

# Agenda

Township of Marple – Board of Commissioners – Joseph Rufo, President  
Regular Meeting – April 13, 2015 – 7:00 pm

## 1. Call to Order

## 2. Pledge of Allegiance

## 3. Roll Call – Commissioners & Staff

♦ **Executive Session** held at 5:45 PM prior to the meeting to discuss Litigation and Personnel

## 4. Proclamations

- Arbor Day Celebration
- National Osteopathic Medicine Week

## 5. Presentation – Service Recognition Michelle Montgomery

## 6. Public Forum

## 7. Staff Reports

## 8. Board Minutes

- Regular Meeting – March 9, 2015

## 9. Disbursement Report and Check Register #2015-4

## 10. Resolution No. 3611 – Springton Lake Presbyterian Church Land Development Plan Reaffirmation

**MOTION:** To adopt/ not adopt Resolution No. 3611 reaffirming the Preliminary/Final Land Development Plan of Springton Lake Presbyterian Church, 3090 Newtown Street Road subject to those conditions outlined in said Resolution.

## 11. Resolution No. 2612 – Police Policy Manual

**MOTION:** To adopt/not adopt Resolution No. 3612 approving the Marple Township Police Policy Manual.

**12. Permission to advertise Public Hearing- Proposed Zoning Text Amendment & Zoning Map Amendment**

**MOTION:** To authorize/not authorize the proper Township officials to schedule and advertise a Public Hearing on May 11, 2015 at 7PM in the Marple Township Municipal Building to review and consider action on the following proposed Zoning Ordinance Amendments:

1. Creation of new Highway Interchange Zoning District
2. Zoning Map Amendment – Rezoning of 30.638 acres of Land situated between West Chester Pike, Langford Road and I476, known as parcel no. 25-00-02455-00, from O-1/R-1 to Highway Interchange District.

**13. Special Event & Signage Request – Alex’s Lemonade Stand Fundraiser**

**MOTION:** To approve/not approve the request of the Alex’s Lemonade Stand Foundation to conduct their annual fundraising event on June 7, 2015 at Veterans Memorial Park subject to obtaining all necessary field use permits and permit limited event advertising signage on the Township’s properties as approved by the Code Enforcement Department, both subject to the provisions outlined in Section 300-115 of the Township Code.

**14. Part-time Replacement Public Works Employee Hiring**

**MOTION:** To approve/not approve the hiring of 3 part-time replacement laborers in the Public Works Department subject to the Marple Township Employees Bargaining Unit Agreement and the Township Code as requested by the Director of Public Works.

**15. Driveway & Curb Cut Width Waiver Request –Dusk, 31 Strathaven Rd**

**MOTION:** To approve/not approve the driveway waiver request of Chie & Ryan Dusk reducing the 5 foot setback for residential driveways from side property line to 1 foot in order to widen the existing driveway and further increase of the maximum residential curb cut width from 9 feet to 15 feet as shown on the submitted plot plan.

**16. Other Business**

- Veterans Park Master Plan Update
- Comprehensive Plan Update Status
- Twp Bldg Construction Update
- Presentation – Cardinal Crossing Development, Goodman Properties, Inc

**17. Adjourn**

## Proclamation



WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, BE IT PROCLAIMED, that the Board of Commissioners of Marple Township does hereby proclaim April 24, 2015 as Arbor Day in Marple Township, Delaware County, Pennsylvania and support efforts to protect our trees and woodlands, and

BE IT FURTHER PROCLAIMED, the Township Commissioners, and the Tree Commission will plant a tree and urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

PROCLAIMED, this 13<sup>th</sup> day of April, 2015.

TOWNSHIP OF MARPLE  
BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Joseph A. Rufo, President  
Board of Commissioners

ATTEST: \_\_\_\_\_  
Sharon L. Angelaccio  
Township Secretary

# Arbor Day Celebration

## A Tree Planting

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Friday, April 24<sup>th</sup> at 4:00 pm

New Ardmore Avenue Park

(Between Sproul Road & West Chester Pike)

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Please join the Marple Tree Commission and local township leaders at a tree planting demonstration and tribute to the trees that protect our Tree City, USA community.

Refreshments will be served!

**PROCLAMATION**

*National Osteopathic Medicine Week  
April 19 – 25, 2015*

*WHEREAS, there are currently more than 86,000 licensed Osteopathic Physicians (D.O.s) in the United States; and*

*WHEREAS, D.O.s have made tremendous contributions to the American Health Care system since Osteopathic Medicine was founded by Andrew Taylor Still, M.D., D.O., in 1874; and*

*WHEREAS, D.O.s have a strong tradition of ensuring patients in all parts of the Country have access to health care, particularly in rural and medically underserved communities; and*

*WHEREAS, D.O.s believe that a person's lifestyle, including their home, work and social environments, plays a significant role in the health of that individual; and*

*WHEREAS, D.O.s practice a hands-on, whole-body approach, which includes osteopathic manipulative medicine, to diagnose health problems, treat dysfunctions, preserve good health and prevent the spread of disease; and*

*WHEREAS, D.O.s have treated U.S. Presidents, Olympic athletes, contributed to the fight against AIDS, and served on Nationwide Health Care Panels; and*

*WHEREAS, Broomall's practicing osteopathic physicians are dedicated to improving the health of their community through education and awareness-based efforts, as well as by delivering quality health services; and*

*WHEREAS, the citizens of Broomall recognize the need for Osteopathic Physicians who are committed to improving the health of all Americans;*

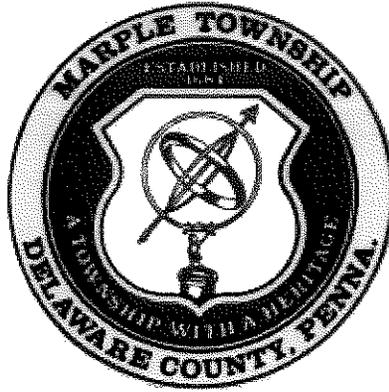
*NOW, THEREFORE BE IT PROCLAIMED, that the Board of Commissioners of the Township of Marple, do hereby Proclaim April 19-25, 2015, to be National Osteopathic Medicine Week, and urge all citizens and community organizations to support this observance by helping to educate residents about D.O.s and Osteopathic Medicine.*

*PROCLAIMED, this 13<sup>th</sup> day of April, 2015.*

**TOWNSHIP OF MARPLE  
BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
*Joseph Rufo, President  
Board of Commissioners*

ATTEST: \_\_\_\_\_  
*Sharon L. Angelaccio  
Township Secretary*



Presented to  
Michelle Montgomery

In appreciation of  
nineteen years of  
Dedicated service as a member of the  
Library Board  
(1995 - 2014)  
of  
Marple Township

Presented by  
The Board of Commissioners  
this 9<sup>th</sup> day of March, 2015

Township of Marple  
Delaware County, PA

RESOLUTION NO. 3611

WHEREAS, the Board of Commissioners, at their May 12, 2014 regular Business meeting, adopted Township Resolution No. 3544, approving the Preliminary/Final Land Development Plan of Springton Lake Presbyterian Church, 3090 Newtown Street Road, Newtown Square, PA, prepared by Yerkes Associates, Inc. dated March 3, 2014 last revised May 9, 2014 for a 5,457 sq. ft. addition to an existing Church, subject to certain conditions as outlined in said resolution, and

WHEREAS, the Springton Lake Presbyterian Church has been working with the Township Staff to satisfy all conditions of approval and complete a Land Development agreement prior to the recording of the Preliminary/Final Land Development Plan in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE BE IT RESOLVED, the Preliminary/Final Land Development Plan of the Springton Lake Presbyterian Church, 3090 Newtown Street Road, Newtown Square PA, prepared by Yerkes Associates, Inc. , dated March 3, 2014 last revised May 9, 2014 as originally approved by Township Resolution No. 3544 is hereby reaffirmed subject to those conditions outlined in Township Resolution No. 3544.

