

RESOLUTION NO. 2017-127

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY MASTER PLAN AMENDMENTS AND THE PHASE II FINAL LAND DEVELOPMENT PLAN FOR CABRINI UNIVERSITY CONSISTING OF THE CONSTRUCTION OF A RESIDENCE HALL, PEDESTRIAN AND VEHICULAR ACCESS AND PARKING FACILITIES

WHEREAS, Radnor Township adopted Resolution No. 2013-05 approving the preliminary Master Plan of Cabrini University (“Cabrini” or “Applicant”) and Cabrini now seeks to amend its Master Plan; and

WHEREAS, the Township adopted Resolution No. 2014-71 approving the revised preliminary phased plan of Cabrini for a new campus center, parking facilities, an athletic center addition and related improvements; and

WHEREAS, the Township approved final plans for Cabrini University pursuant to Resolution No. 2014-72 regarding the expansion of the Dixon Athletic Center; and

WHEREAS, Cabrini’s plans have been reviewed by both the Delaware County Planning Commission and Radnor Township Planning Commission.


NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Cabrini Master Plan amendments and the phase II final land development plan prepared by Site Engineering Concepts, LLC, dated January 15, 2012, last revised September 14, 2017, subject to the following conditions:

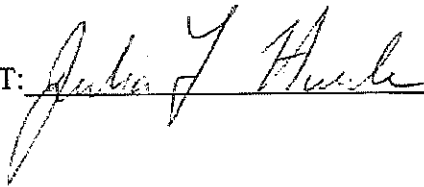
1. As to the Master Plan amendments and Phase II Final Land Development Plan, the Applicant shall comply with paragraphs “C” and “D” respectively, of the Gilmore & Associates, Inc. correspondence dated October 12, 2017, a copy of which is attached hereto and incorporated herein as Exhibit “A”.
2. The Applicant shall comply with the Gannett Fleming letters dated October 11, 2017 and October 16, 2017 as to the Master Plan amendments and the phase II final land development plan, copies of which are attached hereto and incorporated herein respectively as Exhibits “B” and “C”.
3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning, building code, and shade tree, and all county, state, federal codes, rules and regulations, and statutes.

4. The Applicant shall execute Development and Financial Security Agreements and any other required Easements all in a form and manner approved by the Township Solicitor.
5. Applicant shall address ingress and egress from Cabrini's driveway to Eagle Road, opposite Paul Road to the satisfaction of the Township's traffic engineer.
6. The replacement trees shown on the plans between the proposed Phase II parking structure and the campus boundary line shall be a minimum of 12 feet in height at the time of planting.
7. All of the replacement trees shall be guaranteed for a period of five (5) years from the date of planting.
8. Cabrini shall construct a berm with a height of at least three feet along the side of the loop road closest to the campus property line and shall provide shrubbery or similar plantings on the berm to provide supplemental buffering along the loop road. The configuration of the berm shall be as generally set forth on the post-construction stormwater management sheet no. 12 of 28, last revised October 24, 2017, prepared by Site Engineering Concepts, LLC.
9. In addition to the foregoing conditions of approval, a modification of Section 255-20. B. (1) (n) of the Subdivision/Land Development Ordinance is approved with respect to showing natural and manmade features within 500 feet of the site.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 27th day of November, 2017.

RADNOR TOWNSHIP

By: 
Name: Elaine P. Schaefer
Title: Vice-President

ATTEST: 



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: October 12, 2017
To: Steve Norcini, P.E.
Radnor Township Engineer
From: Amy B. Kaminski, P.E., PTOE
cc: Damon Drummond, P.E., PTOE
Leslie Salisbury, E.I.T.
Reference: Cabrini University – Phase 2 Land Development
Preliminary Masterplan Review
Phase 2 Final Land Development Plan Review
Transportation Impact Assessment Review
Radnor Township, Delaware County
G&A 14-05020-02

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

A. Background

The overall parcel is approximately 112 acres in size and is zoned PI (Planning Institutional District). The Applicant proposes to construct a 207-bed residence hall, provide improved pedestrian access and restrict vehicular access to the core of the campus. In addition, a 14 parking space surface lot and a 174 space parking garage are proposed for construction under this phase.

