



November 7, 2017

Mr. Matt Baumann, Director of Planning and Zoning
Tredyffrin Township
1100 Duportail Road
Berwyn, PA 19312-1079

**RE: Station Square
Preliminary / Final Subdivision and Land Development Plan – Review 1
(Plans Dated 10-04-17)**

Address(s): 37 N. Valley Rd.; 9 E. Central Ave.; 37 E. Central Ave.; Paoli, PA 19301
Applicant: LLCP Paoli Station, LLC c/o Linden Lane Capital Partners
Parcel(s): 43-9L-213; 43-9L-214; 43-9M-92.1
Zoning: Town Center District (TCD)
MT No.: 5592.42

Dear Mr. Baumann:

We are in receipt of the following information submitted on behalf of the applicant, LLCP Paoli Station, LLC:

- 1) *Preliminary / Final Subdivision and Land Development Plan – Station Square*, (30 sheets), prepared by Chester Valley Engineers, Inc. (CVE), dated October 5, 2017;
- 2) *Tredyffrin Township Subdivision & Land Development Application*, prepared by the applicant, Brian K. Friedman - Principal and General Counsel, dated October 4, 2017;
- 3) *Stormwater Report – Preliminary / Final land Development - Station Square*, prepared by CVE, dated October 5, 2017;
- 4) *Architectural Building Plans*, (9 Sheets), prepared by Bernardon, dated September 12, 2017;
- 5) *Planning Module Exemption Request & Sewage Planning Exemption Request Plot Plan*, prepared by CVE, dated October 5, 2017;
- 6) *Paoli Fire Chief, Andrea Testa, approval via email*, dated October 2, 2017;
- 7) *Aqua Availability Letter*, dated October 4, 2017; and
- 8) *Act 247 County Referral Application*.

We are in receipt of the following notable documents:

- A. *Request for Zoning Opinion*, prepared by David J. Falcone, Esq., dated March 17, 2016;
- B. *Tredyffrin Township Conditional Use Application for Linden Lane Capital Partners*, prepared by David J. Falcone, Esq., dated March 18, 2016;
- C. *Tredyffrin Township Board of Supervisors Response to Request for Preliminary Zoning Opinion*, prepared by Tredyffrin Township, dated March 30, 2017;



- D. *Tredyffrin Township Planning Commission Recommended Conditions of Approval*, dated May 19, 2016;
- E. *Application C-01-2016 Decision and Order, for Linden lane Capital Partners*, dated October 5, 2016;
- F. *Settlement Agreement (including Exhibits A and B)*, dated July 17, 2017; and
- G. *Roadway Improvements / Paoli Transportation Center Highway Improvements Plan*, prepared by Michael baker International, on behalf of PennDOT, dated July 2017.

PROJECT OVERVIEW

The applicant, LLC Paoli Station, LLC, has submitted a Preliminary / Final Subdivision and Land Development application, referred to as Station Square. The plan proposes to consolidate three (3) parcels into a 7.475 gross ac (6.509 net ac) parcel and develop the consolidated parcel with a mixed-use four-story 49,244 sf (building footprint) multifamily building which would contain 153 dwelling units, 728 sf office area, and a 135 car underground attached parking garage within the Tredyffrin Township Town Center District (TCD). The consolidated location of this project consists of Tax Parcel Number (TPN) 43-9L-213, which is considered 37 N. Valley Rd. and currently contains Station Square Buildings “One” and “Two”; TPN 43-9L-214, which is considered 9 E. Central, Ave. and currently contains Station Square Building “Three”; and TPN 43-9M-92.1, which is considered 37 E. Central Ave. and currently contains Station Square Building “Four”. All four (4) of the existing station office buildings are to be demolished.

The proposed multifamily building’s main entrance will be located on the west side of the proposed building along “Drive A” which aligns with Biddle Road (T-537) and the parking garage entrance will be located on the north side of the proposed building along “Drive B”. The building will include shared resident amenities which include a courtyard, pool with deck, dog wash room, resident storage rooms, media room, co-working room, lounge, fitness room, billiards room with bar, and bicycle storage room. The proposed building is to be serviced with public water and sewer.

The proposed multifamily dwelling building is to be accommodated with 352 park spaces (i.e., 135 garage, 135 surface, 82 reserved), five (5) ft public sidewalk, landscaping, and associated utility improvements.

The proposed Station Square multifamily building will be accessed via East Central Avenue, directly across from Biddle Road and from Fennerton Road (T-534) 50± ft south of the Delaware Valley Friends School southern loop main access. The site is zoned Town Center District (TCD). This site is bound to the north by East Central Avenue zoned Residential District (R-3); to the east by the Delaware Valley Friends School zoned TCD; to the south by the SEPTA / Paoli train Station and railroad zoned TCD; and to the west by the train station parking lot zoned Transit District (TD) and dwellings / business along West Central Ave (SR 1053) zoned TCD.

The proposed Station Square improvements are being coordinated with other surrounding active projects which include the Paoli Train Station Improvements and PennDOT’s Paoli Transportation Center Highway Improvements, also referred to as the Darby Road Bridge Project and East/West Central Avenue Improvements, to ensure proper right-of-way is reserved for future development. The Paoli Train Station improvements will include upgrades to the train station parking lots, station building, and train platform improvements. The PennDOT Paoli Transportation Center Highway Improvements include installing a bridge which would connect Darby Road (SR 2026) over the Railroad Tracks to North Valley Road (SR 1005) and would propose a roundabout which would reduce traffic congestion between W. Central Ave., E. Central Ave., and N. Valley Rd. The applicant has agreed to provide the requested right-of-way.



VARIANCES REQUESTED

To date, there are no formal variances requested, other than those stipulated in the Settlement Agreement, provided within Appendix A.