The Township Solicitor is hereby directed to prepare a Land Development Agreement in accordance with the Township Land Development Ordinance, which upon completion thereof, the proper Township Officials are authorized to execute on behalf of the Township.

Resolved, this 13<sup>th</sup> day of April, 2015

TOWNSHIP OF MARPLE  
BOARD OF COMMISSIONERS

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Joseph Rufo, President  
Board of Commissioners

Attest: \_\_\_\_\_  
Sharon L. Angelaccio  
Township Secretary

TOWNSHIP OF MARPLE  
DELAWARE COUNTY, PA

RESOLUTION NO. 3612

WHEREAS, the Marple Township Board of Commissioners approved the Marple Township Police Regulations on December 12, 1977, and

WHEREAS, revisions have been made from time to time to the Regulations, and

WHEREAS, the Superintendent of Police has completed a full revision to the Regulations in the form of a Police Policy Manual as of February 2015 and presented the same to the Board of Commissioners for approval.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Township of Marple, do hereby approve and adopt the Marple Township Police Policy Manual.

RESOLVED, this 13th day of April 2015.

TOWNSHIP OF MARPLE  
BOARD OF COMMISSIONERS

By: \_\_\_\_\_

Joseph Rufo, President  
Board of Commissioners

ATTEST: \_\_\_\_\_

Sharon L. Angelaccio  
Township Secretary

**TOWNSHIP OF MARPLE  
DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE NO.**

**AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF MARPLE", CHAPTER 300, ZONING, AS AMENDED, BY AMENDING ARTICLE V – COMMERCIAL DISTRICTS, BY ADDING A NEW SECTION 300-43.1 ENTITLED "HIGHWAY INTERCHANGE DISTRICT" AND TO PROVIDE A STATEMENT OF INTENT, USE REGULATIONS, AREA, BULK REGULATIONS AND DEVELOPMENT STANDARDS, SIGNAGE REGULATIONS AND SPECIAL REGULATIONS.**

**The Board of Commissioners of the Township of Marple, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:**

**Section 1. The Code of the Township of Marple, Article II, Definitions, Section 300-14, is amended by amending the definition of "Tract" to be as follows:**

**"Tract –**

**An area of land consisting of one or more lots planned for unified commercial uses considered as a single entity for land development and as shown on one Land Development Plan, whether or not the lots are separated by a street".**

**Section 2. The Code of the Township of Marple, Article V – Commercial Districts, by adding a new Section 300-43.1 entitled "Highway Interchange District" and providing a Statement of Intent, Use Regulations, Area and Bulk Regulations and Development Standards, Signage Regulations and Special Regulations, as follows:**

**300-43.1 Highway Interchange District**

**A. Intent. The Intent of the Highway Interchange District is:**

1. To provide appropriate locations for a variety of commercial/business uses in a close proximity to major highway interchanges so that vehicular access to the uses will have negligible impact on local roadways.
2. To provide for the development of a well-planned, designed, built and maintained commercial/business complex consisting of a combination of retail, shopping, professional, health and business facilities and offices and entertainment on a large Tract of ground.
3. To preserve substantial portions of environmentally sensitive areas on the Tract in their existing state by having Conservation Easement Areas consisting of streams, wetlands, woodlands and steep slopes thereby creating viewscales from the commercially developed areas resulting in a unique blending of a natural and commercial setting.

**B. Use Regulations. The uses permitted in the Highway Interchange District are as follows:**

1. Uses by Right.
  - (a) Supermarkets, including a grocery pick-up facility either in a free-standing building or as part of a convenience store or Supermarket.
  - (b) Convenience store with or without a motor vehicle fuel dispensing facility.
  - (c) Retail stores and services.
  - (d) Restaurants, including drive-thru facilities and outdoor seating.
  - (e) Banks and financial institutions, including drive-thru facilities.
  - (f) Pharmacies, including drive-thru facilities.
  - (g) Business or professional offices.

- (h) Outpatient medical facilities.
- (i) Hotels, motels or inns.
- (j) Cinemas or similar recreational or cultural establishments.
- (k) Health club, fitness or exercise facilities.
- (l) Educational establishments or studios for dance, art or music.
- (m) Nursery schools or day care centers.
- (n) Civic or municipal facilities
- (o) Accessory uses customarily incidental to the uses listed above.

**C. Area, Bulk Regulations and Development Standards**

1. The following Area, Bulk and Development Regulations shall control development in the Highway Interchange District:
  - (a) Tract Location. The Tract shall be located within one-third of a mile of an interchange of an interstate highway or a major state highway.
  - (b) Tract Area. The minimum size of the Tract shall be twenty-five (25) acres.
  - (c) Maximum Building Coverage. Not more than twenty-five percent (25%) of the Tract shall be occupied by buildings.
  - (d) Maximum Impervious Coverage. Not more than seventy percent (70%) of the Tract shall consist of impervious surfaces.
  - (e) Maximum Height of Buildings. No building shall exceed fifty-five (55) feet in height.

- (f) **Minimum Building Setback from Streets.** A building shall be set back a minimum of sixty (60) feet from an arterial street and twenty (20) feet from a street traversing the Tract.
- (g) **Minimum Building Setback from a Tract Boundary** A building shall be set back a minimum of one hundred (100) feet from a Tract Boundary adjacent to a Residential District developed with residences and thirty-five (35) feet from all other Tract Boundaries.
- (h) **Minimum Surface Parking Areas Setback from Streets.** A Surface Parking Area shall be set back a minimum of ten (10) feet from streets.
- (i) **Minimum Surface Parking Area Set Back from Tract Boundaries.** A Surface Parking Area shall be set back a minimum of eighty (80) feet from a Tract Boundary adjacent to a Residential District developed with houses and ten (10) feet from all other Tract Boundaries.
- (j) **Buffering from a Tract Boundary Adjacent to Existing Single Family Dwellings.** Except as provided in Subparagraph (l) hereof, there shall be an eighty (80) foot buffer area from a Tract Boundary adjacent to lots in a Residential District developed with Single Family Dwellings.
- (k) **Buffering and Landscaping.** In addition to buffering required by Subparagraph (j), and notwithstanding the Buffering and Landscaping Requirements of Article X, due to the complexity of a large Tract required for development in a Highway Interchange District, the Buffering and Landscaping Requirements need to be determined on a site by site basis. Therefore, the Applicant shall submit a detailed Buffering and Landscaping Plan as part of the Land Development Plan to be approved by the Board of Commissioners during the Land Development Plan Application process.

