

**RESOLUTION NO. 2019-102
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL SUBDIVISION PLAN OF
BDN RADNOR HOSPITALITY PROPERTY I, LP AND BDN RADNOR
PROPERTY, I, LP FOR THE PROPERTY LOCATED AT 155 KING OF
PRUSSIA ROAD**

WHEREAS, BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP (“Applicant”) submitted a Financial Subdivision Plan for the property located at 155 King of Prussia Road to construct a new office building, new parking garage, hotel building and associated site improvements; and

WHEREAS, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Financial Subdivision Plan submission; and

WHEREAS, the Radnor Township Board of Commissioners now intends to grant Final Subdivision Plan approval for Applicant’s Plan.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP Financial Subdivision Plan prepared by Pennoni Associates, Inc., consisting of one (1) sheet, dated July 18, 2019 (“Plan”), subject to the following Final Plan approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated September 12, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated August 12, 2019, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with all applicable provisions of the preliminary plan approval Resolution No. 2018-22 and the final plan approval Resolution No. 2018-61 which are incorporated herein by reference although not physically attached.
4. The Applicant shall obtain all required approvals from the County, State and Federal Agencies having jurisdiction over the project, including, but not limited to, the Pennsylvania Department of Environmental Protection, the Delaware County Conservation District, and the Pennsylvania Department of Transportation.
5. The Applicant shall execute Development, and Financial Security Agreements and all other Documents, including easements in a form and manner to be approved by the Township

Solicitor and shall post sufficient financial security to secure all improvements in a form acceptable to the Township.

6. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 7th day of October, 2019.

RADNOR TOWNSHIP

By: 
Name: Lisa Borowski
Title: President

ATTEST:  _____



Excellence Delivered As Promised

Date: September 12, 2019

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, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 155 King of Prussia Road – Financial Subdivision Plan
BDN Radnor Hospitality Property I, LP and
BDN Radnor Property I, LP – Applicant

Date Accepted: August 5, 2019
90 Day Review: November 3, 2019

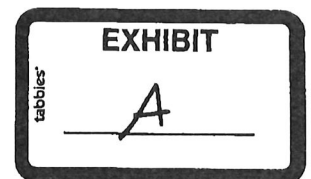
BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP has submitted Financial Subdivision plans for the above project. The purpose of this plan is to depict a financial subdivision for the property at 145 King of Prussia Road. This project received final approval by the Board of Commissioners on May 21, 2018. Improvements to this parcel are as previously approved and no additional improvements are proposed under this submission. This project is located in the PLO district of the Township.

BDN Radnor Hospitality Property I, LP and BDN Radnor Property I, LP Financial Subdivision

Plans Prepared By: Pennoni Associates, Inc.
Dated: None

Zoning

1. §280-64.G(6) – In connection with the development of a mixed use within the PLO District, individual lots may be created for the purposes of financing and/or conveyancing. Such individual lots shall not be required to comply on an individual basis with the dimensional requirement of the article, provided that the site and uses comply with such requirements on an overall basis, and further provided that the deeds conveying separate lots contain covenants requiring the purchasers to, at all times, operate and maintain such lots in good order and repair and in a clean and sanitary condition; that cross-easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots; and that such covenants shall be subject to the approval of the Township. The purchaser of any such lots shall execute and file with the Township a written covenant agreeing to the forgoing conditions prior to purchasing.



Gannett Fleming

S. Norcini
155 King of Prussia Road
September 12, 2019

General

1. The date that the plan was issued, and any subsequent revisions must be shown on the plans.
2. The Metes and Bounds description for lot C (the hotel) has a discrepancy with the plans. Description No. 2 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
3. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 7 in the metes and bounds description does not match what is shown on the plans. The description reads "S 02 degrees 52 minutes 28 seconds West", but the plan shows "S 02 degrees 52 minutes 28 seconds East". This must be verified and revised to be consistent.
4. The Metes and Bounds description for lot B (the office building and parking garage) has a discrepancy with the plans. Description No. 8 in the metes and bounds description for Lot B indicates a length of 192.23 feet, but the plans indicate a length of 1930.90 feet. This must be verified and revised to be consistent.

The applicant appeared before the Planning Commission on September 3, 2019. The Planning Commission recommended approval of the plan contingent upon addressing all items in the Gilmore and Gannett Fleming review letters.

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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: August 12, 2019

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

From: Amy Kaminski, P.E., PTOE
Gilmore & Associates, Inc.

cc: Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John Rice, Esq. – Grim, Biehn & Thatcher
Roger Phillips, P.E., Senior Associate, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

Reference: 155 King of Prussia Road - Brandywine Radnor Hospitality Property
Radnor Township Escrow No. 2016-D-04
Financial Subdivision Plan Review
Radnor Township, Delaware County, PA
G&A No. 15-12020.01

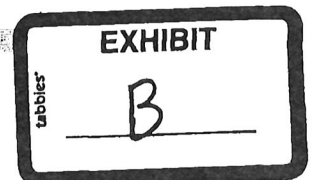
Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

I. BACKGROUND

The University of Pennsylvania Health Systems (UPHS) is proposing the re-development of a 26 acre parcel, located at 155 King of Prussia Road, in Radnor Township, Delaware County. The project includes a total proposed gross floor area of 475,000 SF. The proposed development will consist of a 250,000 square foot Mixed Medical Use building with two parking structures (996 and 831 spaces), a four-story 150,000 square foot general office building, a four-story 75,000 square foot (120 room) hotel and an associated 831 space parking garage. The UPHS is proposing a financial subdivision into two lots; Lot B with 7.38 acres and Lot C with 1.13 acres for the Applicant, BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP.

II. DOCUMENTS REVIEWED

Financial Subdivision Plan for BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP consisting of 1 sheet, prepared for BDN Radnor Hospitality Property I, LP, and BDN Radnor Property I, LP, prepared by Pennoni Associates, Inc., dated July 18, 2019.



III. ZONING COMMENTS

§280-64.G(6) - In connection with development of a mixed use within the PLO District, individual lots may be created for purposes of financing and or conveyancing. Cross easements for parking areas and all appurtenant ways, pedestrian access, and utilities shall be maintained between such lots. Revise the plan to show all necessary easements including access and utility easements: we note that easements are shown along the northern limits of the property; however, it appears easements specifically related to the financial subdivision and shared access to the driveways and parking areas are not.

If you have any questions regarding the above, please contact this office.

ABK:DAD:las