reduced from 60 feet to 35 feet. This zoning relief is documented on Sheet 1 of the submitted Final Plan set.

However, because as of the date of this letter the Zoning Hearing Board's Decision and Order based on the November 15, 2012 hearing has not yet been received, we cannot verify compliance with condition #2 of the Board of Commissioners' Preliminary Plan approval as stipulated in Resolution No. 2012-129 wherein the Applicant "must execute a conservation easement or restriction upon an area to the rear of Lots 1, 2, 3 and 4 equal to the front yard setback area reduced as a result of any variance relief granted to Applicant by the Radnor Township Zoning Hearing Board..."

4. Section 280-76.A.(5). – *Sanitary sewer facilities are permitted within the Floodplain Conservation District if they are designed to prevent the discharge of untreated sewage into floodwaters. Sanitary Manhole S1 and approximately 45 feet of sanitary sewer pipe are located within the floodplain. The manhole should be designed to be watertight and/or the rim elevation elevated to be above the 100-year floodplain elevation.*

The sanitary sewer facilities proposed to be located within the Floodplain Conservation District have been specified to be watertight. Therefore, this comment has been adequately addressed.

5. Section 280-89.6. – The plans show that proposed Stormtanks #5A and #5B will be installed within 2 feet and 6 feet horizontally, respectively, of the Riparian Buffer. Based on the profile on Sheet 12, the bottom of Stormtank #5A will be approximately at elevation 314, which is approximately 7 feet below the existing grade at the corner of the underground stormwater management system closest to the Riparian Buffer.

Similarly, the proposed sanitary sewer lateral from the existing estate house on Lot #7 and extending into the rear yard of Lot #6 is shown within 6 feet horizontally of the Riparian Buffer.

We question how the above-referenced structures will be installed as shown on the plans without excavation and disturbance into the Riparian Buffer, which is not a permitted land disturbance under this Ordinance section. **The plans should be revised accordingly to separate the above-referenced proposed underground structures a minimum distance of 15 feet from the Riparian Buffer. The separation distances from the Riparian Buffer for Stormtanks #5A and #5B, as well as the proposed sanitary sewer lateral on Lots #6 and #7, shall be explicitly indicated on Sheet 5 of the plan set. In addition, a note shall be added to Sheet 1 of the plan set stating that under no circumstances shall there be any earth disturbance, tree clearing, vegetation removal, or excavation within the Riparian Buffer shown on the plans.**

6. Section 280-112.D. – Please note that on November 15, 2012, the Radnor Township Zoning Hearing Board in Appeal No. 2886 granted a variance to allow regrading of certain manmade steep slopes areas on proposed Lots #3, #4, #6, and #7. This zoning relief is documented on Sheet 1 of the submitted Final Plan set.
7. Section 280-112.D.(6). – *The proposed 5' trail proposed along Newtown Road traverses an area of steep slopes at the eastern end of the property. This disturbance will require a variance.*

The remaining portion of the trail is to be field located to avoid steep slopes and existing trees. The approximate trail location should be shown on the plans as avoiding the delineated steep slopes. A note should be provided on Sheet 1 stating that the proposed trail location is approximate and an as-built survey will be performed upon completion. The note should further state that the proposed easement is approximate and the easement will be described based upon the as-built location of the trail.

The requested note has been added to Sheet 2. Therefore, this comment has been adequately addressed.

Furthermore, the Township Zoning Officer has ruled that the plan complies with this ordinance section and therefore no zoning relief is required to install the proposed 5-ft wide walking trail within steep slope areas adjacent to Newtown Road.

File No. 12-01037T1
December 20, 2012

8. Section 280-115. – *The date that the wetlands study was performed should be indicated on the plans. The wetlands report must also be submitted for review.*

We note that the October 8, 2012 letter from Marathon addressed to the U.S. Army Corps of Engineers (USACE) requests a Jurisdictional Determination (JD) concerning the wetlands delineation shown on the plans. **The Applicant shall provide a copy of the USACE's JD letter to the Township and this office upon receipt.**

Also, please note that the wetlands report has been submitted as requested and is currently under review by this office. However, "Appendix E Wetland Plan" is missing from the submitted report. **The Applicant shall submit a copy of "Appendix E Wetland Plan" to this office.** Subsequent review comments will be forthcoming under separate cover.

General Note #11 on Sheet 1 shall be revised to match the dates indicated in the submitted wetlands report, and the date of the report shall also be included in the note.

III. SUBDIVISION OF LAND ORDINANCE REVIEW

1. Section 255-19.B. – *An existing features plan, of a scale similar to the other plan sheets must be provided in the plan set. The plan should clearly indicate the features that are to be demolished. In particular, the existing driveways or portions thereof that are to be removed must be hatched to delineate the limits of demolition.*

The requested plan (Sheet 3) has been included with this submission. **However, Sheet 3 should be revised to indicate the tree species and caliper (diameter at breast height) for all trees shown to remain and to be removed. The Applicant should discuss the adequacy of the information shown on Sheet 3 with the Radnor Township Shade Tree Commission.**

File No. 12-01037T1
December 20, 2012

2. Section 255-20.B.(1)(n). – *The Applicant must contact the Director of Public Works to determine if the provided Sheet 3 is of sufficient detail for the required Vicinity Plan in accordance with this section of the Ordinance.*

Sheet 4 is now titled “Vicinity Plan.” In their response letter, the Applicant’s Engineer has indicated that Steve Norcini, P.E. will be contacted regarding this comment. The Applicant shall address any of Mr. Norcini’s concerns regarding Sheet 4 in the plan set.

3. Section 255-20.B.(1)(o)[4]. – *The Applicant should clarify if proposed Open Space A is to be dedicated to the Township. If the intent is to dedicate this area to the Township, a note must be provided on the plan stating that this area is offered for dedication. The Applicant must coordinate with the Township Solicitor in regard to this matter.*

The Applicant has indicated in their response letter that the proposed Open Space A (i.e., Lot #9) is being offered for dedication to the Township. General Note #13 has been added to Sheet 1 stating that this lot “is to be considered a non-building lot and is being offered for dedication to Radnor Township.” However, at the October 22, 2012 meeting, the Radnor Township Board of Commissioners stated that the Township is not interested in accepting dedication of Open Space A (Lot #9). **General Note #13 should be expanded to state that Lot #9 is to be deed restricted against future residential development.**

4. Section 255-20.B.(6)(a). – *A letter must be obtained stating that public sanitary sewer service is available for the proposed project.*

The Applicant has indicated that a sewer planning module is currently being processed. **The Applicant should coordinate with the Radnor Township Director of Public Works to resolve this matter.**

5. Section 255-21.A.(5). – **The boundary line of the subdivision or land development shall be shown as a solid heavy line.**

6. Section 255-21.B.(4) – **Sheet 15 is titled “Landscape Plan.” The Applicant shall obtain concurrence from the Radnor Township Shade Tree**

File No. 12-01037T1
December 20, 2012

Commission with regard to the adequacy of the proposed landscaping shown on Sheet 15.

7. Section 255-27.A.(8). – *A Highway Occupancy Permit (HOP) is required to permit the proposed private street access to Newtown Road.*

The Applicant has acknowledged that an HOP will be applied for. **The HOP Plans shall be submitted to the Township and G&A for review and comment. The Applicant shall obtain an HOP prior to Final Plan approval.**

8. (W) Section 255-27.C.(1). – *A 60' wide right-of-way is required for local streets. The Applicant has requested a waiver to permit a 28' wide right of way for the proposed private street.*

A note has been added to Sheet 1 including the date that this waiver was granted. Therefore, this comment is resolved.

9. (W) Section 255-27.C.(1). – *The Applicant has requested a waiver from the requirements of this section of the Ordinance to permit a 5-foot wide trail to be provided along Newtown Road in lieu of providing a sidewalk.*

A note has been added to Sheet 1 including the date that this waiver was granted. Therefore, this comment is resolved.

10. (W) Section 255-27.D.(2). – *The Applicant has requested a waiver to permit a cul-de-sac bulb right-of-way radius of 45 feet in lieu of the required 60-foot right-of-way radius.*

A note has been added to Sheet 1 including the date that this waiver was granted. Therefore, this comment is resolved.

11. (W) Section 255-27.E.(2). – *Private streets shall have a right-of-way width consistent with the requirements for public streets. The Applicant has requested a waiver to permit a 28' wide right-of-way for the proposed private street.*

File No. 12-01037T1
December 20, 2012

A note has been added to Sheet 1 including the date that this waiver was granted. Therefore, this comment is resolved.

