

**RESOLUTION NO. 2014-35
RADNOR TOWNSHIP**

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY PLAN OF 613 W. LANCASTER AVENUE/EAGLE GREEN, LP PURSUANT TO PLANS PREPARED BY SITE ENGINEERING CONCEPTS, LLC, CONSISTING OF SEVEN (7) SHEETS DATED DECEMBER 2, 2013 LAST REVISED JANUARY 27, 2014.

WHEREAS, 613 W. Lancaster Avenue/Eagle Green, LP (“Applicant”) submitted a Preliminary Land Development Plan for the property located at 613 W. Lancaster Avenue to remove an existing building and construct a 2,800 square foot restaurant (“Property”); 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 intends to approve the Preliminary Plans for the property.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does approve the Preliminary Plan of land development for 613 W. Lancaster Avenue/Eagle Green, LP, consisting of seven (7) sheets prepared by Site Engineering Concepts, LLC, Southeastern, PA, last revised January 27, 2014 subject to the following conditions:

1. The Applicant shall comply with the March 3, 2014 correspondence of Gannett Fleming, a copy which is attached hereto and incorporated herein as Exhibit “A”.
2. The Applicant shall comply with all outstanding comments set forth in the January 29, 2014 Memorandum prepared by the Township’s traffic engineer Gilmore and Associates, Inc., a copy of which is attached hereto as Exhibit “B”.
3. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
4. The Applicant shall comply with all other Township, County, Federal, State, Rules, Regulations, Ordinances and Statutes.
5. Consistent with this Preliminary Plan Approval, the following modifications of the subdivision and land development Ordinance are approved:
 - a. §255.29.A (1) as to parking aisle dimensions and parking stall dimensions.
 - b. §255.29.A (7) as to required off street parking spaces.
 - c. §255.29.B (1) as to parking area tree planting.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor

Township conducted on this day of , 2014.

RADNOR TOWNSHIP

By:

Name:

Title:

ATTEST:

