

**RESOLUTION NO. 2017-46
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT
PLAN FOR THE STEM BUILDING AT THE ACADEMY OF NOTRE
DAME DE NAMUR LOCATED AT THE NORTHWEST CORNER OF
SPROUL AND GODFREY ROADS**

WHEREAS, Academy of Notre Dame de Namur (“Applicant”) received Preliminary Land Development Plan approval by the Township pursuant to Resolution 2016-116, dated April 25, 2016; and

WHEREAS, the Applicant’s final plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Board of Commissioners now intends to approve the Final Land Development Plan for the STEM Building at the Academy of Notre Dame de Namur subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans for the STEM Building at the Academy of Notre Dame de Namur, prepared by Momenee, Inc., dated August 31, 2016, revised January 4, 2017 subject to the following conditions:


1. The Applicant shall comply with the February 17, 2017 Gannett Fleming review letter, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the January 27, 2017 Gilmore & Associates review letter, a copy of which is attached hereto as *Exhibit “B”*, specifically Applicant shall comply with paragraph C., General Comments of the Gilmore letter, Paragraphs 1 – 4.
3. The Applicant shall comply with all outstanding conditions set forth in the preliminary plan approval Resolution No. 2016-116.
4. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, federal rules, regulations and statutes.
5. The Applicant shall execute Development Agreement and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
6. The Applicant shall pay a park and recreation fee in the amount of \$7,659.00 upon execution of Development and Financial Security Agreements.

7. In addition to the waiver of the transportation impact study granted at the preliminary plan approval stage, the following additional SALDO waivers are approved:

- a. Section 255-27.B(3)(d) and C(1) – as to improvements along Sproul Road and Godfrey Road.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 13 day of March, 2017.

RADNOR TOWNSHIP BOARD OF
COMMISSIONERS

By: 
Name: Elaine P. Schaefer
Title: President

ATTEST: 



Gannett Fleming

Excellence Delivered As Promised

Date: February 17, 2017

To: Radnor Township Board of Commissioners

From: Roger Phillips, PE

cc: Robert Zienkowski – Township Manager
Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Amy Kaminski, PE – Gilmore and Assoc.
Steve Gabriel - Rettew

RE: Academy of Notre Dame de Namur – Final Subdivision Plan
Academy of Notre Dame de Namur – Applicant

Official Acceptance Date: February 6, 2017

90 Day Review: May 7, 2017

Gannett Fleming, Inc. has completed a review of the Final Subdivision Plans for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor. This Plan received preliminary approval on November 28, 2016.

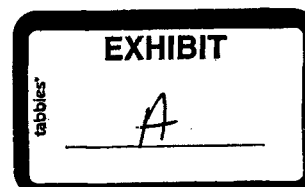
The applicant is proposing to develop the property with a new Science, Technology, Engineering, and Mathematics building along with new walkways, ADA accessible ramps, grading, paved emergency access and associated stormwater management improvements. This project is located in the PI zoning district of the Township.

The following waivers were granted as part of the Preliminary Plan approval:

1. §255.20.B(5) – as to not provide a Transportation Impact Study. The additional of the STEM building will not create any additional traffic load on the property.

The following conditions were placed on the preliminary approval by the Board of Commissioners dated April 25, 2016.

1. The Applicant shall comply with the November 8, 2016 Gannett Fleming review letter.



2. The Applicant shall comply with the September 21, 2016 Gilmore & Associates review letter.
3. The Applicant shall comply with the September 21, 2016 Township Building Code/Fire Codes Official review letter.
4. The Applicant shall provide an emergency access to the proposed building for the existing site driveway designed to accommodate the largest anticipated emergency vehicle.
5. The Applicant shall reduce the slope for the proposed handicap ramp from the Mansion building to 7.5% in order to ensure the final slope is within the 8.33% tolerance following construction.
6. The Applicant shall comply with all other applicable ordinances with respect to sewage, storm water management, zoning and building, and all county, state, and federal rules, regulations and statues.
7. The Applicant shall execute Developer Agreements, if required, in a form and manner to be approved by the Township Solicitor.

The applicant has indicated that the following waivers are being requested:

1. §255.20.B(5) – To not provide a Transportation Impact Study. The addition of the STEM building will not create any additional traffic load for the property.
2. §255.27.B(3)d and C(1)– To not provide additional improvements or right-of-way along Godfrey Road.

