

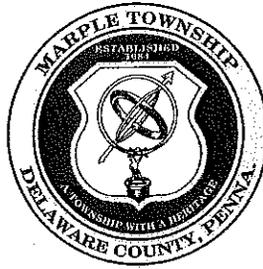
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Broomall, PA 19008-2397  
www.marpletwp.com  
November 14, 2018

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MRPL 0145

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

**RE: Preliminary/Final Land Development Plan  
Royal Farms Store #195 – West Chester Pike**

Dear Mr. Romano:

As requested, we have reviewed the following prepared by Robert E. Blue Consulting Engineers, P.C., unless otherwise noted, in connection with the referenced project:

- "Land Development Plans for Royal Farms Store #195," (34 sheets), dated October 20, 2016, last revised October 25, 2018.
- "Overall Tract Plan - Royal Farms Store #195," (sheet 4 of 34), dated October 20, 2016, last revised November 2, 2018.
- "Post Construction Stormwater Management Report for Royal Farms Store #195," dated October 2016, last revised October 23, 2018.
- "Royal Farms - Store #195," (Lighting Plan, 3 sheets), prepared by Ratcliffe Architects.
- "Traffic Signal Design Study Associated with Marple Royal Farms," prepared by Traffic Planning and Design, Inc., dated October 3, 2016.
- "Traffic Signal Plan – Langford Run Road and Mid-County Shopping Center/Royal Farms," prepared by Traffic Planning and Design, Inc.
- "Traffic Signal Plan – West Chester Pike (SR0003) and Langford Run Road," prepared by Traffic Planning and Design, Inc.

The applicant, Two Farms, Inc., proposes to develop a 2.72-acre portion of the 30.35-acre tract (Folio No. 25-00-05303-00) located at the corner of West Chester Pike and Langford Run Road, within the Highway Interchange Zoning District. The proposed development includes a 24-hour convenience store with fueling station and related site improvements to support the development. Access to the site is proposed at three (3) locations via a full movement driveway at a signalized intersection on Langford Run Road, as well as a right in/out-left in driveway, and a right in/out driveway. The development is to be served by public water and sewer.

The development is subject to the terms of the *Stipulation Settlement Agreement Order*, dated October 15, 2018, between the applicant, Marple Township, and Marple Township Zoning Hearing Board.

The applicant has requested the following waivers:

- §265-9 requiring the submission of a Preliminary Plan.
- §265-18 requiring dedication of recreation land.

**An administratively complete Preliminary/Final Plan application was accepted on October 25, 2018. In accordance with the Municipalities Planning Code, a decision on the Preliminary/Final Subdivision and Land Development Plan application by the Marple Township Board of Commissioners rendered and communicated to the applicant is necessary on or before February 13, 2019 (§265-10).**

We offer the following comments:

#### ZONING

1. In accordance with the terms of the Zoning Hearing Board decision and Stipulation Settlement Agreement Order, the following issues are to be addressed:
  - a. Outdoor seating is to be eliminated or moved to the opposite side of the building to be on the far side of the building from the Vassar Road residential properties.
  - b. Only one diesel dispensing station is permitted; therefore, plan sheet 13 should be revised to indicate one sign advertising diesel.
  - c. Landscaping provided in the Stipulation Settlement Agreement on the Blue Route side of Entrance D is to be added to the Landscape Plan.
  - d. The provided lighting plan is to include notations for reduced intensities that comply with off-peak lighting requirements.
  - e. The terms of the Stipulation Settlement Agreement Order are to be listed on the plans.
2. The proposed signs (sheet 13) are to be reviewed by the Township Zoning Officer for compliance with the Ordinance (§300-43.1.D).
3. The zoning data table is to be updated to include comprehensive information for the proposed Royal Farms and previously approved Giant/LA Fitness shopping center.
4. The fuel canopy does not need to be considered for the building coverage calculation (§300-43.1.C(1)).

#### SUBDIVISION AND LAND DEVELOPMENT

5. The following is to be provided in accordance with the Preliminary / Final Plan requirements:
  - a. Revised right-of-way and property lines to include construction of public improvements from curb to curb at a minimum.
  - b. Streetlight locations for Langford Run Road (§265-14.D(3)(f)).
6. The proposed sanitary sewer lateral plan and profiles are to be revised to be consistent with the proposed clean out locations. A video inspection is required for the reused existing lateral to confirm water-tight conditions (§265-14.C(13)).

7. A concrete driveway profile is required to verify maximum slope is not exceeded (§108-3.B(5)).
8. The alignment of the proposed sidewalk along Langford Run Road approaching the intersection with West Chester Pike and associated curb ramps are subject to PennDOT approval.
9. The pavement and trench details for all work within the right-of-way shall specify PennDOT Superpave and #57 stone backfill.