WAIVERS REQUESTED

To date, there are no formal waiver requests.

PURPOSE

The purpose of this review is to determine if the proposed Preliminary / Final Land Development Application complies with the Tredyffrin Township Ordinances, specifically: **Zoning (§208)**; and **Subdivision and Land Development (§181)**; as well as the conditions within the Settlement Agreement and reasonable and customary engineering standards.

We offer the following comments for your consideration:

ZONING

1. **§208-70.A** – The lot area shall not be less than 7,500 sf. The applicant has satisfied this requirement; however, it is not clear if the total net lot area was adequately calculated.
 - a. Per the “Lot Area Calculation” summary on “Sheet 2”, the applicant indicates that there is a 40,996 sf right-of-way which is netted out of the gross lot area. Per **§208-6**, all right-of-way shall be netted out. It appears there is a “Right-of-Way for Placing Communication Facilities” which was not included within the referenced right-of-way net out total. The applicant shall additionally net this Communication Right-of-Way out, or if this right-of-way is to be extinguished or considered an easement, appropriate supporting documentation should be provided.
 - b. Per the Sensitive Resource Table on Sheet 15B, riparian areas and additional steep slope areas shall be netted out, if they exist. It is noted that it appears these items may have been referenced in error.
2. **§208-70.B & §208-71.D.1** – Each multifamily dwelling (apartment house) development shall have a lot area per dwelling unit of not less than 2,100 square feet. With zoning bonuses, a minimum multifamily dwelling unit size can be reduced to a minimum of 1,800 sf as noted in condition “h” of the Settlement Agreement. The applicant shall verify the net lot area and confirm the proposed dwelling units meet the minimum required dimension of 1,800 sf. The calculation should be provided on the plans within the Zoning Compliance Table on Sheet 3.
3. **§208-70.C & §208-71.D.2** – Building Footprint for mixed-use buildings permit a maximum of 15,000 sf gross area. With zoning bonuses, a maximum building gross foot print area of 25,000 sf is permitted. Based on the Settlement Agreement, a building footprint of 50,722 sf was proposed; however, per Settlement Agreement condition “r” quantities may vary but shall meet land development requirements. Based on the **§208-6**, the garage structure / basement level should additionally be included with the proposed building area. It appears a building area of 60,355± sf is proposed. The Zoning Compliance table on Sheet 3 should be updated accordingly. It appears the building area is larger than the total provided within the Settlement Agreement; therefore, review and approval may be required. The Township Solicitor should further review this issue.

4. **§208-70.D** – A maximum of 90% impervious is permitted along lots with frontage along major arterial highways and a maximum of 70% impervious coverage for lots without frontage along a major arterial highway is permitted. The proposed site is bound by the highest street classification of a Major Collector (i.e., East Central Avenue & North Valley Road); therefore, a 70% maximum impervious coverage is permitted. It appears the applicant has met this requirement; however, it is not clear if the impervious coverage was adequately calculated. The applicant shall provide an impervious summary / breakdown of individual items on the site within the lot area (i.e., building, garage, asphalt, sidewalk, bituminous walkways, walls, planter boxes, utility boxes, pool deck / underground garage area, planter boxes, etc.) on the plans. The green roof area should be referenced on the plans but the building shall still be considered impervious.
5. **§208-70.F&G** – The zoning compliance table should be updated to reflect the requirements of side and rear yards, as applicable, within the TCD. Compliance information should additionally be noted.
6. **§208-71.D.3.b** – Except for first floor/ground floor use, the windows for all buildings shall be all vertical in orientation or all horizontal in orientation. Windows shall not be arranged such that vertical and horizontal orientation is mixed. The applicant shall verify the same by providing vertical elevations of the proposed building as part of the required Architectural Building Plans.
7. **§208-72.B** – This site is subject to the Special Development Regulations. Sidewalks shall be in conformance with **§181-46.M.11**. The following items should be addressed:
 - a. **§181-46.M.11.a.1** – A six (6) ft paver verge is required. It appears a 4.67± ft grass verge is proposed along East Central Avenue and a five (5) ft verge along Fennerton Road. Vegetated verges appear to be preferred and consistent with the surrounding area; however, the required verge width of six (ft) width has not been provided. Verge widths for all roads should be a minimum of six (6) ft in width.
 - b. **§181-46.M.11.b.1** – Decorative streetlights may be required. It appears no streetlights are proposed and that existing cobra head lighting is to be utilized along East Central Avenue and North Valley Road. Streetlights may be required to ensure utilities within this area are moved underground. The Planning Commission should further review this issue.
 - c. **§181-46.M.11.b.2** – Off-street decorative lights shall be provided. The applicant has proposed off-street lighting, which doesn't meet the Township requirements. It is noted that the surrounding area does not require Township decorative off-street lighting.
 - d. **§181-46.M.11.c** – Street furniture shall be required in the form of trash receptacles and benches. The applicant shall provide the applicable street furniture. Per **§208-72.E.5**, exterior amenities such as benches, information kiosks, bike facilities, bus shelters, etc. shall be installed on private property or with adjoining public right-of-way. The applicant shall revise the plans to propose street furniture.
8. **§208-72.E.1.b** – No more than 40 feet of continuous facade shall be created for any new building at the first floor level. Any building which is wider than 40 feet at the first floor level shall have a recess of at least four feet at intervals of 20 feet. It appears modifications to the building footprint may be required.
9. **§208-72.E.3** – No building shall have opaque windows. The applicant shall confirm the proposed windows meet the referenced requirement.