B. Reviewed Documents

1. Overall Proposed Site Improvements (Preliminary Masterplan) for Cabrini University, prepared by Site Engineering Concepts, LLC, dated January 15, 2012 and last revised September 14, 2017.
2. Cabrini University Phase 2 Final Land Development Plans prepared by Site Engineering Concepts, LLC consisting of 28 sheets, dated July 10, 2017 and last revised September 14, 2017.
3. Traffic Impact Assessment for Cabrini University Phase 2 Land Development, prepared for Radnor Township, prepared by F. Tavani and Associates, Inc., dated September 12, 2017.

C. Preliminary Master Plan Review

1. Revise the masterplan to identify the pedestrian trail located at the southern end of the campus along with the pedestrian crosswalk on Eagle Road. Details regarding future improvements to this trail for ADA accessibility must be provided

BUILDING ON A FOUNDATION OF EXCELLENCE

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508 Corporate Drive West | Langhorne, PA 19047 | 215-369-3955 | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 | 610-489-4949 | 610-489-8447
425 McFardan Road | Suite 102 | Kennett Square, PA 19348 | 610-444-9006 | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | 610-366-8064 | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 820 | Philadelphia, PA 19103 | 215-687-4246 | 215-564-1700
www.gilmore-assoc.com



in future submissions since the construction of the parking garage will alter the access and use of this trail.

D. Phase 2 Final Land Development Review

1. Subdivision and Land Development Review

- a. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The width of the driveway access to the west turnaround area is less than the minimum requirement. Revise the plans to comply with this section or a waiver will be required.
- b. §255-29.A(14) – No less than a five (5) foot radius of curvature shall be permitted for all curblines in parking areas. We recommend the Applicant provide minimum five (5) foot radii at the east and west turnaround areas adjacent to the removable bollards.
- c. §255-37.B – The minimum width of sidewalks and pedestrian paths shall be four (4) feet. It appears the sidewalk to the southeast of Bruckmann Chapel is less than the minimum requirement. Revise the plans accordingly.

2. General Comments

- a. We recommend pedestrian lighting along all proposed walkways. It appears there is no existing or proposed lighting along the proposed sidewalk to the north of the western turnaround.
- b. All new pedestrian facilities should be designed to be ADA compliant. Spot elevations and dimensions should be provided in order to verify compliance and constructability. See PennDOT RC-67 for further details.
- c. It is unclear whether or not a curb ramp is proposed adjacent to the ADA parking area along the South Loop Drive. ADA accessible access should be provided from the parking area to the proposed residence hall.
- d. Sheet 12 of 28: Verify the scale.
- e. Provide details for all proposed signage.
- f. Sheet 28 of 28 (Proposed Parking Structure)
 - i. Provide a stopbar and stop sign, facing west, along the drive aisle adjacent to the exit.
 - ii. Provide dimensions for the two-way aisles.

3. Transportation Impact Assessment Comments

- a. §255-20.B(5)(d)[6][a] – As previously stated, all streets and/or intersections showing a Level of Service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. King of Prussia Road and Eagle Road/Pine indicates LOS below C during the PM peak hour. The Applicant has indicated that future improvements are under consideration for this intersection in coordination with Eastern University. The included letter dated September 20, 2017 indicates a grant application is being pursued by Cabrini and Eastern Universities along with Radnor Township; however, the report does not identify how these improvements will

mitigate the noted deficiencies.

- b. As noted in the September 20, 2017 response letter, the Applicant's engineer states the right in/right out access at the Cabrini Driveway to Eagle Road opposite Paul Road does not require any modification as the left turn exit volumes are low (0 during the AM peak hour and 3 during the PM peak hour) and modifications will not alter these numbers and could impede emergency response to the Campus. In addition, the engineer's response expresses concerns related to any intersection modifications to this access that may disturb the nearby pillars and a stream.

