

**Resolution # 2011-34**

**WHEREAS, Estate of George R. Atterbury, Deceased, G. Morris Dorrance, Executor,** having made application on January 18, 2011 to subdivide existing 13.6 acre parcel into five (5) lots at **615 Newtown Road,** and

**WHEREAS,** the application was accompanied by Final Plans prepared by Momenee & Assoc., Inc., dated June 14, 2010, last revised February 21, 2011, and

**WHEREAS,** the Radnor Township Planning Commission at their meeting of March 7, 2011 reviewed the above mentioned subdivision application and the associated plans and recommended approval,

**WHEREAS,** in lieu of further extension granted by the applicant, action on this application is required to be taken by the Board of Commissioners by March 31, 2011,

**NOW, THEREFORE, BE IT RESOLVED,** that the Final Subdivision Application Plan # 2010-S-03 of George R. Atterbury, Deceased, being the same is hereby approved subject to the following conditions:

1. A waiver, in writing, is required from Section 255-34E, which states,  
“the depth of lots shall generally not exceed their width by more than 2.5 times...”
2. A waiver, in writing, is required from Section 255-27 C (1), specific standards for streets, which states, sidewalks are required for minor collector streets.
3. Lot 5 must be deed restricted or have a conservation easement placed on it that will prevent any development. The restriction/easement must be approved by the Township’s Solicitor.
4. The zoning table regarding impervious cover on sheets 2 and 5 do agree with each other.
5. Obtain a Highway Occupancy Permit (HOP) from PennDOT for each driveway (currently in use and proposed). The site distances noted on the plan are not readable and must be enlarged. Note 21 on sheet 2 concerning this issue did not print properly.
6. Comply with the Shade Tree Commission’s recommendations.
7. Apply for and obtain a NPDES permit from the Delaware County Conservation District since more than 1 acre of land is being disturbed (actual disturbance is 3.27 acres).
8. Provide a 15’ wide easement parallel to the legal right-of-way of Newtown Road. Construct a gravel sidewalk 5 feet wide which is to be contained within a durable and long lasting edging.
9. Execute the Township’s stormwater agreement to be approved by Township Solicitor.
10. The Applicant must execute a shared driveway easement agreement across lots 1, 2, & 4 and a gravel sidewalk agreement across lots 1, 2 & 3 in a form and manner to be approved by the Township Solicitor.
11. The Applicant must comply with all other applicable Township, County, State, and Federal rules, regulations and statutes.
12. The Applicant must execute Development and Financial security agreements in a form and manner to be approved by the Township solicitor.

RESOLVED this 28<sup>th</sup> March, 2011

COMMISSIONERS OF RADNOR TOWNSHIP

By: John Fisher  
John Fisher, President

Attest: [Signature]  
Robert Zienkowski, Township Secretary