

**RESOLUTION NO. 2014-104
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL SUBDIVISION PLAN OF
ARDROSSAN FARM FOR A PROPERTY LOCATED AT 811 NEWTOWN
ROAD.**

WHEREAS, E.S. III, LP, 107 Twaddell Mill Road, Wilmington, Delaware (“Applicant”) submitted a final subdivision plan to divide property located at 811 Newtown Road within the Township’s AC Zoning District into 70 individual residential lots (“Property”); and

WHEREAS, the Applicant has received preliminary subdivision plan approval pursuant to Resolution No. 2014-73 on September 8, 2014; and

WHEREAS, the proposed final plan of subdivision has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the final plans of subdivision prepared by Momenee & Associates, Inc., dated September 5, 2014 subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated October 20, 2014, a copy of which is attached hereto as *Exhibit “A”*.
2. In the event that the Applicant or any of its successors or assign proposes to build any additional dwellings on any lots beyond the 70 individual residential lots as shown on the plan, such additional development shall require a new conditional use application meeting all zoning ordinance requirements of Chapter 280, Article XIX for a density modification development and a new subdivision application shall be required with full public improvements in accordance with existing Ordinances. It is the intent of this condition that such future public improvements shall be necessary in consideration of the waivers which have been granted to permit the subdivision of the Property in its present configuration as approved by this final plan approval Resolution.
3. In lieu of increasing the size of the evergreen trees in the Rye Field buffer area, as approved preliminarily, the Applicant shall provide for \$40,000.00 by agreement with the Township to be utilized by the Township for planting of additional trees or the construction of trails on the land to be acquired by the Township. (“Tree Funds”)

4. In addition to the Tree Funds, the Applicant shall provide for \$78,060.90 by agreement with the Township in lieu of constructing a pedestrian path along Newtown Road. ("Path Funds") The Tree Funds and the Path Funds shall be paid to the Township on or before the closing of the 12th lot in Phase I by the Applicant or within six months of the date of this Resolution, whichever is sooner.
5. In addition to the foregoing final plan approval conditions the Board approves the following modifications of the Township's Subdivision and Land Development Ordinance:
 - a. Section 255-27.A(5) and (6) to permit the hammerhead turning configuration in lieu of a full cul-de-sac bulb for Road "D".
 - b. Section 255-27.H(1) to permit the three existing intersection alignments to remain at less than 90 degrees.
6. The Applicant shall comply with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
7. With respect to the required payment of park and recreational fees pursuant to the Township's Subdivision and Land Development Ordinance, all such fees shall be paid at closing for each Phase and upon execution of Development and Financial Security Agreements on a Phase by Phase basis.
8. Lots 3-2, 3-3, 3-4 and 3-5 shall be subject to approval by the Township Board of Commissioners for the placement of proposed buildings on each of these lots prior to the issuance of grading and building permits in accordance with condition no. 1 of the Board's Conditional Use decision.
9. Compliance with any outstanding preliminary plan approval conditions as set forth in Resolution No. 2014-73.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 10th day of November, 2014.

RADNOR TOWNSHIP

By:



Name: Elaine P. Schaefer

Title: President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

MEMORANDUM

Date: October 20, 2014

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: Ardrossan Farm – Final Subdivision Plan
ESIII L.P. – Applicant

Date Accepted: October 6, 2014
90 Day Expiration: January 4, 2015

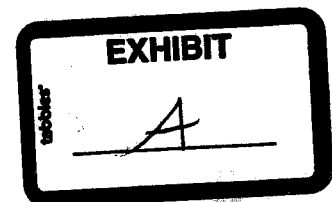
Gannett Fleming, Inc. has completed a review of the Ardrossan Farm Final Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the AC zoning district. The applicant is proposing subdivide the tract into 72 individual residential lots under the Density Modification article of the Township Code. Conditional use approval was granted on January 6, 2014 to permit the development under Density Modification.

