

**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN FOR ST. HONORE' HOLDING, LP CONSISTING OF FOURTEEN (14) NEW SINGLE-FAMILY DWELLING LOTS AT EAGLE AND STRAFFORD ROAD.**

*WHEREAS*, the Radnor Township Planning Commission and Delaware County Planning Commission has reviewed the Subdivision and Land Development Plan for St. Honoré Holding, LP (Applicant"); and

*WHEREAS*, the Board of Commissioners now intends to approve the Preliminary Subdivision and Land Development Plan for the property located at Eagle and Strafford Road in the Township.

*NOW, THEREFORE*, be it hereby *RESOLVED* that: the Board of Commissioners approves the Preliminary Subdivision and Land Development Plans prepared by Apex Engineering Group, dated August 5, 2022, last revised November 30, 2022, subject to the following preliminary plan approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated December 7, 2022, a copy of which attached hereto and incorporated herein as Exhibit "A".
2. Compliance with the Gilmore & Associates, Inc. review letter dated December 9, 2022, a copy of which is attached hereto and incorporated herein as Exhibit "B".
3. Compliance with all applicable Township Ordinance with respect to sewage, stormwater management, zoning and building, and compliance with all county, state and federal rules, regulations and statutes including approval by the Pennsylvania Department of Environmental Protection for required planning modules for the property.
4. The Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall pay the required Park and Recreation Fee in the amount of Three Thousand Three Hundred and Seven (\$3,307.00) Dollars for each of the fourteen (14) proposed new dwelling units.
6. Thirty days after approval of this Resolution, the Applicant shall withdraw its nine lot subdivision plan, Application 206965.

In addition to the foregoing conditions of preliminary subdivision and land development approval, the following subdivision and land development ordinance waivers are resolved as follows:

A. Section 255-20. B (1)(n) regarding existing features within five hundred (500) feet of site. APPROVED  X  DENIED \_\_\_\_\_

B. Section 255-27 C. (1) and 277-37 for a partial waiver to the sidewalk installation requirement along a portion of Eagle Road and north of the new cul-de-sac road.

APPROVED  X  DENIED \_\_\_\_\_

C. Section 255-27 as to curbing and half width cartway along Strafford Avenue and as to half width cart width along Eagle Road

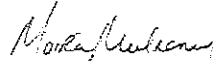
APPROVED  X  DENIED \_\_\_\_\_

D. Section 255-28 B. to permit sight distance along a major collector to comply with PennDOT requirements under Pa. Title 67 441.8

APPROVED  X  DENIED \_\_\_\_\_

**SO RESOLVED**, at a duly convened meeting of the Board of Commissions of Radnor Township on this 3<sup>rd</sup> day of January 2023.


RADNOR TOWNSHIP



\_\_\_\_\_  
Name: Moira Mulrone

Title: President

ATTEST:

  
\_\_\_\_\_  
William White, Township Manager



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

gannettfleming.com

**Date:** December 7, 2022

**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:** St Honore – Eagle/Strafford Road

Date Accepted: 09/06/2022

90 Day Review: 12/05/2022 extended to 12/31/2022

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Gannett Fleming, Inc. has completed a review of the Preliminary 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 property into fourteen lots and construct fourteen single-family homes. This project is located within the R-4 zoning district of the Township.

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

- §255-20-B(1)(N) – To allow for information depicted on the vicinity plan to be accepted for depicting infrastructure and other features within 500 feet of subject site.
- §255-27-C(1) – To not install curb along Strafford Avenue due to prevailing existing conditions and to avoid conflicts with exiting utilities.
- §255-27-C(1) – To the extent necessary to not provide the required half width cartway along the site frontage of Eagle Road and Strafford Avenue due to prevailing existing conditions and to avoid conflicts with exiting utilities.
- §255-37 – To not install sidewalk north of the proposed Rue St. Honore along Eagle Road to lessens impact to mature vegetation on adjacent property.
- §255-28.B – To allow a sight distance on a major collector road to meet PA DOT requirements as per PA Title 67 §441.8.

EXHIBIT "A"



Preliminary Land Development Plan – St. Honore

Plans Prepared By: Apex Engineering Group  
Dated: 08/05/2022, last revised 11/30/2022

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.

Subdivision and Land Development

1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known. The applicant has indicated in the response letter that four bedroom units are anticipated.
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.
3. §255-27.C(1) – Local streets (Strafford Ave) must have a right of way of 60 feet, a cartway of 28 feet and curbing and sidewalks. The applicant is requesting a waiver to not install curbing along Strafford Avenue.
4. §255-27.C(1) – Cul-de-sacs must have a right of way of 60 feet, a cartway of 28 feet and curbing and sidewalks. The applicant is requesting a waiver from this requirement to not install sidewalk north of the proposed road.
5. §255-37.C – Sidewalks and public paths shall be located within a public right-of-way, public easement or a common open space area. The applicant has requested a waiver of §255-37 to not install sidewalk North of the proposed road along Eagle Road to lessen the impact to mature vegetation on adjacent property.
6. §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. There are 10 trees required along Strafford Avenue. The applicant is providing 6 trees and indicated that 4 existing trees will compromise the 10 required trees. We will defer to the shade tree as if this is acceptable.



7. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. The applicant has indicated that the snow removal area is anticipated to be plowed to either side of the cul-de-sac and the area between lot 7 and 8. The vehicles utilized in the turning movements must be dimensioned on the plans.
8. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of \$3,307 per dwelling unit (existing or proposed).
9. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

#### 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.

#### Sanitary Sewer

1. Depressed curbing (12 feet) is required where the sewer line leaves the street to provide access to the easement. The applicant has indicated the depressed curbing will be provide from Lot 8 to Lot 10. Depressed curbing is only required where the sewer main leaves the street at Lot 9.

#### General

1. 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 November 7, 2022 and the planning commission made a motion to recommend preliminary approval conditioned on the following:

- Compliance with recommendations and conditions set forth in the Gannett Fleming letter of 10/27/22



- Compliance with recommendations and conditions set forth in the Gilmore letter of 10/25/22
- It is a specific condition of the recommendation of approval that the BOC agree to accept dedication of the cul-de-sac. Unless it is a public street, there can be no more than five houses on the street.

The PC also recommended the grant of the waivers as set forth in the Gannett Fleming letter.

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 be "R. Phillips", written over a large, loopy scribble.

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

EXHIBIT "A"



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

**MEMORANDUM**

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**Date:** December 9, 2022

**To:** Steve Norcini, P.E.

**From:** Damon Drummond, P.E., PTOE

**cc:** Roger Philips, P.E.  
Leslie Bogdnoff, P.E.

**Reference:** St. Honoré Holding LP  
Preliminary Land Development  
Radnor Township, Delaware County  
Transportation Review 4

G&A #20-10016-01

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Our transportation department has completed a review for the Preliminary Subdivision and Land Development plans prepared for St. Honoré Holding LP. We offer the following comments for your consideration:

**A. PROJECT DESCRIPTION**

The Applicant, St. Honoré Holding LP, is proposing to subdivide the property and construct fourteen (14) single-family detached dwelling units and related improvements on each lot. Ten (10) of the homes are proposed to have access to Eagle Road via a proposed cul-de-sac and four (4) of the homes are proposed to have direct access to Strafford Avenue.

**B. DOCUMENTS REVIEWED**

1. Preliminary/Final Subdivision and Land Development Plans prepared by APEX Design & Engineering Group, LLC, prepared for St. Honoré Holding LP, consisting of 21 sheets, dated August 5, 2022 and last revised November 30, 2022.
2. Waiver Letter prepared by APEX Design & Engineering Group, LLC, dated November 30, 2022
3. Response Letter prepared by APEX Design & Engineering Group, LLC, dated November 30, 2022

**C. WAIVERS REQUESTED**

1. §255-20.B(1)(N) – To allow information depicted on the vicinity plan to be accepted for depicting infrastructure and other features within 500 feet of the subject site.

EXHIBIT "B"

2. §255-27.C(1) – From installing curbing along Strafford Avenue due to prevailing existing conditions and to avoid conflicts with existing utilities.
3. §255-27.C(1) – To not provide the required half width cartway along the site frontage of Eagle Road and Strafford Avenue due to prevailing existing conditions and to avoid conflicts with existing utilities.
4. §255-27.C(1) & §255-37 – To not install sidewalk north of the proposed road and along Eagle Road to lessen impact to mature vegetation on the adjacent property.
5. §255-28.B – To allow a sight distance on a major collector road to meet PaDOT requirements as per PA title 67 §441.8.

D. **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS**§255-27.C(2)

1. §255-27.C(2) – Additional cartway widths may be required by the Board of Commissioners.
  - a. As previously stated, Eagle Road is classified as a major collector with a required 48 foot cartway width. The existing cartway width along the site frontage is 18 feet. A 24-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1). **We acknowledge the Applicant has requested a waiver for this comment.**
  - b. Strafford Avenue is classified as a local street with a required 28-foot cartway width. The existing cartway width along the site frontage is 24 feet. A 14-foot half-width cartway is required along the site frontage in accordance with §255-27.C(1).**We acknowledge the Applicant has requested a waiver from this requirement.**

E. **GENERAL TRANSPORTATION COMMENTS:**

1. The street name will be subject to the review and approval of the Township, Delaware County and the US Postal Service. **Comment has been acknowledged by the Applicant.**

EXHIBIT "B"