

RESOLUTION NO. 2013-99

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLANS OF CROWE INVESTMENT PROPERTIES, LP, FOR THE SUBDIVISION OF 299 HARES LANE INTO TWO RESIDENTIAL BUILDING LOTS

WHEREAS, Crowe Investment Properties, L.P., is the legal or equitable owner of a 4.4 acre tract within the R-1 Residence Zoning District, known as Delaware County Folio #36020105201, currently containing one single-family dwelling and related improvements, (hereinafter referred to as the "Property"); and

WHEREAS, Crowe Investment Properties, L.P., submitted its Preliminary/Final Land Development Plan Application on May 1, 2013 proposing to raze the existing single-family dwelling and construct two single-family dwellings on separate lots; and

WHEREAS, the Radnor Township Planning Commission reviewed the Preliminary/Final Plan submissions of Crowe Investment Properties, L.P., on May 6, 2013 and June 3, 2013; and

WHEREAS, the Board of Commissioners of Radnor Township now intends to approve the Preliminary/Final Plans of Crowe Investment Properties, L.P., prepared by DL Howell.

NOW, THEREFORE, be it hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans of Crowe Investment Properties, L.P., consisting of eleven (11) sheets, dated April 4, 2013, and last revised June 17, 2013, subject to the following Preliminary/Final Plan approval conditions:

1. Compliance with correspondence of Gannett Fleming, dated July 1, 2013, a copy of which is attached hereto and incorporated herein as *Exhibit "A"*.
2. The Applicant must execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
3. The Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes.
4. With respect to the electrical easement through the adjacent Horgan property, 243 Biddulph Road, through which the Applicant intends to provide utility service, the Applicant shall:
 - a. Remove all chain link fences from the flag pole area of the Property.
 - b. Restore the lawn and the easement area upon the Horgan property to its original condition.
 - c. Provide Mr. & Mrs. Horgan a plan of all work to be performed and all facilities to be installed prior to excavation.

- d. No transformers or above-ground poles are permitted in the area of the easement upon the Horgan property unless required by PECO.
- e. All trees to be removed from Applicant's use of the easement area shall be replaced in accordance with the Shade Tree Ordinance replacement formula in the same area.

5. The Applicant shall take construction access to the Property from Gulph Creek Road through the adjacent Harford Park to the Property, subject to the following:

- a. In order to minimize the impact on Harford Park and the users of Harford Park, the Applicant shall construct a stone (supplied by the Township) trail from the upper portion of the parking lot to the bench at the top of the hill. This area is delineated by wear from pedestrian use.
- b. If it is determined that a fence is required due to the construction traffic, the Applicant, in partnership with the Township, shall install split-rail fencing (three-rail post & rail, with 2"x 3" mesh) in those areas deemed necessary by the Township to provide crossing areas from the existing parking lots to the lower park areas.
- c. The Applicant shall pave a portion of the Harford Park driveway as identified by the Director of Public Works upon completion of construction of the proposed two single-family dwellings. The applicant will widen the entrance to Harford Park to accommodate construction traffic. In addition, "alligatored" areas along the entrance drive will be repaired to Township specifications upon completion of construction. If construction traffic pertaining to this project causes hazardous damage prior to completion of construction, they will be repaired immediately. The alligatored areas are generally located along the gutter line of the entrance drive and will be resurfaced after repair to a width of no less than five feet (5') from edge of paving. The Applicant shall post \$10,000 for the paving, repair and resurfacing of the Harford Park driveway and shall not be responsible for other driveway damage unless there is extensive, unforeseen driveway damage done by the Applicant during construction of its project.

SO RESOLVED this 12th day of August, 2013.

ATTEST:



Robert A. Zienkowski, Secretary

By:

RADNOR TOWNSHIP



Name: Elaine Paul-Schaefer

Title: President