12. Section 255-38. – *If the Township Shade Tree Commission requires the proposed street trees to be installed at the interval as required by this section of the Ordinance, the Applicant must relocate/re-design the proposed infiltration facilities.*

The proposed infiltration facilities have been relocated to avoid conflicts with the proposed underground stormwater management systems. **The Applicant should obtain the Radnor Township Shade Tree Commission’s concurrence with the proposed street tree planting scheme shown on Sheet 15 and the proposed proximity of the street trees in relation to Stormtanks #1 and #2A. Also, Sheet 15 should be revised to label all of the Stormtank structures.**

13. Section 255-43.B. – **Sheet 1 shall include the note specified in this Ordinance section and shall reads as follows: “Open space land may not be separately sold, nor shall such land be further developed or subdivided.” Furthermore, the plan note should specify the proposed use of Open Space A (Lot #9), the type of maintenance to be provided and a planting plan or schedule. The Applicant shall discuss the proposed planting plan with the Radnor Township Shade Tree Commission.**

14. Section 255-63.C. – **An as-built plan, signed and sealed by a Pennsylvania-licensed Professional Land Surveyor, showing all public and private improvements constructed at the site shall be submitted to the Township following completion of the constructed improvements.**

15. Sections 255-65 and 255-66. – **The Applicant shall submit an itemized construction cost estimate, signed and sealed by a Pennsylvania-licensed Professional Engineer, to this office for review for the installation of all public and private improvements to be constructed as part of this project.**

Suitable Escrow and Land Development Agreement documents pertaining to the proposed land development, in a format acceptable to

File No. 12-01037T1
December 20, 2012

the Township Solicitor, are required prior to Final Plan approval by the Board of Commissioners and subsequent plan recording. This includes the posting of adequate financial security for the public and private improvements that are to be constructed in conjunction with this project.

We defer to the Township Solicitor to ensure that these documents are properly prepared, executed, and recorded.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *Section 245-13.B.(19). – We recommend that the Applicant provide a blanket easement for the proposed BMPs for inspection purposes.*

A blanket easement has been provided via General Note #36 on Sheet 1. Therefore, this comment has been adequately addressed.

2. *Section 245-14.A. – The Applicant must obtain approvals from the Delaware County Conservation District and the PADEP.*

The Applicant has indicated that the necessary approvals will be submitted to the Township upon receipt. **The Applicant shall obtain approval from DCCD and PADEP prior to final plan approval.**

3. *Section 245-18.G. – Drainage easements must be provided conforming to the line of existing streams. The terms of the easement shall conform, at a minimum, to the stream buffer requirements in Radnor Township's Stream Buffer Ordinance.*

Easements have been provided along both streams. Therefore, this comment has been adequately addressed.

4. *Section 245-18.K. – All stormwater runoff shall be pretreated for water quality prior to discharge to surface or groundwater. A water quality BMP must be provided for Inlet IM-11 as well as the proposed yard drains.*

Inlet IM-11 is now specified as a water quality inlet. However, the yard drains have not been specified as water quality BMPs. **The plans shall be revised**

File No. 12-01037T1
December 20, 2012

accordingly and specific details added to show how the proposed yard drains will function as water quality BMPs.

5. *Section 245-22. – Infiltration testing must be performed in accordance with this section of the Ordinance.*

Infiltration testing has been performed and the results included with this submission. The infiltration testing results are currently under review by this office and subsequent review comments will be provide under separate cover.

6. *Section 245-35. – Prior to final approval of the PCSM Plan, the property owner shall sign and record a maintenance agreement covering all stormwater control facilities that are to be privately owned. The maintenance agreement shall be transferred with transfer of ownership. The agreement shall be substantially the same as the agreement in Appendix I.*

The Applicant has acknowledged this requirement. **A note to this effect should be added to Sheet 1.**

V. GENERAL COMMENTS

1. *The plan set cover sheet must be revised to indicate that this is a preliminary plan set.*

The cover sheet has been revised to correctly indicate the plan type. Therefore, this comment has been adequately addressed.

2. *We recommend that an additional boulder retaining wall be provided on Lots 1 and 2 to minimize the amount of grading and disturbance within the wooded area behind and between the dwellings.*

In his November 30, 2012 letter, the Applicant's Engineer responded that they will "investigate" the request and that additional boulder walls "may be proposed during the building permit stage" when the actual building footprints are selected. We recall that the Applicant clearly offered to consider installing additional boulder walls on these lots during the Preliminary Plan review stage. **Therefore, the Final Plans should be revised to show the**

File No. 12-01037T1
December 20, 2012

additional boulder walls on Lots #1 and #2 consistent with the Applicant's previous agreement to do so.

3. *The proposed stormwater management facilities are mitigating runoff from multiple lots, as well as the private road. Therefore, we recommend that all stormwater facilities be owned and maintained by the homeowners association, not the individual homeowners.*

A note has been added to Sheet 1 indicating that all stormwater facilities will be owned and maintained by the Homeowners Association (HOA). Therefore, this comment has been adequately addressed.

4. *We recommend that the Applicant utilize the existing driveway, on the eastern side of the property, to gain initial access to the property rather than use the driveway located within an easement on the neighboring property. A rock construction entrance must be provided.*

The Applicant prefers to utilize the existing driveway on the western side of the property during some of the construction process. Thereafter the Applicant will relinquish the easement pursuant to an agreement with the adjoining neighbors.

A rock construction entrance has been provided. Therefore, we consider this matter resolved.

5. *The Applicant should identify, in the Legend on Sheet 3, the difference between the dark and light colored tree symbols.*

This distinction has been made. Therefore, this comment has been adequately addressed.

6. *The existing yard drains and storm pipes, adjacent to the estate house are shown as to remain. The Applicant must verify that these pipes are in acceptable condition if they are to remain.*

The Applicant has indicated that they will work with the Township Engineer to provide adequate verification of the condition of these existing features. We note that Yard Drain YD-19 is shown connecting to the existing 12" diameter

File No. 12-01037T1
December 20, 2012

terra cotta pipe. **The plan should be revised to show the segment of terra cotta pipe from proposed YD-19 to the end of the pipe will be replaced with new drainage pipe. An appropriately sized endwall or flared end section and riprap apron shall also be provided.**

7. *The existing gas main that traverses the site is not located within the existing easement. We recommend that the Applicant provide an easement that accurately reflects the location of the gas main.*

The Applicant has indicated that an easement is not necessary because these lines are to be abandoned. Therefore, this comment has been adequately addressed.

8. *The proposed 336 contour, located on the northeastern side of the dwelling on Lot 2, is mislabeled as the 384 contour. The Applicant must revise the plans.*

This error has been corrected. Therefore, this comment has been adequately addressed.

9. *A proposed 336 contour appears to be missing on Lot 8. The Applicant must revise the plans.*

This error has been corrected. Therefore, this comment has been adequately addressed.

10. *Construction fencing must be shown around all areas that are to be protected from disturbance. The Erosion and Sedimentation Plan must be revised.*

Construction fencing has been sufficiently provided. Therefore, this comment has been adequately addressed.

11. *The line type for the post-developed drainage area to the sediment basin must be darkened on the Erosion and Sedimentation Plan.*

The line type has been adjusted accordingly. Therefore, this comment has been adequately addressed.

File No. 12-01037T1
December 20, 2012

12. *The line type for the floodplain must be darkened on the Erosion and Sedimentation Plan.*

The line type has been adjusted accordingly. Therefore, this comment has been adequately addressed.

13. *Existing trees that appear to be indicated as to remain appear to be located within the limits of the topsoil stockpile. The topsoil stockpile must be relocated to protect these trees.*

The topsoil stockpile has been relocated accordingly. Therefore, this comment has been adequately addressed.

14. *The Erosion and Sedimentation Plan must be revised to indicate the existing and proposed drainage areas to the sediment basin. The larger of the two drainage areas must be utilized to design the basin.*

The existing and proposed drainage areas have been indicated on the plans. The basin has been correctly modeled. Therefore, this comment has been adequately addressed.

15. *The proposed 310 contour, on the northeastern side of the proposed sediment basin, should be revised to indicate it is included in the swale to ensure that the runoff will enter the basin.*

The grading around the basin has been adjusted. Therefore, this comment has been adequately addressed.

16. *The gas and water pipes must be shown on the road and storm sewer profiles.*

The gas and water lines are now shown on the profiles. Therefore, this comment has been adequately addressed.

17. *Three dashed line types are provided on the roadway centerline profile. Two of the three lines are not labeled. These lines must be labeled.*

File No. 12-01037T1
December 20, 2012

The lines are now labeled. Therefore, this comment has been adequately addressed.

18. Sheet 5 shows that proposed Stormtank #5A is shown to be constructed within 8 feet of the center of an existing tree (#235 as shown to remain per Sheet 16 of the plan set). We question whether existing tree #235 can remain due to its close proximity to proposed Stormtank #5A. We recommend that the underground stormwater management system be relocated a minimum distance of 15 feet from this tree. **The Applicant should discuss this matter with the Radnor Township Shade Tree Commission to determine whether existing tree #235 can be saved considering its close proximity to proposed Stormtank #5A.**
19. We recommend that Sheet 16 be revised to indicate the tree species and caliper (diameter at breast height) for all trees shown to remain and to be removed. Trees to be removed should be explicitly so indicated on the plan. **The Applicant should discuss this matter with the Radnor Township Shade Tree Commission to further evaluate the suitability of this plan sheet.**
20. **Legal descriptions for all easements (i.e., varying width conservation/drainage easements, trail easement, 13.5' ultimate right-of-way easements, 15' wide private sewer easement, 20' wide private sewer easement, stormwater management easements, 35' conservation easement, and 20' water main easement) shown on the plans shall be submitted to this office for review.**
21. **The segment of existing 8-inch terra cotta sanitary sewer pipe shown to remain on the site connecting to new MH-S1 and extending under Sproul Road and Ithan Creek to an existing sanitary manhole should be replaced with new 8-inch PVC sanitary sewer pipe. The plan should be revised accordingly.**
22. At the request of the Radnor Township Police Department, the "Provided" sight distance values shown on Sheet 2 of the plan set for the proposed private street access onto Newtown Road will be verified by G&A. In addition, G&A will confirm the PennDOT desirable and acceptable sight distance values. The results of our evaluation will be provided under separate cover.