We call to attention that there are 4 and 10 vehicles exiting this access as through movements and 4 and 5 vehicles continuing northbound from Paul Road into this access during the AM and PM Peak Hour bringing to total, 8 AM Peak Hour vehicles and 18 PM Peak Hour Vehicles performing illegal traffic movements at this access to Eagle Road. Our concern is directly related to the continued use by motorists performing illegal movements and safety concerns related to those traffic movements.

Regardless of the impact to the pillars and streams, the access is apparently not designed to adequately deter the illegal vehicular movements into and out of the access and we recommend either closing the access entirely to vehicular movement and altering it to an emergency vehicle access only or redesigning the access to more effectively deter the illegal movement by motorists.

- c. The following comments pertain to discrepancies between the Manual Turing Movement counts and Figure 4 provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
- i. King of Prussia Rd and Cabrini Dr AM northbound through; it appears the volume should be revised from 588 to 546.
 - ii. King of Prussia Rd and Eagle Rd AM southbound through; it appears the volume should be revised from 510 to 468.
 - iii. King of Prussia Rd and Cabrini Dr PM southbound through; it appears the volume should be revised from 456 to 414.
 - iv. King of Prussia Rd and Eagle Rd PM northbound through; it appears the volume should be revised from 552 to 467.
- d. As previously noted, the following comments pertain to discrepancies between the 145 King of Prussia Rd Redevelopment volumes (Page 69), 2017 existing volumes (Figure 4) and 2021 Future No Build volumes (Figure 5) provided in the report. The Applicant should revise these figures as necessary and ensure the changes are translated throughout the analysis. Verify the volumes at the following locations:
- i. King of Prussia Rd and Cabrini Dr.:
 1. AM northbound left; it appears the volume should be revised from 68 to 69.
 2. AM northbound through; it appears the volume should be revised from 605 to 562.
 3. PM southbound through; it appears the volume should be revised from 505 to 430.

4. PM northbound left: It appears the volume should be revised from 69 to 70.
 5. PM northbound through; it appears the volume should be revised from 551 to 582.
 6. PM eastbound right: It appears the volume should be revised from 56 to 57.
- ii. King of Prussia Rd and Eagle Rd:
1. AM southbound through; it appears the volume should be revised from 561 to 518.
 2. PM southbound through; it appears the volume should be revised from 537 to 505.
 3. PM northbound through; it appears the volume should be revised from 570 to 516.
- e. Revise the background growth calculations (page 65) per the Manual Turning Movement counts noted above and adjust the report accordingly.

ABK/DAD/LAS



Excellence Delivered As Promised

Date: October 11, 2017

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Cabrini University – Master Plan Revision
Eric Olson C/O Cabrini University – Applicant

Date Accepted: July 18, 2017

90 Day Review: October 16, 2017 extended to November 14, 2017

Gannett Fleming, Inc. has completed a review of the preliminary Cabrini University Master Plan revision for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The existing property is located in the PI zoning district. Preliminary plan approval for the overall campus master plan was received in 2013. A revision to the preliminary plan was granted in 2014 for Phase 1 of the plan. The applicant is proposing to demolish an existing residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements as Phase 2. Phase 3 of the plan includes construction of a parking structure, campus center building and a drop off area.

Plans Prepared By: Site Engineering Concepts, LLC
Dated: 09/04/2017, last revised 09/14/2017

All outstanding engineering items have been adequately addressed.

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

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EXHIBIT

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Gannett Fleming

Excellence Delivered As Promised

Date: October 16, 2017

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Ray Daly – Radnor Township Codes Official
Steve Gabriel - Rettew

RE: Cabrini University – Land Development Phase 2
Eric Olson C/O Cabrini University – Applicant

Date Accepted: July 18, 2017

90 Day Review: October 16, 2017 extended to November 14, 2017

Gannett Fleming, Inc. has completed a review of the Cabrini University Phase 2 Final Land Development Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to demolish an existing residence hall and parking and construct a new residence hall, parking structure, drive and parking improvements. The project is located in the PI district of the Township.

