

Resolution # 2010-07

WHEREAS, Agnes Irwin School, having made application on September 11, 2009 to construct an addition/replacement of athletic and dining facilities of the middle/upper school, construct additional parking and stormwater management facilities at **295 S. Ithan Ave.**, and

WHEREAS, the application was accompanied by Preliminary Plans prepared by Chambers Assoc., Inc., consisting of 40 sheets dated April 20, 2009, and

WHEREAS, the Radnor Township Planning Commission at their meeting of Tuesday, January 5, 2010 reviewed the above mentioned land development application and the associated plans and recommended approval,

WHEREAS, in lieu of further extension granted by the applicant, action on this application is required to be taken by the Board of Commissioners by January 26, 2010,

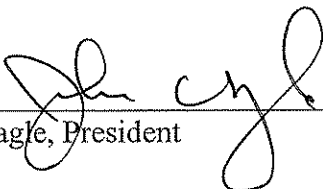
NOW, THEREFORE, BE IT RESOLVED, that the Preliminary Land Development Application Plan # 2009-D-03 of Agnes Irwin School, being the same is hereby approved subject to the following conditions:

1. The zoning table on sheet 2 shall include the permitted, existing, and proposed quantities for the number of parking spaces.
2. All current and past Zoning Hearing Board decisions numbers with approval dates shall be added to sheet 2.
3. Provide the documentation detailing the impervious cover calculations.
4. Attend the Shade Tree Commission as required by the Section 263-5B of the Code before the final plan is approved. A table showing number of trees to be removed and the number being installed, along with the species involved shall be added to the plans.
5. Apply for and obtain a NPDES permit from the Delaware County Conservation District since more than 1 acre of land is being disturbed (actual disturbance is 5.6 acres).
6. Add a note to the plans identifying all floodplains and wetlands on the property as required by Section 255-20B(4)d. If none are present a note to that effect shall be added to the plans.
7. Apply for and obtain the necessary permits from PaDEP to enclose the stream and/or encroach into any wetlands.
8. Relocate the proposed sidewalk along the existing sports field (north and east of the proposed addition) to the edge of S. Ithan Ave. so it is accessible by the public. If the sidewalk is to remain in the location shown, provide the necessary easements to allow this walkway to be used by the public with corresponding signs.
9. The Township will review the Traffic Study supplied by the applicant. The study submitted recommends the timing of the signal at Conestoga and S. Ithan Ave. be adjusted by five seconds.
10. Apply for and obtain sanitary sewer planning modules or an exemption from the same.
11. Reduce the size of the proposed landscaping island (north of the proposed addition) so it does not encroach into the right-of-way of S. Ithan Ave.

12. Storm water management design.
 - a. The storm water management design appears to comply with the Township's ordinance as it relates to peak rate control. However, more detail must be provided to confirm the design complies with other aspects of our ordinance, such as, ground water recharge Section 245-22 and stream bank erosion Section 245-24.
 - b. More information is needed regarding the storm water management piping system. This is necessary to confirm the assumptions in the report agree with the plans.
 - c. Access is required into the underground storm water management systems for maintenance and inspections. It is preferred one of the accesses be located above the outlet pipes.
13. Extend the proposed fire lane along or on the proposed patio to allow better access by emergency vehicles, to the rear of the proposed addition.
14. Add a fire hydrant within the campus that will cover the existing lower school and the existing Arts and Science Center.
15. Add a sprinkler connection in the area of the proposed water service vault near S. Ithan Ave. or to the front exterior wall of the Service Court.
16. Compliance with all other applicable Township, County, state and Federal rules, regulations, and statutes.
17. Execution of Development and Financial Security agreements in a form and manner to be approved by the Township Solicitor.

RESOLVED this 25th day of January 2010

COMMISSIONERS OF RADNOR TOWNSHIP

By:  _____
John Nagle, President

Attest:  _____
Matt Baumann, Township Secretary