- (l) **Existing Non-Conformities.** Any roads, structures or buildings existing on the Tract which do not conform to the above setback requirements or are located within a buffer area are deemed to be non-conforming and may remain.
- (m) **Preservation of Environmentally Sensitive Areas.** Any area of the Tract designated as Conservation Easement Area on the Land Development Plan shall be preserved in its existing state.
- (n) **Off-Street Parking and Loading.** All off-street parking and loading standards in Article XI of the Marple Township Zoning Ordinance shall apply to the Highway Interchange District, except the number of required parking spaces, including spaces designated for cart storage, shall be four (4) parking spaces for each one thousand (1,000) square feet of gross floor area of buildings on the Tract.
- (o) **Lighting.** A Lighting Plan shall be submitted as part of the Land Development Plan for approval by the Township Commissioners.

D. **Signs.** Notwithstanding Article XII, "Signs" of the Marple Township Zoning Ordinance – the following Sign Regulations shall apply in a Highway Interchange District:

1. **Permitted Signs:**

- (a) **Main Entrances Signs** – One (1) entrance sign identifying the name of the development and/or tenants shall be permitted on or off the Tract at each intersection of an entrance road to the Tract or leading to the Tract from a main highway, subject to the following:
  - (1) The maximum surface display area of the sign shall not exceed two hundred fifty (250) square feet on any one face.
  - (2) The maximum height shall not exceed twenty-five (25) feet.

- (3) The sign shall not overhang any parking area, drive or pedestrian walkway or be closer than five (5) feet to a street right-of-way or be installed in a sight triangle necessary for the clear view of traffic.
- (4) An Off-Tract Sign may only be located in a District zoned Highway Interchange, B Business or B-1 Business.

(b) Driveway Entrance Sign. A sign shall be permitted at each driveway entrance to a parking field from the road traversing the Tract, subject to the following:

- (1) The maximum surface display area of any one face of the sign shall not exceed one hundred (100) square feet.
- (2) The maximum height shall not exceed ten (10) feet.

(c) Wall Mounted Signs. Signs mounted on the walls or facades of a building shall be permitted, subject to the following:

- (1) (a) The area of Wall Mounted Signs on the Primary Wall/Façade of a building shall not exceed one (1) square foot of sign area for every ten (10) square feet of the Primary Wall/Façade to which it is attached, including windows, doors and cornices, or three hundred (300) square feet, whichever is less.
- (b) The area of Wall Mounted Signs on all other walls/facades shall not exceed .5 square feet of sign area for every ten (10) square feet of walls/facades to which it is attached, including windows, doors and cornices, or one hundred (100) square feet, whichever is less.

- (2) **Wall Mounted signs shall be installed parallel to the supporting wall and project no more than eighteen (18) inches from the face of such wall and shall not extend above the roof line of such building.**
- (d) **Directory Signs. At each of the driveway entrances to the parking fields from the road traversing the Tract, one (1) sign for the direction of traffic to parking or identification of individual buildings or tenants within the development shall be permitted, subject to the following:**
- (1) **The maximum surface display area of each sign shall not exceed forty (40) square feet on any one face.**
- (2) **The maximum height shall not exceed five (5) feet.**
- (3) **Each sign shall be set back a minimum of five (5) feet from the curb line or edge of paving of any driveway measured from the vertical plane established by the leading edge of the sign. The sign shall not be installed in a sight triangle necessary for the clear view of traffic.**
- (e) **Traffic Control. Signs for the control of vehicular traffic shall be permitted, provided that the area of each sign shall not exceed seven (7) square feet in size.**
- (f) **Flags. Flags of the United States of America, other sovereign nations, the Commonwealth of Pennsylvania, Delaware County, Marple Township, and the corporate flags of the name of the Development or its tenants shall be permitted, provided that the total number and location of such flags shall be subject to the review and approval of the Commissioners and that the square footage of each flag shall not be greater than twenty-five (25) square feet.**

- (g) **Calculation of the Sign Area.** For the purposes of this section, "surface display area" or "sign area" shall mean the entire area within a continuous perimeter formed by straight lines joined at right angles which enclose the extreme limits of the writing, background, representation or display of the sign face. The supports, uprights or structure on which any sign is supported shall not be included in determining the surface display area unless such supports, uprights or structure are designed in such a manner as to form an integral background of the display or conveys meaning.

**E. Special Regulations.**

1. **Unified Plan.** The Highway Interchange Development Plans shall consist of a unified, harmonious grouping of buildings, parking areas, landscaped areas, buffer areas and Conservation Easement areas planned and designed as an integrated unit. The Tract may be developed in phases under the Highway Interchange District Land Development Plans.
2. **Ownership.** The Tract of land to be developed shall be in single ownership or shall be the subject of an application filed jointly by all of the owners of the entire Tract, together with an Agreement that the Tract will be developed under single direction in accordance with an approved Land Development Plan.
3. **Condominium.** The owner/owners of a property in the Highway Interchange District, who have received Land Development Plan approval for a project, shall be permitted to subject their property to the Pennsylvania Uniform Condominium Act without having to obtain separate Land Development Plan approval for the establishment of the condominium.
4. **Bus Shelters.** Bus Shelter(s) shall be provided at location(s) consistent with area bus routes and subject to approval during Land Development Plan review.
5. **Utilities.** All utility lines servicing a Highway Interchange District shall be underground.

6. **Traffic.** A traffic impact study shall be required and submitted as part of the Land Development Plan process
  
7. **Design Guidelines.** The owner/owners shall submit Design Guidelines for the development in the Highway Interchange District to the Township during the Land Development Plan process, which shall be reviewed by the Township as part of the land development process and if approved, become a part of the Land Development Plans. The design guidelines shall include, but not necessarily be limited to, the following:
  - (a) Architectural design guidelines for all of the principal buildings, such guidelines providing for façade ornamentation, building offsets, window treatments, variations of roof lines and other elements designed to reduce the horizontal mass of the buildings.
  
  - (b) Landscape Design Guidelines for proposed trees, shrubs and ground cover, as well as Hardscape Design Guidelines for such features as pavers, benches, waste receptacles and lighting.

**Section 3.** All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED this \_\_\_\_ day of \_\_\_\_\_ 2015.

TOWNSHIP OF MARPLE

BY: \_\_\_\_\_  
President  
Board of Commissioners

ATTEST: \_\_\_\_\_  
Township Secretary

**TOWNSHIP OF MARPLE  
DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF MARPLE", CHAPTER 300, ZONING, BY AMENDING THE ZONING CODE AS AMENDED, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF 30.638 ACRES OF LAND FROM THE EXISTING CLASSIFICATIONS OF O-1 OFFICE IN PART AND R-1 RESIDENTIAL IN PART TO A CLASSIFICATION OF HIGHWAY INTERCHANGE DISTRICT. A LEGAL DESCRIPTION OF THE PROPERTY HEREBY RE-ZONED IS SET FORTH IN THIS ORDINANCE.**

**The Board of Commissioners of the Township of Marple, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:**

**Section 1. The "Code of the Township of Marple", specifically the Zoning Code, Chapter 300, as amended, and the Zoning Map of the Township of Marple, are hereby amended by changing the zoning classification of the following described lands from O-1 Office In Part and R-1 Residential In Part to Highway Interchange District:**

