

**RESOLUTION NO. 2021- 99  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN FOR CG WAYNE, LLC FOR THE  
PROPERTY LOCATED AT EAGLE ROAD AND RADNOR ROAD**

*WHEREAS*, GC Wayne, LLC (“Applicant”) submitted a Preliminary/Final Land Development plan prepared by Site Engineering Concepts, LLC consisting of eighteen (18) sheets, dated September 15, 2020, last revised September 16, 2021 (the “Plan”); and

*WHEREAS*, the Plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

*WHEREAS*, the Applicant proposes to construct 18 new single family homes on Tax Parcel 36-02-0097810, consisting of 19.530 acres (the “Property”) bounded by Eagle Road, Radnor Street Road and Walnut Avenue; and

*WHEREAS*, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plans for CG Wayne, LLC, subject to certain terms and conditions.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for CG Wayne, LLC, prepared by Site Engineering Concepts, LLC consisting of eighteen (18) sheets, dated September 15, 2020, last revised September 16, 2021, subject to the following conditions:

1. The Applicant shall comply with the October 5, 2021, Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the October 8, 2021, Gilmore & Associates, Inc. review letter, a copy of which is attached hereto as *Exhibit “B”*, including construction of the pedestrian walkways as noted in Paragraphs C, 1., 2., and 3. and Paragraph F. 2. of the review letter. Additionally, the Applicant shall provide a right of way easement to the Township along the Property’s Radnor Street Road and Eagle Road frontages.
3. The Applicant agrees to modify or change the location of the dwellings located on lots 4 and 5 as depicted on Sheet 7 of 18 of the Preliminary/Final Land Development Plans. The Applicant further agrees that the location of dwellings located on lots 4 and 5 shall be moved back towards the rear of their respective lots to align with the location of the dwelling located on lot 3.
4. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations, and statutes. Additionally, this approval is subject to final approval of the Zoning Map change of the Property from PI-Planned Institutional District to R-2 Residence District.

5. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. Park and recreation fees shall be paid in the amount of \$3,307.00 for each of the eighteen (18) dwelling units contemporaneously with execution of Development Agreements.

In addition to the foregoing conditions of the Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are granted provided that no more than eighteen single family dwellings are constructed on the Property:

- a. Section 255-12.A – to permit the land development application to proceed and be reviewed as a preliminary/final land development plan.


Approved
  Denied

- b. Section 255-21.B (1)(n) – from providing man-made features within 500 feet of the site.

Approved
  Denied

**SO RESOLVED**, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 18 day of October, 2021.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By:   
 Name: Jack Larkin  
 Title: President

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



*Excellence Delivered As Promised*

**Date:** October 5, 2021

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

**From:** Roger Phillips, PE

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

**RE:** Eagle and Radnor Roads

Date Accepted: 10/06/2020

90 Day Review: 01/04/2021 extended to 10/29/2021

---

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development Plan for the above referenced project for compliance with the Radnor Township Code. We have reviewed the plans based on a proposed zoning map revision that would convert this Parcel to R-2 from the current zoning designation of R-1 and PI. The map revision must be approved by the Board of Commissioners prior to this plan moving forward in the approval process. The applicant is proposing to construct 18 single family homes on individual lots. The Plan was reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant has indicated in a January 15, 2021 letter that the following waivers are being requested:

1. §255-12.A – To permit the land development application to proceed and be reviewed as a single preliminary/final land development plan.
2. §255-21.B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. A partial waiver is being requested to not provide the items which are not visible on aerial imagery (sewer lines, storm drains, easements, etc.)

The applicant appeared before the Zoning Hearing Board April 15, 2021 and May 20, 2021. The applicant has requested a variance from the following:

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402  
t: 610.650.8101 • f: 610.650.8190  
www.gannettfleming.com

Exhibit "A"

1. §280-112 – To permit disturbance of man-made steep slopes and such other relief as deemed necessary by the board.

On June 26, 2021 the applicant received the attached Zoning Relief.

Eagle and Radnor Roads

Plans Prepared By: Site Engineering Concepts, LLC

Dated: 09/15/2020 and last revised 09/16/2021

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has submitted the planning module application to the Township on September 7, 2021 for review and comments were transmitted to the Engineer on September 28, 2021.