10. **§208-102.H.1** – All exterior lighting shall be designed and arranged so that no direct glare therefrom shall extend beyond the property lines of the lot on which they are located and to protect adjoining streets and properties from any direct or indirect glare. Where necessary, all such lighting shall be equipped with glare shielding devices. The applicant has proposed lighting which extends over the property line at the East Central Avenue entrance and on the adjacent property to the northeast. Lighting shields may be required to prevent glares on adjacent properties.
11. **§208-102.K.1** – All rooftop equipment or other projections shall be completely screened from view from any property. Such screening shall be designed so as to be architecturally compatible with the principal portion of the building and shall be constructed of materials which are harmonious with those of the principal portion of the building. The applicant shall verify the same.
12. **§208-102.K.2** – All permanent refuse containers and mechanical equipment shall be completely screened from ground level view from any property. The applicant has indicated that trash will be collected within the parking garage. The applicant shall verify how the trash will be removed from the site on the plans in the form of a note. Vehicle clearance may be limited within the garage area; therefore, it is recommend that an exterior refuse container be proposed or additional information be provided.
13. **§208-103.A.2** – Parking spaces may be located in any required yard, except a required buffer yard. Per condition “e” of the Settlement Agreement a 40 ft buffer of green space (measured from front of curb towards building) is required along East Central Avenue to the east of the proposed access which is permitted to contain five (5) ft wide sidewalk. The applicant has proposed reserved parking within this buffer area, which is to consist of a landscaped berm. Although the proposed parking may never be constructed, it appears parking would not be permitted within this area. The applicant may be required to relocate the proposed reserved parking in this area or request a relief from the terms defined within condition “e” of the Settlement Agreement.
14. **§208-103.A.6** – Concrete wheel stops or curbs must be provided to prevent vehicle overhang on any driveway, access aisle, sidewalk, pedestrian walkway, or landscaped area. Concrete wheel stops are required at two (2) additional parking spaces adjacent to the northeastern access which contains sidewalk and steps.
15. **§208-103.A.10** – Adequate areas must be reserved on the perimeter of all parking areas for the temporary storage and drainage of snow. Such areas cannot consist of required landscaped areas or areas with shrubs and trees, must be located near effective drainage ways, and must be designated on the layout, stormwater, and landscaping plans.
16. **§208-103.E** – Reserved parking, up to a maximum of 25 percent (25%) of the overall parking space requirement is permitted. In such case, the plan submitted must show that sufficient land is properly identified and reserved to meet the full requirements of this section, at such time as any such additional parking space may be required. If the reduced number of parking spaces proves to be inadequate, the Board of Supervisors will require an increase in the number of available parking spaces to provide adequately for residents, employees, customers, and visitors, up to the full requirement for the building or use involved. The plans shall note the Board of Supervisors authority on the plans. Furthermore, the proposed reserved parking shall be feasible. See Comment 12.

17. **§208-103.F.8** – A vehicular clear sight zone must be included at vehicular exit areas (garage exit) per Figure 103.2: Clear Sight Zone. The applicant shall verify the requirements of this section are met. Building elevations may be required to ensure full compliance.
18. **§208-104.A** – Each loading space shall consist of a twelve-foot by thirty-foot area for vehicles, such as passenger cars and panel or pickup trucks or a fourteen-foot by fifty-five-foot space for larger vehicles, such as buses and tractor-trailer type trucks. It appears the applicant has not proposed a loading space. The applicant shall indicate the location of the loading space on the plans. It is recommended that the applicant include a loading space within the garage for tenants who may be moving or receiving deliveries.
19. **§208-131** – The applicant should indicate if a development / advertising sign is to be proposed with this application.

SUBDIVISION AND LAND DEVELOPMENT

20. **§181-36** – A preliminary / final plan shall provide the following:
 - a. **§181-36.A.3** – Each sheet shall be numbered and shall show its relationship to the total number of sheets. A sheet summary or tabulation of all sheets has been provided on Sheet 1; however, the titles of the sheets do not indicate the individual sheet relationship to the overall total (i.e., Sheet 30 of 30 does not exist).
21. **§181-36.B.4** – The plans shall include the name and address of the registered engineer or surveyor responsible for the plan and any architect or landscape architect who collaborated in the preparation of the plan. The plans should be updated to reflect the name, contact information, and address of the Landscape Architect and Architect.
22. **§181-36.B.9** – The location and dimensions of all existing significant features within the property or within 300 feet of any part of the property proposed to be developed or subdivided shall be indicated on the plans. It appears a waiver may be required.
23. **§181-36.B.15** – A shadow analysis shall be required unless the applicant demonstrates that the shadows cast by proposed structures and mature landscaping at 9:00 a.m., 12:00 noon and 3:00 p.m. on the date of the winter solstice do not extend beyond the lot boundary lines. When analysis is required, shadows shall be plotted with regard to topography, slopes and direction. In addition, the applicant should provide an analysis of the proposed pool deck and amount of sunlight it will acquire.
24. **§181-36.B.16.c** – In addition to all other requirements, plans for multifamily developments also must include information in regard to the total dwelling units, proposed density, and bedroom ratio. The applicant has indicated there will be 153 dwelling units with a density of 1,853 SF Lot Area / Dwelling. The applicant shall indicate additional information in regard to total bedrooms associated with the proposed dwelling units on the plans. It is noted that this information is available on the draft Bernardon architectural plans.
25. **§181-36.B.24.b** – Architectural building plans shall be provided which include floor plans indicating the total gross floor area of all buildings; exterior drawings of all sides of all buildings indicating the dimensions of said buildings, the materials and colors thereof to be used in the construction of the buildings and the dimension design and location of all rooftop equipment and projections and the materials and colors thereof of all devices intended to screen such rooftop equipment and projections. The applicant has provided draft architectural plans. The applicant may be required to provide drawings of the proposed exterior walls for review and approval.

