

RESOLUTION NO. 2024- 19

RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN OF LAND DEVELOPMENT FOR EASTERN UNIVERSITY AND EXPANSION OF WORKMAN HALL.

WHEREAS, Eastern University has submitted a Preliminary/Final Land Development Plan for expanding Workman Hall on the Eastern University Campus; and

WHEREAS, the Radnor Township Planning Commission and Delaware County Planning Commission has conducted a review of the proposed plan; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Land Development Plans prepared by Derck & Edson, Consulting Engineers, Lititz, PA, consisting of fourteen (14) sheets, last revised November 13, 2023.

NOW, THEREFORE, be it resolved that the Radnor Township Board of Commissioners hereby approves the Preliminary/Final Land Development Plans prepared by Derck & Edson, last revised November 13, 2023, subject to the following Preliminary/Final Plan approval conditions;

1. The Applicant shall comply with the correspondence of Gannett Fleming dated November 20, 2023, copy of which is attached hereto and incorporated herein as Exhibit "A".
2. Applicant shall comply with correspondence of Gilmore & Assoc, Inc. dated November 20, 2023, a copy of which is attached hereto and incorporated herein as Exhibit "B".
3. Applicant shall comply with the review memo of the Township Fire Code Official dated August 22, 2023, copy of which is attached hereto and incorporated herein as Exhibit "C".
4. The Applicant shall comply with all other applicable Township Ordinances, and County, State and Federal rules and regulations and statutes.
5. Applicant shall execute the Development and Financial Security Agreements and any other Easement Agreements in a form and matter to be approved by the Township Solicitor.

In addition to the foregoing conditions of prelim./final plan approval, this resolution approves the following modifications to the Township's Subdivision and Land Development Ordinance:

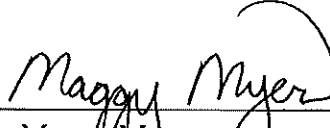
1. Section 255-12.A to permit a Preliminary/Final Plan submission

2. Section 255-20.B (1)(n) requiring features to be shown within 500 feet of the site on the plan.

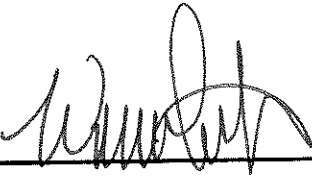
SO RESOLVED, this 22 day of January, 2024.

RADNOR TOWNSHIP

BY:



Maggie Myers
Title: President



Secretary



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

gannettfleming.com

Date: November 20, 2023

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Eastern University – Workman Hall

Date Accepted: 08/07/2023
90 Day Review: 11/05/2023 extended to 12/31/2023

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.

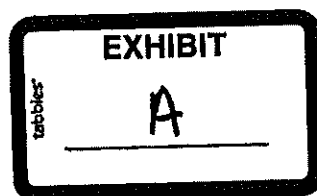
The applicant is constructing an addition on to the existing Workman Hall. This project is located within the P-I zoning district of the Township.

The applicant has indicated 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. §225-12.A – To allow the submission of a preliminary/final plan.

Land Development Plan – Workman Hall at Eastern University

Plans Prepared By: Site Engineering Concepts, LLC
Dated: May 4, 2023, last revised November 13, 2023



Zoning

1. §280-103.A – Existing parking for the entire site must be added to the plans. The applicant was to appear before the Zoning Hearing Board on November 16th, 2023, to request a variance from the required parking.
2. §280-112.C – Areas of slopes steeper than 14% must be indicated on the plans. Areas containing slopes steeper than 14% but less than 20% shall be distinguished from areas containing slopes of 20% and steeper. Areas containing slopes of 20% and steeper shall be separately identified. The applicant was to appear before the Zoning Hearing Board on November 16th, 2023, to request a variance from disturbing steep slopes.

Subdivision and Land Development

1. §255-12.A – A land development plan requires a preliminary and final plan. The applicant has indicated that this will be a Preliminary/Final Land Development Plan. The applicant has requested a waiver from this requirement.
2. §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.
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 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). The applicant has indicated that they will provide the fee at the time of approval.
4. §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 to ensure that adequate fire protection is provided. The applicant has indicated they will comply.

Erosion and Sedimentation

1. On Sheet C-103 – Layout Plan and on Sheet C-105 – Landscape Plan, there are two trees shown to remain but that are shown to be removed on Sheet C-101 – Existing Conditions & Demolition Plan. These two trees include the tree designated as 40” MA to the eastern



side of the proposed addition, and the tree designated as 10" MA on the western side of the addition. It is our understanding that these two trees will be removed. The engineer has indicated that these drawings were prepared by a sub-consultant and are difficult to have changed, but the two trees noted will be shown for removal in the submission of the Grading Permit Application.