**ALL THAT CERTAIN** parcel of land **SITUATE** in the Township of Marple Township, Delaware County, Pennsylvania, being described as Overall Tract on Zoning Exhibit for Marple Associates dated June 14, 2012 and last revised September 6, 2012 by Chester Valley Engineers, Inc., Pennsylvania, and being more fully described as follows:

**BEGINNING** at a the intersection of the easterly right of way line of Langford Run Road, (60 feet wide) with the easterly right of way line of Langford Road, (variable width); thence from the point of beginning, crossing said Langford Road, South 51 degrees 51 minutes 57 seconds West 80.03 feet to a point on the southwesterly right of way line of Langford Run; thence along said right of way line the following two (2) courses and distances: (1) along a curve to the left having a radius of 205.00 feet, an arc distance of 180.98 feet and a chord bearing North 63 degrees 25 minutes 32 seconds West 175.16 feet to a point of tangency; (2) North 88 degrees 43 minutes 00 seconds West 69.01

feet; thence leaving said right of way line, North 13 degrees 25 minutes 00 seconds West 16.50 feet to a point on the title line of Langford Road; thence along said title line the following three (3) courses and distances: (1) South 76 degrees 35 minutes 00 seconds West 158.00 feet to a point of curvature; (2) along a curve to the right having a radius of 336.95 feet, an arc distance of 166.53 feet and a chord bearing North 89 degrees 15 minutes 30 seconds West 164.84 feet to a point of tangency; (3) North 75 degrees 06 minutes 00 seconds West 296.80 feet; thence leaving said title line, North 23 degrees 03 minutes 31 seconds East 202.49 feet; (2) North 44 degrees 12 minutes 00 seconds West 77.00 feet; (3) North 27 degrees 19 minutes 00 seconds West 135.06 feet; (4) North 49 degrees 11 minutes 00 seconds West 145.34 feet; (5) North 71 degrees 55 minutes 00 seconds West 257.73 feet; (6) North 03 degrees 46 minutes 00 seconds West 222.78 feet (7), North 52 degrees 34 minutes 05 seconds East 751.36 feet; (8) North 54 degrees 59 minutes 32 seconds West 65.98 feet; (9) North 28 degrees 36 minutes 43 seconds East 152.24 feet to a point on the southerly right of way line of Vassar Road, (50' feet wide), thence along said right of way line, South 68 degrees 38 minutes 05 seconds East 16.54 feet; thence crossing said Vassar Road, North 21 degrees 21 minutes 55 seconds East 50.00 feet to a point on the northerly right of way; thence along said right of way, North 68 degrees 38 minutes 05 seconds West 40.01 feet thence along lands now or late of Marple Associates, North 21 degrees 21 minutes 55 seconds East 79.49 feet to point on the westerly right of way line of Langford Run Road; thence along said right of way, along a curve to the right having a radius of 205.00 feet, an arc distance of 27.54 feet and a chord bearing North 8 degrees 12 minutes 44 seconds East 27.52 feet to a point of reverse curvature; thence along a curve to the left having a radius of 70.00 feet, an arc distance of 98.60 feet and a chord bearing North 28 degrees 17 minutes 25 seconds West 90.64 feet to a point of cusp, a point on the southerly right of way line of West Chester Pike, PA Route 3, S.R. 0003; thence along said right of way line, South 68 degrees 38 minutes 27 seconds East 374.86 feet; thence leaving said right of way line, along lands now or late of Marple Associates, South 52 degrees 34 minutes 05 seconds West 20.76 feet; thence continuing along other lands of Marple Associates the following two (2) courses and distances: (1) South 34 degrees 00 minutes 40 seconds East 424.22 feet; (2) South 04

degrees 03 minutes 34 seconds West 191.87 feet to a point on the southwesterly right of way line of Langford Run Road, 60 feet wide; thence along said right of way line the following five (5) courses and distances: (1) along a curve to the right having a radius of 325.00 feet, an arc distance of 148.21 feet and a chord bearing South 19 degrees 12 minutes 51 seconds East 146.93 feet to a point of tangency; (2) South 06 degrees 09 minutes 00 seconds East 250.37 feet; (3) South 04 degrees 25 minutes 09 seconds East 499.24 feet to a point of curvature; (4) along a curve to the left having a radius of 425.00 feet, an arc distance of 111.62 feet and a chord bearing South 11 degrees 56 minutes 34 seconds East 111.30 feet to a point of tangency; (5) South 19 degrees 28 minutes 00 seconds East 26.57 feet to the point and place of beginning; and **CONTAINING** 30.638 acres of land, be the same, more or less.

**Section 2.** The Township Engineer is directed to revise the Zoning Map of Marple Township, Delaware County, Pennsylvania, dated April 14, 1997, as last revised, to incorporate the change of the above described property from O-1 Office In part and R-1 Residential In Part to Highway Interchange Distict.

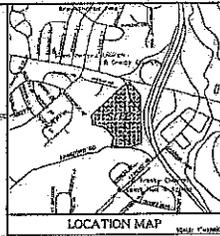
**Section 3.** All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED THIS            day of            2015.

TOWNSHIP OF MARPLE  
BOARD OF COMMISSIONERS

BY: \_\_\_\_\_  
President  
Board of Commissioners

ATTEST: \_\_\_\_\_  
Township Secretary



LOCATION MAP

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE TO BE BENCHMARKED.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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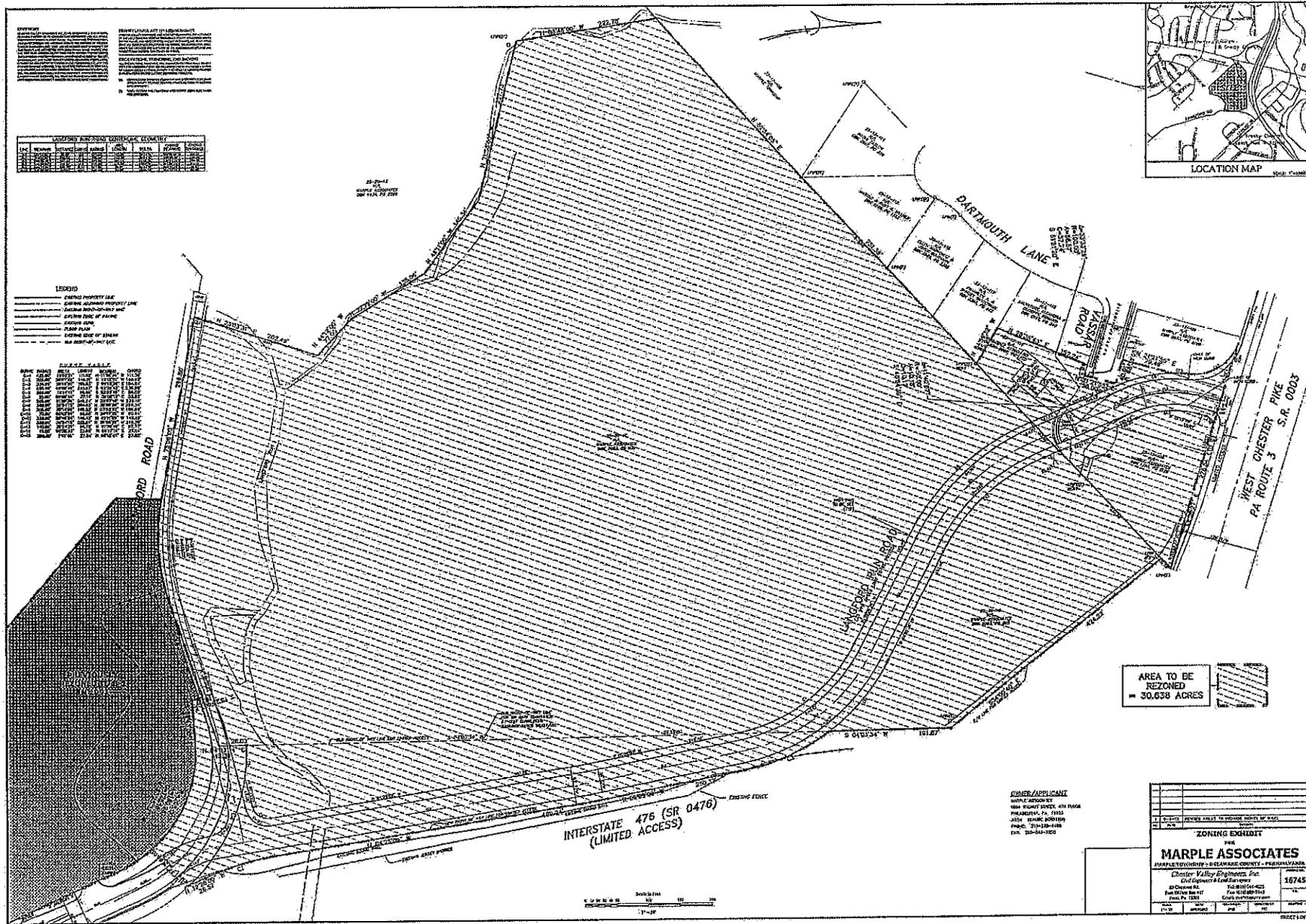
**PROPERTY AND ZONING INFORMATION**