26. **§181-36.C.3** – The plans shall include a statement or certificate by the applicant indicating that the plans are or are not in conformity with engineering, zoning, subdivision, building, sanitation and other applicable Township ordinances and regulations and, if they are not so conforming, the reasons for requesting an exception.
27. **§181-36.D.7** – The Natural Features plan shall include soil types per the Soil Conservation Service for Chester County, including name, depth to seasonal high-water table and hydrologic group. It appears the applicant has provided the required information for soils UrmB and UugB; however, shall include additional information within the Soils Table on “Sheet 5 of 30” in regard to soil type UrB.
28. **§181-37.B.10** – The plans shall include a certification block for the engineer, land surveyor, landscape architect or land planner who prepared the plan that the plans are in conformity with zoning, building, sanitation, subdivision and other applicable Township ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception or waiver has been authorized.
29. **§181-46.F.4** – The minimum right-of-way and cartway width required for a Minor Collector Street is 60 ft and 28 ft respectively. North Valley Road (SR 1005) is a Minor Collector Road and contains a 50 ft right-of-way and a 26.6 ft cartway. It appears the applicant shall provide a 60 ft right of way and be required to widen North Valley Road to a minimum of 28 ft. Per condition “u” of the Settlement Agreement, the additional required right-of-way would not affect the calculations for zoning compliance. The applicant shall indicate the required right-of-way on the plans in case the PennDOT Darby Road Bridge Project is not pursued to safeguard the Township. Additionally, the area to be dedicated to PennDOT shall be referenced on the plans. It is recommended that this be indicated on the plans and contain a note which indicates the area is subject to change until PennDOT finalization / dedication.
30. **§181-46.J.4** – Private driveways shall be located, designed and constructed, landscaped and maintained so as to provide a sight distance designed according to the American Association of State Highway Officials Standards at intersections with streets. The applicant shall indicate the sight distance available for both site accesses. Furthermore, the sight distance shall be indicated on the layout plan and landscaping plan.
31. **§181-48.A.1** – All gas and water mains shall be installed underground. All electric, telephone and communication services, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services, except where it is demonstrated to the satisfaction of the Township governing body that underground installations herein required are not feasible because of physical conditions of the land involved. All main underground cables which are within the right-of-way of a street shall be located as specified by the governing body. The following items shall be addressed:
 - a. The applicant shall indicate the location of the electric, cable, and gas connections to the building, as applicable, on the plans.
 - b. The applicant shall ensure all utilities are proposed underground. Existing utility poles may be required to be relocated underground to ensure compliance with the referenced requirement.
32. **§181-48.A.2** – In order to promote and facilitate the placement of utility distribution lines underground, a letter or endorsement shall be required from the utility service suppliers (not limited to electrical, telephone or cable television) of the developer's choice wherein the applicant acknowledges that utilities are feasible and shall be constructed as part of the

improvement plan. A statement relative to the intent of the developer to provide underground utility service shall be placed on the final plan as a prerequisite to final approval of such plan. The applicant has provided a will serve letter from Aqua. Additional endorsement letters from the electric, cable, and gas companies may be required.

33. **§181-48.F.3** – All lot corner markers shall be permanently located and shall be at least a five-eighths-inch metal pin with a minimum length of 24 inches, located in the ground to existing grade. It appears the applicant has provided the required monuments; however, one additional property pin may be required where it was not found.
34. **§181-52.C.2** – Per Table 52.1, Landscaping Requirements, all calculations are done on a percentage basis. For example, if the linear frontage is 25 feet, rather than 50 feet, which is the basis of calculation, then only 50% of the plantings are required. When the calculation of plant unit option requirements results in a fraction, the fraction is rounded up. It appears the applicant shall round up for trees calculated under Building Area and Other Property Line requirements, indicated on “Sheet 14E of 30”.
35. **§181-52.D.2.a** – One parking lot island is required between every 10 parking spaces. As part of subdivision or land development plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 10 spaces. The applicant has proposed more than 10 consecutive parking spaces without a parking island separator in numerous locations. This may require a waiver. Furthermore, the applicant shall number the landscaping islands in order to demonstrate further compliance with the required total islands.
36. **§181-52.E.3** – Buffer yard planting requirements are defined based on the width of the required buffer yard. The applicant has provided plantings for a buffer yard which is less than 35 ft wide. Based on condition “e” of the Settlement Agreement, a 40 ft buffer of green space is required along East Central Avenue. It appears the tree requirements for a buffer yard greater than 35 ft shall be utilized. The applicant shall update the planting requirements table accordingly.
37. **§181-52.C.4** – When specimen trees are removed, they must be replaced at a rate of one three-inch caliper tree for every 12 inches of caliper removed. Per **§181-6**, a specimen tree is any tree with a 24 inch diameter. It appears the applicant has proposed to remove approximately nine (9) specimen trees with a total caliper of 268 inches removed; therefore, 23 additional three-inch caliper trees are required. The applicant shall verify the same and update the Landscape Requirements table on “Sheet 14E of 30” to ensure compliance with this requirement. The plans shall be revised accordingly.
38. **§181-55** – The applicant shall provide the Township an easement, in the form of a note on the plans, to access the proposed stormwater management features in accordance with **§174-34**. A blanket easement to the entire site, noted on the plans, is recommended.

GENERAL

39. It appears the existing field conditions should be updated to reflect the present conditions. New features should be added to the plans (i.e., 3 ft sidewalk, crosswalks, utility poles, curb ramps, curb recessed inlets etc.). The applicant shall ensure the proposed improvements are coordinated with the Township’s ongoing sidewalk improvement program.
40. There are existing USPS / UPS / FedEx drop boxes on site. The applicant shall indicate if these will be relocated or removed. Additional information in regard to mail should be added to the plans.