File No. 12-01037T1
December 20, 2012

23. **The Applicant shall provide a truck turning analysis showing that the Fire Company's largest fire vehicle can adequately navigate the proposed private street and turn around in the cul-de-sac. The Applicant should contact the Fire Chief to obtain the specifications of the Township's largest fire vehicle. We also recommend that the curbed island in the cul-de-sac bulb be removed to facilitate emergency vehicle maneuvering within the cul-de-sac.**
24. **The Applicant should clarify the street addresses for the new homes and the existing estate house to be retained within the subdivision. The Applicant should clarify whether a new street name will be designated for the proposed private street, and if so, that it will be a name that is not currently used in Radnor Township. If, on the other hand, the seven new residences will use Newtown Road addresses, then the Applicant will need to verify that the street numbers are not currently in existence.**
25. **The Radnor Township Police Department recommends that the Applicant consider installing street lights for general and security lighting.**
26. **The proposed stormwater management easements shown extending across the property line of Lots #5 and #6 should not cross the proposed 20-ft. wide private sanitary sewer easement. The plans should be revised so that the stormwater management easements end at the 20-ft. wide sanitary sewer easement lines.**
27. **A note should be added to the plan indicating that the HOA will be responsible for the maintenance of the private street paving, curbing, street lighting (if proposed in the future), street signage, walking path/trail, and Lot 9 Open Space Area.**
28. **All relevant operations and maintenance notes shown on the Post-Construction SWM Plan (Sheet 6) should be added to the HOA documents. The Applicant should provide a copy of the HOA documents to the Township Solicitor for review and confirmation that all pertinent operations and maintenance notes shown on Sheet 6 are included in the HOA documents.**

Reference: 615 Newtown Road [2012-S-15]
Final Land Development Plan – First Review
Radnor Township, Delaware County, PA

File No. 12-01037T1

December 20, 2012

29. **The plan should be revised so that the discharge endwall (EW-13) from Stormtank #3 is relocated so as not to discharge stormwater over the proposed sanitary sewer easement.**
30. **Complete plan and profiles views of each proposed Stormtank structure (along with all relevant dimensions and elevations, inflow and outflow pipe information, cover depth, etc.) shall be added to the plans.**
31. **The profile views on Sheet 16 shall be revised to reference the correct Stormtank structure number shown on the plan view. The plan view on Sheet 16 should also be expanded to show all of Stormtank #3.**
32. The Delaware County Planning Commission's September 20, 2012 review letter indicated that: "There is a high potential for underground archaeological resources on most of the site. We encourage the developers to notify the Planning Department for a minor documentation process if such artifacts are found." **A note should be added to Sheet 1 stating that the Delaware County Planning Commission and the Radnor Township Director of Public Works shall be notified immediately in the event that archaeological artifacts are found during clearing, earthmoving, or construction activities.**
33. **A note should be added to Sheet 1 clarifying the ownership of the proposed trail along Newtown Road, the party responsible for its construction, and the entity responsible for its maintenance.**

This concludes our first review of the above-referenced plan submission. At this time, we do not recommend that Final Plan approval be granted until 1) the Zoning Hearing Board's Decision and Order has been received so that we can verify compliance with condition #2 of the Board of Commissioners' Preliminary Plan approval as stipulated in Resolution No. 2012-129 and 2) the Applicant has adequately addressed the remaining comments outlined herein.

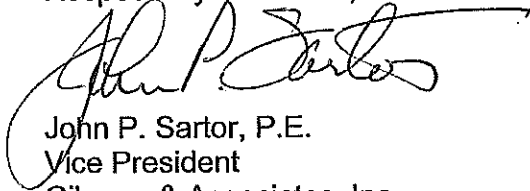
We trust that this review letter is useful to Radnor Township. If you have any questions, please do not hesitate to contact me.

Radnor Township Planning Commission
Reference: 615 Newtown Road [2012-S-15]
Final Land Development Plan – First Review
Radnor Township, Delaware County, PA

Page - 18 -

File No. 12-01037T1
December 20, 2012

Respectfully submitted,



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

cc: Robert A. Zienkowski, Township Manager (via e-mail only)
Stephen F. Norcini, P.E., Director of Public Works (via e-mail only)
Kevin W. Kochanski, Director of Community Development (via e-mail only)
Suzan Jones, Engineering Department Administrative Assistant (via e-mail only)
Lt. Andrew Block, Radnor Township Police Department (via e-mail only)
Radnor Township Shade Tree Commission
Delaware County Planning Commission
John B. Rice, Esq., Grim, Biehn & Thatcher (via e-mail only)
Peter Nelson, Esq., Grim, Biehn & Thatcher (via e-mail only)
James Gorman, Applicant (via e-mail only)
Alex Wasilov, Applicant (via e-mail only)
George W. Broseman, Esq., Kaplin Stewart (via e-mail only)
David W. Gibbons, P.E., D.L. Howell & Associates, Inc. (via e-mail only)
Amy B. Kaminski, P.E., Gilmore & Associates, Inc. (via e-mail only)

By: _____

Name: William A. Spingler
Title: President

ATTEST: _____

Robert A. Zienkowski, Secretary

ORDINANCE NO. 2012-09

RADNOR TOWNSHIP

AN ORDINANCE OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 280, ZONING, OF THE CODE OF THE TOWNSHIP OF RADNOR, ESTABLISHING REGULATIONS FOR OUTDOOR DINING IN THE C-1, C-2, C-3, PB, GH-CR, AND PLO ZONING DISTRICTS

P R E A M B L E

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

Section 1.

Chapter 280, Zoning, is hereby amended to permit outdoor dining as an accessory use on the same premises as a licensed food establishment that has indoor seating in the C-1 (Local Commercial), GH-CR (Garrett Hill-Conestoga Road) and PB (Planned Business) Districts through the following new subsections:

280-47 J. (4) Outdoor dining in accordance with the requirements of Section 280-115.3

280-49.8B(2)(e) Outdoor dining in accordance with the requirements of Section 280-115.3

280-59.C(4) Outdoor dining in accordance with the requirements of Section 280-115.3

Section 2.

Article I, Section 280-4 Definitions and word usage is hereby amended to add the following definition:

OUTDOOR DINING - A dining area with seats and tables located outdoors of a licensed food establishment (restaurant) that has indoor seating and which is located entirely outside the exterior walls of a building. These tables shall be used for the consumption of food and beverages.

Section 3.

Article XIIA, Section 280-53.6 Definitions is hereby amended to delete the definition of Outdoor Dining.

Section 4.

Article XX General Regulations is hereby amended by adding a new Section 115.3 as follows:

Section 115.3 Outdoor Dining Regulations

A. Within the C-1, C-2, C-3, WBOD, GH-CR and PB Zoning Districts, outdoor dining shall be permitted as an accessory use on the same premises as a licensed food establishment (restaurant) that has indoor seating. To assure quality standards for customers and food safety, the following provisions shall apply:

- (1) All outdoor dining areas shall be subject to compliance with all applicable health, building, accessibility, fire, and plumbing codes of Radnor Township.
- (2) Areas for outdoor dining shall not interfere with any means of ingress or egress to a building, or with any emergency or safety exits. Where the dining area extends into a public sidewalk or right-of-way, the following shall apply: A minimum sidewalk width, exclusive of the outdoor dining area, of 48 inches shall be maintained free and clear at all times for pedestrians (unless a greater width is required by the building and/or accessibility codes), ~~measured from the inside of the curb to the outdoor dining barrier or to the limits of the outdoor dining area where a barrier is not provided.~~ Such area shall not include the outdoor dining area and shall be free of surface obstacles and obstructions (i.e., hydrants, streetlights, parking meters, and street trees.) (See Figure 13 - Editor's Note: Figure 13 is included at the end of this chapter).
- (3) Pedestrian barriers. Outdoor dining areas may be enclosed and separated from the pedestrian or travel way to allow for the privacy of the dining patron and to permit the unimpeded flow of traffic. When the dining area is located within the interior of the property, enclosures may consist of a wall or fence, approved by the Township. The following minimum standards shall apply if the establishment chooses to use a barrier:
 - (a) Pedestrian barriers shall have sufficient weight to prevent them from being tipped or knocked over.
 - (b) If the pedestrian barrier is to be permanent, the method of attachment shall be subject to approval by the Township. No barrier shall be permanently attached to a public sidewalk or an area located within the right-of-way.
 - (c) Pedestrian barriers shall be at least 36 inches high to prevent a tripping hazard; unless more restrictive requirements are required by other municipal codes.
 - (d) Where pedestrian access to an outdoor dining area is not through a food establishment, the required opening shall not be less than 44 inches in width (see Figure 14 - Editor's Note: Figure 14 is included at the end of this chapter); unless a greater width is required by other municipal codes.