Zoning

1. §280-112 – The applicant has received zoning relief as outlined in the attached zoning order. The man-made slopes that relief was granted from must be shown on the plans as such. The applicant has provided a not with the zoning relief on sheet 4. This should be revised to be shown on the record plan that will be recorded.
2. The percentage of impervious coverage for lots 11, 12 and 17 must be verified.

Subdivision and Land Development

1. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has requested a partial waiver from this requirement.
2. §255.27.C(4) – When a subdivision abuts or contains an existing street of inadequate right-of-way width, the Board of Commissioners may require the reservation or dedication of rights-of-way to conform with the required standards. Radnor Street Road is a Minor Collector, with a right-of-way requirement is 60 feet. The applicant has indicated on the plans that the existing right-of-way is 33 feet. Walnut Avenue is a local Road, with a right-of-way requirement is 60 feet. The applicant has indicated on the plans that the existing right-of-way is 50 feet. A 25-foot half right-of-way from the existing cartway centerline

is being provided along Radnor Street Road. The existing Walnut Ave right-of-way is currently sufficient for the type and usage of roadway.

3. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).
4. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners. Three streetlights are being provided.
5. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. A fire hydrant is being provided at the end of the cul-de-sac per discussions with the fire department. The applicant is preparing a water extension plan for review and approval by Aqua and Township.

### Stormwater

1. The drainage boundary for the Pre-Development area on Sheet 14 of the plan set appears to have been turned off for Lot 18 and some other areas. Please revise the plans to show all drainage boundaries.
2. The Post-Bypass Total hydrograph in the stormwater report indicates a drainage area of 5.036 ac but the Post-Construction drainage area plan on Sheet 15 of the plan set appears to indicate a Post-Dev Bypass area of ~5.39 ac. The post-construction drainage area map shows some areas that contain drainage boundaries but no hatch, and some areas that contain a hatch but no drainage boundaries. Please revise this inconsistency and ensure that the drainage boundaries and hatches are consistent.
3. It appears that there are several inconsistencies between the Beechtree Storm Main Profile on Sheet 9 of the plan set and the Utility Plan on Sheet 11 of the plan set. Please address the following:
  - a. The profile shows Lot 12 water service ~15' before PO11 but the Utility Plan appears to show PO11 just before the Lot 12 water service.

- b. The profile shows utility crossings of PP-R1C in sequence as Lot 16/17 Water, Lot 12 Sanitary, and Lot 16 Sanitary, but the Utility Plan appears to show Lot 12 Sanitary, Lot 16/17 Water, Lot 16 Sanitary, and Lot 17 Sanitary.
  - c. The Utility Plan shows PP-R4 crossing an existing sanitary main but it is not shown on the profile.
4. The Mid-Lot Storm Main Profile on Sheet 9 of the plan set indicates a sewer main crossing PP9, but there appears to be less than 18” of vertical clearance between the two pipes. Please revise the profile to provide at least 18” of vertical clearance.
5. The Beechtree Storm Main and Mid-Lot Storm Main profiles show portions of pipes upstream of the outfalls as having no cover. It is not recommended to propose a pipe with no cover.
6. The plans now show infiltration bed PIB-2 with an irregular shaped footprint that is inconsistent with the dimensions shown on Sheet 8 of the plan set. Please revise this inconsistency.
7. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

Sanitary Sewer

1. The lateral for Lot 10 shall be relocated to not encroach on Lot 9. The lateral appears to be located on Lot 9 prior to the existing sanitary sewer easement. This must be revised.

General

1. The applicant has indicated that all retaining walls will be less than 4 feet high. Any revisions to the size or locations of the individual structures will be addressed with the grading permits.
2. The applicant appeared before the Shade Tree Commission on June 16, 2021 and was granted approval.

The applicant appeared before the Planning Commission on August 2, 2021. The Planning Commission recommended approval of the plan and requested waivers.

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

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', with a large, stylized initial 'R'.

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

**RADNOR TOWNSHIP ZONING HEARING BOARD**

**APPEAL NO. 3093**

**CG Wayne , LLC (“Applicants”)**, premises located at Eagle Road and Radnor Street Road (“Premises”) and zoned Planned Institutional (“PI”).

**DECISION OF THE ZONING HEARING BOARD**

**Relief Requested**

1. The applicant seeks to improve and disturb certain steep slopes to allow for the construction of 18 new dwellings designed under the R-1(A) provisions of the Code. (“Steep Slope Disturbance”).
2. To permit the Steep Slope Disturbance the applicant requests relief from Section 280-112 that prohibits the disturbance of steep slopes.

