



**TOWNSHIP OF THORNBURY
DELAWARE COUNTY**

RESOLUTION No. 13 of 2023

WHEREAS, JOHN D’ANTONIO (the “**Applicant**”), as the equitable owner of the property and existing improvements located at 251 Glen Mills Road, consisting of 7.096 ± acres (the “**Property**”), has made application to the Township for the subdivision of the Property into three (3) residential lots -- two (2) new building lots and one (1) exiting lot containing an existing dwelling and related accessory structures (collectively the 3 lots are the “**Lots**”); and

WHEREAS, the Application was accompanied by a preliminary/final land development plan for the Property, said plan being entitled *PRELIMINARY/FINAL MAJOR SUBDIVISION PLAN FOR JOHN D’ANTONIO 251 GLEN MILLS ROAD, GLEN MILLS, PA, 19342*, prepared by Inland Design, Inc., dated September 23, 2022, last revised August 2, 2023, consisting of 11 sheets (the “**Plan**”). The Plan sheets are as follows:

| <u>Plan Sheet</u> | <u>Plan Sheet Title</u> | <u>Dated</u> | <u>Revised</u> |
|-------------------|---|--------------|----------------|
| 1 | Cover Sheet | 9-23-2022 | 8-2-2023 |
| 2 | Title Plan | 9-23-2022 | 8-2-2023 |
| 3 | Existing Conditions & Conservation Plan | 9-23-2022 | 8-2-2023 |
| 4 | Proposed Improvement Plan | 9-23-2022 | 8-2-2023 |
| 5 | Grading, Utilities, and SWM Plan | 9-23-2022 | 8-2-2023 |
| 6 | SWM Details ‘A’ | 9-23-2022 | 8-2-2023 |
| 7 | SWM Details ‘B’ | 9-23-2022 | 8-2-2023 |
| 8 | Proposed Driveway Profile & Detail Plan | 9-23-2022 | 8-2-2023 |
| 9 | Erosion & Sediment Control Plan | 9-23-2022 | 8-2-2023 |
| 10 | Erosion & Sediment Control Details Plan | 9-23-2022 | 8-2-2023 |
| 11 | Landscaping Plan | 9-23-2022 | 8-2-2023 |

WHEREAS, the Application and Plan have been reviewed by the Delaware County Planning Department in its review dated July 21, 2022; the Thornbury Township Engineer in its latest review letter dated September 12, 2023; and the Thornbury Township Planning Commission at its public meeting on September 13, 2023, as set forth in its recommendation letter of September 14, 2023.

NOW, THEREFORE, BE IT RESOLVED that the Application and Plan, be and are hereby conditionally approved subject to the following:

A. Waivers Granted. The following waivers from the Chapter 22, *Subdivision and Land Development*, of the Thornbury Township Code (“Township Code”) are hereby granted and shall be noted on the revised Plan (the “**Revised Plan**”):

1. Section 22-404 of the Township Code – To allow the Preliminary/Final Plan to be submitted for contemporaneous preliminary and final approval. This waiver request shall appear on the Revised Plan.
2. Section 22-602.8 of the Township Code – From the requirement to widen the existing cartway of Glen Mills Road to 12 feet off the centerline along the Property frontage.
3. Section 22-602.15 of the Township Code – From the requirement to install curb and sidewalk along the Property frontage of Glen Mills Road.
4. Section 27-2811 of the Township Zoning Code – From the requirement to provide a Historic Resource Impact Study with the conditions that (a) the Applicant (including the owner or any developer) document any artifacts found on the Property during construction and share that documentation with the Township Historical Commission in a timely manner, and (b) that a note reflecting the foregoing be added to the Revised Plan together with the Historic Resources information block.

