

**RESOLUTION NO. 2015-02
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE FINAL PLAN OF 115 STRAFFORD
AVENUE, LLC FOR THE PROPERTY LOCATED AT 205 STRAFFORD
AVENUE**

WHEREAS, 115 Strafford Avenue, LLC (“Applicant”) submitted a Final Land Development Plan prepared by Inland Design dated June 30, 2014, last revised January 2, 2015 (“Plan”); and

WHEREAS, the 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 Plan for the property consisting of four new building lots and one lot containing an existing single family dwelling within the R-4 Zoning District located at 205 Strafford Avenue subject to certain terms and conditions.

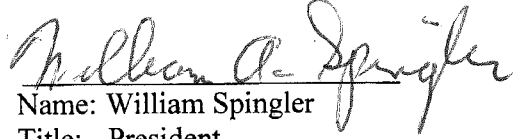
NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Plan of land development for 115 Strafford Avenue, LLC, said plans prepared by Inland Design dated June 30, 2014, last revised January 2, 2015 and subject to the following conditions:

1. The Applicant shall comply with the January 5, 2015 Gannett Fleming review letter (Gannett Letter) a copy of which is attached hereto as *Exhibit “A”* with the following clarifications:
 - a. Applicant shall provide additional stormwater management on Lot No. 2 in the manner to be approved by the Township Engineer.
 - b. In consideration of the approval of the waivers requested set forth below, the Applicant shall contribute \$1,500 toward the repair of existing streetlights along the property road frontage.
 - c. The application shall install a vegetative buffer strip between the sidewalk and the street in order to increase infiltration of stormwater run-off.
 - d. Pursuant to the Gannett Letter, Paragraph I, Zoning, the Applicant shall secure a de minimis variance from the Township Zoning Hearing Board for the yard encroachment or eliminate the encroachment.
 - e. The Applicant shall pay a fee in lieu of \$500.00 per tree for the twelve (12) required canopy trees not provided for on the plan pursuant to SALDO §255-38.

- f. The Applicant shall pay the required Park and Recreational fee of \$16,535.00 pursuant to SALDO §255-43.1.B (1).
 - g. With regard to the proposed sanitary sewer line shown to be constructed within an area of steep slopes, the Applicant shall:
 - a. Demonstrate that the proposed sewer line is permitted in accordance with Section 280-112.I of the Zoning Ordinance; or
 - b. Relocate the sewer line outside of the steep slope areas; or
 - c. Obtain a special exception to permit the proposed sanitary sewer line in accordance with Section 280-112.N of the Zoning Ordinance.
2. The Applicant shall comply with the December 2, 2014 Gilmore & Associates, Inc. review letter a copy of which is attached hereto as **Exhibit "B"**.
 3. The Applicant shall comply with all other applicable Ordinances with respect to sewage, stormwater management, zoning code, building code, and all applicable county, state, federal rules and regulations and statutes.
 4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
 5. In addition to the terms and conditions of approval, the following modifications of the subdivision and land development ordinance are approved:
 - a. §255-27.C.(1) - To permit a 60 foot wide right of way for Eagle Road.
 - b. §255-27.C.(4) - To permit the proposed right of way widths and cartway widths.
 - c. §255-36, §255-52 – To waive curbs along existing streets, including Eagle Road and Stafford Avenue
 - d. §255-27.I.(5) - To permit the driveways for Lots # 4 and #5 to take access onto Eagle Road.
 - e. §255-47.C. – To waive roadway widening along Eagle Road and Stafford Avenue.
 - f. §255-20.B.(5)(c) - To waive the traffic impact study

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 12 day of January, 2015.

RADNOR TOWNSHIP

By: 
Name: William Spingler
Title: President

ATTEST: 