- (e) Pedestrian barriers shall be made of a durable metal such as wrought iron (see Figure 15 - Editor's Note: Figure 15 is included at the end of this chapter).
- (f) Pedestrian barriers shall not have legs or supports that protrude into a sidewalk more than two inches.
- (g) Prohibited Barriers:
 - [1] Fabric inserts (whether natural or synthetic fabric) of any size shall not be permitted to be used as part of a barrier (see Figure 16 - Editor's Note: Figure 16 is included at the end of this chapter).
 - [2] The use of chain link, cyclone fencing, chicken wire or similar appurtenances is prohibited. Materials not specifically manufactured for fencing or pedestrian control (including but not limited to buckets, food containers, tires, tree stumps, vehicle parts, pallets, etc.) and not expressly permitted elsewhere in these guidelines shall not be used as components of a barrier.
 - [3] Flower pots, planters, and other ornamental containers.
- (4) Furniture. To ensure outdoor dining in a quality environment, furniture shall be limited to the following materials, unless otherwise approved by the Design Review Board:
 - (a) Iron, cast: low-carbon iron, hand or machine cast parts, stainless steel connectors, hand ground to a smooth finish.
 - (b) Iron, wrought: heavy gauge, low-carbon, welded and finished with a hard abrasive paint.
 - (c) Steel, expanded: minimum of 13 gauge cold-rolled steel, low-carbon, welded and finished with a hard abrasive paint.
 - (d) Steel, wire: 13/14 gauge cold-welded, smooth ground joints, and abrasive-resistant finish.
 - (e) Aluminum, cast.
 - (f) Aluminum, extruded.
 - (g) Wood, frame
 - (h) Wood, wicker
 - (i) The use of upholstery and cushions shall be subject to review and approval of the Township's Code Officials and Health Officer.

- (j) The use of plastic furniture to satisfy the requirements of this subsection shall be prohibited (see Figure 17 - Editor's Note: Figure 17 is included at the end of this chapter).
- (k) The use of tarps or similar coverings to cover the furniture when not in use shall be prohibited.
- (5) Roof coverings. At the direction of the Township's Health Officer, all outdoor dining areas shall have an approved roof material available for patrons. ~~When umbrellas are used to satisfy this requirement,~~ The following shall apply:
 - (a) No advertising on umbrellas shall be permitted (see Figure 18 - Editor's Note: Figure 18 is included at the end of this chapter.).
 - (b) Flame-resistant material shall be used.
 - (c) If awnings are used, they shall be a minimum of six feet eight inches (6'-8") in height above the sidewalk or patio surface.
 - ~~(e)~~(d) Tents shall not be permitted over an outdoor dining area.
- (6) Signs. No signs advertising outdoor dining shall be permitted, unless approved pursuant to Article XXI of this chapter.
- (7) Parking. In addition to the parking requirements for the principal restaurant use, outdoor dining shall provide additional parking in accordance with the following:

<u>Number of Outdoor Seats</u>	<u>Required Number of Parking Spaces</u>
1-12	None
13-24	1 space per 4 seats after the first 12 seats.
25 – 50	1 space per 3 seats after the first 24 seats.

- (8) The number of outdoor dining seats shall be limited to a maximum of 25 percent of the total number of indoor seats in the associated principal restaurant use. However, at no point shall more than fifty (50) outdoor dining seats be provided at any one restaurant.
- (9) Outdoor dining shall be permitted between March 1st and November 30th. Hours of operation shall be from 8:00 a.m. to 10:00 p.m. All seating of patrons shall provide for the dining area to close at the required hour.
- (10) Outdoor dining shall be permitted in the front, side, and rear yards. However, no outdoor dining area shall be established within 100 feet of the property line of a dwelling unit located completely or partially within a residential zoning district. Outdoor Dining areas shall not be permitted at the rear or on either side of a principal

restaurant building (~~closest to a residential use~~) when said building is immediately adjacent to an existing single family or two-family detached or semidetached residential-usedwelling unit or residentially zoned district. For the purposes of this section, the term “immediately adjacent” shall not apply to single family or two-family detached or semidetached dwelling units or residential districts separated from the restaurant use by a public road.

(11) Outdoor dining areas shall be located on a permanent surface. Temporary flooring shall not be used.

~~(12) Exterior Heating Systems and/or cooling systems and any type of open flame shall be prohibited in an outdoor eating area. When heaters are used in an outdoor dining area, the following shall apply:~~

(a) The use of outdoor heaters shall be in compliance with the International Fire Code, as amended.

(b) Heaters shall not be located on a public sidewalk or within a public right-of-way.

(c) Heaters shall not be located closer than ten (10) feet from a means of ingress/egress into and/or out of a building or into and/or out of an outdoor dining area.

(d) When heaters are located in outdoor dining areas, the owner/operator of the restaurant shall provide a plan for fire protection in accordance with applicable codes. Said plan shall be approved by the Township’s Code Officials.

(e) Where applicable, heaters shall be securely fastened to a wall or the floor of the outdoor dining area to prevent the heater from accidentally tipping over. Said fastening shall be subject to review and approval by the Township’s Code Officials.

(f) All gas fired heaters shall be equipped with safety shutoff valves that stop gas flow if flame is extinguished as well as a tip-over safety switch.

~~(12)~~(13) Outdoor dining areas shall provide additional outdoor trash receptacles; which must meet the requirements of Subsection A(4) above.

~~(13)~~(14) The sale of alcoholic beverages shall be incidental to the sale and consumption of food. Outside bar service and/or walk-up bar service for the sole purpose of the consumption of alcohol without the consumption of food is prohibited.

~~(14)~~(15) Pets are not permitted in the outdoor dining area with the exceptions as identified in Chapter 170 food regulations (by reference) Section 46.982 - Limitations on animals.

- B. Outdoor Dining shall be permitted within the PLO District as part of an accessory cafeteria provided the outdoor dining area is used exclusively by the occupants of the building or campus; and shall be subject to the provisions of 280-115.3.A.
- C. Outdoor Dining shall be permitted by Special Exception in all other zoning districts as an accessory use on the same premises as an existing licensed nonconforming food establishment that has indoor seating; and shall be subject to the provisions of 280-115.3.A.
- D. Storage of materials. At the conclusion of any outdoor dining season, all portable equipment (i.e., barriers, furniture, roof coverings, etc.) shall be stored within the facility in a location that does not interfere with the operation of the food establishment, or shall be stored off site.
- E. Outdoor dining permit. To assure compliance with safety and food code standards of the Township, the following regulations shall govern the issuance of all outdoor dining permits:
- (1) Applications shall be filed on forms provided by the Township along with the required fees (as set forth in Chapter 162 of the Code or by separate resolution of the Board of Commissioners) and any information necessary to determine compliance with this section.
 - (2) Applications shall be submitted to the Community Development Department for a preliminary review. ~~to determine compliance with safety standards, the Food Code requirements set forth in Chapter 170 of the Township Code, and other applicable Municipal regulations.~~
 - (3) ~~Once an application has been tentatively approved~~ a preliminary review has been completed by the Community Development Department, an the application shall be forwarded to the Design Review Board shall be required for an initial application for outdoor dining or when changes are proposed to the outdoor dining area. In addition to the application requirements established by the Design Review Board, the applicant shall provide samples of materials to determine compliance with this section.
 - (3)(4) ~~Upon a successful review and approval by the Design Review Board, the application shall be reviewed by the Community Development Department for final approval to determine compliance with safety standards, the Food Code requirements set forth in Chapter 170 of the Township Code, and other applicable Municipal regulations.~~
 - (4)(5) ~~Upon final approval of an application, a permit shall be issued, upon payment of the required fee as set forth in Chapter 162 of the Code or by separate resolution of the Board of Commissioners. Fees shall be paid upon the filing of an application and shall be renewed on an annual basis.~~
 - (5)(6) ~~All locations shall be subject to periodic inspections for compliance with the standards of this Ordinance. Two or more violations of this Ordinance may result in a minimum seven-day suspension and/or revocation of all zoning, health, or building permits applicable to the outdoor dining use.~~

(6)(7) Noise. Outdoor dining shall be subject to Chapter 200, Noise. No amplified music or sound is permitted. All activities, including the playing of music or other forms of entertainment, shall comply with the noise limitations of the Township Ordinances and any other regulatory agencies having jurisdiction, as applicable.

Section 5.

Article XI, Section 280-49 Special regulations, subsections A. and B. are revised as follows:

- A. Every use, other than a parking lot and outdoor dining, shall be completely enclosed within a building.
- B. Except for outdoor dining as permitted by 280-115.3, no permanent storage of merchandise, articles or equipment shall be permitted outside a building, and no goods, articles or equipment, shall be stored, displayed or offered for sale beyond the front lines of a building. No outdoor vending machine, self-serving station or similar use shall be allowed in any required yard abutting a street or on a public sidewalk.

Section 6.

Article XII, Section 280-53 Special regulations, subsections A. and B. are revised as follows:

- A. The requirement that a use be enclosed within a building shall not apply to outdoor dining or a used car lot in conjunction with an automobile sales agency.
- B. No goods, articles or equipment shall be stored, displayed or offered for sale beyond the front lines of a building, except for outdoor dining and the display of automobiles not less than 20 feet from a street right-of-way line.

Section 7.

Article XIII, Section 280-53.9 Special regulations, subsection B. is revised as follows:

- B. Except for outdoor dining as permitted by 280-115.3, no permanent storage of merchandise, articles or equipment shall be permitted outside a building. No goods, articles or equipment shall be stored, displayed or offered for sale beyond the build-to line of a building. No vending machines, kiosks, newspaper stands, self-service station or similar use shall be allowed outside of any building.

Section 8.

Article XIII, Section 280-57 Special regulations, subsection B. is revised as follows:

- B. No goods, articles or equipment shall be stored, displayed or offered for sale beyond the front lines of a building, except for outdoor dining and the display of automobiles

not less than 20 feet from a street right-of-way line and also in the case of a motor vehicle service station.