**Findings of Fact**

1. This application involves the premises located at Eagle Road and Radnor Street Road and zoned PI (“Premises”).
2. Testimony and evidence on this application were presented at the properly noticed hearings held on April 15, 2021 and May 20, 2021.
3. Applicant’s Exhibits A-1 through A-12 were entered into the record at the May 20, 2021 hearing. (May 20, 2021 Hearing Transcript, 33:11 - 34:12).
4. The Premises contains several steep slopes dispersed throughout the property. (April 15, 2021 Hearing Transcript, 27:21 – 34:12; Exh. A-5, A-3, A-6, & A-7).
5. The existing slopes on the premises were manmade and predate the permitting requirements of Chapter 175 of the Township’s Code. (4/15/21 Tr., 42:13 – 43:2).
6. The existing structures and large parking lot located on the Premises do not have any stormwater controls. (4/15/21 Tr., 43:17-19).
7. The applicant’s proposed development has less impervious coverage than currently exists on the Premises. (4/15/21 Tr., 44:7-8).
8. The existing manmade slopes present an undue hardship to any future development of the Premises. (4/15/21 Tr., 53:9-21, 54:3-9).
9. The applicant’s Steep Slope Disturbance will limit erosion, sedimentation, and stormwater runoff, and protect the existing watersheds. (4/15/21 Tr., 50:19 – 52:1).



10. The Township's letter of support for this application was entered into the record at the April 15, 2021 hearing. (4/15/21 Tr., 100:11-14).

### **Conclusions of Law**

1. The unique physical conditions of the Premises, including the age of the manmade slopes, present an unnecessary hardship to its use.
2. A variance is necessary to allow the applicant to reasonably overcome the unnecessary hardship and to enable the reasonable use of the Premises.
3. The granting of the requested relief will significantly reduce the existing impervious coverage and will improve the stormwater controls.
4. The unnecessary hardship was not created by the applicant. (4/15/21 Tr., 54:10-12).
5. The granting of the requested variance will not alter the essential character of the neighborhood nor substantially or permanently impair the appropriate use of adjacent properties.
6. The granting of the requested variance will represent the minimum deviation necessary to afford relief and will represent the least possible modification of the Zoning Ordinance. (4/15/21 Tr., 57:2-8).
7. The granting of the requested variance will in no way be injurious to the public health, safety, morals and general welfare of the Township.
8. The granting of the requested variance is necessary to implement the purposes of the Municipal Planning Code and the Zoning Ordinance.

### **Order**

Based on the testimony and exhibits entered into and made part of the record before the Board, and for the reasons set forth on the record, the applicant's request is hereby **GRANTED**. The Board hereby determines that:

1. Variance relief from the requirements of Zoning Code Section 280-112 is hereby **GRANTED** to permit the Steep Slope Disturbances in the precise location and extent shown on the plans and specifications contained in Exhibit A-12 that was entered into and made part of the record, and otherwise as described in the testimony and exhibits entered into and made part of the record, to the extent consistent with Exhibit A-12;
2. Relief is granted only with respect to Zoning Code Section 280-112; and
3. No relief is granted with respect to any other provisions of the Zoning Code.

**BY ORDER OF THE ZONING HEARING BOARD**

/s/ **JOHN F. REILLY, CHAIRMAN**

/s/ **RICHARD WEITZMAN, MEMBER**

/s/ **JOHN A. LORD, MEMBER**

/s/ **JAMIE B. FORMAN, ALTERNATE**

/s/ **JOHN NAGLE, ALTERNATE**

DATED: May 20, 2021

MAILED: June 26, 2021

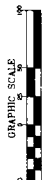
Vice Chairman George F. Nagle was present and abstained from this appeal. Board Member, Bradley Delizia was absent during the April 15, 2021 hearing. Board Member, Bradley Delizia was present at but did not participate in the May 20, 2021 hearing.

THIS DECISION WILL EXPIRE IF THE APPLICANTS FAIL TO OBTAIN A BUILDING PERMIT WITHIN SIX MONTHS OF THIS DATE: June 26, 2021.

