

**RESOLUTION NO. 2013-05**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY PLANS OF CABRINI COLLEGE TO CONSTRUCT A NEW CAMPUS CENTER, TWO NEW PARKING STRUCTURES, AN ATHLETIC CENTER ADDITION AND RELATED IMPROVEMENTS.**

*WHEREAS*, Cabrini College ("*Cabrini*") submitted its Preliminary Land Development Plan on or about May 9, 2011; and

*WHEREAS*, the Radnor Township Planning Commission reviewed the preliminary plan submission of Cabrini on January 10, 2012, August 7, 2012, September 6, 2012, October 1, 2012, November 5, 2012 and December 3, 2012; and

*WHEREAS*, the Board of Commissioners of Radnor Township now intends to approve the Preliminary Land Development Plan of Cabrini, prepared by Site Engineering Concepts, LLC.

*NOW, THEREFORE*, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary Land Development Plan of Site Engineering Concepts, LLC, Southeastern, PA, consisting of 21 sheets, dated September 4, 2012, last revised November 15, 2012, subject to the following preliminary plan approval conditions:

1. Compliance with all conditions set forth in correspondence of Gilmore & Associates, Inc., dated November 29, 2012, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*, including specific compliance with the following ordinance sections as outlined in the Gilmore letter:

A. §280-112.C.(2) of the Zoning Ordinance which requires all areas of steep slopes greater than 20% to be delineated on the land development plan to insure that these areas are not being disturbed. The Applicant must confirm all steep slopes greater than 20% on the plan to prevent their disturbance or provide documentation that any such steep slopes were manmade slopes.

B. Subdivision and Land Development Ordinance:

- §255-20.B.(1).(n). The Applicant must submit a Vicinity Plan for approval to the Director of Public Works showing all significant manmade features and utilities within 500 feet of the site property boundary.

- §255-29.A.(1). The proposed parking lot on the eastern side of the campus center building must be revised on the plan or a waiver requested prior to final plan approval to meet this parking space depth requirement.

• §255-31, §255-36, and §255-37. The Applicant must install stormwater drainage facilities, curbing and sidewalks along all perimeter streets unless waived by the Board of Commissioners.

C. Stormwater Management Ordinance:

• §245-13. Submission of a Post-Construction Stormwater Management Plan shall be submitted and reviewed prior to final plan approval.


2. Cabrini College shall confirm its financial participation in the funding of the proposed intersection improvements at King of Prussia and Eagle Roads in accordance with a plan prepared by Associated Engineering Consultants, Inc., dated September 6, 2011, a copy of which is attached hereto and incorporated herein as *Exhibit "B"* prior to final plan approval by the Board of Commissioners. Cabrini shall execute all required easements for the proposed project and any intersection or road improvements along all perimeter streets in a form and manner to be approved by the Township Solicitor.

3. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

4. The Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes.

*SO RESOLVED* this 7<sup>th</sup> day of January, 2013.

RADNOR TOWNSHIP

By:   
Name:  
Title: President

ATTEST:   
Robert A. Zienkowski, Secretary