Section 9.

Article XIV, Section 280-61 Special regulations, subsection C. is revised as follows:

- C. Except for outdoor dining, no permanent storage of merchandise, articles or equipment shall be permitted outside a building, and no goods, articles or equipment shall be stored, displayed or offered for sale beyond the front lines of a building.

Section 10.

Article XV, Section 280-63.C Accessory uses, subsection (2) is revised as follows:

A cafeteria or other service facility located within the building and operated for the exclusive use of the occupants of the building. An accessory cafeteria may include outdoor dining as permitted by 280-115.3.B.

Section 11.

Article XIIIA Wayne Business Overlay District, subsection 280-53.7.F(2) is hereby deleted in its entirety.

Section 12.

Article XIIIA Wayne Business Overlay District, subsection 280-53.16 is here by deleted in its entirety and replaced with the following:

This section intentionally left blank.

Section 13. Repealer

Section 14. Severability

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

ENACTED and **ORDAINED** this _____ day of _____, 2012.

RADNOR TOWNSHIP

By: _____

Name: William A. Spingler
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary

ORDINANCE NO. 2012-_____

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 255, ARTICLE V, DESIGN STANDARDS, OF THE RADNOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY PROVIDING FOR DEDICATION OF PARK AND RECREATION LAND, ESTABLISHING FACTORS REGARDING SITE SUITABILITY FOR PARK AND RECREATION LAND AND ESTABLISHING FEES-IN-LIEU-OF DEDICATION.

PREAMBLE

Upon recommendation of the Radnor Township Park and Recreation Board, the Radnor Township Planning Commission and the Delaware County Planning Commission, the Radnor Township Board of Commissioners hereby ENACT and ORDAIN the following:

Section 1. Article V, Design Standards, is hereby amended, adding the following new Section:

§ 255-44. Park and recreational land and fee requirements.

A. Purpose. All residential subdivisions of four (4) or more lots and nonresidential subdivisions or land development plans regulated under this ordinance shall provide for suitable and adequate recreation land and/or fees in order to:

- (1) Insure adequate park and recreational areas and facilities to serve the future residents of the Township.
- (2) Maintain compliance with recreational standards as recommended by the Radnor Township Comprehensive Plan, and Radnor Township Parks, Recreation and Open Space Plan of 1991.
- (3) Allow for orderly acquisition and development of park and recreation areas needed to serve new residents.
- (4) Ensure that dedicated park and recreation land is suitable for the intended use.

B. Park and recreational land dedication requirements.

- (1) For all residential subdivisions or land developments of four (4) or more lots, a minimum of 4,600,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee-in-lieu-of \$3,307 per dwelling unit.

- (2) For all nonresidential subdivisions and/or land developments, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 4,000 square feet of building area (herein defined as the area occupied by buildings to the extremities of all roof lines).

C. Criteria for location and suitability of park and recreation land dedication.

- (1) The Radnor Township Planning Commission and Park and Recreation Board will advise the Board of Commissioners on land offered for dedication for park and recreational purposes.
- (2) The intended use must meet the goals and objectives as outlined in the Radnor Township Parks, Recreation and Open Space Plan of 1991, or as may be amended.
- (3) Factors to be considered in determining park and recreation land locations and suitability shall include but not be limited to:
 - (a) Site(s) should be easily and safely accessible, have good ingress and egress and have access to a public road or to a road to be dedicated as a public road, or to a road which the residents of the development in which the site is located can use to reach the park and recreation site.
 - (b) Site(s) should have suitable topography for the development as a particular type of active or passive recreation area. Suitability shall be determined upon recommendation by the Township Engineer and shall be judged on the basis of the type of recreation area proposed.
 - (c) Size and shape of the site(s) should be suitable for the development as a recreation area. The configuration of the recreation area must be able to accommodate recreation activities proposed by the development plans. The required area shall not include narrow or irregular pieces which are remnants from lotting or left over after street and parking areas have been laid out.
 - (d) Site(s) should meet the minimum size with respect to usable acreage as recommended by the Radnor Township Parks, Recreation and Open Space Plan of 1991 for Radnor Township.
 - (e) Sites designated for active recreation land shall not contain lands with natural resources restrictions, as defined by the Township Zoning Ordinance, stormwater detention facilities, or lands designated for any other purpose. Site(s) designated for passive recreation may contain lands with natural resource restrictions provided that the site(s) can be used by residents of the Township for passive recreational activities.
 - (f) The recreational activities and/or facilities for which the area is intended must be specified on the approved record plan.

- (g) Recreation areas shall not be traversed by utility easements unless said utilities are placed underground. Recreational areas shall not contain or be traversed by any underground gas pipelines.
- (h) On-site improvements on the dedicated park and recreation land shall be commensurate with the adjacent on-site development improvements, including but not limited to, grading, curbing and utilities.
- (i) Land shall comply with any other applicable requirements of the Township Zoning and Subdivision/Land Development Ordinances.

D. Ownership and dedication to the township.

- (1) If the Board of Commissioners determines that a park and recreation land dedication would be in the public interest, such park and recreation land shall first be offered for dedication to Radnor Township. If the Township does not accept dedication, the land may be owned and maintained by an entity that the Board of Commissioners determines is acceptable to ensure proper long-term oversight and maintenance of the land and which agrees to accept such land for permanent park and recreation purposes:
 - (a) Retention by the owner of the development, if the dwellings are to be rented, with proper documentation to ensure that the land will be used in perpetuity for park and recreational purposes.
 - (b) Dedication to a formal homeowner or condominium association, with such agreement subject to approval of the Board of Commissioners. If any entity responsible for such park and recreation land should dissolve or become inactive or decide that it no longer wishes to be responsible for such land, it shall offer such land at no cost to the Township.
 - (c) Dedication to a State or County government, or other approved entity.
 - (2) If the Board of Commissioners deems it to be in the public interest to accept dedicated land for park and recreational purposes, such acceptance shall be by adoption of a Resolution of the Board of Commissioners and acceptance of a Deed of Dedication from the developer.
 - (3) Park and recreation land shall include deed restrictions to permanently restrict its use for park and recreation and to prohibit the construction of buildings on the land, except buildings for non-commercial recreation or to support maintenance of the land.
- E. Fee-in-lieu-of dedication. Where, upon agreement with the applicant or developer, it is determined that the dedication of all or any portion of the land area required for park and recreation purposes is not feasible under the criteria set forth in Subsection C , the

applicant or developer shall pay a fee-in-lieu of dedication of any such land to the Township as follows.

- (1) The fee for residential subdivisions or land developments shall be \$3,307 per dwelling unit, which is based upon the estimated value of the land that would have to be dedicated under subsection C. for each dwelling unit. The fee may be updated from time-to-time by separate Resolution of the Board of Commissioners.
- (2) The fee for nonresidential subdivisions or land developments shall be \$3307 per 4,000 square feet of building area.
- (3) Limitations on Use of Fees.
 - (a) Any recreation fees collected under this Section shall be placed within an interest bearing "Recreation Fee Account" which shall function as a capital reserve fund and shall be accounted for separately from other Township funds.
 - (b) To ensure that the lands and facilities are accessible to the residents of the developments that paid fees towards their cost, any such fees shall only be expended within the applicable park planning district as set forth on Map 3 of the Radnor Township Parks, Recreation and Open Space Plan of 1991, except that fees from any district may be used for township-wide community parks and recreation areas.
 - (c) Fees required under this Section shall be paid prior to the recording of the applicable final plan or as determined by the Supervisors.
- (4) If such fees are paid in installments or prior to the issuance of each building permit, then for the purposes of determining limits for the time within such funds are required to be expended under 53 P.S. 10503(11) of the MPC, such time limit shall begin when the total fees related to the final approval are paid in full, and not from the date of payment of any portion of such fees. Upon request, the Township shall refund such fee, plus interest accumulated thereon from the date of payment as aforesaid, if the Township has failed to utilize the fee paid for the purposes set forth in this Section within three years unless the applicant has waived this requirement.

Section 2.

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

Section 3.

Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or part of this Ordinance. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

Section 4.

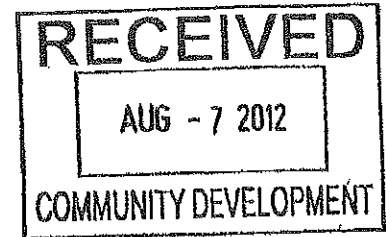
Effective Date. This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and *ORDAINED* this day of , 2012.

