

**RESOLUTION 2024-92
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY SUBDIVISION
PLAN FOR 26 WENTWORTH**

WHEREAS, Ingrain Construction LLC (“Applicant”) submitted a Preliminary Subdivision Plan to for the property located at 26 Wentworth Lane, consisting of .3438 acres, also identified as Parcel ID# 36070512301 (“Property”); and

WHEREAS, the Radnor Township Planning Commission and Delaware Planning Commission have reviewed the Preliminary Plan submissions of the Applicant; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary Subdivision Plans prepared by Shock Group LLC.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Preliminary Subdivision Plans of Schock Group LLC, consisting of thirteen (13) sheets, dated June 2, 2023, and last revised June 12, 2024, subject to the following Preliminary Plan approval conditions:

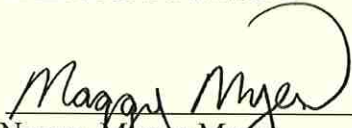
1. Compliance with the Gannett Fleming review letter dated August 13, 2024, a copy of which is attached hereto as Exhibit “A”.
2. Compliance with the Gilmore Associates review letter dated August 14, 2024, a copy of which is attached hereto as Exhibit “B”.
3. The proposed building shall be set back from the street line forty-four- and one-half feet (44.5’).
4. The proposed garages shall be restricted from conversion into living space and shall remain as garages. This restriction shall be in a form and manner to be approved by the Township Solicitor.
5. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning building code, and all county, state, federal rules and regulations and statutes.
6. In consideration of the SLDO modifications approved below, Applicant shall pay a fee of \$9,990.85 to the Township for offsite sidewalk construction by the Township.
7. No living space shall be permitted on the rooftops of the proposed residential dwellings.

8. In addition to the foregoing conditions of Preliminary/Final plan approval, the following Subdivision and Land Development Ordinance modifications are approved:
- a. Section 255-22. B(1)(K) as to the requirement for the 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.
 - b. Section 255-27.C (1) as to sidewalk and curbing.
 - c. Section 255-27. C (4) to permit a cartway width of 24 feet consistent with existing conditions.
 - d. Section 255-38. B to provide street trees at an interval greater than thirty (30) feet.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 19th day of August 2024.

RADNOR TOWNSHIP

By:


Name: Maggy Myers
Title: President

ATTEST:



William White, Township Secretary

Exhibit A



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

gannettfleming.com

Date: August 13, 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: 26 Wentworth Lane
Minor Final Subdivision

Date Accepted: 07/03/2023
90 Day Review: 10/01/2023 extended indefinitely

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 lot and construct two single family, semi-detached dwellings. This project is located in the R5 zoning district.

Minor Subdivision Plan – 26 Wentworth Lane

Plans Prepared By: Schock Group LLC
Dated: June 2, 2023, revised March 4, 2024, Resubmitted with revisions 6/12/2024

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

1. §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.
2. §225-27.C(1) – To maintain the existing right-of-way width of 33 feet instead of the required 60 feet for local streets.

3. §225-27.C(1) – To maintain the existing cart-way width of 22.25 feet instead of the requirement of 28 feet for local streets.
4. §225-27.C(1) – To not provide sidewalks along the frontage since sidewalks are located on the site side of Wentworth Lane.
5. §225-38.B – To provide street trees at an interval greater than 30-feet.

Sewage Facilities Planning

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

Subdivision and Land Development

1. §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 waiver from this requirement.
2. §255.27.C(1) – Wentworth Lane is a Local Road. Sidewalks and curbing must be provided in accordance with this section. The applicant has requested a 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. Wentworth Lane is a Local Road and the right-of-way requirement is 60 feet and cartway requirement of 28 feet. The applicant has requested a waiver from this requirement. The Township has requested that the applicant widen the cartway to 24 feet to be consistent with existing curblines. The applicant has requested a waiver from the 28-foot requirement and is providing a 24.5 foot cartway.
4. §255.37 – Sidewalks must be provided in accordance with this section. The applicant has requested a waiver from this requirement.
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. The applicant has indicated they have added additional street trees to meet the requirement, but also have requested a waiver for the placement of those trees.

6. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer’s expense, metal or fiberglass streetlights. The applicant is proposing to install streetlights on the proposed lots.
7. §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.

