

RESOLUTION NO. 2023-¹⁰⁴
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF OVERBROOK GOLF CLUB FOR PROPERTY LOCATED AT 799 GODFREY ROAD.

WHEREAS, Overbrook Golf Club (“Applicant”) submitted an application for preliminary/final Land Development Plan approval for the property located at 799 Godfrey Road, Villanova, PA 19085, Tax Parcel 36-37-086-00; and

WHEREAS, the Plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Applicant proposes to expand the existing golf cart building vertically to connect to the club house and add a new outdoor patio, walkways and underground stormwater management system and interior renovations; and

WHEREAS, the Radnor Township Board of Commissioners intends to approve the Preliminary/Final Land Development Plan, subject to certain terms and conditions.

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Applicant’s Preliminary/Final Land Development Plan prepared by Wilkinson Apex, dated June 9, 2023, last revised, September 6, 2023 (“Plan”), subject to the following Preliminary/Final Plan approval conditions:

1. Compliance with the correspondence of Gannett Fleming dated September 17, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gilmore & Associates dated September 15, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations, and statutes.
4. The Applicant shall execute Development and Financial Security Agreements and other required documents in a form and manner to be approved by the Township Solicitor prior to the release of Record Plans for recording.

In addition to the foregoing conditions of the Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as

a. Section 255-20. B(1)(n) – regarding existing features within 500 ft of the site.

 X Approved _____ Denied

b. Section 255-14 – to allow the submission of a preliminary/final

 X Approved _____ Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 23rd day of October , 2023.

RADNOR TOWNSHIP

By: Maira Mulrone
Name: Maira Mulrone
Title: President

ATTEST: [Signature]

EXHIBIT A



Valley Forge Corporate Center
1010 Adams Avenue
Audubon, PA 19403
P 610.650.8101 | F 610.650.8190

gannettfleming.com

Date: September 17, 2023

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

RE: Overbrook Golf Club
Preliminary/Final Land Development Plan

Date Accepted: 07/03/2023
90 Day Review: 10/01/2023 extended to 11/1/2023

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 Plans were reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The applicant is proposing to expand the existing golf cart building vertically with additional floors to connect to the club house, add a new outdoor patio, walkways, an underground stormwater management system and interior renovations. This project is located in the AC zoning district.

Preliminary/Final Land Development Plan – Overbrook Golf Club

Plans Prepared By: Wilkinson Apex
Dated: June 9, 2023, last revised September 6, 2023

The applicant has indicated in the application and on the plans that the following waiver is being requested:

1. §255-20.B(1)(n) – To the extent necessary to allow information depicted on the vicinity plan to be accepted for depicting infrastructure and other features within 500 feet of the subject site.
2. §225-14 – To allow the submission of a preliminary/final plan.



Zoning

1. §280-11 – No building or structure shall exceed three stories or 38 feet in height. The building height will be verified during the building permit process.

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. §255-43.1.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).
3. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to read 'R. Phillips', written over a horizontal line.

Roger A. Phillips, P.E.
Senior Project Manager

EXHIBIT B



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: September 15, 2023

To: Steve Norcini, P.E.

From: Damon Drummond, P.E., PTOE

cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.

Reference: Overbrook Golf Club
Preliminary/Final Land Development Plans
Radnor Township, Delaware County
Transportation Review 3

G&A #23-07016

Our transportation department has completed a review for the Preliminary/Final Land Development Plans prepared for Overbrook Golf Club for Tax Map Parcel 36-37-086-00. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

The Applicant, Overbrook Golf Club, is proposing to construct a vertical expansion of the existing golf cart storage building, the connection of the new golf cart building to the existing clubhouse via overhead bridge, and the addition of an outdoor patio among other things.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Land Development Plans prepared by Wilkinson Apex Engineering Group, LLC, prepared for Overbrook Golf Club, consisting of 8 sheets, dated June 9, 2023, last revised September 6, 2023.
2. Response Letter prepared by Wilkinson Apex Engineering Group, LLC, prepared for Overbrook Golf Club, dated September 11, 2023.

C. WAIVERS REQUESTED

1. §255-20.B(1)(n) – From the extent necessary to allow information depicted on the vicinity plan to be accepted for depicting infrastructure and other features within 500 feet of the subject site.
2. §255-14 – To allow submission of a Preliminary/Final plan.

D. GENERAL TRANSPORTATION COMMENTS:

1. §255-37.H – Regarding the 5' scale details for both sloped walkways:
 - a. As shown on both details, based on the provided dimensions and spot elevations, the slopes are inconsistent at various locations. Revise the slopes and/or spot elevations to match.
 - b. Verify the walkways have no more than a 2% cross slope and less than an 8.33% longitudinal slope. There are multiple locations where the walkways do not meet this requirement per the spot elevations proposed.
 - c. The walkways should also be revised to provide 5' x 5' level landing/turning areas and level with no more than a 2% grade in all directions. There are multiple landing/turning areas where they exceed 2% and the area at the bottom of the cart barn ramp does not meet the dimension requirement.