PROPOSED LOTS		REGULATORY	PROPOSED	LOT AREA	PROPOSED	LOT AREA
LOT #	AREA	WETLANDS & WOODS	WETLANDS & WOODS	AREA	WETLANDS & WOODS	AREA
1	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
2	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
3	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
4	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
5	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
6	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
7	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
8	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
9	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
10	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
11	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
12	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
13	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
14	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
15	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
16	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
17	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
18	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
19	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1
20	1,603.1	0.0	0.0	1,603.1	0.0	1,603.1

THIS PLAN IS THE PROPERTY OF SITE ENGINEERING CONCEPTS, LLC. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SITE ENGINEERING CONCEPTS, LLC.

ZONE: RESIDENTIAL  
 SLOPE: 1% MINIMUM  
 20% MAX SLOPE  
 30% MAX SLOPE  
 40% MAX SLOPE  
 50% MAX SLOPE  
 FLOODING LOT 18



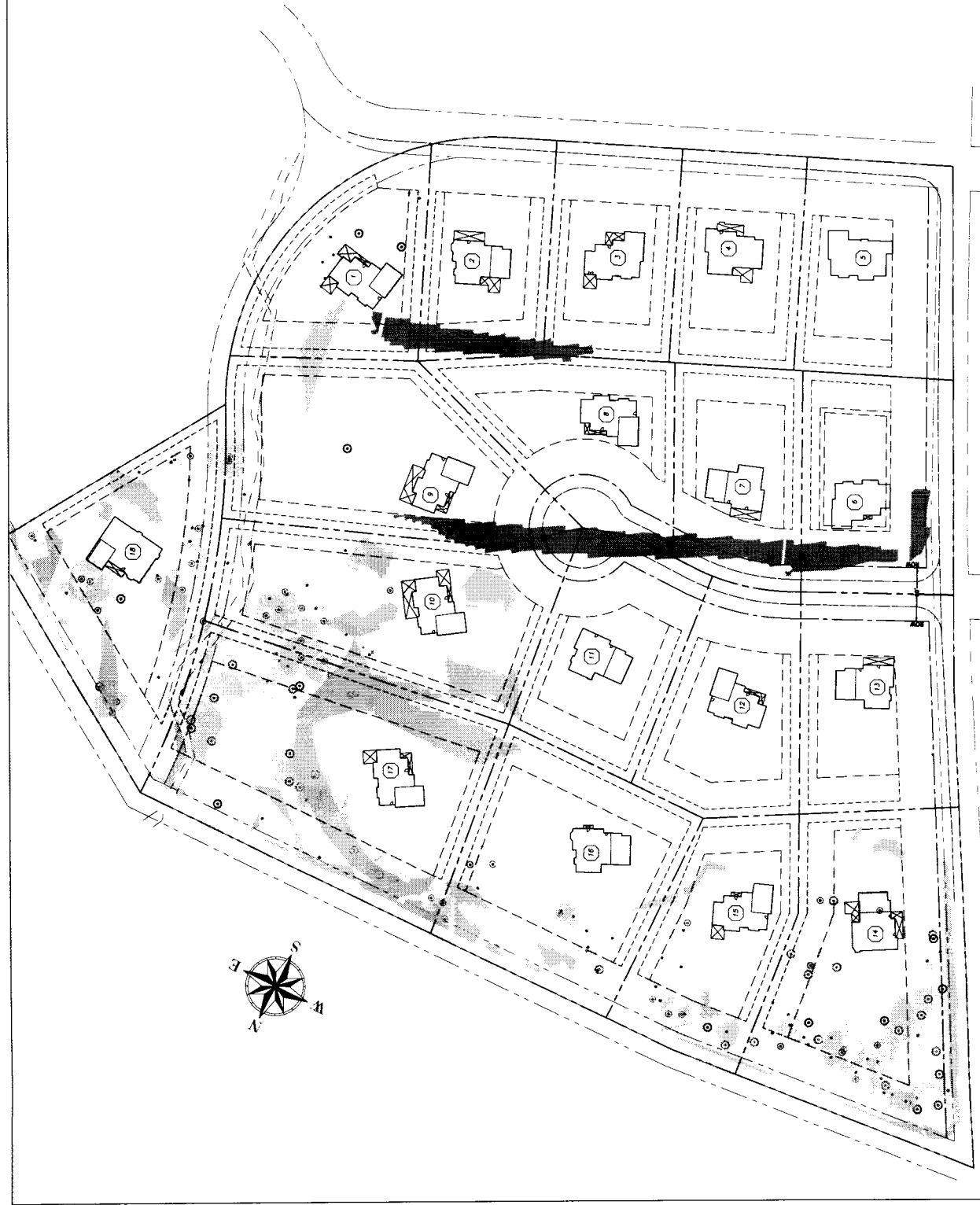
PREPARED BY:  
 SITE ENGINEERING CONCEPTS, LLC  
 P.O. BOX 1992  
 SOUTHEASTERN PA 19399  
 P. 610-662-0040 F. 610-662-0041 E. INFO@SITEENGINEERING.COM