TRACT NO.	OWNER	ZONING
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

- LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING SIDE OF HIGHWAY
  - EXISTING DRAINAGE
  - EXISTING ROAD
  - EXISTING SIDE OF HIGHWAY
  - NEW PROPERTY LINE

**PROPOSED ZONING**

TRACT NO.	PROPOSED ZONING
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...



AREA TO BE REZONED  
= 30.638 ACRES

**OWNER/APPLICANT**  
MARPLE ASSOCIATES  
1000 WEST CHESTER PIKE, 4TH FLOOR  
PHILADELPHIA, PA. 19103  
PHONE: 215-381-1100  
FAX: 215-381-1105

INTERSTATE 476 (SR 0476)  
(LIMITED ACCESS)



**ZONING EXHIBIT**

**MARPLE ASSOCIATES**

2140 LEBANON PIKE - ROSKOPF COUNTY - PENNSYLVANIA

Chester Valley Engineers, Inc.  
Civil Engineers & Land Surveyors

18745

1000 WEST CHESTER PIKE, 4TH FLOOR  
PHILADELPHIA, PA. 19103  
PHONE: 215-381-1100  
FAX: 215-381-1105

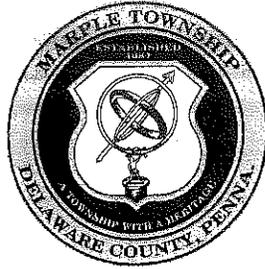
Board of Commissioners

Michael K. Molinaro, President  
John J. Lucas, Vice President  
Joseph A. Rufo  
Jan G. Ceton  
Robert Fortebuono  
John R. Longacre, II  
Daniel D. Leefson

Anthony T. Hamaday  
Township Manager

Sharon L. Angelaccio  
Township Secretary

J. Adam Matlawski, Esq.  
Township Solicitor



227 South Sproul Road  
Broomall, PA 19008-2397  
www.marpletwp.com

April 2, 2015

John P. Capuzzi, Jr.  
Treasurer

Kathleen M. Yanoshak  
Controller

Edward E. O'Lone, CPA  
Director of Finance

Joseph C. Romano  
Director of Code Enforcement

Edward T. Cross  
Director of Public Works

Joseph A. Mastronardo, P.E.  
Township Engineer

Jan G. Ceton  
Emergency Management Coordinator

MRPL 0107

Joseph Romano, Director of Code Enforcement  
Marple Township  
227 S. Sproul Road  
Broomall, PA 19008

**RE: Zoning Map Change and Text Amendment Request  
Marple Associates – Langford Run Road**

Dear Mr. Romano:

As requested, we have reviewed the following documents in connection with the referenced project:

- *“Sketch for Marple Associates” dated March 11, 2015 as prepared by Chester Valley Engineers.*
- *“Marple Associates: Illustrative Landscape Plan”* dated March 11, 2015.
- Proposed Zoning Ordinance Amendments adding a definition of Tract and adding a new Section 300.43.1 Highway Interchange District.
- PennDOT Highway Occupancy Permit No. 06084304 and Highway Occupancy Permit Supplement No. 6084304-01.

The following documents were submitted, but not reviewed at this time:

- *“Fiscal Impact Analysis”* dated March 10, 2015 as submitted by Thomas Comitta Associates, Inc. and West Chester University.
- *“Market Study”* dated March 10, 2015 as submitted by Thomas Comitta Associates, Inc. and West Chester University.

The applicant, Marple Associates, proposes to rezone an existing 30.63 acre tract of land consisting of Folio Nos. 25-00-05303-33, 25-00-05065-00, 25-00-05067-00 and 25-00-05068-00 currently zoned O-1: Office (26.77 Acres) and R-1: Residential (4.36 Acres) to a new Highway Interchange Zoning District. The area is located near the Blue Route (S.R. 0476) interchange at West Chester Pike and would be bisected by Langford Run Road.

We offer the following comments regarding the proposed zoning changes:

1. The proposed ordinance redefines "Tract" as follows:

*An area of land consisting of one or more lots planned for unified commercial uses considered as a single entity for land development and as shown on one Land Development Plan, whether or not the lots are separated by a street.*

Limiting "Tract" to lots *planned for commercial uses* and including *lots separated by a street* may not be appropriate for other sections throughout the ordinance that reference a "Tract." The definition should be revised to be applicable only in the proposed Highway Interchange District.

