

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Monday
August 4, 2014
7:00 P.M.

Agenda

Minutes of the July 7 and July 9, 2014 meetings

*2014-S-08 (Preliminary Plan)
205 Strafford Ave.*

Subdivide existing property into six (6) lots, to include the existing single family detached dwelling and five (5) proposed single family detached dwellings

Public Participation

Next Regular Planning Commission Meeting Tuesday September 2, 2014 7 PM

***Radnor Township Planning Commission
Minutes of the Meeting of July 7, 2014
301 Iven Ave., Wayne, Pa***

Vice Chair Skip Kunda called the meeting to order at 7 PM with the following Commission members present: Steve Cooper, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer; Amy Kaminski, PE, Township Traffic Engineer; John Rice, Esq., and Stephen Norcini, PE, Director of Public Works. Julia Hurlle and Kathy Bogosian were absent.

Minutes of the Meetings of June 2 and June 17, 2014

Susan Stern moved to accept the minutes of both the June 2 and June 17 meetings. Seconded by John Lord, the motion passed.

2013-D-10 Final Plan

*350 N. Spring Mill Road SEPTA Train Station
Upgrade existing train station and parking lot, new tunnel, ramps and stairs,
high level and low level platforms and parking lot expansion.*

David Falcone, Esq. appeared on behalf of the applicant. The applicant will comply with all comments and recommendations from the Engineers as well as the requirements of the Zoning Hearing Board. The sidewalk will be extended as long as they stay under the impervious limits for the zoning district.

Skip Kunda asked if the applicant would consider installing one or two car charging stations. The question will be forwarded onto the Administrative Staff at SEPTA for consideration.

Steve Cooper moved to approve the plan provided that the applicant complies with the Engineer's comments with the exception of the items that have been approved by the Zoning Hearing Board. Seconded by John Lord, the motion passed.

*2012-D-16 Preliminary Plan Revised
610 King of Prussia Road Cabrini College
Amend plans to comply with Zoning Hearing Board decision to permit longer building.*

*2012-D-16 Final Plan
610 King of Prussia Road Cabrini College
Expand athletics building with an addition*

There was some discussion separating the two applications. The Preliminary Plan previously had shown the construction of two parking structures. The Final Plan as submitted is limiting

construction to the additions to the Dixon Center (Athletic Center). When the applicant wishes to move forward, they will be required to return to the Planning Commission for the parking structures approval.

Susan Stern questioned the existing non-conformity with regards to parking and the question of not increasing the parking to reduce that issue. John Rice stated that he believes the non-conformity is not being increased with the plans.

Joanne Semeister, from Cabrini, stated they have been granted zoning approval for the building expansion. Rob Lambert, PE, displayed a power point presentation for the project to clarify where their approval request lies. This construction is being labeled as Phase 1. Any future construction would require return to the Planning Commission. The applicant will comply with the Engineer's comments.

John Rice stated that the conditions in the Preliminary Approval Resolution No. 2013-05 need to be addressed as part of this approval process.

Skip Kunda requested that the applicant consider a turnaround area be added to the re-located parking area.

Susan Stern moved to recommend approval of the revised Preliminary Plan which includes Phase 1 and Phase 2 and Final Approval of Phase 1 portion of the plan conditioned upon meeting all of the comments in the Gannett Fleming Letter and the Gilmore Letter as well as the conditions that were placed upon the original Preliminary Plan approval and the construct of a bump-out turn around area in the new parking lot. Seconded by John Lord, the motion passed.

Respectfully submitted,

Suzan Jones

Suzan Jones

Radnor Township Planning Commission
Minutes of the Meeting of July 9, 2014
301 Iven Ave., Wayne, Pa

Chair Julia Hurle called the meeting to order at 7 PM with the following Commission members present: Kathy Bogosian, Steve Cooper, Skip Kunda, John Lord, Regina Majercak, Doug McCone, Elizabeth Springer, and Susan Stern. Attendance included: Roger Phillips, PE, Township Engineer, Stephen Norcini, PE, Director of Public Works, Amy Kaminski, PE, PTOE, Traffic Engineer. Elizabeth Springer was absent.