41. The applicant shall verify if the proposed improvements within the Communication Right-of-Way are acceptable to the beneficiaries of the right-of-way.
42. The applicant shall satisfy the concerns of the Tredyffrin Township Building / Fire Code Official, Mike Pilotti (mpilotti@tredyffrin.org). Truck turning templates shall be provided for review by the Fire Code Official.
43. The applicant shall ensure consistency between the “Planting Schedule” on “Sheet 10B” with the “Landscaping Requirements” table on “Sheet 14E”. It appears there are differences in quantities.
44. The Erosion & Sedimentation Control Plan, Post Construction Stormwater / Operation and Maintenance Plan, and Sensitive Resource Plan’s shall be updated to reflect the proposed erosion control features, the limit of disturbance, the NPDES permit area, borings, BMPs, steep slopes, etc.
45. The Post Construction Stormwater / Operation and Maintenance Plan shall be updated to reflect the proposed stormwater features.
46. The Erosion Control Plan notes shall be updated to reflect work associated with the proposed multifamily dwelling. It appears there are references to mining.
47. The applicant shall verify if street lighting along North Valley Road will be the responsibility of the applicant or PennDOT in the future when this roadway is reconstructed. Future lighting may be required to be depicted on the plans for future installation in order to ensure compliance.
48. Additional lighting may be required along the Fennerton Road walkway and bituminous walkway to the train station.
49. It appears the garage parking proposed by Bernardon shall be recorded or placed within the plan set to identify the location of the underground parking in order to show adequate parking compliance. Additionally, the garage plan should be updated with applicable signage (i.e., directional signs, stop signs, handicapped signs, etc.)
50. It appears the proposed five (5) surface handicapped parking spaces are all van accessible. The signage should be updated to reflect the same. Additionally, fee plaques may be required, as applicable.
51. The applicant should proposed no greater than a 3:1 slope, as applicable. It appears the grading adjacent to the southeastern retaining wall is steeper than 3:1. The plans should be revised or applicable slope matting reinforcement should be proposed.
52. The applicant shall confirm with PennDOT if the proposed access from East Central Avenue is acceptable. Based on its location, vehicles exiting the site may conflict with vehicles exiting the roundabout onto East Central Avenue. A driveway entrance further from the roundabout may be required. We defer to PennDOT in regard to this concern.
53. The applicant should indicate on the plans if parking spaces will be individually reserved by residents and if visitors will be required to parking in specific areas.
54. Depressed curbing / ramps should be provided at the sidewalk connections located where Drive B meets with Drive A at the northern portion of the site.
55. It appears the applicant should provide a stop sign and stop bar for the parking lot area north of the entrance from “Drive B”.

56. The applicant should provide additional information in regard to the striped parking space adjacent to the surface dead end / turn around located in the parking lot area north of the entrance from "Drive B". It appears this parking space has been reserved to further permit vehicles to turnaround.
57. It appears there are three (3) parking spaces with limited ease of access. It is recommended that these spaces be modified. The following parking space concerns have been identified:
 - a. Ease of vehicular access is limited for the southeastern most parking space due to the parking space being proposed adjacent to the proposed retaining wall with limited turning area.
 - b. Ease of vehicular access is limited for the southernmost parking space adjacent to the pool deck due to the parking space being proposed adjacent to the sidewalk with limited turning area.
 - c. Ease of vehicular access is limited for a parking space adjacent to the stop bar at the "Drive B" access due to the fact that cars may queue in this area.
58. It appears there are areas surrounding the proposed building where sidewalk would be preferred to promote pedestrian connectivity. The following areas are recommended to include additional sidewalk:
 - a. The southernmost 12 parking space clustering contains sidewalk which dead ends at either end. Sidewalk traversing along the edge of these parking spaces is recommended.
 - b. Sidewalk along the eastern and northern portion of the building is recommended such that a resident could walk around the entire building on an accessible walkway.
 - c. A sidewalk or step connection from the southwestern most parking area to the future sidewalk along North Valley Road is recommended. It is noted the existing site contains a step connection to this road.
59. Similar to the comment above, the applicant has proposed two (2) dead end turnaround within the garage area. A minimum of one (1) space at both ends should be striped to permit a turnaround movement.
60. Additional line stripping, speed humps, or signs may be required adjacent to the proposed five (5) handicapped surface to promote pedestrian right of way access to the proposed building entrance.
61. Engineered retaining wall drawings, which are to be reviewed by a Structural Engineer, will be required prior to the wall installation. The plans should note the same.
62. A detail for the following items should be provided on the plans: sign installation, fencing associated with the retaining wall, a bituminous walkway, planter box, crosswalk line striping, and green roof.
63. The applicant has provided a speed hump detail; however, it is not clear where a speed hump is proposed.
64. A temporary construction easement may be required from the Paoli Train Station parcel in for the proposed southeastern retaining wall. The applicant shall verify the feasibility of the wall construction with or without the noted easement.
65. The applicant should indicate an approximate max height of all proposed retaining walls on the plans for further clarity.



- 66. The line type for right-of-way, easements, building setbacks, and adjacent property boundaries should all be unique.
- 67. It appears there is one (1) Flowing Tree on the Landscaping Plan with a tree type not defined within the legend. This should be updated accordingly.
- 68. The uniform parcel identified shall be updated on Sheet 1.