RADNOR TOWNSHIP

By: _____
Name: William A. Spingler
Title: President

ATTEST: _____
Robert A. Zienkowski, Secretary



NICHOLAS J. CANIGLIA, ESQUIRE
Pierce, Caniglia & Taylor
P.O. Box 312
125 Strafford Avenue, Suite 110
Wayne, Pennsylvania 19087
610-688-2626
Attorney I.D. 27968

**ATTORNEY FOR
BMR-145 KING OF PRUSSIA ROAD LP**

**PETITION OF RADNOR PROPERTIES BMR-145 KING OF PRUSSIA ROAD LP
TO AMEND THE ZONING CODE OF THE TOWNSHIP OF RADNOR**

TO THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF RADNOR:

Pursuant to Section 280-149 of the Zoning Code of the Township of Radnor, the Petition of BMR-145 KING OF PRUSSIA ROAD LP herewith respectfully petitions for an Amendment to Article XV of the Zoning Code of the Township of Radnor, as more fully described below, and in support thereof respectfully represents as follows:

1. The Petitioner, BMR-145 KING OF PRUSSIA ROAD LP c/o BioMed Realty Trust, Inc. is a Limited Partnership and owner of the premises located at 145 King of Prussia Road, Radnor, Radnor Township, Delaware County, Pennsylvania (the "Premises").
2. A copy of the proposed Amendment (the "Zoning Amendment") titled Mixed-Use Special Transportation Development ("MUST") to Article XV (PLO Planned Laboratory-Office District) of the Zoning Code of the Township of Radnor (the "Township") is attached hereto as Exhibit "A".
3. If the Amendment is granted Petitioner requests that the Township designate land (the "Designated Property"), better known as the property on the eastern side of King of Prussia Road from Route 30 (Lancaster Avenue) to the AMTRAK railroad as the area for the MUST.
4. The Designated Property is bounded by and immediately adjacent to the right-of-way line of Lancaster Avenue (Route 30), an arterial highway on the south; the Norristown High Speed Line of the Southeastern Transportation Authority (SEPTA) on the east; the middle of the right-of-way of

King of Prussia Road on the west; and the AMTRAK railway line on the north.

5. The Designated Property is not adjacent, nor in proximity to any single-family residential properties, and is totally within the PLO Planned Laboratory-Office District.


6. The proposed Amendment provides for reduced setbacks along the railway lines while preserving the setbacks and buffering along King of Prussia Road; increases the height limitation for buildings to no higher than the existing lab building on the Premises; as well as other modifications consistent with the intent of this proposed Amendment and otherwise preserving the integrity of the PLO Planned Laboratory-Office Zoning District.

7. The purpose of the Zoning Amendment is to encourage the development of transit-supportive architecturally compatible commercial structures that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by permitting appropriate densities and a mix of land uses within walking distance of public transit while, at the same time, providing sufficient off-street parking to the uses within the MUST.

8. In accordance with Article XXV of the Zoning Code of the Township of Radnor, it is requested that a hearing be held to consider the Amendment of the Zoning Code of the Township of Radnor as set forth as Exhibit "A".

WHEREFORE, Your Petitioner respectfully requests that a hearing be held and the Zoning Code of the Township of Radnor be amended as herein set forth.

Respectfully Submitted By:


NICHOLAS J. CANIGLIA, ESQUIRE
ATTORNEY FOR PETITIONER

ARTICLE XV
PLO Planned Laboratory-Office District

§280-63.1. Mixed-Use Special Transportation District

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 commercial office structures that foster economic viability. It recognizes the importance of public transit as a viable alternative to the automobile by permitting 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 combinations of Buildings and Structures, for any one or more of the uses set forth in §280-63.1D(1).

C. Designation. Mixed-Use Special Transportation Development shall be permitted in those areas of the PLO Planned Laboratory-Office District with an aggregate Lot Area greater than ten (10) acres which are immediately adjacent to a railway right of way and within One Thousand (1,000) feet of a railway transit stop. The MUST may consist of more than one contiguous parcel or lot. Whenever there is conflict or inconsistency between the Planned Laboratory-Office District regulations and other definitions and regulations of the Zoning Code or the Subdivision and Land Development Ordinance, Chapter 255, the regulations set forth in this §280-63.1 shall govern notwithstanding anything to the contrary in the Zoning and Subdivision and Land Development ordinances of the Township of Radnor.

Comment [IM11]: This limits the area to the east side of King of Prussia Road between Lancaster Avenue and the Radnor train station (the bridge).

D. Regulations.

(1) Use regulations. The following regulations shall govern the use of property and shall permit a Building, a Structure, or a combination of Buildings and Structures to be erected, used, or occupied for any one or more of the following purposes:

- (a) Any use or accessory use permitted in §280-63 of the Planned Laboratory Office District.
- (b) A planned office development with multiple buildings.
- (c) Restaurants, including outdoor dining.
- (d) Indoor place of commercial recreation.
- (e) Parking Structures, when constructed as an accessory structure to a permitted use, not to exceed 55 feet in height. Parking Structures may be located wholly or partly within the principal building, attached to and made a part of the principal building, or constructed as a detached accessory structure. Parking Structures shall be located no

Comment [IM12]: e.g. a gym such as in the 555 Lancaster Ave building.

EXHIBIT "A"

less than 350 feet from the property line parallel or most nearly parallel to a public street line, except there shall be no setback requirement from a limited access highway.

Comment [IM13]: The Blue Route is a limited access highway and runs above the Premises, hence the distinction.

(f) Accessory Uses customarily incidental to the foregoing permitted uses.

(2) Area/Yard/Setback/Coverage/Height Regulations.

(a) Setbacks. There shall be no required setbacks from a railway right of way or a limited access highway. No building or accessory structure shall be located less than 175 feet from the property line parallel or most nearly parallel to a public street line. Except as otherwise provided herein, no building or accessory structure shall be located less than 100 feet from a rear or side property line. No surface parking area, with the exception of driveways, and service or interior roadways for vehicular access, shall be located less than 100 feet from the property line parallel or most nearly parallel to a public street line. Where the MUST consists of more than one lot or parcel, there shall be no required setbacks to Buildings or other Structures within the lots or parcels included in the MUST, provided an easement agreement or declaration of covenants, conditions and restrictions enables the lots or parcels comprising the MUST to function as one integrated development.

Comment [IM14]: Since we are adding additional right of way for turning lanes the definition has been modified to "lot line" rather than "right of way line". In fact they are the same distance in this instance. The current Code provides a 150' front yard setback. The right of way is 60' which is 25' on each side of the street. The 175' adds this ROW to the front yard requirement.

(b) Building Area and Impervious Coverage. Not more than 30% of the total Lot Area may be occupied by buildings and structures, and not less than 45% of the total Lot Area shall be devoted to landscaping. Total Lot Area shall not include those areas within the public right of way where road construction has occurred at grade, but shall include those areas dedicated for aerial road construction. Landscaped areas shall include nonimpervious areas devoted to stormwater management, required buffer areas and landscaping for parking facilities, as well as those areas landscaped beneath an aerial roadway.

Comment [IM15]: The land below the elevated Blue Route is landscaped but is included in the State right of way. This definition intends to give appropriate credit for it.

(c) Height requirements. No building shall exceed seven stories or 91 feet in height.

(d) Riparian Buffer. No building or accessory structure shall be located within thirty-five (35) feet from the edge of a pond or from the bank of a perennial or intermittent stream.

(e) Buffer and Landscaping. Along each public street, except for a limited access highway, a landscaped strip not less than 100 feet from the property line parallel or most nearly parallel to a public street line shall be provided except for areas devoted to stormwater management, driveways, and service or interior roadways for vehicular access, crossing the strip. No buffer planting strip or screening shall be

required along any side or rear property lines which are used for non-residential purposes.

- (f) Building length and spacing. The greatest dimension in length or depth of a building or structure shall be three hundred sixty (360) feet. There is no required minimum distance between a building and a parking structure.

(3) Off-Street Parking, Loading Requirements, and Access Drives.

- (a) Parking space. A parking space used for parking motor vehicles shall measure not less than 9 feet by 19 feet, except for parking spaces designated for compact cars which shall measure no less than 7 feet 6 inches by 16 feet. No more than 30% of the total number of parking spaces may be designated as compact.

- (b) Off street loading. For each building the minimum number of off-street loading spaces for the accommodation of trucks shall be as follows:

- [1] One berth for the first 50,000 square feet of net floor area.
- [2] One additional berth for each additional 100,000 square feet of net floor area.
- [3] For each building at least one of the required off-street loading spaces, shall be not less than 14 feet in width by 60 feet in length. The other required off-street loading spaces shall be not less than 12 feet in width and 30 feet in length.

- (c) Access drives. No accessways to parking areas shall be more than 45 feet in width.

(4) Signs. In lieu of the sign regulations set forth at §280-123 of this Chapter, all signs within a MUST shall comply with the following guidelines:

- (a) Sign area. The total sign area located on the façade of any one building shall not exceed 1 ½ square feet for each lineal foot of building frontage, such frontage being the longest façade.
- (b) Wall signs. Each building shall be permitted four identification signs not to exceed 60 square feet in sign area for each sign. Where a use other than an office use is permitted or integrated within a planned development, each other use shall be permitted an additional wall sign not to exceed 60 square feet in sign area. In no case shall a wall sign be higher than 15 feet above the existing grade, except where the façade of the building faces a limited access highway or an arterial highway, in which case the sign shall be no higher than the parapet wall.
- (c) Awning signs. Awning signs shall be permitted subject to requirements set forth in §280-122C(3).

Comment [IM16]: The Zoning Code and the SALDO are inconsistent in the requirements for off-street loading. The SALDO requires one space 14x60. The Zoning Code requires 12x30. We believe the SALDO is for tractor trailers and the Zoning for FedEx and UPS trucks. We put both in the Amendment to avoid any inconsistencies.

- (d) Freestanding signs. For each building one freestanding ground sign shall be permitted containing only the tenants and landlords name, address, logo and/or telephone number and otherwise subject to the requirements set forth in §280-123D.
- (e) Real estate and development signs advertising the sale, rental or development of premises not to exceed 75 square feet and otherwise subject to the requirements set forth in §280-123E.
- (f) Directional and Instructional signs in accordance with §280-123F and §280-123G respectively.

