

**RESOLUTION NO. 2019-57  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN OF MELISSA L. RAUSCHER FOR THE  
PROPERTY LOCATED AT 360 CONESTOGA ROAD**

*WHEREAS*, Melissa L. Rauscher (“Applicant”) submitted an application for Preliminary/Final Land Development Plan approval for the property located at 360 Conestoga Road; and

*WHEREAS*, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Preliminary/Final Plan submission; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to grant Preliminary/Final Land Development Plan approval for Applicant’s Plan.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary/Final Land Development Plan prepared by Edward B. Walsh & Associates, Inc., consisting of one (1) sheet, dated October 17, 2018, last revised April 9, 2019 (“Plan”), subject to the following Preliminary/Final Plan Approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated May 29, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the following paragraphs of the Gilmore & Associates correspondence dated April 29, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*:
  - a. Compliance with paragraph III.2. which requires Applicant to obtain a highway occupancy permit from the Pennsylvania Department of Transportation for Lot 2 when it is developed. Additionally, the Applicant shall include the Township on all correspondence with PennDOT when Lot 2 is developed.
  - b. Compliance with paragraph III. 3. of the Gilmore letter with respect to site distance requirements.
3. The Applicant shall execute development agreements and any other required documents in a form and manner to be approved by the Township Solicitor and shall post sufficient financial security to secure all improvements in a form acceptable to the Township.
4. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other

applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

*IN ADDITION* to the foregoing conditions of Preliminary/Final Plan approval, the Board does hereby approve the following waiver request:

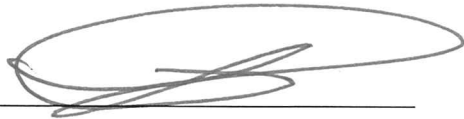
1. SALDO §255-22-B.1(k)– as to existing principal buildings and driveways on the adjacent peripheral strip, subject to submission of an aerial map of the property with the record Plan.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 24<sup>th</sup> day of June, 2019.

**RADNOR TOWNSHIP**

By:   
Name: Lisa Borowski  
Title: President

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





*Excellence Delivered As Promised*

**Date:** May 29, 2019

**To:** Stephen Norcini, P.E. – Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** 360 Conestoga Road  
Melissa Rauscher– Applicant

Date Accepted: April 1, 2019

90 Day Review: June 30, 2019

Gannett Fleming, Inc. has completed a review of the revised land development Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the existing lot into two separate lots. There are no changes to roadways, sanitary or storm sewers and no stormwater management systems are proposed.

360 Conestoga Road – Minor Subdivision Plan

Plans Prepared By: Edward B. Walsh & Associates, Inc.

Dated: 02/25/2019 and revised 04/09/2019

Sewage Facilities Planning

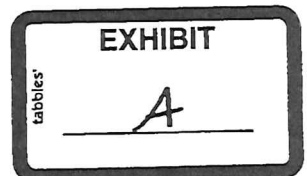
1. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has submitted an exemption to be executed by the Township Engineer.

Zoning

1. All zoning requirements related to the placement of structures will be verified at the grading permit review to ensure conformation with the requirements.

Subdivision and Land Development

1. 255-22-B.1(k) - 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 waiver from this requirement.



Steve Norcini, Township Engineer  
360 Conestoga Road  
May 29, 2019

2. §255.27.C(2) – Where a subdivision abut 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. Conestoga Road is a Major Collector. The right-of-way requirement is 80 feet and the cartway is 48 feet. The applicant is providing additional right-of-way and is shown as the ultimate right of way on the plan that will be dedicated in perpetuity to Penn Dot or Radnor Township.

General

1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording. There are minor discrepancies with the existing deeds and plans, that will be addressed at the time of the new deeds being recorded.
2. We note steep slopes along the frontage of Conestoga Road that will be disturbed to construct a driveway to access the proposed lot. No improvements are proposed at this time. Any future improvements are subject to further comments during the grading permit review.

The applicant appeared before the Planning Commission on May 6, 2019. The Planning Commission made a motion to approve the plans based on the applicant addressing staff comments, removing the hazardous tree and addressing the outstanding item on the title report. The Planning Commission approval was unanimous.

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

Very truly yours,

GANNETT FLEMING, INC.



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





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

**MEMORANDUM**

**Date:** April 29, 2019

**To:** Steve F. Norcini, P.E.  
Radnor Township Engineer

**From:** Amy Kaminski, P.E., PTOE  
Gilmore & Associates, Inc.

**cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John Rice, Esq. – Grim, Biehn & Thatcher  
Mary C. Eberle, - Grim, Biehn & Thatcher  
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.  
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.  
Leslie A. Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** 360 Conestoga Road Minor Subdivision Plan  
Radnor Township Escrow No. 2019-SD-03  
Transportation Review 2  
Radnor Township, Delaware County, PA  
G&A No. 19-03065

Gilmore & Associates, Inc. (G&A) has reviewed the Minor Subdivision Land Development submission prepared for Melissa L. Rauscher and offers the following comments for your consideration:

**I. BACKGROUND**

The subject property is a 1.62 acre parcel located at 360 Conestoga Road (S.R. 1019) in the R-2 Residential Zoning District. The Applicant intends on subdividing the parcel to create a two lot subdivision; Lot 1 will contain the existing house with additional improvements on 1.014 acre parcel using an existing driveway access to Conestoga Road (S. R. 1019), and Lot 2 will be sold as a separate lot on a 0.536 acre size and will require a new driveway access to Conestoga Road (S.R 1019).

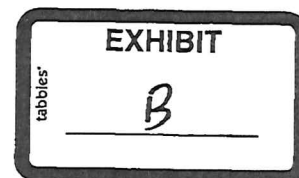
**II. DOCUMENTS REVIEWED**

1. Plan of Property of 360 Conestoga Road, Minor Subdivision Plan, prepared for Melissa L. Rauscher, prepared by Edward B. Walsh & Associates, Inc., dated October 17, 2018, last revised April 9, 2019, and consisting of one sheet.
2. Response Letter prepared by Edward B. Walsh & Associates, Inc., dated April 10, 2019.

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**III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. §255-27.B(3)(c) and §255-27.C(1) – Conestoga Road is identified as a Major Collector and therefore requires an 80 feet Right-of-Way and 48 feet cartway width. The plan identifies a 40 feet half-width Right-of-Way on Conestoga Road and a 33 feet cartway width.
2. §255-27.A(8) – Any applicant who encroaches within the legal right-of-way of a state highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation. Lot 2 will require a Highway Occupancy Permit for the eventual driveway to Conestoga Road (S.R. 1019); the Applicant has indicated agreement to include the Township on all correspondence with PennDOT when Lot 2 is developed.
3. §255-27.I(5) – Driveways shall be so located and designed as to provide a reasonable sight distance at street intersections. The existing driveway for Lot 1 appears to include stone walls and vegetation located within the driveway sight lines. The Applicant has included the existing/available sight distance on the submitted plan; however, it appears the left sight lines may be deficient based on the posted speed limit and the roadway grade. We recommend the Applicant consider trimming vegetation along Conestoga Road to improve the left sight distance.
4. §255-37.A. – Sidewalks and pedestrian paths shall minimize pedestrian-vehicle conflict and shall be provided when required by the Board of Commissioners. There are no sidewalks along this section of Conestoga Road; however, the Radnor Trail runs along the rear of both lots.

Please contact this office if you have any questions or concerns related to this review.