

RESOLUTION NO. 2024-70

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL MINOR SUBDIVISION PLAN FOR 14 FARISTON ROAD

WHEREAS, the Valley Forge Military Academy (“Applicant”) submitted a Preliminary/Final Minor Subdivision Plan to subdivide property at 14 Fariston Road and construct one (1) single-family detached dwelling and related improvements on the new lot; and

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed the plans prepared by Howell Engineering, Inc., consisting of eleven (11) sheets, dated June 2, 2023, last revised May 8, 2024 (“Plan”); and

WHEREAS, the Board of Commissioners now intends to approve the proposed Preliminary/Final Minor Subdivision Plan.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Minor Subdivision Plan for 14 Fariston Road, dated June 2, 2023, last revised May 8, 2024, subject to the following approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated May 9, 2024, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore & Associates, Inc. Review Letter dated May 13, 2024, a copy of which is attached hereto as Exhibit “B”.
3. Compliance with all Township, County, State and Federal Rules, Regulations, Statutes and Ordinances, including the Township Stormwater Ordinance upon building permit application.

In addition to the foregoing conditions of Preliminary/Final Minor Subdivision Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. Section 255-12 - to permit the submission of a combined Preliminary/Final Plan of Land Development

Approved X Denied _____

- b. Section 255-20B(1)(n) – to permit a partial waiver of the requirement for showing all features within 500 ft. of the site.

Approved X Denied

- c. Section 255-27.C(2) – as to the requirement of additional right-of-way.

Approved X Denied

- d. Section 255-27.C(4) – as to the requirement of a reservation or dedication of additional rights-of-way for Fariston Road and Radnor Road

Approved X Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 20th day of May 2024.

RADNOR TOWNSHIP

By:

Maggie Myers
Name: Maggie Myers
Title: President

ATTEST:

William White
William White, Secretary



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

gannettfleming.com

Date: May 9, 2024

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: 14 Fariston Road
Preliminary/Final Subdivision Plan

Date Accepted: 06/05/2023
90 Day Review: 09/03/2023 extended to 05/31/2024

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Minor Subdivision Development 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.

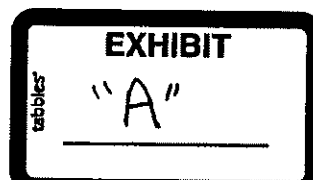
The applicant is proposing to subdivide the above property and construct a new single-family dwelling on the new lot. The existing dwelling will remain. This project is located within the R-2 zoning district of the Township.

Preliminary/Final Subdivision Plan – 14 Fariston Road

Plans Prepared By: Howell Engineering
Dated: June 2, 2023, and last revised May 8, 2024.

The applicant has indicated that the following waivers are being requested in the February 16, 2024 waiver request letter and on the plans.

1. §225-12 – A waiver is requested from section 225-12 to allow the Subdivision Plan to be submitted as a Preliminary/Final Plan.
2. §255-20.B(1)(n) – A partial waiver is requested from this section to not require 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) to be shown on the plan.





3. §255-27.C(2) – A waiver is requested from the requirement of additional right-of-way.
4. §255-27.C(4) – A waiver is requested from section 255-27.C(4) to not require any reservation or dedication of additional rights-of-way for Fariston Road and Radnor Road.

Sewage Facilities Planning

Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has received a waiver from the PA DEP.

Subdivision and Land Development

1. §225-12 – The applicant submitted this plan as a preliminary/final plan. The applicant must request a waiver from this requirement. The applicant has requested a waiver from this requirement.
2. §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.
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. Fariston Avenue and Radnor Road are classified as local road. The right-of-way requirement by code is 60 feet and the cartway width is 28 feet. The applicant has requested a waiver from this requirement.
4. §255-37 – Sidewalks and pedestrian paths must be provided in accordance with this section. The applicant has provided a sidewalk along Radnor Road and removed the sidewalk along Fairston at the request of the Commissioners.
5. §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. Please note, that the entire subdivision must be included in this calculation and not just the proposed lot. The landscape plan submitted only indicates the tree replacement. Street trees must also be provided and shown on the plan in accordance with this section. The applicant has requested to pay a fee in lieu of 16 trees due to limited space.



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" and a horizontal line extending to the right.

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



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: May 13, 2024
To: Steve Norcini, P.E.
From: Damon Drummond, P.E., PTOE
cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.
Reference: 14 Fariston Road
Preliminary/Final Minor Subdivision Plans
Radnor Township, Delaware County
Transportation Review #5

G&A #23-06016

Our transportation department has completed a review for the Preliminary/Final Minor Subdivision Plans prepared for 14 Fariston Road for Tax Map Parcel 36-02-00978-00. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

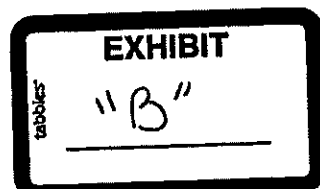
The Applicant, Valley Forge Military Academy, is proposing to subdivide the property at 14 Fariston Road and construct one (1) single-family detached dwelling unit and related improvements on the new lot.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Minor Subdivision Plans prepared by Howell Engineering, Inc., prepared for Valley Forge Military Academy, consisting of 11 sheets, dated June 2, 2023, and last revised May 8, 2024.
2. Submission Letter prepared by Howell Engineering, Inc., prepared for Valley Forge Military Academy dated May 9, 2024.
3. Response Letter prepared by Howell Engineering, Inc., prepared for Valley Forge Military Academy dated May 8, 2024.

C. WAIVERS REQUESTED

1. §225-12 – A waiver is requested from section 225-12 to allow the Subdivision Plan to be submitted as a Preliminary/Final Plan.
2. §255-20.B(1)(n) – A partial waiver is requested from this section to not require sewer lines, storm drains, culverts, bridges, drawing index, utility easements, quarries,



railroads and other significant man-made features with-in 500 feet of the site (this includes properties across streets) to be shown on the plan.

3. §255-27.C(2) – Additional cartway width may be required by the Board of Commissioners. Fariston Road is classified as a local road with a required 28-foot cartway width. The existing cartway width along the site frontage is 22 feet (11-foot half width). A 14-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1). Additional Right-of-Way may be required by the Board of Commissioners. Fariston Road is classified as a local road with a required 60-foot Right-of-Way width. The existing Right-of-Way along the site frontage is 40 feet (20-foot half width). A 30-foot half-width is required along the site frontage in accordance with §255-27.C(1).
4. §255-27.C(4) – A waiver is requested from section 255-27.C(4) to not require any reservation or dedication of additional right-of-way for Fariston Road and Radnor Road.

D. GENERAL TRANSPORTATION COMMENTS:

1. Sheet 2, the Title Plan, is missing from the plan set.
2. The cross slope of the sidewalk cannot exceed 2%. Revise accordingly.
3. Provide labels for the longitudinal grade of the sidewalk. The grading of the sidewalk appears to exceed the grade of the roadway. Both the roadway slope and sidewalk slope should be provided to demonstrate ADA compliance.
4. See PROWAG R302.4.1 and R407 for additional ADA guidance. Please contact our office if the designer needs additional clarification.