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

The following waivers were granted as part of Preliminary Plan approval. The applicant has indicated that the following waivers will still be applicable for Final Land Development from the Subdivision and Land Development Code:

- §255-27 (C-1) 60' R/W, 24' Cartway & Sidewalks Along Minor Collector Streets (Newtown Road)
- §255-27 (C-1) 60' R/W, 24' Cartway & Sidewalks Along Proposed Local Streets
- §255-27 (D)(1) Culs-De-Sac; Length
- §255-27 (D)(2) Culs-De-Sac; Turnaround Dimensions
- §255-27 (E)(2) R/W Width Of A Private Street



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- §255-36 Curbs When Required By The Township
- §255-37 (A) Sidewalks And Paths When Required By The Board Of Commissioners.
- §255-38 (A) Street Trees To Be Planted Where Street Trees Do Not Exist
- §255-38 (B & C) Street Tree Planting Intervals
- §255-39 (A) Interior Crosswalk Requirements
- §255-39 (B) Crosswalk Markings
- §255-49 Installation of Streetlights
- §255-51 Installation of Sidewalks
- §255.52 Installation of Curbs

Plans Prepared By: Momenee & Associates, Inc.

Dated: 09/05/2014

The project has been subject to the following conditions:

Conditional Use Decision	January 6, 2014
Preliminary Approval	September 8, 2014

The following conditions were place on the preliminary approval by the Board of Commissioner by resolution dated September 8, 2014.

1. The Applicant shall comply with the Conditional Use Decision and Order dated January 6, 2014, a copy of which is attached hereto as Exhibit "A".
2. The Applicant shall comply with the June 11, 2014 correspondence of Gilmore & Associates, a copy of which is attached hereto as Exhibit "B" subject to the following clarifications:
 - a. The Applicant shall comply with SALDO review comments in paragraph II. A. 1., Section 255-27.A(5) as to a turnaround area.
 - b. The Applicant shall comply with SALDO review comments in paragraph II. A. 5., Section 255-27.H(1) as to street intersections.
 - c. The Applicant shall comply with SALDO review comments in paragraph II. A. 6., Section 255-27.H(6) as to intersection radii.
 - d. The Applicant shall comply with SALDO review comments in paragraph II. A. 7., Section 255-28.B as to intersection stopping distances.
 - e. Except for paragraphs 14, 16, and 18, the Applicant shall comply with all of the general comments set forth in the Gilmore & Associates review letter.

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3. The Applicant shall comply with the June 11, 2014 correspondence of the Township Engineer, Gannett Fleming, a copy of which is attached hereto as Exhibit "C". Additionally, the SALDO modification requests set forth in Section II, paragraphs 4 through 18 of the Gannett Fleming letter are hereby approved. In consideration of the foregoing SALDO modifications, the Applicant shall construct a trail along Newtown Road within the existing right-of-way from the edge of the Property to connect to the Township's proposed mowed trail at the corner of the Rye Field, provided that the trail is approved by PennDOT. In the event that the trail is not approved by PennDOT, the Applicant shall contribute the value of the proposed trail, as determined by the Township Engineer, to the Township for trail construction on the Wheeler and Quarry tracts.
4. The Applicant shall provide an emergency access to road A as shown on the Momenee and Associates plan dated August 12, 2014 and discussed at the Board of Commissioners caucus meeting of August 18, 2014.
5. The Applicant shall revise the plans to increase buffering along the Rye Field, Newtown Road, and the private Newtown Road as shown on the Glackin, Thomas, Panzak landscape plans dated August 12, 2014 and discussed at the Board of Commissioners caucus meeting of August 18, 2014.
6. The Applicant shall provide additional buffer on the north side of Newtown Road opposite the Road B entrance if requested by the neighbor.
7. The Applicant shall preserve the existing stone water tower if feasible.
8. The Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor.
9. The Applicant shall prepare and submit plot plans for lots 3-2, 3-3, 3-4 and 3-5 to the Township Planning Commission for their review and recommendation at their October meeting. The Board of Commissioners shall fix the location of all residential dwellings on each of the foregoing lots at final plan approval in a form and manner to be approved by the Township Solicitor.
10. The Applicant shall comply with PennDOT requirements with respect to access to state roads to the satisfaction of PennDOT.
11. The Applicant shall comply with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.