Plans Prepared By: Site Engineering Concepts, LLC
Dated: 07/10/2017, last revised 09/04/2017

Sewage Facilities Planning

1. A sewage facilities planning module must be prepared for the construction of the residence hall. Final plan approval will not be granted until Planning Approval is received from the PA DEP. The applicant has indicated that the planning module has been submitted to the PA DEP. That is incorrect. The planning module has been submitted to the Township, but the Township cannot execute the capacity certification until the downstream capacity has been agreed to with the RHM Authority.



Zoning

1. §280-103.A – As a general requirement, each use in the Township shall provide a sufficient off-street parking area to serve its users. The plan indicates that the project is non-conforming in respect to parking. This is a non-conformity that the applicant wished to continue.-
2. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified. The applicant has indicated on the plans the areas of steep slopes are in conformance with §175.11 and §175.12.
3. §280-123 – Any proposed signage must be in accordance with this section.

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). The applicant has indicated that a partial waiver was previously approved as part of the 2012-2014 plan approvals. Since this is a new submission, this information must be shown on the plans or a new waiver requested.
2. §255.37.B – The minimum width of all sidewalks and pedestrian paths shall be four feet. The path shown on sheet 10 of 28 must be revised.
3. §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 recreation 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).

Stormwater Comments

1. The post-development uncontrolled hydrographs for Drainage Area 2 are using a runoff coefficient of 0.45 as opposed to the runoff coefficient of 0.47 calculated on the Runoff Coefficient Spreadsheet (page 15). Please revise this discrepancy.
2. The total length of 15" pipe calculated for Infiltration Bed 3B (page 117) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 343 LF whereas the detail only shows approximately 336.5 LF. Please revise this discrepancy.



3. The total length of 36" pipe calculated for Infiltration Bed 3D (page 117) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 468 LF whereas the detail only shows approximately 364 LF. Please revise this discrepancy.
4. The total length of 60" pipe calculated for Infiltration Bed 3E (page 118) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 87 LF whereas the detail calls out 86 LF. Please revise this discrepancy.
5. The total length of 60" pipe calculated for Infiltration Bed 3F is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report claims 361 LF whereas the detail shows approximately 281 LF. Please revise this discrepancy.
6. The dead storage depth used for Infiltration Bed 3G (page 118) is inconsistent with the detail on Sheet 13 of the plans revised 9/14/17. The stormwater report uses a depth of 1 foot; however, the bottom of the stone is listed at 398.0 which with a minimum of 6" stone depth puts the invert of the pipe at 398.5. The invert of the outlet is listed as 398.7 leaving only 0.2 feet of dead storage depth. Also, the orifice invert in the Hydrologic Report – Stage, Storage, & Discharge (page 120) is listed as 399.70. Please revise this inconsistency.
7. We note that while the water quality volume is sufficient for Drainage Area 1, the area used in the equation is incorrect and should be revised to the area contributing to the BMP (page 4).
8. We note that while the water quality volume is sufficient for Drainage Area 3, the area used in the equation is incorrect and should be revised to the area contributing to the BMP (page 6).
9. The elevations used in the stormwater report on page 48 for the infiltration beds for Drainage Area 1 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
10. The elevations used in the stormwater report on page 85 for the infiltration beds for Drainage Area 2 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
11. The elevations used in the stormwater report on page 119 for the infiltration beds for Drainage Area 3 do not appear to match the elevations called out on the Proposed PCSM Detail Sheet (Sheet 13). Please revise this discrepancy.
12. Please revise the two inlet inverts in the Storm Profile South of Parking Structure to match the inverts shown on Sheet 12. Please show the approximate location of the telephone and electric line crossings between the inlet and Drain Basin 3.



Gannett Fleming

S. Norcini
Cabrinì Phase 2
October 16, 2017

13. 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 that time.

General

1. The applicant has indicated on the plans that the proposed retaining wall will vary in size and be a maximum of 6 feet high. Design calculations are required for the retaining wall when it exceeds 4 feet in height. Also, the proposed retaining wall must be shown in the legend.

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