General

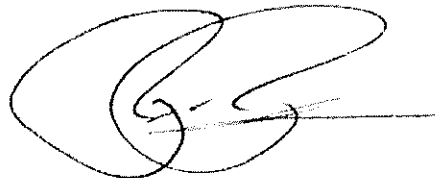
1. New deeds and easements must be prepared and recorded with Delaware County at the time of plan recording.
2. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board or Commissioners.
3. The impervious coverage tables on Sheet 2 appear to not be updated following the latest revision and should be consistent with the tables provide on Sheet 6, which reflect the current plan.

The applicant appeared before the Planning Commission on March 4, 2024. The Planning Commission made a motion to recommend preliminary/final approval to the Board of Commissioners subject to moving the houses back from the 60 foot right of way as well as a deed restriction preserving the garage parking in perpetuity.

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

EXHIBIT B



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

MEMORANDUM

Date: August 14, 2024

To: Steve Norcini, P.E.
Radnor Township Engineer

From: Damon Drummond, P.E., PTOE
Senior Transportation Engineer

cc: Kevin Kochanski, ASLA, R.L.A. - Director of Community Development
Roger Phillips, P.E. - Gannett Fleming, Inc.
Leslie Bogdnoff, P.E. - Gilmore & Associates, Inc.

Reference: 26 Wentworth Lane
Preliminary/Final Plan Review #5
Radnor Township, Delaware County, PA
G&A #22-05088.01

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above-referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The Applicant proposes to subdivide the existing 15,000 square foot property at 26 Wentworth Lane (a.k.a. Summit Terrace) into two (2) lots of approximately 7,500 square feet and will construct a single-family semi-detached building with two dwelling units. The property will include two new driveways with access to Wentworth Lane.

B. DOCUMENTS REVIEWED

1. Preliminary Subdivision and Land Development Plan Set for 26 Wentworth Lane prepared by Schock Group, LLC, dated June 2, 2023, and last revised August 12, 2024, consisting of 13 sheets.

C. WAIVERS REQUESTED

1. §225-20.B(1)(n) – To provide an aerial photo showing surrounding development instead of showing features within 500 feet of and within the site.
2. §225-27.C(1) – To maintain the existing right-of-way width of 33 feet instead of the required 60 feet for local streets.
3. §225-27.C(1) – To widen the existing cartway width of 22.25 feet to a width of 24 feet to be consistent with the existing curbline instead of the required 28 feet for local streets.
4. §225-27.C(1) – To not provide sidewalks along the frontage since sidewalks are located on the opposite of Wentworth Lane and no sidewalks are located on the site side.

5. §225-38.B – To provide street trees at an interval greater than 30 feet. Driveway locations, pavement radii and the required clear sight triangle prevent placing trees at the required separation interval.

D. SALDO COMMENTS

1. §255-27.C(2) – As stated previously, the required cartway width is 28 feet. However, due to site constraints, we recommended widening to 24 feet to be consistent with the existing curbline west of the property. **We note the Applicant is proposing to widen the road to 24 feet and has requested a waiver in accordance with our recommendation.**
2. §255-27.C(4) – As stated previously, where 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 right-of-way to provide the required 60-foot (30' half-width) in accordance with §255-27.C.(1). The center line of the ultimate right-of-way shall be the same center line as the existing right-of-way. We note that the existing right-of-way width is 33 feet (17.5' half-width). **We note the Applicant has requested to maintain the existing right-of-way width of 33 feet.**
3. §255-37.A – As stated previously, sidewalks shall be provided when required by the Board of Commissioners. **We note the Applicant has requested not to install sidewalk since there are no existing adjacent sidewalks on the site side of the roadway, but sidewalks are provided on the opposite side of the street. We note an estimated probable cost of construction for the sidewalk on the property (\$9,990.85) has been provided.**

E. GENERAL COMMENTS

1. As previously stated, Sheet 11 provides details for concrete curb and granite curb. Please clarify where each curb type is to be used. We note concrete curb is currently existing along Wentworth Lane however Sheet 4 indicates existing granite curb is to be reused and Sheet 6 notes granite curb is to be installed. It is recommended the curbing be consistent material as the existing curb.

DAD/ank