2. The Sketch Plan appears to indicate an existing residential structure to remain in the vicinity of the Vassar Road stub street but does not identify the proposed use. The stated intent of the ordinance amendment includes the provision to *provide appropriate locations for a variety of commercial/business uses* (§300-43.1 A); and, the listed *Uses By Right* (§300-43.1 B.1) do not include a category for residential land use. Should the structure be intended for continued residential use, the right should be added to the ordinance; otherwise the structure would be non-conforming in the proposed district.
3. The intent of the ordinance is also to *preserve substantial portions of environmentally sensitive areas in their existing state* (§300-43.1 A); therefore, criteria for the classification and preservation of environmentally sensitive areas should be established.
4. Regarding the Area, Bulk Regulations and Development Standards (§300-43.1 C.1):
  - a. The "Tract Area" should exclude area within rights-of-way for tracts bisected by a street
  - b. The "Maximum Building Coverage" should apply to any area, which is a separate portion of the tract that may be bisected by a street.
  - c. The "Maximum Impervious Coverage" should apply to any area, which is a separate portion of the tract that may be bisected by a street.
  - d. "Maximum Building Height" may include measurement to uninhabitable ornamental or architectural elements to be consistent with the existing zoning ordinance requirement.
5. The "Minimum Building Setback" from a street traversing the tract of 20 feet (§300-43.1 C.1.(f)) should be increased or limited to a select number of pad sites. Although the submitted plan only shows one (1) building located close to Langford Run Road, the 20-foot setback could be applied to any proposed building.
6. The parking and building setback from the tract boundary is increased to 100 and 80 feet, respectively when adjacent to a residential area (§300-43.1 C.1.(g) & §300-43.1 C.1.(i)). Also, an 80-foot landscape buffer from a residential area (§300-43.1 C.1.(j)) is specified. Reference to the abutting residential area should be described as a residential district *or an existing residential use.*

7. A lighting plan is required per §300-43.1 C.1.(o); however, specific standards for site and street lighting including illumination levels, times, height, etc. should be established.
8. Regarding the proposed "Sign" provisions:
  - a. The location of "Driveway Entrance Signs" (§300-43.1 D.1.(b)) should be prohibited within the clear sight triangle necessary for the clear view of traffic.
  - b. As submitted, the ordinance establishes separate criteria for wall mounted signs on the Primary Wall/Facade and on all other facades of a building (§300-43.1 D.1.(c)(1)(b)); however does not limit the number of wall mounted signs. Limitations for the number or total square footage of all wall mounted signs should be considered.
9. The requirement for a traffic impact study (§300-43.1 E.6) should include the provision that the extent of the traffic study is to be determined by the Township Engineer.

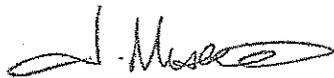
The following comments relate to the "*Sketch for Marple Associates*":

10. The first entrance to the smaller portion of the tract located on the East side of Langford Run Road closest to West Chester Pike is a right in/right out movement. As currently shown, the design of the entrance does not fully restrict a left turn from Langford Run Road. A physical barrier to prevent the possibility of a left turn at this location should be provided.
11. Regarding proposed parking:
  - a. The parking tabulation does not include the unmarked "building" adjacent to the proposed convenience store. Should a building be proposed for this area, additional parking would be required to support the use.
  - b. Parking should be dispersed proportionally to the uses on each portion of the tract; whereby adequate parking spaces should be provided on each side of Langford Run Road to support the retail/supermarket on the west side and convenience store/retail on the east side.
  - c. Based on the proposed square footage for the Retail/Office building on the west side of Langford Run Road, a total of 80 parking spaces are required; however 21 lower level structure parking spaces are shown. The number of spaces provided in close proximity to the building should be closer to the number of spaces required.
12. The proposed access to and use of the existing split level dwelling near Vassar Road should be provided.
13. The circulation and turning movements for trucks accessing the site from West Chester Pike and Lawrence Road will be required during land development.
14. Adequate provisions for pedestrian access and circulation through the site should be provided to establish a walkable connection to the surrounding residential neighborhoods, defined walking paths between the proposed uses on the site, and/or passive recreational use of the open space within the conservation easement.

15. Calculations for the anticipated sewer capacity is necessary for submission of a complete Sewage Facilities Planning Module to the Radnor-Haverford-Marple Sewer Authority and DEP.
16. The project is subject to the following stormwater management requirements:
  - a. Groundwater recharge equal to 1-inch of rainfall over all proposed impervious surface is required. (§257-20.A(2)(b))
  - b. Water quality treatment shall be provided for the proposed disturbed area. (§257-21)
  - c. The property is in the Darby-Cobbs Creeks watershed B-2 management district, whereby peak runoff rate reduction is required. (§257-23)
  - d. A soils evaluation and infiltration testing is required to be performed to determine the suitability of infiltration facilities. (§257-20.B)
17. The applicant is reminded that the following may be need to be filed with the Township in accordance with application for Preliminary/Final Plans and prior to any construction:
  - a. Land Development/Improvement Securities Agreement, approved by the Township solicitor.
  - b. Sewage Facilities Planning Module, or an exemption.
  - c. A sewer connection permit, grading permit and any necessary building permits required by the Marple Township Department of Code Enforcement.
  - d. A Highway Occupancy Permit from PennDOT.
  - e. NPDES/Erosion and Sediment Pollution Control Permit from Delaware County Conservation District/DEP.
  - f. An Operations and Maintenance Agreement with the Township covering all stormwater controls and BMPs in accordance with §257-33.

If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,



Joseph A. Mastronardo, PE  
Senior Engineer  
**PENNONI ASSOCIATES INC.**  
Township Engineer

LSN/JAM/

cc: Anthony Hamaday, Township Manager  
Adam Matlawski, Esq., Township Solicitor ✓  
Joseph A. Damico, Jr., Esq., Petrikin, Wellman, Damico, Brown & Petrosa  
Neal J. Camens, PE, Chester Valley Engineers

# Anthony Hamaday

---

**From:**   
**Sent:** Wednesday, March 18, 2015 5:12 PM  
**To:** ahamaday@marpletwp.com  
**Subject:** Alex's Lemonade Stand Foundation Event



Mar 18, 2015 at 4:11 PM

Name: Stephen Reynolds

Email address:

Subject: Alex's Lemonade Stand Foundation Event

Message: Hi Anthony, My name is Steve Reynolds. I am a resident of Marple Township and I am on the Marple Township Zoning Board. Each year I hold an event to help benefit Alex's Lemonade Stand. Last year the event was held at Veterans Park and I would like to hold the event there this year again. I spoke with Rich Ehnou and submitted the permit forms & insurance form to him. He said to email you to get it approved for Sunday, June 7th from 10:00am to 5:00pm. He said that the venue is available that day. This year we are going to be doing a volleyball tournament. We would need access to the fields, parking lot, gazebo & bathrooms. Please let me know if you can accommodate our community event. Thank you Steve Reynolds



Homestead • 10 Corporate Drive • Burlington, MA 01803

You have received this email because a visitor to your website filled out a form.  
You have configured that form to send an email to this email address.

If you have any questions or comments about this email, please DO NOT REPLY to this email.  
Please call 1-800-428-3170 and a representative will be able to assist you.

## **Anthony Hamaday**

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**From:** Ste  
**Sent:** Thursday, March 19, 2015 5:56 PM  
**To:** Anthony Hamaday  
**Subject:** Re: Alex's lemonade stand

Thank you for getting back to me Tony. I appreciate your consideration. Last years event was a great success as the community and Marple Newtown football team came together for a great cause.

Please let me know the decision once it is made. That meeting is the first week of April correct?

Here are my responses:

A. This is event will be held from 10:00am to 5:00pm. We will have volunteers directing traffic in the Veterans Park parking lot and street if necessary. If we could have a Marple police officer on site that would be great but not a necessity. We will have a first aid kit on site that is visible for all to see and we will make everyone aware of where it is located. All trash will be collected and disposed in the dumpster located in the parking lot (if full, all trash will be transported to event managers' houses for disposal).

B. We had this event at Veterans Park last June and the parking lot accommodated all guests. Lawrence Rd was used minimal.