2014-04-5 Ardrossan Estate Newtown Road Continuation

Subdivide existing tract into 72 individual residential lots using the density modification option permitted by Radnor Township Zoning Ordinance. The existing residential structures are to be maintained and made part of the lots. All new lots with the exception of lots 4-11 will be developed with single family residences. Waivers are being requested to permit a low impact development of the site in order to preserve the qualities of the existing site.

Continuing from the previous meeting, Julia Hurle stated that discussion on specific items would be the goal for tonight's meeting.

Amy Kaminski explained her review of the TIS (Transportation Impact Study). There was some discussion regarding the Newtown / Darby Paoli Road intersection. John Snyder, Esq., on behalf of the applicant, stated the applicant is not pursuing a 3-way stop sign at Newtown / Darby Paoli; that would be on the Township and PennDOT as the applicant is open to whatever is decided by PennDOT and the Township. The intersection at Abrahams and Newtown was also discussed as a challenging intersection.

John Snyder stated that 3 new roads will be exiting onto Newtown Road. The existing driveway will remain for historical preservation. The village road now has an access off the cul-de-sac for emergency vehicles. The existence or non-existence of emergency accesses off of cul-de-sacs was discussed at length. Swales will be maintained by the Homeowners Association. The wall on Newtown towards Darby Paoli will be moved.

Steve Norcini stated he is satisfied with the right-of-way widths as presented on the plans. He also supports the proposed road widths and lack of curbs as well.

Julia Hurle feels there are too many houses by the Rye Field. Regina Majercak would like to see a wider right-of-way. Susan Stern feels the plan has changed since the original Conditional Use application, and not for the better.

Public Comment

Leslie Morgan - Farm Rd. commented on the view shed which is supposed to benefit the pedestrian/vehicular travel along Darby Paoli and Newtown Roads.

Martin Snyder - Newtown Rd. suggested one two-way road for all of the developments exiting onto Abrahams Rd. The existing buffer which backs up to Atterbury Rd. has many diseased and/or dying trees that regularly drop limbs, etc. The proposed road in that area will have impact on an existing stream and add to an existing run-off problem.

Phil Graham – Newtown Rd. wants to know why we listen to national standard. The roads here have to be looked at not compared to national standards. He would like to see a road cut through steep slopes and exit onto Darby Paoli Rd. He feels that the homeowner's association will not keep up with the management of the proposed swales. The view shed will become a city with back to back houses. He would like to see the developments moved 20-40 feet south. There are many historical buildings on the site which have been allowed to become dilapidated. He wanted to know if these buildings would be restored and questioned the possible existence of Native American Artifacts that may be found once digging begins. He encouraged a survey of these types of items.

Tim Boylan – Hothorpe Ln. speaking on behalf of the RTPA (Radnor Taxpayers Assoc.) gave a power point presentation. Their issues centered on traffic, road circulation, historic issues, developer's offsite improvements, view sheds that would be disturbed were shown via real time pictures. He too requested that the 'village' development be moved further south. The RTPA does not support the Rey Field road or the village road to access Newtown Rd., nor do they support the requested waivers. The roads can inter-relate if the proper engineering design plan is utilized.

John Snyder would like to see the water tower remain and be repaired. It is owned by the Trust.

Susan Stern asked about stormwater management agreement and the number of systems that will be constructed and the process. She also wanted to know if the school district had been contacted regarding bus service in the area. She also feels that with a few minor adjustments, a street cut could be eliminated. She questioned what benefits the neighbors get if the waivers are granted. It is her opinion that the plan changed from the Conditional Use Plan but the applicant did not incorporate some comments the Planning Commission recommended during that process.

Julia asked about historic resources on the property and how that would be handled and the reforestation of the buffer as well as the location of the 4 homes at the Rye Field.

Kathy Bogosian has concerns about the roads exiting onto Newtown Rd. and stated that she would like to see some sort of traffic control at Abrahams. Roger Phillips stated that PennDOT will determine how the roads will need to be constructed per their requirements.

John Lord doesn't want to see the village road exit opposite a neighboring driveway.

Regina Majercak would like to see the Township get something in return in exchange for approval of the waivers.

Skip Kunda suggested that the Township Arborist revisit the site.