Radnor Township



PROPOSED LEGISLATION

DATE: November 27, 2012

TO: Board of Commissioners

FROM: Kevin W. Kochanski, Community Development Director

LEGISLATION: Amended petition filed by Villanova University to provide for a new use, Comprehensive Integrated College Development, within the Planned Institutional Zoning District.

LEGISLATIVE HISTORY: Villanova University had previously filed a petition back in May of 2012. After meeting with the Board, the University took the opportunity to revise their petition to address the comments and concerns raised by the Commissioners, Staff, and the public.

PURPOSE AND EXPLANATION: The proposed amendment provides detailed use regulations and area and dimensional requirements to provide additional opportunities for student housing with associated accessory uses to be moved from off campus to an on-campus setting.

RECOMMENDED ACTION: The Staff would respectfully recommend that this petition be reviewed on December 3, 2012 and be forwarded to the Township Comprehensive Plan Implementation Committee, Township Planning Commission, and Delaware County Planning Commission for review and comment. Thank you for your consideration.

NICHOLAS J. CANIGLIA, ESQUIRE
Pierce, Caniglia & Taylor
P.O. Box 312
125 Strafford Avenue, Suite 110
Wayne, Pennsylvania 19087
610-688-2626
Attorney I.D. 27968

ATTORNEY FOR VILLANOVA UNIVERSITY

AMENDED
PETITION OF VILLANOVA UNIVERSITY
TO AMEND THE ZONING CODE OF THE TOWNSHIP OF RADNOR

TO THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF RADNOR:

Pursuant to Section 280-149 of the Zoning Code of the Township of Radnor, the Petition of Villanova University herewith respectfully petitions for an Amendment to Article XVI of the Zoning Code of the Township of Radnor, as more fully described below, and in support thereof respectfully represents as follows:

1. The Petitioner, Villanova University, is a non-profit educational institution located in Radnor Township, Delaware County, Pennsylvania with an address of 800 Lancaster Avenue, Villanova, Pennsylvania.

2. On or about May 24, 2012 your Petitioner filed a Petition to Amend the Zoning Code of the Township of Radnor together with the proposed Amendment (the "Zoning Amendment") titled Comprehensive Integrated College Development (CICD) to Article XVI of the Zoning Code of the Township of Radnor (the "Township").

3. Your Petitioner has revised the Zoning Amendment a copy of which is attached hereto as Exhibit "A".

4. In particular the revised Zoning Amendment includes the following revisions:

(a) It provides for front yard setbacks along street rights of way, Section D(2)(a);

- (b) It provides for larger side and rear yard setbacks, Section D(2)(a);
- (c) It reduces the maximum height of dormitory buildings from 65 feet to 55 feet and further provides an average height of dormitories not to exceed 45 feet, Section D(2)(c);
- (d) It reduces the maximum height of a parking structure from 65 feet to 38 feet, Section D(2)(c);
- (e) It reduces the maximum height of all other buildings from 65 feet to 60 feet and further provides an average height of all buildings not to exceed 50 feet, Section D(2)(c);
- (f) It revises the off-street parking requirements for the CICD District, Section D(3)(c).

5. If the Amendment is granted Petitioner requests that the Township designate land (the "Designated Property"), better known as the surface parking lots located adjacent to Lancaster Avenue, with an address of 800 Lancaster Avenue, Villanova, Radnor Township, Delaware County, Pennsylvania, as the area for the CICD.

6. The Designated Property consists of approximately 13+/- acres.

7. The Designated Property is bounded by and immediately adjacent to the right-of-way line of Lancaster Avenue (Route 30), an arterial highway on the north; the Norristown High Speed Line of the Southeastern Transportation Authority (SEPTA) on the south; the eastern edge of the easternmost surface parking lot of Villanova University on the south side of Lancaster Avenue on the east; and the SEPTA parking lot on the west.

8. The Designated Property has been used as a surface parking lot for Villanova University.

9. The Designated Property is not adjacent to any single-family residential properties. It is totally surrounded by the property of Villanova University or SEPTA.

10. The purpose of the Zoning Amendment is to provide design and regulatory standards which will mutually benefit the Township and educational institutions by creating student housing designed to move students from the community to on-campus housing and providing for enhanced vibrancy through building, site, and a pedestrian-friendly townscape, while protecting adjacent non-institutional property.

11. In accordance with Article XXV of the Zoning Code of the Township of Radnor, it is requested that a hearing be held to consider the Amendment of the Zoning Code of the Township of Radnor as set forth as Exhibit "A".

WHEREFORE, Your Petitioner respectfully requests that a hearing be held and the Zoning Code of the Township of Radnor be amended as herein set forth.

Respectfully Submitted By:



**NICHOLAS J. CANIGLIA, ESQUIRE
ATTORNEY FOR PETITIONER**

**ARTICLE XVI
PI PLANNED INSTITUTIONAL DISTRICT**

§280-68.1. Comprehensive Integrated College Development.

A. Purpose; intent of regulations. It is the intent of these regulations to provide and promote development and redevelopment of land currently used for institutional purposes within the Township. It is the further intent of the Comprehensive Integrated College Development (CICD) to promote a pedestrian-friendly landscape in land currently used for institutional purposes in a sensitive and planned development that preserves the integrity of those neighborhoods in which they are situated. In conformity with the Radnor Township Comprehensive Plan these regulations provide for the sound planning of institutional property and limit the expansion of institutional use to areas within the present limits of campus areas. These regulations are intended to provide design and regulatory standards for educational institutional facilities which will mutually benefit the Township and the institution, including the creation of student housing designed to move students from residing in the community to on-campus housing, and providing for enhanced vibrancy through building, site, and a pedestrian-friendly townscape, which enhances the benefit to the community and the institution while protecting adjacent non-institutional property.

B. Definition. A Comprehensive Integrated College Development is the use of any Building or Structure, or a combinations of Buildings and Structures, for any one or more of the uses set forth in §280-68.1D(1).

C. Designation. Comprehensive Integrated College Development shall be permitted in those areas of a college or university requested by the institution and designated by the Township limited to an aggregate Lot Area greater than ten (10) acres and no more than twenty (25) acres. The CICD may consist of more than one contiguous parcel or lot. Whenever there is conflict or inconsistency between the Planned Institutional District's regulations and other definitions and regulations of the Zoning Code or the Subdivision and Land Development Ordinance, Chapter 255, the regulations set forth in this §280-68.1 shall govern notwithstanding anything to the contrary in the Zoning and Subdivision and Land Development ordinances of the Township of Radnor.

D. Regulations.

(1) Use regulations. The following regulations shall govern the use of property and shall permit a Building, a Structure, or a combination of Buildings and Structures to be erected, used, or occupied for any one or more of the following purposes when authorized as a conditional use by the Board of Commissioners provided the proposed uses shall meet all of the specific standards and regulations set forth in §280-68.1D(2) and §280-68.1D(3):

(a) College or university uses for any of the following purposes:

- [1] Academic classrooms, academic research, administrative offices, auditorium or theatre.
- [2] Dormitory, dining, and other recreational/social facilities designed to provide services to the college/university community.
- [3] Townhouses, apartments or other dwelling units and accommodations for housing as well as other recreational/social facilities designed to provide services to the college/university community.
- [4] Surface parking and Parking Structure.

(b) Retail uses limited to the following:

- [1] Clothing shop, book store, variety store to include food items, bakery, ice cream shop, drug store, specialty shop, or similar use providing sales and services to customers.
- [2] Personal service shop, including a barbershop, beautician, salon, or clothes cleaning.
- [3] Restaurant or similar establishment not to include Drive-thru facilities.
- [4] Bank or similar financial institution not to include Drive-thru facilities.
- [5] Indoor amusement arcade.

Although these retail uses shall be open to the public, the use shall be designed as part of the college/university and intended primarily to serve the college/university community including students, employees, alumni, and visitors.

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

(2) Area/Yard/Setback/Coverage/Height Regulations.

- (a) **Setbacks.** No Building or permanent Structure shall be located less than 30 feet from the street line of an arterial Street which is owned on both sides by the same institution and less than 15 feet from the street line of any other public street owned on both sides by the same institution, except that (1) no Building shall be located less than 10 feet from the street line of any public Street which is owned on both sides by the same institution for a Building used primarily for theatre use, and (2) no Building or Structure shall be located less than 5 feet from the street line of any public Street which is owned on both sides by the same institution for a Building or Structure used primarily as a Parking Structure. There shall be no required setbacks along any private street owned on both sides by the same institution. No Building or permanent Structure shall be located less than 60 feet from any side or rear property line currently devoted to a non-residential use, except that no Building or Structure shall be located less than 5 feet from a side or rear property line currently devoted to a non-residential use for a Building or Structure used primarily as a Parking Structure. For purposes of the CICD a property line shall include any railway right of way and

a non-residential use shall be any use other than a use by a Family as defined in the Zoning Code. Where the proposed CICD consists of more than one lot or parcel, there shall be no required setbacks to Buildings or other Structures within the lots or parcels included in the CICD, provided an easement agreement or declaration of covenants, conditions and restrictions enables the lots or parcels comprising the CICD to function as one integrated development.

