

**RESOLUTION NO. 2023-41
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL MINOR
SUBDIVISION PLAN OF TRAVERSE INVESTMENT PARTNERS, LP FOR
THE PROPERTY LOCATED AT 317 IVEN AVENUE, TMP #36-04-23580-00**

WHEREAS, Traverse Investment Partners, LP (“Applicant”) submitted a Preliminary/Final Minor Subdivision Plan prepared by DL Howell, consisting of 13 sheets, dated September 16, 2022, last revised April 19, 2023; 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 subdivide the property into two single family residential lots and construct two new single-family homes.

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Minor Subdivision Plan, 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 Minor Subdivision Plan for Traverse Investment Partners, LP., prepared by DL Howell, consisting of 13 sheets, dated September 16, 2022, last revised April 19, 2023, subject to the following conditions:

1. The Applicant shall comply with the March 29, 2023 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the February 13, 2023 Gilmore & Associates, Inc. review memorandum, a copy of which is attached hereto as *Exhibit “B”*.
3. 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.
4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

In addition to the foregoing conditions of preliminary final plan approval, the Board’s determination with respect to the following waivers is as follows:

1. SLDO §255-22-B.1 (k) – regarding significant man-made features within 500 feet of and within the site.

 x Approved

 Denied

2. SLDO §255-27.C (1) – regarding the construction of curbing and road widening along Iven Road, subject to a sidewalk extension to the Radnor Township building parking lot.

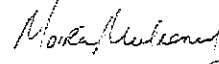
 x Approved

 Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 24th day of April, 2023.

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

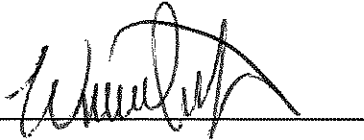
By:



Name: Moira Mulrone

Title: President

ATTEST:





Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

gannettfleming.com

Date: March 29, 2023

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: 317 Iven Avenue

Date Accepted: 10/03/2022
90 Day Review: 01/01/2023 extended to 04/28/2023

Gannett Fleming, Inc. has completed a review of the Minor Final plans for the above referenced project for compliance with the Radnor Township Code. The Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to subdivide the property into two lots and construct two single-family homes. This project is located within the R-3 zoning district of the Township.

The applicant appeared before the Zoning Hearing Board January 19, 2023. A variance was granted pursuant to §280-112(D) and §280-112(E) to preserve the manmade slopes.

The applicant has indicated on the plans that the following waivers are being requested:

- §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.
- §255-27.C(1) – To not provide curb along local streets.

Final Minor Subdivision Plan – 317 Iven Avenue

Plans Prepared By: DL Howell
Dated: 09/16/2022 and last revised 01/24/2023

EXHIBIT "A"

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. We note that the sewage facility planning process is underway.

Zoning

1. §280-25 – The proposed setbacks shown on the Zoning Data Tabulation must match what is dimensioned on the plans. The side yard dimensions are not consistent as shown on the plan and zoning table.

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.
2. §255-27.C(1) – Local streets (Iven Ave) must provide curbing and sidewalk along the property frontage or a waiver must be requested. The applicant is requesting a waiver to not provide curbing but is proposing a sidewalk along the property frontage. We note that the applicant has indicated on the plans that 186 LF of curbing is proposed.
3. §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. Iven Avenue is a Minor Collector. The right-of-way requirement by code is 60 feet and the cartway width is 36 feet. The applicant is providing a 30-foot right-of-way on the property frontage and intends to maintain the existing cartway width of 22 feet.
4. §255-38.B – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing street. Street trees must be provided in accordance with this section. We note that replacement trees calculations are provided on the plans, but no street trees proposed. Street trees must be provided in accordance with this section.
5. §255-42.B(2) – A buffer screening must be provided as required by this section. Trees shall be configured along the buffer line to be in conformance with this section.



Stormwater

1. 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 this time.

General

1. The curbing detail on the plan references West Whiteland Township and must be revised.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.

The applicant appeared before the Planning Commission on March 6, 2023. The Planning Commission made a motion to recommend approval to the Board of Commissioners subject to the sidewalk being extended to the Radnor Township parking lot and no curbing being provided along Iven Avenue.

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', written over a horizontal line.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: February 13, 2023
To: Steve Norcini, P.E.
From: Damon Drummond, P.E., PTOE
cc: Leslie Bogdnoff, P.E.
Reference: 317 Iven Avenue
Final Minor Subdivision Plans
Radnor Township, Delaware County
Transportation Review 2

G&A #22-10007

Our transportation department has completed a review for the Final Minor Subdivision Plans prepared for 317 Iven Avenue for Tax Map Parcel 36-04-23580-00. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, Traverse Investment Partners, LP, is proposing to subdivide the property at 317 Iven Avenue and construct two (2) single-family detached dwelling units and related improvements on each lot.

B. DOCUMENTS REVIEWED

1. Final Minor Subdivision Plans prepared by D. L. Howell & Associates, Inc., prepared for Traverse Investment Partners, LP, consisting of 13 sheets, dated September 16, 2022, and last revised January 24, 2023.
2. Response Letter prepared by Howell Engineering dated January 30, 2023.
3. Waiver Request Letter prepared by Howell Engineering dated January 24, 2023.

C. REQUESTED WAIVERS

1. §255-22.B.1(k) – To not require the plan to show 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 the street). **The applicant indicates, the adjacent parcel information and limited survey is provided for the adjacent tracts. Also, a Vicinity Plan and Aerial Plan is provided showing areas within 500 feet of the site.**

EXHIBIT B

2. §255-27.C(1) – This section requires curb and sidewalk along all local streets. **The applicant indicates, road widening and curbing along Iven Avenue is impractical due to the property's limited frontage, in addition to the fact that no existing curb exists along this stretch of Iven Avenue.** Although a waiver is requested, we note the applicant is showing curbing and sidewalk. The applicant should clarify their intent.

D. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-27.C(2) – Additional cartway width may be required by the Board of Commissioners. Iven Avenue is classified as a minor collector with a required 36-foot cartway width. The existing cartway width along the site frontage is 22 feet (11-foot half width). An 18-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1). **The Applicant has acknowledged this comment and states the additional cartway width will be discussed with the Board of Commissioners.**
2. §255-51.A – If sidewalk is proposed, it should be constructed as required by §255-27C. The following are recommended.
 - a. The preferred sidewalk width is 5 feet to comply with latest ADA standards.
 - b. If curb is proposed, the curb should be offset a minimum 2 feet from the roadway.

E. GENERAL TRANSPORTATION COMMENTS:

1. Continue to provide a response letter indicating how each comment was addressed.