C. All trash will be removed. We will have plenty of volunteers who will stay after to make sure the venue is clean.

D. Pending

E. Pending

F. This event will be for 1 day.

G. There will be no signage visible from Lawrence Rd.

H. Pending

Thank you,  
Steve

On Thu, Mar 19, 2015 at 12:45 PM, Anthony Hamaday <[ahamaday@marpletwp.com](mailto:ahamaday@marpletwp.com)> wrote:  
Steve, I received your email. The Board of Commissioners needs to approve the use of the field as a special event so I will have them consider the request at their April Board meeting. I hope this is ok. I have pasted the link to the requirements for Special Events as outlined in the Township Code. Can you send me an email addressing how you will comply to the best you can for each of the requirements. Some of them may not apply so just indicate that.

TOWNSHIP OF MARPLE  
227 S. Sproul Road  
Broomall, PA 19008  
610-356-4040 Fax 610-356-8751

APPROVED/REJECTED  
Signature of Inspector/ Date

Permit Fee: \$ \_\_\_\_\_  
Ucc Fee: \_\_\_\_\_  
CO Fee: \_\_\_\_\_  
TOTAL: \$ \_\_\_\_\_

Approved U&O Class \_\_\_\_\_

Approved Construction Type \_\_\_\_\_

- Waiver given to them 4/7/15  
90% heard 4/13  
- ENCL

PERMIT FORM

DATE: \_\_\_\_\_ PERMIT NUMBER: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_ MAX.IMP.COV. \_\_\_\_\_

Is property on Historical Resource List? Y N Historical Commission \_\_\_\_\_

Building Permit/General \_\_\_\_\_ Plumbing \_\_\_\_\_ Electrical \_\_\_\_\_ Mechanical \_\_\_\_\_ Sprinkler \_\_\_\_\_  
Low Voltage Wiring \_\_\_\_\_ Accessory Structure \_\_\_\_\_ Pod/Temp.Stor.Unit \_\_\_\_\_ Other \_\_\_\_\_ Accessibility \_\_\_\_\_

Property Owners Information: Name: Chie + Ryan Dusk

Address: 31 Strat Haven Dr. Broomall PA 19008

Property Location: Same as above Phone Number: 610-290-2965

Give definite particulars as to work proposed and materials used. For additions please attach plot plan and building details on 8x11 sheet of paper. For fencing permits you are required to have your property surveyed. Survey date: \_\_\_\_\_

We are planning to extend our driveway to prevent parking on the street. Our proposal for this driveway encroaches 1' to the lot line, 4' into the setback for a driveway. Also extend Apron to 15'. Please see attached supporting documents.

Project Cost: \_\_\_\_\_ Date of Commencing: \_\_\_\_\_

Notwithstanding the issuance of this permit, all provisions of the Building and Zoning Codes must be complied with, whether specified herein or not. Certified copies of all contracts must be presented in conjunction with permit application. Further, the department of Code Enforcement has the right to conduct a re-evaluation of cost at completion of the project or prior to issuance of Certificate of Occupancy, when deemed necessary. Construction sites must be kept clean at all times. Overflowing dumpsters and unkempt sites will result in permits being revoked. Signs are only allowed 2 days prior to construction and 48 hours after completion of work.

Contractor Information: Building/General \_\_\_\_\_ ID# \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_ ID# \_\_\_\_\_ Phone #: \_\_\_\_\_

PLUMBER: \_\_\_\_\_ ID# \_\_\_\_\_ Phone #: \_\_\_\_\_

MECHANICAL: \_\_\_\_\_ ID# \_\_\_\_\_ Phone #: \_\_\_\_\_

SPRINKLER: \_\_\_\_\_ ID# \_\_\_\_\_ Phone #: \_\_\_\_\_

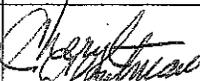
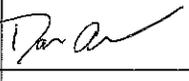
PROPERTY OWNER'S SIGNATURE: Ryan C Dusk DATE: 4-7-15

CONTRACTOR'S SIGNATURE: \_\_\_\_\_ PA# \_\_\_\_\_ DATE: \_\_\_\_\_

31 Strathaven Drive  
 Driveway Garage Addition-Request for Variance Neighborhood Sign-off

HOME OWNERS  
 RYAN & CHIE DUSK  
 31 STRATHAVEN DRIVE  
 BROOMALL, PA 19008

Check box if you are  
 OK with the proposed  
 Article "A" & "B"  
 driveway and garage  
 addition.

	ADDRESS	NAME	OK	SIGNATURE	DATE	ADDITIONAL COMMENTS
	35 Strathaven Drive Broomall, PA 19008	Jim BOYLE	<input checked="" type="checkbox"/>		3-21-15	No PROBLEMS
	25 Strathaven Drive Broomall, PA 19008	Joy Collas	<input checked="" type="checkbox"/>		4-6-15	NO PROBLEMS
4	21 Strathaven Drive Broomall, PA 19008					
5	39 Strathaven Drive Broomall, PA 19008	MARIE Lybrons	<input checked="" type="checkbox"/>		4-6-15	OK
6	40 Strathaven Drive Broomall, PA 19008	CHERYL CLOUTMAN	<input checked="" type="checkbox"/>		3-22-15	No problems
7	36 Strathaven Drive Broomall, PA 19008	LARRY JACKSON	<input checked="" type="checkbox"/>		3-22-15	
8	32 Strathaven Drive Broomall, PA 19008	Jeff Rudolph	<input checked="" type="checkbox"/>		3/21/15	This would be beneficial to the safety of our Street !!
9	26 Strathaven Drive Broomall, PA 19008	Sue DiPaulo	<input checked="" type="checkbox"/>		4/4/15	This is a great idea. We have no problem with it.
	17 Strathaven Drive Broomall Pa 19008	Dan Allen	<input checked="" type="checkbox"/>		4/4/15	No Problems

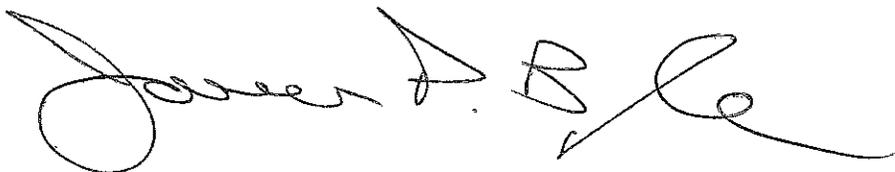
March 22, 2015

Re: 31 Strathaven Drive  
Broomall, Pa 19008

To whom it may concern:

I have been advised that my neighbor, Ryan Dusk of 31 Strathaven Drive, Broomall, Pa is in the process of extending his existing driveway.

As his neighbor at 35 Strathaven Drive, Broomall, Pa, I do not object to the extension of the driveway as explained to me.

A handwritten signature in black ink, appearing to read "James P. Boyle". The signature is fluid and cursive, with a large initial "J" and a distinct "B" and "Y" in the middle.