- (b) **Building Area and Impervious Coverage.** Not more than 30% of the total Lot Area comprising the CICD may be occupied by Buildings; provided, however, where the CICD abuts an arterial Street the building coverage shall not exceed 50%. Not more than 45% of the total Lot Area comprising the CICD may be covered by impervious surfaces. If the CICD abuts an arterial Street the impervious coverage shall not exceed 60%; provided, however, if the impervious coverage exceeds 60% at the time of the enactment of this CICD Ordinance then the impervious coverage may be equal to, but shall not exceed, the existing impervious coverage at the time of the enactment of this CICD Ordinance.
- (c) **Height requirements.** Where the proposed CICD abuts an arterial Street no single Building or Structure shall exceed a height of 60 feet and 5 stories and the average height of all buildings in the CICD shall not exceed 50 feet, but in no event shall a Building containing a dormitory exceed a height of 55 feet and 5 stories with an average height of all dormitory buildings not to exceed 45 feet. No Parking Structure shall exceed a height of 38 feet. Chimneys, antennas, uninhabited towers, spires and parapets, elevator, stairs, equipment penthouses, fly lofts, and roof mounted HVAC shall not be included in measuring height. Roof mounted HVAC equipment shall be screened from visibility from the public cartway.
- (d) **Riparian Buffer.** No Structure or Accessory Structure shall be located within thirty-five (35) feet from the edge of a pond or from the bank of a perennial or intermittent stream. The regulations set forth in Article XVIII A, Riparian Buffer Conservation District, of the Zoning Code shall apply to this provision as if set forth herein in full.
- (e) **Buffer Planting Strip.** No buffer planting strip or screening shall be required along any property line which is used for non-residential purposes.

(3) Special Regulations.

- (a) **Building length and spacing.**

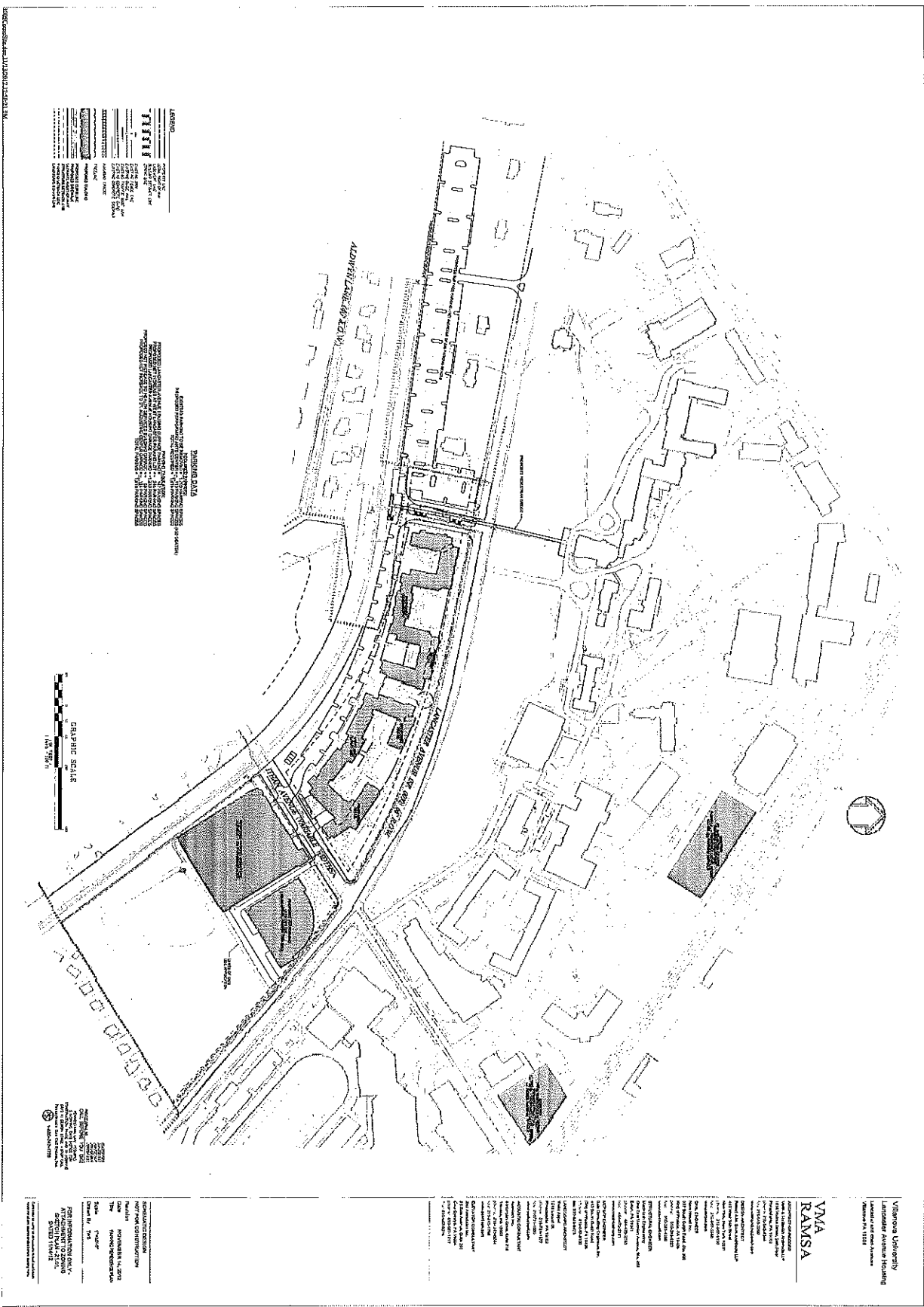
[1] The greatest dimension in length or depth of a Building or permanent Structure shall be three hundred fifty (350) feet provided, however, that the length or depth of a Building may exceed the maximum length or depth if the façade of the

Building is visibly offset at an angle of ninety (90°) degrees for a minimum of two (2) feet in depth.

[2] The distance between any two Buildings or permanent Structures shall be not less than 30 feet.

[3] Where the proposed CICD abuts an arterial Street there shall be no limitation on the width of a building or the aggregate widths of buildings fronting on a Street.

- (b) All applications for development shall be subject to review by the Design Review Board in accordance with architectural standards set forth in Chapter 150 of the Township Code.
- (c) Off-Street Parking and Loading requirements. The number of parking spaces required shall not be less than the minimum requirements of this subsection.
- [1] Theatre or auditorium: one space per four fixed seats in the largest assembly room.
- [2] There shall be no parking requirements for other uses and no off-street loading requirements.
- [3] Parking areas, driveways, service or interior roadways shall be permitted within all yard setbacks with no requirement of a minimum distance from the right of way.
- [4] There shall be no limitation on the number of accessways to any Street, on the frontage of Buildings on a Street, or on the location of accessways from an intersection.
- [5] Surface parking spaces shall be no less than nine (9) feet by eighteen (18) feet. Parking spaces in any Parking Structure shall be no less than eight feet six inches (8'6") by eighteen (18) feet.
- [6] The required off-street parking spaces may be located within the boundaries of the CICD or on other lands of the institution within the Township.
- (d) Mechanical, Electrical Equipment and Trash. Mechanical/Electrical equipment mounted on the ground and areas for trash disposal shall be located in the rear of Buildings and screened from view. Trash collection areas shall be screened on three sides. Chain link fencing shall not be used as a dumpster screen. The screening shall be at least two feet taller than the dumpster but no fence or wall shall exceed six feet in height.
- (e) Institutional Long Range Development Plans shall be provided in accordance with section 280-72 of the Zoning Code.



LEGEND

_____	Proposed Building Footprint
_____	Existing Building Footprint
_____	Proposed Parking
_____	Existing Parking
_____	Proposed Driveway
_____	Existing Driveway
_____	Proposed Sidewalk
_____	Existing Sidewalk
_____	Proposed Street
_____	Existing Street
_____	Proposed Utility
_____	Existing Utility
_____	Proposed Landscape
_____	Existing Landscape
_____	Proposed Fencing
_____	Existing Fencing
_____	Proposed Signage
_____	Existing Signage

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
4. ALL EXISTING UTILITIES SHALL BE RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
5. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 48 INCHES.
6. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 36 INCHES.
7. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 24 INCHES.
8. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 18 INCHES.
9. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 12 INCHES.
10. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 6 INCHES.



NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
4. ALL EXISTING UTILITIES SHALL BE RELOCATED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
5. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 48 INCHES.
6. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 36 INCHES.
7. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 24 INCHES.
8. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 18 INCHES.
9. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 12 INCHES.
10. ALL EXISTING UTILITIES SHALL BE RELOCATED TO A MINIMUM DEPTH OF 6 INCHES.

PROPOSAL INFORMATION

Project: RAMONA UNIVERSITY LANDOVER AVENUE BUILDING

Location: RAMONA, MISSOURI

Client: RAMONA UNIVERSITY

Architect: [Firm Name]

Scale: 1/4" = 10'

Date: [Date]

Prepared by: [Name]

Checked by: [Name]

Approved by: [Name]

RAMONA UNIVERSITY

Landover Avenue Building

Project No. [Number]

Revision No. [Number]

PROPOSAL INFORMATION

Project: RAMONA UNIVERSITY LANDOVER AVENUE BUILDING

Location: RAMONA, MISSOURI

Client: RAMONA UNIVERSITY

Architect: [Firm Name]

Scale: 1/4" = 10'

Date: [Date]

Prepared by: [Name]

Checked by: [Name]

Approved by: [Name]