

November 17, 2016

Mr. Joseph Romano  
Marple Township  
227 S. Sproul Road  
Broomall, PA 19008

RE: Name of Dev't: Royal Farms - West Chester Pike  
DCPD File No.: 24-7208-16  
Developer: Two Farms Inc./Royal Farms Inc.  
Location: Southwest of the interchange between  
West Chester Pike and I-476  
Recv'd in DCPD: October 21, 2016

Dear Mr. Romano:

In accordance with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on November 17, 2016, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill  
Director

cc: Two Farms Inc./Royal Farms Inc.  
Robert E. Blue Consulting

Date:  
File No.: 24-7208-16

PLAN TITLE: Royal Farms - West Chester Pike  
DATE OF PLAN: October 20, 2016  
OWNER OR AGENT: Two Farms Inc./Royal Farms Inc.  
LOCATION: Southwest of the interchange  
between West Chester Pike and I-  
476  
MUNICIPALITY: Marple Township  
TYPE OF REVIEW: Final land development  
ZONING DISTRICT: Highway Interchange District  
SUBDIVISION ORDINANCE: Local  
PROPOSAL: Develop 2.72 acres with 7,796 sq.  
ft. of retail  
UTILITIES: Public  
RECOMMENDATIONS: Approval, contingent on incor-  
porating staff comments  
STAFF REVIEW BY: Michael A. Leventry  
REMARKS:

**CURRENT PROPOSAL**

The applicant proposes develop 2.72 acres with a gas station, bank, and related stormwater and parking facilities.

REMARKS (continued):

**SITE CHARACTERISTICS**

The site is located on a commercial corridor, abuts a highway interchange, and is neighbored by a residential neighborhood to the west.

**APPLICABLE ZONING**

The proposal is located within the Highway Interchange district and is subject to applicable regulations set forth in the Township's zoning code.

**COMPLIANCE**

The proposal appears to comply with the Highway Interchange district provisions.

**WAIVERS**

The applicant is seeking waiver relief from the following:

- Section 257-17: To forego meeting release rate requirements of Darby Creek Watershed District B2. It is recommended that this waiver be denied as the applicant 1) has not demonstrated a hardship and 2) has adequate site space to accommodate stormwater management systems.
- Section 265-18: To forego the dedication of recreation land. It is recommended that this waiver be denied and that the applicant and Township develop a solution so that this community benefit is not lost.
- Section 365-96: In order to submit proposal as a combined preliminary/final submission.

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REMARKS (continued):

- Section 300-81: To forego installation of interior parking lot landscape trees. It is recommended that this waiver be denied as 1) parking lot trees are aesthetically pleasing and as such, help mitigate the view impact of the parking lot, and 2) trees are beneficial for quality of life for neighboring communities by cleaning air and absorbing stormwater, and 3) parking lot trees help to reduce the amount of glare that leaves a site and baffles noises that are emitted from the site (alleviating impacts on the nearby residential community).

Staff has no other comments related to these waiver requests.

**SITE DESIGN**

Due to the close proximity of the site's West Chester Pike "Entrance Only" to the ramp for I-476, great care is needed to mitigate queuing site traffic from backing up into West Chester Pike. Additionally, the design should be modified and signage added to more strongly discourage inadvertent and dangerous usage of this "Entrance Only" as an exit.

**ENVIRONMENTAL**

The developer should contact the Pennsylvania Department of Environmental Protection regarding the need for sewage facilities planning approval.

The Township should confirm receipt of any necessary Pennsylvania Department of Environmental Protection planning approval prior to final approval.

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REMARKS (continued):

**STORMWATER MANAGEMENT**

The Township Engineer must verify the adequacy of all proposed stormwater management facilities.

**SIDEWALKS**

The applicant should construct a sidewalk along the Langford Run Road property frontage. It would connect with other sidewalks proposed for the adjacent development, SEPTA bus stops in the area, and the West Chester Pike crosswalk at this site. A sidewalk network here would provide safety for pedestrians who will work in the area and who wish to walk to the Royal Farms store and the bank.

**RECORDING**

In accordance with Section 513(a) of the Pennsylvania Municipalities Planning Code (MPC), final plans must be recorded within ninety (90) days of municipal approval.