

**RESOLUTION NO. 2013-04**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE FINAL PLANS OF C.F. HOLLOWAY, III & COMPANY, INC., FOR CONSTRUCTION OF A COMMERCIAL BUILDING AND SIX TOWNHOUSE DWELLINGS AT 229 AND 255 WEST WAYNE AVENUE (FOLIO NOS. 36-06-04005-00 AND 36-06-04031-00).**

*WHEREAS*, C.F. Holloway, III & Company, Inc. ("Holloway"), submitted its Final Land Development Plan Application on November 7, 2012; and

*WHEREAS*, the Radnor Township Planning Commission reviewed the Final Plan submissions of Holloway on December 4, 2012; and

*WHEREAS*, the Board of Commissioners of Radnor Township granted Plan Approval to the Preliminary Plans of Holloway on September 24, 2012; and

*WHEREAS*, the Board of Commissioners of Radnor Township now intends to approve the Final Plans of Holloway.

*NOW, THEREFORE*, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans of C.F. Holloway, III & Company, Inc., said plans being prepared by Momenee and Associates, Inc., consisting of sixteen (16) sheets, dated November 2, 2012, last revised November 29, 2012, subject to the following Final Plan approval conditions:

1. Compliance with all conditions set forth in correspondence of Gilmore & Associates, Inc., dated November 29, 2012, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
2. Compliance with Resolution 2012-115 of the Radnor Township Board of Commissioners granting conditional Preliminary Plan Approval to this project on September 24, 2012, a copy of which is attached hereto and incorporated herein as *Exhibit "B"*.
3. Demonstrate compliance with SALDO Sections 255-94B. concerning the required lighting plan.
4. Provide a Vicinity Plan to the satisfaction of the Director of Public Works. (§255-20.B(1)(n)).
5. Revise plans concerning proposed handicap ramps to show compliance with ADA regulations. (§255-27.C(1))
6. Compliance with the recommendations of the Radnor Township Shade Tree Commission that the roots of the Bald Cypress Tree on the property be cut and deep root fertilized in conjunction with the construction around it and that chain link tree protection fencing be installed. (§255-42).

7. Provision of a letter from Aqua stating that public water service is available to this land development and shall be provided. (§255-54.C).

8. Verification that the sanitary sewer planning modules have been fully approved. (§255-56).

9. Full compliance with the Township Stormwater Management Ordinance. (Chapter 245 of Township Code).

10. Execution of a stormwater management agreement, in a form satisfactory to the Township Solicitor. (§245.35).

11. Approvals from the Delaware County Conservation District and Pennsylvania Department of Environmental Protection concerning Applicant's application for an NPDES Permit.

12. Execution of Development and Financial Security.

13. Compliance with all other applicable Township, County, State and Federal statutes, ordinances, codes, rules, and regulations.

14. This final plan approval includes approval of the modifications to the Subdivision and Land Development Ordinance previously approved on the preliminary plan submission as follows:

a. §225-27.C(1), (2), & (4) - Applicant need not provide additional right-of-way along Conestoga Road, so long as it provides the proposed 10-foot wide right-of-way easement in lieu of these requirements.

b. §255-29.A(12)(B) - Applicant may construct a 20-foot access drive to the proposed townhouse units, so long as on-street parking is prohibited along this access drive.

c. §255-29.A(20) - As to overflow parking spaces.

**SO RESOLVED** this 7<sup>th</sup> day of January, 2013.

RADNOR TOWNSHIP  
BOARD OF COMMISSIONERS


By:



Name:

Title: President

ATTEST:

  
Robert A. Zienkowski, Secretary