The Commission's general concerns highlighted on the buffer being redesigned to the satisfaction of the Township and the neighbors, flipping the cul-de-sac on the village, not playing with the right of ways, pushing the village inward, Newtown private road needs to be re-groomed, reduce impact to the immediate neighbors, widening the roads, eliminate road 'B', move four houses off the cul-de-sac, verifying that emergency vehicles have access to all roads.

Skip Kunda moved to approve the Preliminary Plan and the waivers expressly conditioned on the following issues to be met by the applicant: That road 'A' on the cul-de-sac village be flipped to exit onto Abrahams Lane and eliminate entirely the road 'B' access to Newtown Road, that they relocate, so they are not visible from Darby Paoli Road and Newtown Road across the Rye Field, the last four houses at the end, that the buffer at the Rye Field be re-reviewed by the Arborist and staff and be conifers, under-story and deciduous trees and provide a real buffer and a layer that provides immediate screening, that the applicant relocate the 'village' farther away from Newtown Road, that buffer along public Newtown Road be increased, that the applicant substantially improve the buffer at the private Newtown Road, and preserve the stone water tower if feasible. Seconded by Kathy Bogosian, the motion passed.

Respectfully submitted,

Suzan Jones

Suzan Jones



Gannett Fleming

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MEMORANDUM

Date: July 25, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Steve Gabriel – Rettew Associates
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: 205 Strafford Avenue
115 Strafford Avenue, LLC – Applicant

Date Accepted: July 7, 2014
90 Day Expiration: October 5, 2014

Gannett Fleming, Inc. has completed a review of the 205 Strafford Avenue Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the R4 zoning district. The applicant is proposing to subdivide the property into six lots. The existing dwelling will remain and the other five lots will be improved with new single family detached dwellings.

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27.I – To use common driveways for the proposed homes to minimize curb cuts on Eagle Road and Strafford Avenue.
- §255-14.A – To proceed with preliminary/final plan before obtaining separate preliminary approval.

Plans Prepared By: Inland Design
Dated: 06/30/2014, No Revisions

I. Zoning

1. The zoning table provided on sheet 2 is inconsistent with what is shown on the plans. This must be revised to be consistent. For example, the table indicates that the existing lot 3 will have a front yard setback of 85 feet and a rear yard setback of 117 feet. The front and rear yard setbacks dimensioned on the plans is 30 feet.
2. §280-4.B Interior Lot - The zoning table should be revised to indicate that the front yard setback of an interior lot shall be increased by a factor of 1.4 over the minimum required for that district.
3. §280-4.B Interior Lot Development – If any property is subdivided under the provisions of Chapter 255 (Subdivision of Land), the area of the interior lot shall not be less than two acres.” Lot 2 is 9,446 S.F. A variance is required for this condition.
4. §280-30.F – The maximum impervious coverage required in the R4 zoning district is 40%. The zoning table indicates that the coverage for lot 6 is 43.2%. This is above the impervious coverage allowed. A variance is required for this condition.

II. Subdivision and Land Development

1. §255-20.B(1)(d) – The zoning table provided on sheet 2 is inconsistent with what is shown on the plans. This must be revised to be consistent. For example, the table indicates that the existing lot 3 will have a front yard setback of 85 feet and a rear yard setback of 117 feet. The front and rear yard setbacks dimensioned on the plans is 30 feet.
2. §255-20.B(1)(e)[5] – Size of the units (in bedrooms) should be shown on the plans if known
3. §255-20.B(1)(o)[7] – Proposed sidewalks should be shown on the plans.
4. §255-20.B(1)(o)[8] – Proposed streetlights should be shown on the plans.
5. §255-34.B – Residential lots shall front on an existing or proposed street. Lot 2 does not front on an existing or proposed street.
6. §255-35.C – No structure requiring a building permit or plantings, except for lawn and/or paving shall be set or put within the area of a utility easement. There are proposed plantings and structures (masonry walls) shown in the proposed easements. These shall be removed.
7. §255-37.K – Sidewalks shall be required in developments where lot areas are less than 20,000 square feet. Sidewalks must be shown on the plans.

Gannett Fleming

8. §255-43.1.B(1) – For all residential subdivisions or land developments of four or more lots/dwelling units, a minimum of 1,440 square feet of suitable park and recreation land shall be provided per dwelling unit within all residential subdivisions or land developments, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit. The fee in lieu would be \$19,842.