Final Land Development Plans – Academy of Notre Dame de Namur

Plans Prepared By: Momeneee, Inc.

Dated: 08/31/2016, revised 01/04/2017

I. Zoning

1. §280-69.C – No building or permanent structure, other than a guardhouse or facility which provides controlled access to a property, shall be located less than 120 feet from a street right-of-way line. There is an existing statue located less than 120 feet from the street right-of-way line that is an existing nonconformity that the applicant intends to continue.



II. Subdivision and Land Development

1. §255-21.B(5)(e)[2] – Profiles of storm sewers must be provided showing type and size of pipe, grade, cradle, manhole and inlet locations.
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 recreation 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 fee in lieu for this project would be \$7,659.

III. Stormwater


1. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.
2. As part of a condition for the Connelly Center Grading Permit (GP 16-017), we note that the applicant has included an additional 1,668 SF of impervious surface in the stormwater management design to accommodate this condition.

The applicant appeared before the Planning Commission on February 6, 2017. The Planning Commission recommended approval of the final plans.

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

Very truly yours,

GANNETT FLEMING, INC.



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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 27, 2017

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
Transportation Services Manager

cc: Roger Phillips, P.E., Senior Project Manager, Gannett Fleming, Inc.
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

Reference: Academy of Notre Dame STEM Building
Final Land Development Review 1
Radnor Township, Delaware County, PA
G&A 16-09027

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the above referenced Final Land Development Plan for the STEM Building at the Academy of Notre Dame, 560 Sproul Road. The applicant proposes to construct one (1) 14,822 square foot building near the southwest corner of the parcel; the parcel is located on the northwest corner of Godfrey Road (S.R. 1036) and Sproul Road (S.R. 0320). The development is located in PI, *Planned Institutional* zoning district. We offer the following comments for Radnor Township consideration:

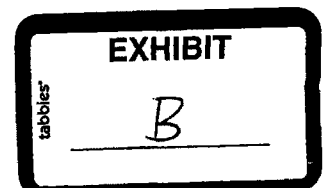
A. DOCUMENTS REVIEWED

1. Momenee, Inc. submission letter, dated January 4, 2017
2. Radnor Township Subdivision and Land Development Application for project submission.
3. Final Land Development Plans for the Academy of Notre Dame STEM Building, prepared for the Academy of Notre Dame, prepared by Momenee, Inc., consisting of 13 sheets, dated August 31, 2016, revised January 4, 2017.
4. Campus Master Plan for Academy of Notre Dame de Namur, prepared for Academy of Notre Dame, prepared by Momenee, Inc., consisting of one sheet, dated November 3, 2016.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-1330 | Fax: 215-345-8606

www.gilmore-assoc.com



B. REQUESTED WAIVERS

1. §255-20.B.(5) - The applicant has requested a waiver from providing a transportation impact study; the applicant indicates the new STEM building will not generate additional traffic volumes. We have no engineering objection to the request.
2. §255-27.B(3)(d) and C(1) – The applicant has requested a waiver from providing additional right-of-way along Godfrey Road (S.R. 1036). The required dimensional standards for Godfrey Road (minor collector street) include a 60 feet right-of-way and a 36 feet cartway width; the existing dimensions of Godfrey Road along the site frontage is a 33 feet right-of-way and an approximately 19 feet cartway width.

C. GENERAL COMMENTS

1. The identified area of work appears to include an existing inaccessible route between the Mansion and the Connelly Arts Center; during this project, the applicant should consider providing an accessible route from the Mansion, to the front of the proposed STEM Building Entry Plaza that continues to the Connelly Arts Center.
2. Sheet 5 of 13: Revise to include additional details regarding the ramp slope for the proposed ramp located northwest of the STEM building, connecting to the Arts Center. The information provided is insufficient and the ramp cannot be verified that the current design meets ADA standards.
3. Install a R5-101 EMERGENCY AND AUTHORIZED VEHICLES ONLY sign, (size 24" X 30") at the entrance to the emergency access driveway.
4. Revise the Master Plan to include the proposed emergency access driveway.

If you have any questions, please contact our office at 215-345-4330.