B. Conditions of Approval. The Applicant shall comply, to the satisfaction of the Township, with the following conditions and revise the Plan, as applicable, prior to the release of the Revised Plan for recording:

1. Section 22-502.1.C.(9) of the Township Code – The proposed electric, gas, telephone, & cable lines shall be added to the Revised Plan for each lot. The limit of disturbance shall be modified, to the extent necessary, to accommodate the installation of utilities and to extend to the cartway of Glen Mills Road.
2. Section 22-502.1.C.(9)(a) of the Township Code – The Applicant shall provide additional documentation to the Township for the existing 25’ wide shared driveway easement, known as *Long Lane* on proposed Lot 1, documenting the rights and responsibilities of the property owners serviced by Long Lane, including those intended to benefit, burden or restrict any of the Lots. A note shall be added to the Revised Plan prohibiting ingress, egress and regress from any of the Lots to and from Glen Mills Road using Long Lane. In addition, a form of deed restriction shall be recorded against all of the Lots, in connection with this condition.
3. Section 22-502.2.D.(1) of the Township Code – A statement as to whether there are any deed restrictions on the Property shall be added to the Revised Plans, together with a summary and recording information for any such restrictions.
4. Section 22-610.6.B of the Township Code – Woodlands tree replacement chart and planting schedule shall be updated on the Revised Plan to show a 3” minimum caliper for all replacement trees.

5. Evergreen plantings on the Lots shall be shifted to the sight line for cars exiting garages in a forward motion to shield adjacent neighboring houses.
6. The driveway slope proposed on Lot 2 is entirely flat in one section and less than 1% in others and shall be increased in slope for proper drainage. The Revised Plan shall be updated to reflect the foregoing.
7. The swale proposed on Lot 2 across from the garage and driveway shall be adjusted so that it discharges beside the proposed pipe and into the riprap and not directly over top of the proposed pipe. The Revised Plan shall be updated to reflect the foregoing.
8. The existing culverts on Glen Mills Road, across from Long Lane, and the other located just west of the existing driveway to the Property (251 Glen Mills Road) shall be added to the Revised Plan with pipe sizes, outfall and invert information.
9. The stormwater culverts (a) near the Southeast corner of proposed Lot 2; and (b) along Long Lane, shall be cleaned out and both culverts and existing stormwater piping shall be evaluated for any required repairs with a note added to the Revised Plans reflecting the foregoing.
10. The alternate septic system for proposed for Lot 2 shall be shifted out of the proposed stormwater easement. The Revised Plan shall be updated to reflect the foregoing.
11. Section 19-310.2 of the Township Stormwater Management Code - Stormwater basin spillway calculations shall be provided to verify 1' freeboard for the top of berm and for any required turf reinforcement matting along the spillway and over the embankment to the toe of slope.
12. The drainage area maps shall list the actual drainage area values for each area on the Revised Plan.
13. The stormwater seepage bed details shall be updated to include a filter screen on the pipe openings in each inlet. The Revised Plan shall be updated to reflect the foregoing.
14. Drainage arrows shall be added to the Revised Plan to clarify direction of flow coming off driveways and to help determine flows being directed into inlets.
15. The Applicant shall contact the Township Engineer to clarify minor drafting items, stormwater calculations and to review the required Stormwater O&M Notes to be included on the Revised Plan.
16. The following third party approvals are anticipated to be necessary and shall be provided and approved prior to release of the Revised Plan for recording: Delaware County Conservation District approval, Pennsylvania Department of Environmental Protection (“PA DEP”) Sewage Planning Module approval or exemption, PA DEP NPDES and General permits, Pennsylvania Department of Transportation Highway Occupancy

Permit(s) for new driveways and utilities, a Developer's Agreement, Township Fire Marshall Approval, Township SEO approval and any other applicable local, state or federal agency permits or approvals.

17. The Applicant and Township shall execute a Stormwater Operations and Maintenance Agreement in form and substance acceptable to the Township. The Agreement shall be recorded by the Applicant in the Office of the Recorder of Deeds, Delaware County, Pennsylvania, contemporaneously with the recording of the Revised Plan. No permits shall be issued until written evidence of such recording has been provided to the Township.
18. To the extent not specified in the forgoing conditions, and as applicable, the Applicant shall obtain and provide the Township with any and all other required local, state and/or federal agency permits or approvals, to the extent practicable prior to the release of the Revised Plan for recording.
19. The Applicant shall, in addition to providing paper copies, submit the Revised Plan and other documentation required by this Resolution in electronic format acceptable to the Township.

APPROVED AND ADOPTED this 20th day of September, 2023.

**THORNBURY TOWNSHIP
BOARD OF SUPERVISORS**

James P. Kelly, Chair

Sheri L. Perkins, Vice Chair

Michael J. Mattson, Supervisor

Attest:

Geoffrey Carbutt, Secretary

(TOWNSHIP SEAL)