III. Stormwater Management

1. §245-22 A.1.C - The infiltration facility shall be capable of completely infiltrating the retention (infiltration) volume (Re_v) within four days (96 hours). The calculations do not provide that each on-lot recharge bed is capable of infiltrating the retention volume within 96 hours. Percolation tests must be provided to indicate that the stormwater facility will drain within 96 hours. Final design and sizing of the stormwater facility should be based on the results of the percolation tests.
2. §245-23 D – The stormwater calculations provided do not include the required water quality calculations.
3. §245-25 B.1 – The project site is within the Schuylkill River Watershed and not the Darby Creek Watershed. Furthermore, General Note #8 on Sheet 1 of 12 states “THE SITE IS TRIBUTARY TO GULPH CREEK...” which is not a part of the Darby Creek Watershed. The applicant does not meet the peak rate control requirements per section 245-25.B.
4. §245-27 J - Underground stormwater management systems must be designed to store the two- through one-hundred-year storms within a pipe or other open system that will permit the inspection and maintenance of the system. The entire storm must be placed in the pipe (i.e., the stone bedding around the pipe is not to be included in the volume calculations). It appears the volume calculations beginning in Section 11 of the SW Report appear to include volume from the stone bed. In addition, access manholes shall be provided on the recharge bed structures for future access for cleaning and maintenance.

General Comments

1. Existing fire hydrants shall be shown on the plans.
2. The plan indicates that the existing sanitary sewer lateral is going to be demolished. The existing lateral shall also be appropriately capped.
3. The gas service connections for the pillars with gas lanterns must be shown on the plans.
4. The sanitary sewer and water lines must have a minimum of 10 feet horizontal separation. The plans show 5 feet separation. This must be revised.

Gannett Fleming

5. Information should be submitted regarding the ownership of the shared driveways and maintenance.
6. The minimum depth of coverage for the sanitary sewer shall be 5 feet. The sanitary sewer profile indicates coverage of 3.5 feet. This should be revised.
7. The sanitary sewer profile should show the crossing with the existing water line and the proposed water connections.
8. It is unclear from the plans what is proposed to be constructed between the proposed masonry stone pillars with the gas lanterns. This should be clearly indicated on the plans.
9. The sanitary sewer extension should be revised to be located in Stafford Avenue.

We recommend that consideration of approval not be given until such time as the outstanding zoning issues are adequately addressed.

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

July 24, 2014

File No. 14-07022

Mr. Steve Norcini, P.E.
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087

Reference: 205 Strafford Avenue
Strafford Avenue and Eagle Road
Radnor Township, Delaware County, PA
Preliminary/Final Subdivision Review- Transportation

Dear Mr. Norcini:

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the Preliminary/Final Subdivision Plan (12 sheets) for 205 Strafford Avenue prepared by InLand Design, dated June 30, 2014. The plans were prepared for the applicant 115 Strafford Avenue, LLC. We offer the following comments for consideration by the Applicant and Radnor Township.

I. SUBMISSION

205 Strafford Avenue Preliminary/Final Subdivision Plans for 115 Strafford Avenue, LLC prepared by InLand Design, consisting of twelve (12) sheets, dated June 30, 2014.

II. PROJECT DESCRIPTION

The Applicant proposes to subdivide an existing 2.39 acre parcel located at 205 Strafford Avenue into six lots. One lot will contain an existing single-family detached dwelling, while the other five lots will be improved with new single-family detached dwellings. The three lots proposed along Eagle Road will be served by a common driveway to Strafford Avenue, and the other two lots proposed will be served by a second common driveway also to Strafford Avenue. The proposed Lot 6 will retain the existing access to Eagle Road as a secondary access. The existing Lot 3 will retain the existing access to Strafford Avenue.

III. REQUESTED WAIVERS

- A. §255-27.1 - The applicant requests a waiver from certain provisions of the Section pertaining to common driveways. Common driveways are proposed to minimize the number of driveways accessing Strafford Avenue and Eagle Road.

