

RESOLUTION NO. 2023-105

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL TO VILLANOVA UNIVERSITY FOR A PROPOSED STORAGE BUILDING

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission have reviewed the Land Development Plan prepared by Associated Engineering Consultants, Inc. for Villanova University (“Applicant”); and

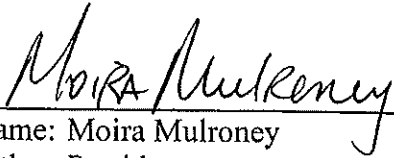
WHEREAS, the Radnor Township Board of Commissioners now intends to approve the Preliminary/Final Land Development Plan for a 30’ X 60’ storage building on the property located at 601 County Line Road, the Inn at Villanova.

NOW, THEREFORE, be it hereby *RESOLVED* that: the Board of Commissioners hereby approves the Preliminary/Final Land Development Plan prepared by Associated Engineering Consultants, Inc., consisting of 10 sheets, dated August 4, 2023, subject to the following preliminary/final plan approval conditions:

1. Compliance with the Gannett Fleming Review Letter dated October 3, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the Gilmore & Associates, Inc. Transportation Review Memorandum dated August 24, 2023, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with all applicable Township Ordinances with respect to sewage, stormwater management, zoning and building, and compliance with all county, state and federal rules, regulations and statutes. No work shall commence on the project until such time as all outstanding approvals have been received, and development and financial security agreements have been established with the Township.
4. The Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor.
5. This preliminary/final approval resolution includes approval of the following SLDO modifications:
 - a. SLDO Section 255-12.A. to permit a preliminary/final plan submission.
 - b. SLDO Section 255-20.B(5)(a) regarding transportation impact studies.
 - c. SLDO Section 255-21. B(1)(n) as to showing 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.

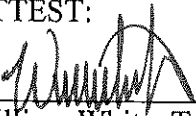
SO RESOLVED, at a duly convened meeting of the Board of Commissions of Radnor Township on this 23rd day of October, 2023.

RADNOR TOWNSHIP



Name: Moira Mulrone
Title: President

ATTEST:



William White, Township Manager



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

gannettfleming.com

Date: October 3, 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: The Inn at Villanova – Proposed Storage Building
601 County Line Road

Date Accepted: 08/07/2023

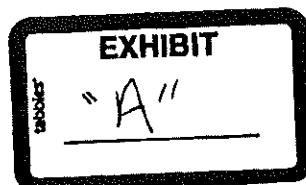
90 Day Review: 11/05/2023

Gannett Fleming, Inc. has completed a review of the Preliminary/Final Land Development plans 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 demolish a vacant pool house and bocce courts on the Inn at Villanova property and construct a new storage building. This project is located within the P-I zoning district of the Township.

The applicant has indicated in the letter dated August 4, 2023 that following waivers are being requested:

- §255-12.A – A waiver is requested to have preliminary/final plan approval instead of separate plan approval.
- §255-20.B(5)(a) – To not provided a transportation impact study since this is a minor land development project.
- §255-21.B(1)(n) – A waiver is requested to not show 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).





Land Development Plan – The Inn at Villanova Proposed Storage Building

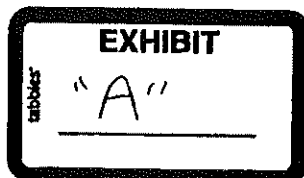
Plans Prepared By: Associated Engineering Consultants Incorporated
Dated: August 4, 2023

