

Resolution # 2009-29

WHEREAS, Carnuntum Assoc., LP, having made application on June 10, 2009 to demolish existing restaurant and construct an addition to the existing commercial building, add associated parking and eliminate property line at **222 Sugartown Road (Devon Square Shopping Center) ~** Portion in Radnor Township, and

WHEREAS, the application was accompanied by Final Plans prepared by Pennoni Assoc., Inc., dated July 7, 2008, last revised October 17, 2008 and

WHEREAS, the Radnor Township Planning Commission at their meeting of Monday, July 20, 2009 reviewed the above mentioned land development / 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 September 19, 2009,

NOW, THEREFORE, BE IT RESOLVED, that the Final Land Development / Subdivision Application Plan # 08-SD-07 of Carnuntum Assoc., LP, being the same is hereby approved subject to the following conditions:

1. An architectural offset shall be provided to break up the building facade so that there will be no straight building section or segment greater than 160 feet in length without an architectural offset to comply with Section 280-49 (E).
2. The applicant shall apply for and obtain an NPDES permit from the Delaware County Conservation District. This permit is required since more than 1 acre of area is being disturbed.
3. The typographical errors in the design of the storm water management system shall be corrected to include the following:
 - a. The subsurface detention basin # 2 on sheet 16 indicates the pipe sizes are to be 48 inches (plan view). The report notes the pipes will be 36 inches in diameter.
 - b. The detail for the outlet structure for basin # 2 shows the orifice size to be 6 inches (elev. 401.50'). The report indicates this orifice will be 4 inches.
4. The existing traffic signal at the intersection of Sugartown and Morris Roads shall be upgraded to make access to the site more convenient. The signal requires better detection of vehicles entering the intersection, larger underground conduits (with new wires) that are required to run the signals, and updated signal heads to make the signals more visible.
5. All trees being installed shall be a minimum of 2 ½ in caliper as required by the Township's Shade Tree ordinance. One species of tree is specified to be smaller than the 2 1/2" requirement.
6. A table showing the number and size of the trees being removed shall be added.

7. The trees to be removed are shown with an "X" through them. However, the plans do not indicate the size of the trees that are over 6 inches in diameter. This information shall be added to the plans.
8. Applicant shall apply for and obtain a highway occupancy permit (HOP) from PennDOT for the proposed driveway widening taking place at the un-signalized intersection on Sugartown Rd.
9. Size and pipe material of the proposed sanitary sewer line shall be specified.
10. The typographical error on the detail depicting the driveway cross-section on sheet 13 shall be corrected.
11. Remove the signature block for Radnor Township on sheet 6.
12. Confirm the details and notes describing the installation of the proposed handicap ramps comply with the latest standards developed by PennDOT. All ramps must comply with PennDOT's regulations.
13. The applicant shall attend the Design Review Board as required by section 150-3 of the Township's Code.
14. The applicant shall execute a development/escrow agreement in a form and manner to be approved by the township solicitor.
15. The owner shall sign and record, at the Delaware County Recorder of Deeds, the storm water management agreement.

RESOLVED this 17th day of August 2009

COMMISSIONERS OF RADNOR TOWNSHIP

By: 
Thomas Masterson, Esq., President

Attest: 
Matthew Baumann, Township Secretary