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www.gilmore-assoc.com

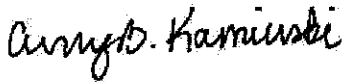
- B. § 255-14.A - The applicant requests a waiver from the section requiring the submission of a preliminary plan before the final plan is submitted. Due to the limited scope of the application a preliminary/final plan submission is proposed.

IV. REVIEW COMMENTS

- A. §255-27.1(7) The applicant is proposing two common driveways which will provide access to no more than three lots or three single-family dwellings per driveway. Thus, in our interpretation the applicant's design in this aspect is in accordance with the ordinance section and no waiver is required.
- B. §255-20.B.(5)(c)[2] The Township is currently studying traffic calming measures on Eagle Road between Strafford Avenue and Wayne Avenue and the Township may want to consider a fee in lieu of a traffic study.
- C. Add the following note to the plans for maintenance and protection of traffic during construction; "Maintenance and protection of traffic shall be in accordance with PennDOT Publication 213, latest edition. If a lane closure or partial lane closure is necessary for construction, the applicant shall notify the township (3) three days in advance prior to the lane closure."
- D. On Sheet 1, the north arrow orientation between the site map and location is inconsistent. Revise as needed.
- E. An access easement and maintenance agreement is required between Lot 1 and Lot 2 for the shared driveway. Another access easement and maintenance agreement is required for Lots 4, 5, and 6 for the shared driveway. Access easements are depicted on Sheet 2.

If you have any questions regarding the above, please contact this office.

Sincerely,



Amy B. Kaminski, P.E., PTOE
Department Manager of Transportation
Gilmore & Associates, Inc.

ABK/DAD/mla

cc: Roger Phillips, P.E.
Damon Drummond, P.E., PTOE



RADNOR TOWNSHIP

MEMORANDUM

TO: MR. STEVE NORCINI
FROM: RAY DALY
SUBJECT: 205 STRAFFORD AVENUE
DATE: 7/21/14
CC:

Steve

I have a few concerns with the proposed project located at 205 Strafford.

One issue is the numbering of the proposed homes. On the uneven side of the street the Township does not have three uneven addresses, from 205, for the front proposed lots. The sewer lateral drawings are incorrect and do not meet Radnor Townships standards. Flag lots with common driveways present concerns for emergency responders, see comments below.

Who will be taking ownership of the existing garage and driveway on Eagle Road?

Lot # 4, 5, 6- The common driveway of units 4, 5, 6 Strafford present an issue with fire and ambulance services. The common, shared, driveway once blocked or occupied will not allow emergency services to service another home. This condition will also accrue if water or sewer service is being done for one resident, in/on the common drive.

The proposed street/road is not wide enough for over flow parking. There is no on or off street parking provided for on the plan. This issue will hinder emergency services should they need to service all the homes. Snow plowing could present the same issue with emergency responders.

Lot #3 The main house Fire fighting is limited on the side yard where 12' set back is noted because a Bilco door reduces the access to approximately 5'. With the new stone wall it is very close for responders.

Lot# 1, 2- The common driveway of units 1, 2 Strafford present an issue with fire and ambulance services. The common, shared, driveway once blocked or occupied will not allow emergency services to service another home. This condition will also accrue if water or sewer service is being done for one resident, in/on the common drive.

The purposed street/road is not wide enough for over flow parking. There is no on or off street parking provided for on the plan. This issue will hinder emergency services should they need to service all the homes. Snow plowing could present the same issue with emergency responders.

Hydrants were not located on the print; however one is located on Eagle just down from the corner of Strafford. A new hydrant was installed in front of 204 Strafford last year.

Respectfully

Ray Daly

Building Codes Official/ Fire Codes Official

George W. Broseman
Direct Dial: (610) 941-2459
Direct Fax: (610) 684-2005
Email: gbroseman@kaplaw.com
www.kaplaw.com

July 1, 2014

VIA HAND DELIVERY

Mr. Roger Phillips, P.E.
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 205 Strafford Avenue - Subdivision Plan

Dear Mr. Phillips:

I represent 115 Strafford Avenue, LLC ("**Applicant**"), equitable owner of the property at 205 Strafford Avenue ("**Property**") in Radnor Township. Along with letter, we are filing an application, plans, and related materials for subdivision approval for the Property.

