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Date: December 23, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Radnor School District – Radnor High School

Date Accepted: 10/06/2020
90 Day Review: 01/04/2021 extended to 01/29/2021

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development Plan for the above referenced project for compliance with the Radnor Township Code. The applicant is proposing to replace track surfaces and bleachers, construct new accessory buildings, and provide additional ADA features on one lot. This project is located in the PLU district of the Township. These Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant has indicated in an October 1, 2020 letter to the Township, that the following waivers are being requested:

- §255-12.A – Preliminary Plan Application Process
- §255-20.B(c)[1][e] – Waiver of the Transportation Impact Study

The applicant has also indicated in a November 18, 2020 letter to the Township, that the following waivers are being requested:

- §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.
- §255-29.A(6) – No more than 10 parking spaces shall be permitted in a continuous row without being interrupted by landscaping and concrete curb. The proposed parking area shows 12 parking spaces in a continuous row.
- §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to

Gannett Fleming, Inc.

be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area(existing or proposed).

Radnor School District – Radnor High School

Plans Prepared By: ELA Sport Athletic Facilities Design & Consulting

Dated: 09/18/2020, last revised 11/17/2020

Sewage Facilities Planning

1. Planning approval was received from the PA DEP December 9, 2020.

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. §255-20.B(5)(c)[1][e] – A transportation impact study shall be required for all institutional developments. The applicant has requested a waiver from this requirement.
3. §255-29.A(6) – No more than 10 parking spaces shall be permitted in a continuous row without being interrupted by landscaping and concrete curb. The proposed parking area shows 12 parking spaces in a continuous row. The applicant is requesting a waiver from this requirement.
4. §255-43.1.B(2) – For all nonresidential or institutional subdivisions and/or land developments involving more than 5,000 square feet of floor area, the amount of land to be dedicated for park and recreational area shall be 2,500 square feet per 6,400 square feet of floor area (existing or proposed), or portion thereof, unless the developer agrees to a fee in lieu of \$3,307 per 6,400 square feet of floor area(existing or proposed). The applicant has requested a waiver from this requirement.

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.

General

1. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.
2. Comment number 6 under sanitary sewer notes on Sheet 2 of 53 must be revised to indicate Radnor Township, not Sewer Authority.

The applicant appeared before the Planning Commission on December 21, 2020. The Planning Commission recommended approval of the plan and requested waivers contingent upon addressing all staff comments, removal of parking spaces within 20 feet of the crosswalk and compliance with the recommendations of the Shade Tree Committee.

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