The following items must be addressed:

I. SALDO

1. §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. This project proposes 76 dwelling units. The fee in lieu would be \$251,332.

II. Post Construction Stormwater Management

1. §255-22.2A – The overall drainage areas being studied for PCSM K, L, M, and N do not match the Post-Development drainage areas. An explanation should be provided.
2. §245-23.D – PCSM Typ. 1-15 appears to have an inconsistency with area to BMP (1.263 VS.1.377 AC) for 'PCSM TYP. 1-15'. This inconsistency carries throughout the WQV calculations. (i.e. impervious coverage calculation appears to use a value of 1.377 and shows a value of 1.263.
3. §245-23.D – PCSM A appears to have an inconsistency with PCSM A PH 1. The report indicates the impervious square feet should be 8,660 and not the 7,660 shown in the summary table provided by the applicant.
4. §245-23.D – PCSM E appears to have an inconsistency with the report. The report indicates the impervious square feet should be 8,337 and not the 3,837 shown in the summary table provided by the applicant. As a result, it appears that the applicant is not meeting the water quality requirements for the PCSM area.
5. §245-23.D – PCSM I appears to have an inconsistency with the report. The report indicates the impervious square feet should be 46,756 and not the 45,356 shown in the summary table provided by the applicant.
6. §245-23.D – PCSM J appears to have an inconsistency with the report. The report indicates the impervious square feet should be 21,084 and not the 18,582 shown in the summary table provided by the applicant.
7. §245-23.D – The volume calculations provided from the applicants Engineer indicates that stone volume is being included within the PCSM BMP's. This should be revised.
8. A general note shall be added to the plans indicating that a grading plan and erosion sediment and control plans will be submitted and approved prior to issuing any building permits. Any revisions to the size or location of the individual structures or other features will be addressed at that time, and a final approval of the stormwater management plan will be required as part of the Grading Permit process.

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9. An overall stormwater management narrative should be provided as indicated in the table of contents.
10. Tables must be provided that outline the Drainage Areas, Roadway Lengths, Roadway Widths, Total Area and other imperative data when calculating the runoff, recharge and water quality quantities.
11. Level Spreaders must not discharge into areas in which the flow can be concentrated. (see level spreaders located on lots 3-6 or 3-7 for example on sheet 19 of 86).
12. The overall PCSM BMPs (i.e. Area F, Area N, etc.) must be located 10 feet from property lines and/or Right-of-Way lines (see sheets 20-29 of 86).
13. The PCSM BMPs for individual lots (SWM Facility and/or Level Spreader) located on private lots must be located 10 feet from property lines (see sheets 20-29 of 86).
14. Rock filters are labeled on the plans but not shown on sheets 70 and 71.
15. The Pre-Construction Stormwater Drainage Area needs to be well defined within the plan view.
16. The number of storm modules proposed for PCSM F should be confirmed. The plans, detail and report are inconsistent.
17. Access manholes should be provided on PCSM BMPs structures for future access for cleaning and maintenance.

III. Sanitary Sewer System

1. All manholes not located in the paved areas shall be equipped with watertight frames and covers.
2. Manholes in non-improved areas must be extended 18 inches above grade.
3. The minimum depth of pipe sewer shall be 5 feet. There are numerous locations where the coverage is less than 5 feet including the sewer run between MH 3 and MH 7.
4. A minimum 10-foot horizontal and 18-inch vertical separation must be maintained between the sanitary sewer and the water and storm lines, specifically between MH 44 and 45.
5. The sanitary sewer run between MH 4 and MH 46 shows concrete encasement. If concrete encasement is to be used, the sanitary sewer must be DIP not PVC.