Thank you,

James P. Boyle  
35 Strathaven Drive  
Broomall, Pa 19008

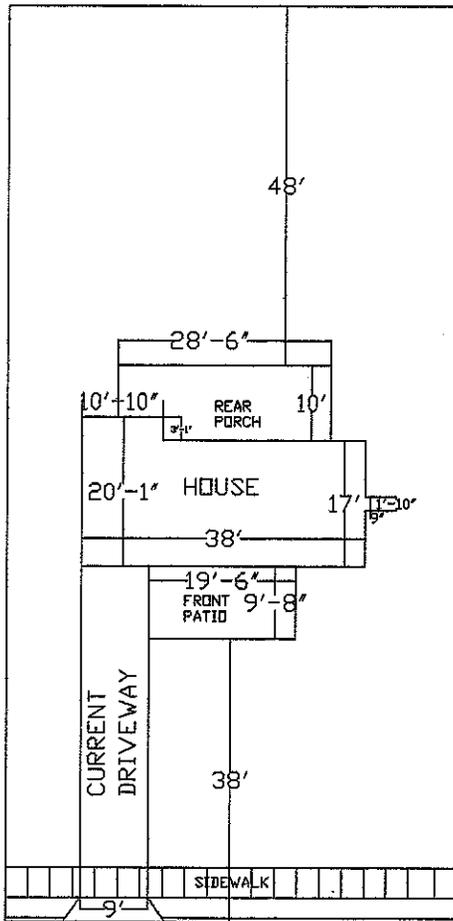
Driveway expansion; We are requesting to expand our driveway to prevent parking on the street.

- Emergency and municipal access is very limited. During the winter months the township snow plow cannot pass through our street due to the narrow path between multiple cars parked on the street (we are exhausted from 4:00am plow truck horn honking when they cannot pass between the cars). It would also prevent the current limited access for emergency vehicles in the event of an emergency.
- Over the years our neighborhood has evolved and the once young children are now driving and also many younger couples now have children that play in the neighborhood. This change in our close knit neighborhood has made our street even busier and more dangerous for our children and drivers that have "blind spots" due to our vehicles parked on the streets.
- Parking on our own driveway also prevents our expensive vehicles from potential damage as neighbors have great difficulty getting in and out of their driveways (including us). Our goal is to also lower the risk of property damage. Our neighborhood has had multiple incidents from township vehicles and neighbors hitting cars on the street.

Owner: Ryan C Dusk

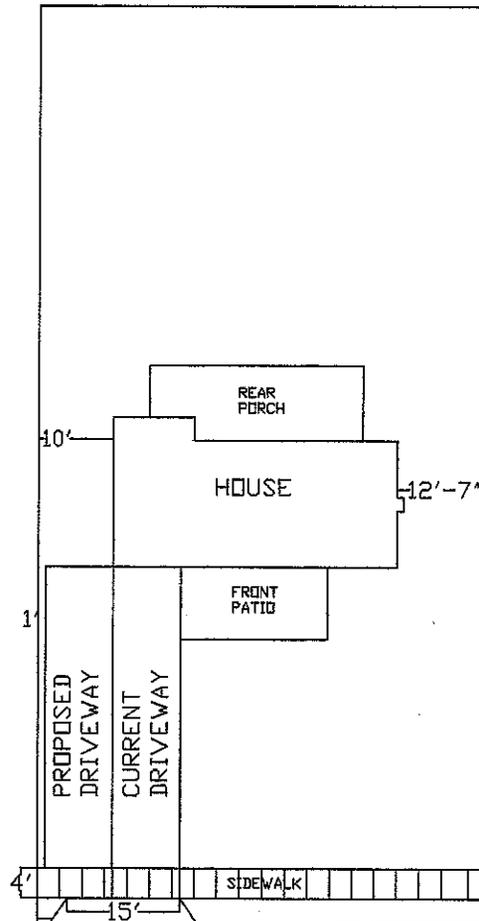
Date: 4-6-15

EASEMENT  
BEFORE



CURRENT DRIVEWAY  
40'(L) X 9'(W)

EASEMENT  
AFTER



PROPOSED DRIVEWAY  
ADDS 40'(L) X 9'(W)

WIDEN APRON TO 15'

ARTICLE A

BARE YARD (OMITTING ALL IMPERVIOUS COVERAGE)  
ZONED "R2"  
7500 SQ.FT.

HOUSE (INCLUDING REAR PORCH)  
930 SQ.FT.

FRONT PATIO  
189 SQ.FT.

CURRENT DRIVEWAY  
360 SQ.FT.

TOTAL CURRENT = 1479 SQFT

PROPOSED DRIVEWAY (9X40)  
360 SQ.FT.

TOTAL ADDITION = 360 SQFT

TOTAL CURRENT AND PROPOSED IMPERVIOUS COVERAGE WITH ADDITIONAL DRIVEWAY IS 1,839 SQ.FT.

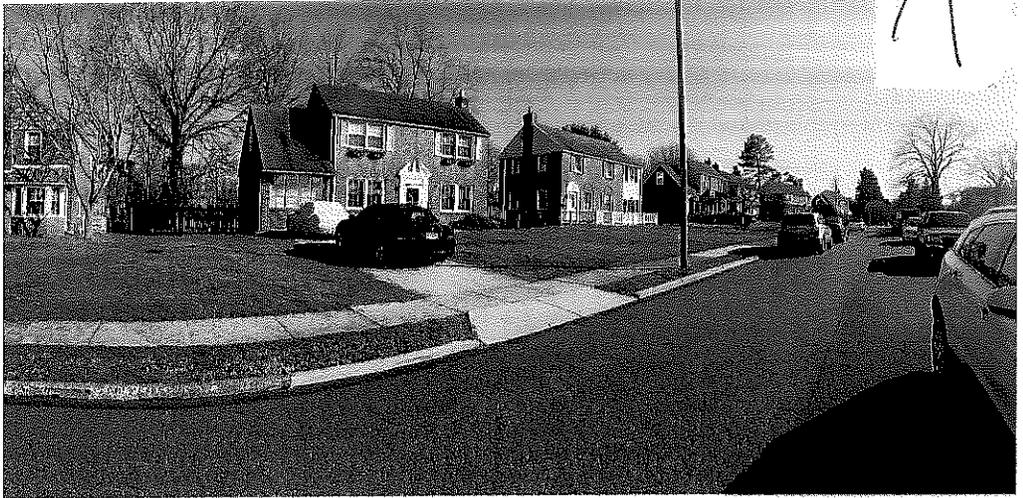
THIS ZONE 2 PROPERTY ALLOWS FOR UP TO 3,000 SQ.FT. IMPERVIOUS COVERAGE.

REV	DESCRIPTION	DATE	BY:

THIS PRINT IS THE PROPERTY OF RANKIN AUTOMATION AND IS TO BE RETURNED IMMEDIATELY UPON DEMAND. THE INFORMATION HEREON IS CONFIDENTIAL AND IS NOT TO BE DIVULGED OR SUBMITTED TO OTHERS. VERIFY DIMENSIONS AND SYSTEM LAYOUT ON INSTALLATION DRAWINGS BEFORE ANY WORKING INSTALLATION. DUE TO CONSTRUCTION VARIATIONS, ACTUAL BUILDED DIMENSIONS MAY DIFFER FROM THOSE SHOWN ON DRAWINGS.

		888 Sussex Blvd. Broomall PA 19008	
		610-544-6800 fax 610-328-6594	
customer / proj #:		RYAN & CHIE DUSK	
date:		3/22/15	
size:		A	
drawn by:		RCD	
scale:		NTS	
dwg name:		31 STRATHAVEN DRIVE BROOMALL, PA 19008	
REV		0	
sheet #		0	

A



B