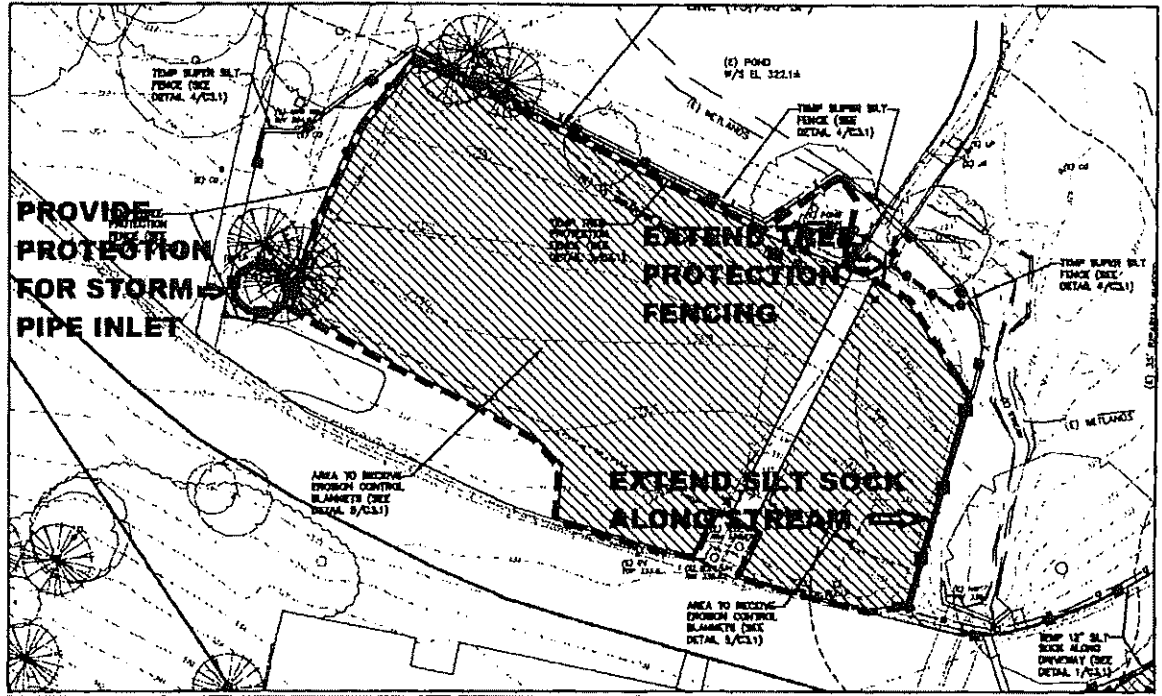
Subdivision and Land Development

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. §255-54.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.
3. On Sheet C0.0 of the drawing set in the Abbreviations section, please add the abbreviation “SL” that we understand is used in the plans to indicate “Site Lighting”.
4. On Sheet C0.1 in the Zoning Schedule Notes, please clearly indicate how the total amount of new impervious coverage will equal 3,213 square feet (SF), the total amount of impervious coverage to be removed will equal 10,655 SF, and the net total amount of impervious coverage will be a decrease of 7,442 SF.

Erosion & Sedimentation Control

1. On Sheet C1.3 we have the following comments that are also shown graphically below:
 - a. Please revise the plan to show silt sock to be installed around the storm pipe inlet near the southwest corner of the existing bocce courts.
 - b. Please revise the plan to show tree protection fencing being installed for the 16-inch diameter tree immediate to the east of the existing pedestrian bridge.
 - c. Please revise the plan to show silt sock installed along the western bank of the stream, that is adjacent to the eastern the edge of the Limit of Disturbance.

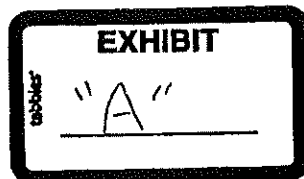




2. On Sheet C3.1 in the Concrete Washout Detail, there is a reference to installation of an impervious geomembrane that is not shown. Please revise the profile drawing in the detail to show where the geomembrane will be installed, and please specify the manufacturer's name and product ID for the geomembrane to be used.

Sanitary Sewer

1. We note that the existing sewer at the proposed pool house will be capped although the location is unknown. This must be field verified.
2. On Sheet C2.2, the proposed Storage Building is shown with a new 3/4 inch water service. Please clarify the purpose for this water service and if there will also be a sanitary sewer connection for the proposed building?





The applicant appeared before the Planning Commission on February 6, 2023. The Planning Commission made a motion to recommend preliminary/final approval to the Board of Commissioners.

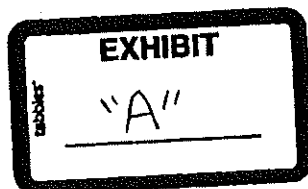
If you have any questions or require any additional information, please contact me.

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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: August 24, 2023
To: Steve Norcini, P.E.
From: Damon Drummond, P.E., PTOE
cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.
Reference: Inn at Villanova – Proposed Storage Building
Preliminary/Final Plans
Radnor Township, Delaware County
Transportation Review #1

G&A #23-08079

Gilmore & Associates, Inc. has completed a review for the Preliminary/Final Land Development Plans prepared for Villanova University, The Inn at Villanova – Proposed Storage Building. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

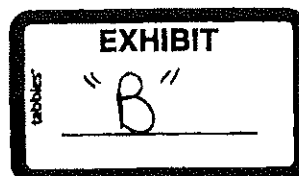
Villanova University is proposing to construct a new storage building and demolish a vacant pool house building on its Inn at Villanova property located at the corner of County Line Road and Matsonford Road in Radnor. The existing bocce courts next to the pool house building will also be removed.

B. DOCUMENTS REVIEWED

1. Preliminary/Final Land Development Plans prepared by AEC, Inc., prepared for Villanova University, The Inn at Villanova – Proposed Storage Building, consisting of 10 sheets, dated August 4, 2023.
2. Submission Letter prepared by AEC, Inc., prepared for Villanova University, The Inn at Villanova – Proposed Storage Building, dated August 4, 2023.
3. Radnor Township Subdivision and Land Development Application prepared by AEC, Inc., prepared for Villanova University, The Inn at Villanova – Proposed Storage Building.

C. WAVIERS REQUESTED

1. From Section 255-12.A of the SALDO Code regarding land development submission procedures. The applicant requests that the requirement to obtain separate



preliminary and final land development approvals be waived since this proposed project is a minor land development project.

2. From Section 255-20.B(5)(a) of the SALDO Code regarding transportation impact studies. The applicant requests that the requirement to provide a transportation impact study be waived since the proposed project is a minor land development project for a storage building. The applicant indicates there will be no increase in staff as a result of this project.
3. From Section 255-21.B(1)(n) of the SALDO Code regarding man-made features within 500 feet of the site. The applicant requests that the requirement to show significant man-made features within 500 feet of the site be waived. The applicant has included a plan that shows the project area relative to the entire 31.6-acre property.

D. COMMENTS

1. §255-29.A.(11) – The proposed width at the entrance exceeds the maximum 35 feet.
2. §255-29.A.(14) – Label all proposed radii for the driveway area.
3. Provide dimensions for the proposed paved area.
4. Provide a letter indicating how each comment was addressed.