Please note the status of the following outside reviews and/or approvals:

Review	Agency	Status
Stormwater Management	Princeton Hydro	<i>Correspondence has not yet been received.</i>
Sanitary Sewer Design	CH2M	<i>Correspondence has not yet been received.</i>
Sanitary Sewer Service	DEP/Township	<i>Exemption request received. Awaiting response.</i>
Water Service	Aqua PA	<i>Water availability letter received.</i>
Gas Service	PECO	<i>Correspondence has not yet been received.</i>
NPDES	DEP/CCCD	<i>Correspondence has not yet been received.</i>
PennDOT Phase 2 Roadway Improvements	PennDOT	<i>Review letter from Michael Baker International received November 7, 2017. Awaiting response.</i>
PennDOT HOP	PennDOT	<i>Correspondence has not yet been received.</i>
Mike Pilotti	Fire Code	<i>Correspondence has not yet been received.</i>
Fire/Emergency Service	Paoli Fire Co.	<i>Email confirming location of fire hydrants dated October 2, 2017.</i>
County Planning	CCPC	<i>Received the Act 247 Referral App., Pending Response.</i>

APPENDIX A

Additional information in regard to the Project History, Conditional Use Approval, and Settlement Agreement and Statuses have been provided within Appendix A of this review. This information is provided for reference purposes only and is subject to an official review of the Township and the Township Solicitor.

CONCLUSION

I trust that the foregoing will assist Tredyffrin Township in their evaluation of this Preliminary / Final Subdivision and Land Development Application.

As always, feel free to contact me directly with questions or concerns by phone at 610-640-3500 or by email at naszeredai@mccormicktaylor.com.

Regards,

Nicholas A. Szeredai, P.E.
Municipal Engineer



CC: Tredyffrin Township Planning Commission
Tredyffrin Township Engineering Department
Stephen Burgo, P.E., Tredyffrin Township (sburgo@tredyffrin.org) – Township Engineer
Zach Barner, Tredyffrin Township (zbarner@tredyffrin.org) – Township Planning & Zoning Coordinator
William Martin, Tredyffrin Township (wmartin@tredyffrin.org) – Township Manager
Mike Pilotti, Tredyffrin Township (mpilotti@tredyffrin.org) – Township Building / Fire Code Officer
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Kevin M. Matson, P.E., McCormick Taylor, Inc. (kmmatson@mccormicktaylor.com) – Municipal Team Manager
Andrew J. Parker, P.E., McCormick Taylor, Inc. (ajparker@mccormicktaylor.com) – Township Traffic Engineer

APPENDIX A

PROJECT HISTORY

The following is a summary of past events which summarize how this application has developed over time. These are provided for references purposes only. The history of this project is as follows:

- March 17, 2016: A request for zoning opinion was requested of the Township.
- March 18, 2016: The applicant submitted a Conditional Use application to Tredyffrin Township.
- March 30, 2016: Township responds to zoning opinion request in the form of a letter from the Board of Supervisors.
- April 21, 2016: Applicant presents Station Square to Planning Commission for the first time.
- May 19, 2016: Applicant presents Station Square to Planning Commission for the second time. Planning Commission create conditions of approval recommendation to the Board of Supervisors.
- June 29, 2016: Public Notice of Conditional Use application in Daily Local Newspaper.
- June 30, 2016: Public Notice of Conditional Use application posted conspicuously on Property.
- July 1, 2016: Affected property owners were notified by mail.
- July 6, 2016: Public Notice of Conditional Use application in Daily Local Newspaper.
- July 18, 2016: 1st Conditional Use Hearing.
- August 29, 2016: 2nd Conditional Use Hearing.
- October 3, 2016: 3rd Conditional Use Hearing.
- October 17, 2016: 4th Conditional Use Hearing.
- November 1, 2016: 5th Conditional Use Hearing / Final / Closed Record.
- December 5, 2016: Conditional Use Approval for Station Square is granted with a 5-1 vote.
- July 17, 2017: Appeal is issued by applicant for certain conditions to the Court of Common Pleas of Chester County as Land Use Appeal No. 2017-00455. Purpose was to consolidate three proposed buildings into one (1) building. On this day, Tredyffrin Township agrees to the Settlement Agreement.
- October 4, 2017: Applicant submits Preliminary / Final Subdivision and Land Development Application for review.

CONDITIONAL USE APPROVAL

On December 5th, 2016, the applicant received Conditional Use Approval. The approval was for plans which indicated three (3) separate 48 ft tall four-story buildings would be constructed, which would contain 153 multifamily dwelling units, an office unit in each building, 151 garage spaces and 151 surface spaces. This Decision Order identified 20 Conditions of Approval. The conditions were later modified within the Settlement Agreement dated July 17, 2017.



SETTLEMENT AGREEMENT

The applicant issued an appeal to the Conditional Use Decision Order and Conditions and proposed a Settlement Agreement which was executed between the Township and the Applicant on July 17, 2017. The Settlement Agreement proposed to modify the proposed improvements and conditions. The revised improvements proposed to consolidate the three (3) buildings into one (1) four-story building which would contain 153 multifamily dwelling units, a single office unit, and 348 parking spaces (i.e., 135, surface, 131 structured, 82 reserved).

The applicant proposed 25 conditions identified as “a” through “y” within the Settlement Agreement. In addition, a Settlement Stipulation was included within Exhibit A; and a Settlement Plan, referred to as “Exhibit B – Settlement Plan”, was provided in Exhibit B of the Settlement Agreement. Per Paragraph 2 of the Settlement Agreement, the improvements and building location are permitted as long the proposed final plans are in compliance with the imposed conditions. The Township agreed to the Settlement Agreement to forgo the time, associated costs, and public expense of future litigation.

The Settlement Agreement Conditions and their statuses have been provided for reference purposes within this review. A **bold** status indicates that the condition is not satisfied and an *italics* status indicates the condition is resolved or may be resolved upon final approval of the application. The Settlement Agreement condition status is subject to the Township and the Township Solicitors review.