PLAN PREPARED FOR:  
 CC WAYNE, LLC  
 EAGLE ROAD AND RADNOR STREET ROAD  
 WAYNE, PA

DEPARTMENT OF PLANNING AND ZONING  
 DELAWARE COUNTY  
 RADNOR TOWNSHIP

PROPOSED 18 LOT  
 SITE PLAN

SHEET  
 1 of 1





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

**MEMORANDUM**

---

**Date:** October 8, 2021

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

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

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

**Reference:** CG Wayne, LLC - Eagle & Radnor Roads  
Radnor Township, Delaware County  
Transportation Review 6  
G&A #20-10023

---

Our transportation review is complete for the Preliminary/Final Subdivision and Land Development plans prepared for Eagle & Radnor Street Roads. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

The Applicant, CG Wayne, LLC, is proposing a development consisting of 18 new single-family homes on a site bounded by Eagle Road, Radnor Street Road and Walnut Avenue. The main driveway will take access to Radnor Street Road opposite Beechtree Lane. There are several individual residences that will take direct access to either Eagle Road, Radnor Street Road or Walnut Avenue.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Subdivision and Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for CG Wayne, LLC, consisting of 18 sheets, dated September 15, 2020 and last revised September 16, 2021.
2. Traffic Response Letter prepared by Site Engineering Concepts, LLC, dated September 16, 2021.

**C. TRANSPORTATION IMPROVEMENTS PROPOSED**

1. The applicant will install a pedestrian walkway along Radnor Street Road and Walnut Avenue.
2. The applicant will widen the existing walkway along Radnor Street Road to Eagle Road.

3. The applicant will install a pedestrian walkway along Chamounix Road from the property to Paul Road. A pedestrian bridge is proposed crossing the creek along Chamounix Road.
4. The applicant will provide an easement at the intersection of Radnor Street Road and Eagle Road to allow for potential future construction activities.

**D. WAIVERS REQUESTED**

1. §255-12.A – To permit the land development application to proceed and be reviewed as a single preliminary/final land development plan.
2. §255-21.B(1)(n) – From providing man-made features within 500 feet of the site.

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

1. §255-28.B – The minimum stopping sight distance for a major collector (Eagle Road) is 275 feet. The plans indicate a sight distance of 202 and 256 feet at the Lot 18 driveway along Eagle Road. The plans shall be revised to indicate the required sight distance. If the Applicant is able to meet the Township minimum sight distance requirements; the plans should also include the PennDOT required sight distance and appropriate calculations. In addition, the sight line profile shown on Sheet 14 (looking right) should be revised to align with the proposed sight distance of 256 feet and to provide a minimum clearance of 6 inches over any given point of the roadway. The driveway sight distance will also be reviewed by PennDOT during the HOP process.

**F. GENERAL TRANSPORTATION COMMENTS:**

1. As a reminder, PennDOT will require a Highway Occupancy Permit (HOP) for the driveway access to Eagle Road (S.R. 1042) from Lot 18. The Township requests the opportunity to review all HOP plan submissions to PennDOT, as well as be given the opportunity to attend all meetings with PennDOT and copied on all correspondence regarding the same. **The applicant acknowledges and indicates the Township will be included in discussions and submissions to PennDOT.**
2. The applicant has offered to extend the Walnut Lane sidewalk to Paul Road provided adequate right-of-way exists or can be obtained by Radnor Township. A draft sketch has been provided. **The applicant is continuing to work with the Township to install the noted sidewalk improvements.**
3. Sheet 10, the ramp cross slope for the Beechtree Lane ADA Ramp on the Northeast Corner of Radnor Street Road exceeds the maximum of 2% along the depressed curb. Revise the spot elevations accordingly.