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6. Due to the extreme grade of the influent sewer, MH 5 – MH27 must be equipped with a high velocity protection channel.
7. All water lines and storm sewers must be shown on the roadway profiles.
8. Cleanouts must be located at all bends on sanitary sewer laterals.
9. Sanitary sewers must be located a minimum of 5 feet from the curb line. The sanitary sewer between MH 22 and MH 21 must be relocated.
10. There shall be a minimum distance of 5 feet between sanitary sewer laterals and between sanitary sewer laterals and manholes.
11. Depressed curbing is required where the sewer line leaves the street to provide access in the easement to the sanitary sewer line. This should be provided between MH 20 and MH 19 in Road A.
12. Sanitary sewer branches must not tie into manholes at acute angles to the flow, specifically at MH 2.
13. If laterals tie into manholes, the following requirements are applicable:
 - a) The lateral must tie into the manhole at the invert of the manhole base.
 - b) A channel should be constructed in the manhole base from the lateral to the effluent line.
 - c) A 6-inch opening with an "A-LOK" or approved equal joint should be precast in the manhole base.
 - d) Laterals must not tie into manholes at acute angles to the flow.
14. The legend on the plan and profiles sheets indicates the proposed sanitary sewer is green. This is not shown on the plan and profile sheets.
15. The sanitary sewer must be centered in the 20 foot easement.
16. There are numerous locations on the roadway profiles that indicate the proposed manholes will be below grade. This must be revised.
17. MH 16 located in Road I is shown above grade. This should be revised.
18. The profile on sheet 43 shows a forcemain into MH 51. The plan view does not indicate the forcemain and should be revised.
19. The storm sewer from Inlet M-11 to LS M-1 must be shown on the profile view on sheet 45 between MH 9 and MH 10.

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20. MH 18 on sheet 43 is labeled as a drop manhole but not shown as a drop. This should be revised.
21. Existing MH 51 is labeled incorrectly as existing MH5 on the profile view on sheet 53. This should be revised.
22. On sheet 52 the sanitary sewer provide between MH 44 and MH 45 show concrete encasement. An explanation should be provided for the encasement in this location.
23. The plan indicates that sanitary sewer mains with more than 14 feet of coverage will be DIP. The profiles show these sanitary sewers as PVC.

V. General Comments

1. The Applicant shall provide an emergency access to road A as shown on the Momenee and Associates plan dated August 12, 2014 and discussed at the Board of Commissioners caucus meeting of August 18, 2014. This should be clearly labeled on the plans.
2. The Applicant shall prepare and submit plot plans for lots 3-2, 3-3, 3-4 and 3-5 to the Township Planning Commission for their review and recommendation at their October meeting. The Board of Commissioners shall fix the location of all residential dwellings on each of the foregoing lots at final plan approval in a form and manner to be approved by the Township Solicitor.

The applicant appeared before the Planning Commission on October 6, 2014 The Planning Commission recommended approval to the Final Plans conditioned on the following:

- The applicant installing trees in the 100 foot buffer strip adjacent to lots 3-2 through 3-10 of sufficient caliper and height of 20 feet at time of planting to provide the maximum protection of the view shed as set forth in the Conditional Use Decision.
- The applicant satisfying the comments of the staff, and letters written by Roger Phillips, PE, Amy Kaminski, PE and Planner, Steve Gabriel and upon the applicant providing a cul-de-sac as opposed to the 30' widening at the end of private Road 'D'.

The Planning Commission also moved to recommend:

- Granting approval for the waivers for the three intersections that are not 90 degrees.

We suggest that consideration of final approval be conditioned upon adequately addressing the above comments and the September 29, 2014 Gannett Fleming Memo and the September 29, 2014 Gilmore & Associates Memo.

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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', is written over the company name.

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