Below is a summary of the Settlement Agreement Conditions and their status:

Settlement Conditions	Status
a) At such time as the Township or PennDOT, as the case may be, desires, the Applicant shall dedicate to the Township, or at the election of the Township, dedicate to PennDOT, the approximately 1.1 acres of ground on the Property as more particularly shown on the Plan to accommodate current/future PennDOT planning and engineering design plans for the “Darby Road Bridge Project” and the “East/West Central Avenue Improvements.” Until such time as the Applicant has dedicated the property, the Applicant shall be permitted to utilize the entire Property in all respects consistent with fee simple ownership, but subject to all applicable Township ordinances.	The Township and PennDOT have not finalized the plans and location of the dedication area nor is it identified on the plans.
b) The Applicant shall not be required to dedicate any land to the Township or PennDOT (as required by Condition (a) above) unless and until the Applicant has received final, unappealed and unappealable land development approvals for the Project.	Preliminary / Final Plans are submitted for review.
c) The Applicant shall notify PennDOT of its filing of an application for land development approval for the proposed development and shall send a copy of said application, with the attendant Plan (or such land development plan as is submitted with the application), to the PennDOT representative having oversight of the Darby Road Bridge Project and the East/West Central Avenue improvements.	<i>The applicant has been coordinating with PennDOT and is awaiting review.</i>
d) The Applicant shall install streetscape improvements, consisting of a sidewalk, at a minimum of five (5) feet in width, and related curbing, in the locations as shown on the Plan and designed in conformity with the Township's East/West Central Avenue walking and bicycle path improvements, and the sidewalk on North Valley Road from the intersection with East Central to the Paoli Train Station, all of the foregoing described in the Paoli Road Improvement Feasibility Study dated March 24, 2015.	<i>Five (5) ft sidewalk is proposed along East Central Avenue and North Valley Road; however, it is not finalized.</i>

<p>e) The Applicant shall provide as shown on the Plan a buffer of green space, at a minimum of forty (40) feet for the length of the Property's border along East Central Avenue to the east of Applicant's access driveway, and at a minimum width of twenty-five (25) feet for the length of the Property's border along East Central Avenue to the west of their access driveway, as more clearly shown on the Plan. The green space shall be used to create sidewalks and landscaped berms of no less than five (5) feet in height.</p>	<p>The applicant has proposed five (5) ft sidewalk along East Central Avenue but has not indicated the limits of the buffer area.</p>
<p>f) The top floor of the northern side of the building (as specifically noted on the Plan) shall be stepped back 10 (ten) feet horizontally and shall not exceed forty (40) feet in height from finished grade to the highest point of the stepped back facade. The stair tower located in the southern/rear portion of the building (as specifically noted on the Plan), which shall have a maximum roof surface area of 240 square feet, shall not exceed fifty-eight (58) feet in height. All other portions of the building shall have a building height of not more than forty-eight (48) feet in height.</p>	<p><i>The applicant has proposed a compliant building height.</i></p>
<p>g) Building height shall be calculated based upon the definition as set forth in the Township's zoning ordinance in effect on the date hereof.</p>	<p><i>Statement is true.</i></p>
<p>h) The minimum lot area per dwelling unit within the Project shall be equal to or greater than 1,800 square feet.</p>	<p><i>The applicant has proposed a density of 1,853 sf lot area / dwelling unit.</i></p>
<p>i) The building proposed for the Project shall meet or exceed the setbacks required by Section 208-71.D.(3)(a) and (c) of the Township's ordinance in effect on the date hereof.</p>	<p><i>Statement is true.</i></p>
<p>j) A concrete sidewalk shall be provided along the Fennerton Road frontage of the property, connecting East Central Avenue to the AMTRAK / SEPTA parking lot that abuts the south side of the Property, and shall be opened to public access. The foregoing condition shall be under and subject to approval by AMTRAK / SEPTA and shall not be a requirement of land development approval.</p>	<p>A sidewalk connection is proposed along Fennerton Road. AMTRAK / SEPTA approval has not been received to date.</p>
<p>k) Applicant shall install storm water BMP's in the form of green roofs, as defined in Section 174-6 of the Township Code, which shall contain minimum surface area equal to 50% of the gross square footage of the aggregate footprint of the building (i.e. 25,361 [50,722/2]). Applicant shall be permitted to allocate the area of any plaza deck or similar surface which has been designed as a green roof to satisfy the 50% requirement for green roof coverage without increasing the overall amount of green roof required. The specifications of the green roofs shall comply with the Township Code in effect on the date hereof, compliance with which shall be determined by Township Engineer in his reasonable discretion.</p>	<p>The applicant has proposed a green roof which is 50% of the referenced building footprint; however, it appears the building footprint shall include the underground parking garage.</p>

