

**RESOLUTION NO. 2023-114  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE  
COUNTY, PENNSYLVANIA, APPROVING THE  
PRELIMINARY LAND DEVELOPMENT PLAN OF 150-168  
E. LANCASTER PARTNERS, LLC FOR PROPERTY  
LOCATED AT 150-168 E. LANCASTER AVENUE**

*WHEREAS*, 150-168 E. Lancaster Partners LLC (“Applicant”) filed a land development plan consisting of 24 apartment units and 10, 000 square feet of retail space; and

*WHEREAS*, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed the plan; and

*WHEREAS*, the Board of Commissioners intends to approve the Preliminary Land Development Plans for 150-168 E. Lancaster Avenue.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plans for 150-168 East Lancaster Avenue prepared by Site Engineering Concepts, LLC consisting of 10 sheets dated June 9, 2023, last revised August 8, 2023, subject to the following conditions:

1. Compliance with the Gannett Fleming Review Letter dated November 6, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*. Approval of additional right of way and streetlights (Paragraphs #2 and #8 of the Subdivision and Land Development comments), and stormwater management system design (Paragraph #1 of the Stormwater comments) shall be deferred and determined at Final Plan approval.
2. Compliance with the correspondence of Gilmore & Associates dated July 28, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*. The extent of improvements along Louella Avenue and Lancaster Avenue, including frontage improvements, crosswalks, ramp design, pedestrian buttons and heads, parking on Lancaster Avenue and traffic signal updates shall be deferred and determined at Final Plan approval.
3. Compliance with the Memo from the Radnor Township Fire Code Official dated July 27, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “C”*.
4. Compliance with all other applicable Township, County, State and Federal rules and regulations.
5. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor, and execution of any and all



## EXHIBIT A



Valley Forge Corporate Center  
1010 Adams Avenue  
Audubon, PA 19403  
P 610.650.8101 | F 610.650.8190

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

**Date:** November 6, 2023

**To:** Steve Norcini, PE Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, PE – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 150-168 E Lancaster Ave  
Preliminary/Final Land Development Plan

Date Accepted: 07/03/2023  
90 Day Review: 10/01/2023, extend to 11/13/2023

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Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development plan for the above referenced project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to consolidate the above lots and construct a mixed-use facility with 10,000 SF of retail space and 24 living units. This project is located in the WBOD zoning district.

The applicant appeared before the Zoning Hearing Board January 19, 2023, and received relief from the following:

- a) the off-street parking requirements of Section 280-53.12(B);
- b) the off-street loading requirements of Section 280-104;
- c) the rear yard buffer requirements of Section 280-53.8(C); and
- d) the front yard setback requirements of Section 280-53.8(A),

The zoning decision is attached.

The applicant has indicated on the plan that the following waiver is being requested:

§255-14 – To submit this plan and a preliminary/final plan.



Preliminary/Final Land Development Plan – 150 & 168 Lancaster Avenue

Plans Prepared By: Site Engineering Concepts, LLC  
Dated: June 9, 2023, last revised August 18, 2023

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP.

Subdivision and Land Development

1. §225-12 – The applicant submitted this plan as a preliminary/final plan. The applicant has requested a waiver from this requirement.
2. §255-20.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The map shown on the plan includes features within 200' of the property line. A waiver must be requested from this requirement.
3. §255-27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Louella Avenue is a Local Road. The right-of-way requirement by code is 60 feet and the cartway width is 36 feet. The existing right-of-way is 50 feet.
4. §255-38.B – Street trees 2 1/2 inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street within the proposed subdivision or land development. The applicant is proposing 5 street trees for this project. Additional street trees must be provided. The applicant has indicated in the response letter that additional trees have been provided. No additional trees have been shown on the plans and the landscape plan has not been revised.
5. §255-38.H – All street trees provided must be in accordance with the approved trees section.
6. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).

7. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area (existing or proposed).
8. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass streetlights. The Township should determine if additional street lights are warranted along Lancaster Avenue and Louella Avenue consistent with the existing street lights along Lancaster Avenue.
9. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

#### Erosion and Sedimentation Controls

1. A construction estimate for the escrow determination was not included as part of the Application packet. We understand that a construction estimate will be submitted once a stormwater management system alternative has been approved by the Township's Board of Commissioners.

#### Stormwater

1. The infiltration testing that occurred on the property indicated that stormwater infiltration is not viable for the site. Two alternatives are proposed for the stormwater management controls for the project. In the first alternative, the stormwater design is based on capturing the proposed roof area through roof drains. The captured stormwater will be treated by a green roof, sand filter, and then stored in a Lo-Pro precast concrete arch module system located under the basement parking level. Rate control for dewatering the modules will be provided by pumps that will discharge to an existing stormwater inlet in Louella Avenue.

In the second alternative, the stormwater will also be captured from the proposed roof area through roof drains. The captured stormwater will be treated by a green roof, sand filter, and then stored in a subsurface R-Tank polypropylene module system located directly east of the proposed building in the right-of-way under Louella Avenue. Rate control for dewatering will be provided by an outlet structure discharging to an existing stormwater inlet in Louella Avenue.

The Township must determine the preferred alternative for the stormwater management system.