I. SUBMISSION

The submission consists of:

1. The Radnor Township subdivision application;
2. Two copies of a redacted Agreement of Sale and a nomination document demonstrating Applicant's equitable ownership of the Property;
3. Two copies of a title report for the Property, together with attachments.
4. The Delaware County Planning Commission review application;
5. Three checks as follows:
 - a. \$2,900.00 payable to Radnor Township; the subdivision application fee;
 - b. \$15,000.00 to Radnor Township for the professional review fee escrow account; and

- c. \$210.00 to Treasurer of Delaware County, the Delaware County Planning Commission review fee;
6. 35 copies of the Preliminary/Final Subdivision Plan for the Project consisting of 12 sheets, dated June 30, 2014; prepared by Inland Design Consulting Engineers & Land Development Consultants and described as follows:

Sheet Number Description

1. Cover Sheet
 2. Title Plan
 3. Existing Features & Natural Resource Plan
 4. Demolition Plan
 5. Grading & Utility Plan
 6. Post-Construction Stormwater Management Plan
 7. Sedimentation Erosion Control Plan
 8. Sedimentation Control Details & Notes
 9. Landscaping Plan
 10. Sewer Profiles
 11. Construction Details
 12. Construction Details
7. Two copies of a Project Narrative and Post Construction Stormwater Management calculations prepared by Inland Design, Inc., Consulting Engineers and Land Development consultants dated June 30, 2014.
 8. Two copies a tree report for 205 Strafford Avenue summarizing the June 26, 2014 site survey by Mike Wagoner, RLA from PPM Design/Build Group.

II. PROJECT NARRATIVE

A. Property Description/Zoning

The Property consists of 2.39 acres (gross) (+/-) and has frontage on Strafford Avenue and Eagle Road. The Property is improved with an existing single-family detached dwelling and various accessory structures. According to the Radnor Township Code ("**Code**"), the Property is located in the R-4 Residence District ("**R-4 District**"), which allows 7,000 s.f. lots.

B. Project

The Applicant proposes to subdivide the Property into six lots. One lot (proposed lot 3) would contain the existing single-family detached dwelling. The other five lots would be improved with new single-family detached dwellings and related improvements, which are permitted uses in the R-4 District. Although four lots could have been provided along the Eagle Road

Mr. Roger Phillips, P.E.
July 1, 2014
Page 3

frontage, Applicant has, at this time, elected to propose three larger lots in this location. These three lots will be served by a common driveway to Strafford Avenue to minimize new curb cuts to Eagle Road. Two lots are proposed on the opposite side of the existing house, to be served by a common driveway to Strafford Avenue.

III. WAIVERS

At this time Applicant is requesting two waivers/modifications from the Subdivision and Land Development Ordinance ("SLDO") as follows. Applicant requests a waiver from SLDO 255-27.I to facilitate the use of common driveways for the proposed homes. The proposed common driveways will serve to minimize curb cuts onto Eagle Road which is classified as a major collector road and Strafford Avenue. In addition, Applicant requests a waiver from SLDO section 255-14.A to proceed with a preliminary/final plan before obtaining a separate preliminary plan approval. This waiver is justified given the small number of lots proposed and limited scope of the project.

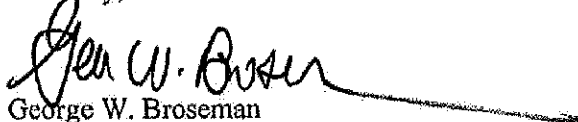
IV. REVIEW

We would appreciate it if you would place this application on the August agenda of the Radnor Township Planning Commission.

Please provide us with copies of all documentation regarding this matter, including but not limited to all reviews, related materials, and any correspondence as soon as they are generated and/or received.

If you have any questions or require any further information, please contact me. Thank you for your attention to this matter.

Sincerely,


George W. Broseman

GWB:sl
Enclosures

cc: 115 Strafford Avenue, LLC
Charles A. Dobson, P.E.
Stephen F. Norcini, P.E.