<p>l) Storm water management facilities, including green roofs, shall meet the full requirements of the Tredyffrin Township Stormwater Management Ordinance (Chapter 174) in effect on the date hereof.</p>	<p>Stormwater Compliance is to be determined by the Township's Stormwater Management Consultant. Awaiting review and approval.</p>
<p>m) The Applicant shall be required to maintain at least two vehicular access points to the Property and the same shall be compliant with Township and other governmental laws, ordinances and regulations.</p>	<p><i>Two site accesses are proposed and statement is true.</i></p>
<p>n) Notwithstanding the provisions of the Township's Zoning Ordinance or SALDO, the Applicant shall not be required as part of the Application, the Project, any land development approval or any other Township approval to perform any traffic improvements, traffic studies, traffic planning or other traffic related items. The Applicant shall, in lieu of any traffic improvements, traffic studies, traffic planning or other traffic related items related to the Project, the Application and/or any land development approval or other Township approval for the Project (including, but not limited to (1) 30 percent preliminary design plans for the selected alternative for the East/West Central Avenue Improvements, and (2) any traffic improvements which, in the opinion of the Township Engineer or any other study or entity, are required to mitigate the traffic impacts which shall include, a turning lane for vehicles making right turns from North Valley Road on to East Central Avenue) make a one-time monetary contribution to the Township in the amount of Three Hundred Thousand Dollars (\$300,000) which contribution shall be paid in full on or before the date Applicant is issued the first building or grading permit for the Project, and Applicant acknowledges that the issuance of any permits shall be conditioned upon the satisfaction of this condition. The contribution may be used by the Township for any purpose deemed appropriate by the Township. Notwithstanding the foregoing, in the event that traffic improvements pertaining to the Project are required to be completed by Applicant because PennDOT has not made the improvements it has announced it will make regarding the East/West Central Avenue Improvements, and the Applicant subsequently performs such improvements, the Township shall reimburse the Applicant for the actual and reasonable costs of completing such improvements provided that in no event shall any such reimbursement exceed Three Hundred Thousand Dollars (\$300,000).</p>	<p><i>This statement is agreed upon by the Township.</i></p>
<p>o) Notwithstanding the provisions of the Township's Zoning Ordinance or SALDO, the Applicant shall not be required as part of the Application, the Project, any land development approval or any other Township approval to provide for open space (or any fee in lieu thereof). The Applicant shall, in lieu of the provision of any open space or fee in lieu of open space contribution to the Township as may be required pursuant to the Township's SALDO or otherwise as part of the Application, the Plan and/or any land development or other Township approval associated with the Project, contribute to the Township the sum of Two Hundred Thousand Dollars (\$200,000) (the "Open Space/Recreation Contribution") which contribution shall be paid in full on or before the date Applicant is issued the first building or grading permit for the Project, and Applicant acknowledges that the issuance of any permits shall be conditioned upon the satisfaction of this condition.</p>	<p><i>This statement is agreed upon by the Township.</i></p>

<p>p) The Township may, in its sole discretion, elect to have Applicant perform the following improvements: (i) Resurface the basketball court at Woodbine Park with asphalt; and (ii) Construct a pavilion covering approximately 2,400 square feet in a location within Woodbine Park as designated by the Township (collectively, the “Woodbine Improvements”). Should the Township elect to have the Applicant perform the Woodbine Improvements, the Township shall advise the Applicant of such election prior to approval of the final land development plan for the Project and the Township and the Applicant shall work in good faith to establish a scope and budget for such Woodbine Improvements. Thereafter the Applicant shall perform the Woodbine Improvements, the cost of which shall be paid by Applicant and reduced from the Open Space/Recreation Contribution [i.e. if the Woodbine Improvements costs are \$50,000 the Open Space/Recreation Contribution would be \$150,000], provided the same shall not exceed the previously agreed upon budgeted amount.</p>	<p>This statement is agreed upon by the Township. To date, the referenced improvements have not been requested.</p>
<p>q) The building proposed by Applicant shall contain windows oriented as required by Section 208-71.D.(3)(b) of the Township's Zoning Ordinance in effect on the date hereof.</p>	<p>To date, this cannot be confirmed through the provided architectural plans.</p>
<p>r) It is understood that the approval granted herein is not approval of the specific quantities of measurement referenced in the Plan and other Exhibits (for, example, impervious coverage percentages, square footage of buildings, and similar measurements) and Applicant shall be required to prove the satisfaction of all requirements of land development approval under the MPC and/or third party approval and permitting processes.</p>	<p><i>This statement is true.</i></p>
<p>s) The Applicant shall obtain approval from the Planning Commission for the land development of the Property in the location and in the manner generally depicted in the Plan and consistent with the Stipulation, the Order and this Agreement.</p>	<p><i>This statement is true.</i></p>
<p>t) Applicant shall be permitted to submit a single preliminary/final land development plan for consideration by the Township.</p>	<p><i>This statement is true.</i></p>
<p>u) Until such time as either the Township or PennDOT accepts dedication of a portion of the Property, the Applicant shall be permitted to utilize the entire Property for calculating compliance with the provisions of the Zoning Ordinance and SALDO.</p>	<p><i>The zoning compliance was calculated based on the existing Lot Area, per the definition of Lot Area defined within §208-6.</i></p>
<p>v) The Applicant shall be permitted to hold eighty-two (82) parking spaces in reserve in accordance with the Township ordinances in effect on the date hereof. Reserve parking shall be located in the areas as depicted on the Plan. In the event all or a portion of the reserve parking is required to be constructed, any stormwater or other infrastructure associated with such reserve parking shall be installed at the time such parking is constructed.</p>	<p><i>The applicant has proposed 82 reserved spaces.</i></p>
<p>w) The Applicant shall be responsible for the reasonable cost of repair of any physical damage to residential structures located on properties proximate to the Property, if and to the extent caused by impacts directly resulting from the Applicant's construction.</p>	<p><i>This statement is true.</i></p>

<p>x) The Applicant shall secure all needed PADOT HOP Permits, as necessary, prior to the recording of the approved Land Development Plan. Copies of all PADOT permits shall be provided to the Township, as well as noted on the Final Plans to be recorded.</p>	<p>This statement is true. To date, a HOP permit has not been acquired.</p>
<p>y) The Applicant shall provide the Township with copies of all stormwater permits and approvals from third party agencies, such as Chester County Conservation District, PA Department of Environmental Protection, ACOE, etc. prior to the recording of the approved Land Development Plan. All permit data shall be noted on the Final Land Development Plans that are to be recorded in Chester County.</p>	<p>This statement is true. To date, applicable permits have not been acquired.</p>

Appendix A has been provided for reference purposes only. The Settlement Agreement and Statuses are subject to an official review of the Township and the Township Solicitor.