

**RESOLUTION NO. 2018-61  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE FINAL LAND DEVELOPMENT  
PLAN OF THE TRUSTEES OF THE UNIVERSITY OF  
PENNSYLVANIA HEALTH SYSTEM FOR PROPERTY LOCATED AT  
145 KING OF PRUSSIA ROAD IDENTIFIED AS FOLIO #36-02-01234-  
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*WHEREAS*, the Trustees of the University of Pennsylvania Health Systems (“Applicant”) received Preliminary Land Development Plan approval from Radnor Township pursuant to Resolution No. 2018-22; and

*WHEREAS*, the Radnor Township Planning Commission and the Delaware County Planning Commission have reviewed the Applicant’s Final Plan submission; and

*WHEREAS*, the Radnor Township Board of Commissioners now intends to grant Final Plan approval for Applicant’s Plan.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Penn Medicine at Radnor Final Land Development Plans prepared by Pennoni Associates, Inc., consisting of thirty-four (34) sheets and dated September 29, 2017, last revised May 2, 2018 (“Plan”), subject to the following Final Plan Approval conditions:

1. Compliance with all outstanding conditions as set forth in the Preliminary Plan Approval Resolution No. 2018-22, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with the correspondence of Gannett Fleming dated May 4, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. Compliance with the correspondence of Gilmore & Associates dated May 4, 2018, a copy of which is attached hereto and incorporated herein as *Exhibit “C”*.
4. The Applicant shall obtain all required approvals from the County, State and Federal Agencies having jurisdiction over the project, including, but not limited to, the Pennsylvania Department of Environmental Protection, the Delaware County Conservation District, and the Pennsylvania Department of Transportation.
5. The Applicant shall execute Development, and Financial Security Agreements and all other Documents, including easements in a form and manner to be approved by the Township

Solicitor and shall post sufficient financial security to secure all improvements in a form acceptable to the Township.

6. Prior to the recording of the Final Plan, the Applicant shall have paid, in full, all appropriate fees, including all outstanding professional consultants fees from the Township; payment of the required park and recreation fees in the amount of \$206,686.50.

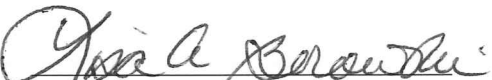
7. The Applicant shall comply with all other applicable Township Ordinances with respect to sewage, stormwater management, zoning, and building codes, as well as all other applicable Township, County, Commonwealth, and Federal rules, regulations, codes, ordinances, and statutes.

*IN ADDITION* to the foregoing conditions of Final Plan approval, the Board does hereby approve the following waiver requests:

1. SALDO §255-21.A(6) – As to the requirement that final plans be on a sheet having a minimum size of 18 inches by 30 inches and a maximum size of 24 inches by 34 inches.
2. SALDO §255-38.H(1) – As to tree species.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 21 day of May, 2018.

**RADNOR TOWNSHIP**

By   
Name: Lisa Borowski  
Title: President

ATTEST: \_\_\_\_\_