RADNOR TOWNSHIP
301 IVEN AVE
WAYNE PA 19087
P) 610 688-5600
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WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 205 Strafford Avenue, Wayne, PA 19087

Zoning District R-4 Application No. _____
(Twp. Use)

Fee _____ Ward No. 1 Is property in HARB District No

Applicant: (Choose one) Owner _____ Equitable Owner X

Name 115 Strafford Avenue, LLC c/o Bo Erixon

Address 110 N. Phoenixville Pike, Malvern, PA 19355

Telephone 610-721-1495 Fax N.A. Cell 610-721-1495

Email berixxon@bbhomes.us

Designer: (Choose one) Engineer X Surveyor _____

Name Charles A. Dobson, P.E., Inland Design, LLC

Address 759 E. Lincoln Highway, Exton, PA 19341

Telephone 484-872-8260 Fax 484-872-8261

Email chuck@inlanddesign.net

Area of property 2.39/2.102 (g/n) Area of disturbance 56,360 s.f. (+/-)

Number of proposed buildings 5 Proposed use of property Residential

Number of proposed lots 6

Plan Status: Sketch Plan _____ Preliminary X Final X Revised _____
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

Are there any requirements of Chapter 255 (SALDO) not being adhered to?
Explain the reason for noncompliance.

* See Below

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

N.A.

Individual/Corporation/Partnership Name
115 Strafford Avenue, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature 

Print Name 115 Strafford Avenue, LLC by: Bo Erixson, Member

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

* WAIVER

Section 255-27.1(6) (pertaining to common driveways). Common driveways are proposed to minimize the number of driveways accessing Strafford Avenue and Eagle Road.

Section 255-14.A (requiring submissions of a Preliminary Plan before a Final Plan is submitted). Due to the limited scope of the application, a Preliminary/Final Plan submission is proposed.

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name 115 Strafford Avenue, LLC E-mail berixxon@bbhomes.us

Address 110 N. Phoenixville Pike, Malvern, PA Phone 610-721-1495

Name of Development 205 Strafford Avenue

Municipality Radnor Township

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm Inland Design LLC Phone 484-872-8260

Address 759 E. Lincoln Highway, Exton, PA 19341

Contact Chuck Dobson E-mail chuck@inlanddesign.net

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District R-4

Tax Map # 36 / 01 / 541.1

Tax Folio # 36 / 01 / 00541 / 00

STATEMENT OF INTENT

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

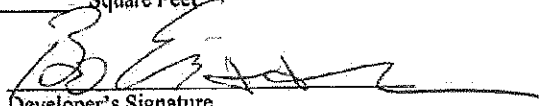
Existing: 1 single-family detached building with accessory uses. Proposed 6 lots;

1 existing s.f. dwelling to remain; 5 new single-family detached dwellings
proposed.

Total Site Area 2.39/2.102 Acres
Size of All Existing Buildings 4500 (+/-) Square Feet (footprint)
Size of All Proposed Buildings 11,200 (+/-) Square Feet (footprint)
Size of Buildings to be Demolished N.A. Square Feet

115 Strafford Avenue, LLC

Print Developer's Name


Developer's Signature

MUNICIPAL SECTION

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____

Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official

Phone Number

Official's Signature

Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.



We answer to you.

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July 29, 2014

Mr. Stephen F. Norcini, PE
Public Works Director
Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297

RE: 205 Strafford Avenue
Preliminary/Final Subdivision Plan
Review No. 1
RETTEW Project No. 101442006

Dear Steve:

We have completed our review of the above referenced plan as prepared by InLand Design. Our review was of the following information received on July 15, 2014:

- 1. Twelve (12) plan sheets dated June 30, 2014.

Project Overview:

<u>Applicant:</u>	115 Strafford Avenue, LLC, Attn: Bo Erixson
<u>Requested Action/Use:</u>	Preliminary/Final Subdivision Plan Review
<u>Zoning District:</u>	R-4, Residential
<u>Location and Size:</u>	Property is located on the northeast corner of Eagle Road and Strafford Avenue containing a gross site area of approximately 2.393 acres.
<u>Existing Use:</u>	One (1) existing dwelling unit
<u>Proposed Use:</u>	Five (5) new dwelling units
<u>Parcel #:</u>	36-1-541.1, Block 11, Unit 349

The project proposes subdividing and developing the site to construct five (5) new dwelling units on a lot with an existing dwelling unit. The site is 2.393 acres and is accessed by Strafford Avenue. Strafford Avenue between Eagle Road and the Radnor Township boundary with Tredyffrin Township, Chester County, currently provides access to approximately seven (7) properties. No areas of the site are located within the floodplain. Public water and public sewer are proposed to serve the site.