Sanitary Sewer

1. It appears that the applicant is relocating part of the existing sanitary sewer. The disposition of the existing sewer and an explanation of how it will be decommissioned must be provided. More details for the existing and proposed sanitary sewer must be provided. The applicant has indicated that the details for the existing and proposed sanitary sewer will be provided during the grading permit application.
2. A profile view of the proposed sanitary sewer must be provided. The size and material must be indicated on the plans. The applicant has indicated that this will be provided during the grading permit application.

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 large, loopy scribble.

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



MEMORANDUM

Date: November 20, 2023
To: Steve Norcini, P.E.
From: Damon Drummond, P.E., PTOE
cc: Roger Phillips, P.E.
Leslie Bogdnoff, P.E.
Reference: Eastern-Workman Hall
Preliminary/Final Land Development Plans
Radnor Township, Delaware County
Transportation Review #4

G&A #23-08080

Gilmore & Associates, Inc. has completed a review for the Preliminary/Final Land Development Plans prepared for Workman Hall at Eastern University. We offer the following comments for your consideration:

A. PROJECT DESCRIPTION

Eastern University is proposing to expand the existing Workman Hall from 4,444 square feet to 10,762 square feet.

B. DOCUMENTS REVIEWED

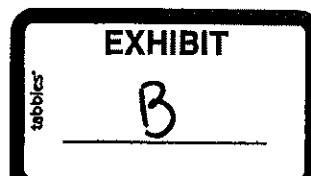
1. Preliminary/Final Land Development Plans prepared by Site Engineering Concepts, LLC, prepared for Workman Hall at Eastern University, consisting of 14 sheets, dated November 13, 2023.
2. Traffic Response Letter dated November 13, 2023, prepared by Site Engineering Concepts, LLC.

C. WAVIERS REQUESTED

1. §255-12.A – Requiring a preliminary plan.
2. §255-20.B(1)n – Requiring features within 500 feet of the site to be shown on the plan.

D. COMMENTS

1. §255-37.B – As previously stated, verify the dimensions on the plans for all proposed sidewalks and pedestrian paths, there are locations where the actual dimension and labels are inconsistent. For example, the southwest end of the proposed building addition has two sidewalk labels that say 6 feet. The location to the left of those



dimensions scales 5 feet wide. Provide labels at all sidewalk and pedestrian path locations as well as where the sidewalk width changes. Please contact our office if the designer needs additional clarification.

2. §255-37.G & §255-37.H – As previously stated, provide additional slopes and spot elevations for all proposed sidewalks and pedestrian paths with the grading details to verify constructability. Provide longitudinal slopes as well as cross slopes. Please contact our office if the designer needs additional clarification.
3. As previously stated, provide additional dimensions, slopes, and spot elevations on the 5'-1" scale ADA ramp details to verify constructability and demonstrate ADA compliance for any proposed curb ramps. All turning areas must have a cross slope of less than 2.00% in all directions. Also, provide top and bottom of curb elevations along the curb line to determine the elevation difference. Please contact our office if the designer needs additional clarification.
4. §280-103.B – Verify parking requirements are met for this use with the expansion of the building. **The Applicant indicates that they are requesting a variance.** Please provide the parking requirements on the zoning summary table.
5. On the title sheet with the list of requested and/or granted waivers please provide any requested variances. Any waiver or variance request letters should be included in the submissions.
6. The plan set contains 14 sheets and the drawing sheet lists 13 sheets. Please revise accordingly.
7. Provide a letter indicating how each comment was addressed. Additional comments may follow upon resubmission.



Radnor Township
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Wayne, Pa. 19087
610-688-5600
Fax # 610-971-0450
www.radnor.com

Memo

To: Steve Norcini
From: Michael Mesco
CC: Patti Kaufman
Date: 8/22/2023
Re: Eastern University/Workman Hall Land Development Review Comments

After reviewing the provided documents for Eastern University Workman Hall, I have the following comments below.

1. The nearest fire hydrant(s) needs to be identified on the plans as well as its distance from the proposed building.
2. The proposed building construction type needs to be provided to evaluate the required fire flow from the available fire hydrants for the proposed building.
3. The available fire flow data from the closest fire needs to be provided by AQUA for review.
4. A Knox Box will need to be ordered and installed on the building.