2. On Sheet #s 3, 4, 5, & 6 the location of the proposed R-Tank Basin alternative is shown to be 6-feet from the foundation of the proposed building. However, the written responses we received from Site Engineering Concepts, LLC, indicated that the intention was to revise the location of the proposed R-Tank Basin to be 10-feet from the proposed building foundation. Please review the design to determine if the 10-foot distance can be achieved, and if not please state how the building foundation will be protected from potential water seepage from the basin.
3. On Sheet 4, please include the date and signature of the Design Engineer in the Engineer Certification statement and include the signature of the Applicant in the Applicant's Certification statement.

#### General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.
2. On Sheet 8 – Construction Details, there appears to be discrepancies in the Asphalt Paving Detail and the Flexible Pavement Restoration details. In the Asphalt Paving Detail, the section view identifies the paving layers as the “Subbase”, “Base Course” and “Wearing Course”. However, the Asphalt Thickness table appears to refer to the “Base” course as the “Binder” course, and the “Subbase” as the “Base”. Please review and revise the table so that it is consistent with the naming convention used in the section view.

Additionally, in the Asphalt Paving Detail the Wear Coat is correctly identified as 2.5-inches. However, the Flexible Paving Restoration detail shows the depth of the wearing course as only 2-inches. The Flexible Paving Restoration detail also shows the B.C.B.C. Base Course to be 6-inches thick as opposed to the 4-inches correctly noted in the Asphalt Thickness table. Please revise the Flexible Paving Restoration detail to resolve these apparent discrepancies.

The applicant appeared before the Planning Commission on September 5, 2023. The Planning Commission made a motion to recommend preliminary approval to the Board of Commissioners.



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** July 28, 2023

**To:** Steve Norcini, P.E.

**From:** Damon Drummond, P.E., PTOE

**cc:** Roger Phillips, P.E.  
Leslie Bogdnoff, P.E.

**Reference:** 150 & 168 Lancaster Avenue  
Preliminary/Final Land Development Plans  
Radnor Township, Delaware County  
Transportation Review 1

G&A #23-07015

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Our transportation department has completed a review for the Preliminary/Final Land Development Plans prepared for 150 & 168 Lancaster Avenue. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

The Applicant, 150 - 168 E Lancaster Avenue Partners, LLC, is proposing to construct a mixed-use building and related improvements on the lot.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for 150 - 168 E Lancaster Avenue Partners, LLC, consisting of 10 sheets, dated June 9, 2023.
2. Subdivision Application prepared by Site Engineering Concepts, LLC, prepared for 150 - 168 E Lancaster Avenue Partners, LLC.

**C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**

1. §255-12 – Preliminary and Final Land Development are considered separate submissions. If submitted together, the applicant is responsible for requesting a waiver from the Board of commissioners.
2. §255-20.B(1).o.1 – Provide additional details of the surface parking facility. This includes but not limited to a drawing scale, parking space dimensions, aisle widths, pavement marking, signage, and etc. Please note any accessible parking space in the garage must have an accessible aisle.





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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line extending to the right.

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

## EXHIBIT B

3. §255-27.A(8) – The applicant is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation for work proposed with the PennDOT right-of-way.
4. §255-27.C(2) – Additional Right-of-Way may be required by the Board of Commissioners. Louella Avenue is classified as a local road with a required 60-foot Right-of-Way width. The existing Right-of-Way along the site frontage is 50 feet (25-foot half width). A 30-foot half-width is required along the site frontage in accordance with §255-27.C(1).
5. §255-77.A – Label all the proposed sidewalk widths.
6. §255-77.I – Provide grading contours and slopes for the proposed sidewalk.
7. §255-78.D – Provide curb ramps at all proposed crosswalk locations. Provide 5 scale ADA ramp details with dimensions, slopes, and spot elevations to verify constructability. Ramps need to be ADA accessible with 2% landing/turning areas.
8. §255-80.A(2) – Provide parking space dimensions on plans.
9. §255-81.B – Crosswalks shall be between 6 feet and 12 feet in width. It is recommended the crossing Lancaster Avenue be 8 feet wide. Label all the crosswalk widths.

**D. GENERAL COMMENTS:**

1. The proposed gore area and crosswalk across Lancaster Avenue should be relocated. Proposed location conflicts with access to an alley. A meeting with the Township, the applicant and PennDOT should be set up to discuss the crosswalk configuration at the intersection of Louella Avenue and Lancaster Avenue.
2. Show the proposed minimum clear width of the alley south of the building. No parking signage may be required.
3. Show the location on the plans for intended trash pickup/storage. Provide truck turning templates and demonstrate how this area will be accessed.
4. Provide a letter indicating how each comment was addressed. Additional comments may follow upon resubmission.

## EXHIBIT C

# Memo

**To:** Steve Norcini, Township Engineer  
**From:** Michael Mesco, Fire Code Official  
**cc:**  
**Date:** 7/27/2023  
**Re:** 150-168 East Lancaster Avenue Land Development Comments

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After reviewing the submitted documents for the land development plan for 150-168 East Lancaster Avenue, the following comments regarding additional information needed are provided below.

1. The intended building construction type of the building is to be provided, so an evaluation can be conducted on the fire flow requirements of the new building.
2. Current hydrant water flow data needs to be provided by AQUA for evaluation of the available water flow from the hydrants. This evaluation will also be used to compare the new fire flow requirements against the availability of the fire hydrants water system.
3. A Knox Box key box will need to be purchased and installed on the building.