#### STORMWATER MANAGEMENT

10. A minimum depth of 24 inches is required between the bottom of an infiltration basin and a limiting zone. (§257-14.B(1)) Proposed stormwater infiltration basin #3 has a bottom elevation of 279 feet; however, the boring logs indicate bedrock within the proposed basin area is encountered at an elevation of 293± feet. Confirmation of the limiting zone locations is required and design calculations adjusted accordingly.
11. Additional information is required for the construction of infiltration basin #2. Perforated pipes to connect each section and distribute inflow from the parking lot storm sewer/basin #1 discharge pipes are necessary, a means to dewater the lowest basin area should be provided, and a minimum of 18 inches of cover is required along the driveway.
12. The detail for the infiltration basin #2 outlet structure should remove the notation for the 3-inch orifice.
13. Inlet capture calculations are required to confirm that the inlets to the basins capture the 100-year storm without bypass (§257-19.D).
14. The stormwater management report references blasting of rock (page 3). Blasting operations are to comply with Chapter 129, Article IV of the Marple Township Code, which includes pre-blasting surveys for all buildings within 2,000 feet and structures within 500 feet of the site.
15. Existing storm sewer inlets, shown in the center of a travel lane after Langford Run Road is widened, are to be relocated to align with the proposed curb.
16. All proposed earth disturbance, including the storm sewer pipe installation and Langford Run Road construction, is to be included within the limits of disturbance. (§257-9)
17. Inlet protection is required for the existing and proposed inlets along Langford Run Road and West Chester Pike. (§257-10.J)
18. Outlet protection is required for the discharge from ST19 through the retaining wall.
19. The proposed stormwater basins shall be blocked from receiving runoff until the site has achieved a minimum of 80% stabilization.
20. The following signature block, signed and sealed by the design engineer is to be included on the plans: "I, (Design Engineer), on this date (date of signature), hereby certify that the SWM site plan meets all design standards and criteria of the Marple Township Stormwater Management Ordinance." (§257-21.B(23))
21. All pipe sizes, invert elevations, and all stormwater structures should be made consistent between the structure table provided on sheet 20, the plans, and the storm profiles provided on sheet 31

(For example, the invert in and pipe size for basin #3 are inconsistent; ST30 is missing from the structure table).

### TRAFFIC

22. Please confirm the traffic volume counts for the 2020 AM Peak period, where the figure identifies a loss of traffic volume between West Chester Pike and the Royal Farms Entrance #1 intersection.
23. The truck maneuvering diagram for the movements from Langford Run Road into and out of the Mid-County Shopping Center driveway and Royal Farms driveway utilizes a WB-53 vehicle, however it is our understanding that the development will utilize WB-67 trucks. The applicant must confirm this information and a WB-67 design vehicle must be analyzed, if required.
24. The designer should note whether the use of Ideal Flow value of 1,800 vphpl (as per PennDOT Pub 46, Exhibit 10-9) in the synchro analysis will yield any difference in the recommended signal timing.
25. Due to the curvature of Langford Run Road through the intersection, lane alignment markings should be provided across the intersection (skip marks).
26. Due to the curvature of Langford Run Road, a left-turn phase should be considered for traffic entering the Royal Farms driveway.
27. The plan should note that all vehicular signal heads will utilize backplates with yellow reflective borders.
28. The signal should be connected to the adjacent traffic signal system on West Chester Pike via fiber-optic interconnect cable.
29. The notes regarding the operation of the Max 1 and Max 2 timings can be removed, and updated with a reference to the system plan.
30. Proposed construction specifications should be submitted to the Township for review and are to conform to the Township's latest requirements.
31. The proposed partial modification to the plan for the Traffic Signal at West Chester Pike (SR 0003) & Langford Run Road at the Royal Farms Driveway location is acceptable; however, the following should be addressed:
  - c. Luminaires should be included on the mastarms at this intersection.
  - d. The change and clearance intervals for phases 1+6 and 2+6 should be confirmed and should be consistent.
  - e. Push buttons are to be provided on poles.
  - f. Include pedestrian time in cycle lengths for coordination.
  - g. Countdown timer note is to be included.
  - h. Emergency pre-emption notes can be updated to address yellow-trap condition, and allow continuation of green if pre-emption occurs for phase 2.
  - i. Note regarding distance to the nearest adjacent signal on Langford Run Road should be updated.
32. The proposed design work, submitted for Royal Farms, is required match the final roadway design currently being prepared for Langford Run Road, which is to include an overall signage and pavement marking plan for areas not covered by the signal plans.

GENERAL

33. The plans should be reviewed by the Fire Marshal and comments addressed.
34. All requested and granted conditional use, variances, and waivers are to be listed on the Land Development Plans.
35. The text on sheets 4, 18, 28, and 34 does not appear to have printed correctly.
36. The Applicant is reminded that construction may not begin until the following are filed with the Township:
  - a. Land Development/Improvement Securities Agreement, approved by the Township solicitor.
  - b. An NPDES and Erosion and Sediment Pollution Control Permit approved by DEP. (§257-21.A(4))
  - c. Permit plans and structural design calculations for retaining walls in excess of 4 feet.
  - d. A contribution to the Township Stormwater Control and BMP Operation and Maintenance Fund to defray the cost of inspection and maintenance for a 10-year period in accordance with §257-37.
  - e. Provide recreational land or fee-in-lieu thereof. (§265-18)
  - f. Water supply capacity approval letter from Aqua.

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

JAM/epj

cc: Anthony Hamaday, Township Manager  
Adam Matlawski, Esq., Township Solicitor ✓  
Robert E. Blue, PE, Robert E. Blue Consulting Engineers, P.C.  
Louis J. Colagreco, Jr., Esq., Riley Riper Hollin & Colagreco  
Francis Hanney, PennDOT District 6-0  
Matthew DiGiulio, Zommick McMahon Commercial Real Estate  
Paul deBotton, Marple Associates