We have performed a general compliance review of the Radnor Township Comprehensive Land Use Plan pertinent to this plan, as well as a general land use consistency review of this plan. We have the following comments for your consideration:

TOWNSHIP COMPREHENSIVE PLAN CONSISTENCY REVIEW

1. This project is consistent with the goals and objectives as stated in Section 2 – Environmental and Natural Resources of the Radnor Township Comprehensive Plan Update. The plan contains a goal to “protect the Township’s vital environmental values, including water resources, wetlands, floodplains and riparian areas, woodlands and important habitat areas, balancing the needs of development with environmental values” with objectives to “direct development to areas of minimum environmental sensitivity; prohibit development in areas of heightened sensitivity and value, such as wetlands, floodplains, riparian zones, and steep slopes” and “manage water resources, both water quality and water quantity, especially through a program of improved stormwater management.” (2-1) The site contains an existing dwelling unit and does not contain wetlands, floodplains, riparian zones, or steep slopes. Additionally, the proposed subdivision of the existing lot features stormwater recharge beds on each created lot that contain lengths of subsurface perforated piping to encourage infiltration and overflow into the groundwater.
2. This project is consistent with the goal in Section 5 – Transportation and Circulation Plan of the Radnor Township Comprehensive Plan Update to “preserve the rural and scenic character of the streets, without sacrificing safety.” (5-2) The applicant has requested a waiver from certain provisions of Section 255-27.1 pertaining to common driveways, proposing common driveways to minimize the number of driveways accessing Strafford Avenue and Eagle Road. The two (2) proposed common driveways are consistent with existing property access spacing nearby on the east side of Strafford Avenue between Eagle Road and the boundary with Tredyffrin Township, Chester County.
3. The Section 5 – Transportation and Circulation Plan outlines an Access Management Program that “should apply to all roads in the Township, as practical. Reducing the amount of unnecessary curb cuts and access points can also help to reduce delays in traffic flow, accident levels, and pedestrian conflicts.” (5-29) The plan outlines methods for addressing existing access problems, citing the combination of access points on the same parcel where feasible. This project is consistent with this access management method.
4. This project is consistent with the general planning goal, as stated in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update, to “maintain and protect the many small residential neighborhoods that make the Township such a unique community, with attention toward special re-use and re-development strategies.”
5. The existing lot is considered to be “underdeveloped” per Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The proposed subdivision of the existing lot is consistent with the definition of “underdeveloped’ sites, where parcels are

developed, typically with single-family residences, but where the parcel is large enough for some further residential subdivision." (10-5)

6. The proposed subdivision of the existing lot features stormwater recharge beds that contain lengths of subsurface perforated piping. This is consistent with the stormwater policy as laid out for the Wayne Business District, and more generally, in Section 10 – Existing Land Use and Land Use Plan of the Radnor Township Comprehensive Plan Update. The plan states the intent to design Business District elements "with subsurface stormwater infiltration systems, 'feeding' the new landscaping and overflowing into the groundwater" (10-22)

GENERAL PLANNING REVIEW

1. The proposed subdivision is consistent with the surrounding neighborhood character and provides a reasonable land use transition within the neighborhood. There are professional office buildings directly across Eagle Road to the south and west, while adjacent properties within the R-4 Residential zone are similar in character to both the existing lot and the proposed subdivided lots. Additionally, the proposed lots are comparable in size to nearby properties on Eagle Road and West Avenue.
2. It appears that the proposed impervious coverage of 43.2% for Lot 6 shown on the cover sheet exceeds the maximum allowed in the R-4 Residential zoning district of 40% and will require a variance.
3. Lot 2 with street access only by the common driveway with Lot 1 and at 9,446 square feet in area falls short of the required 2-acre minimum lot area for interior lot development as defined in Section 280-4.B of the zoning ordinance. A variance will be required.

Should you have any questions or require any additional information, please do not hesitate to contact us at any time.

Sincerely,



Stephen R. Gabriel, PP
Township Planning Consultant

copy: File

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