

**RESOLUTION NO. 2016-03
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN
OF VILLANOVA UNIVERSITY, BARTLEY EXCHANGE AND
ENTRANCE PLAZA FOR A PROPERTY LOCATED AT 800 EAST
LANCASTER AVENUE.**

WHEREAS, Villanova University (“Applicant”) submitted a Preliminary/Final Land Development Plan to renovate and expand the indoor and outdoor seating areas associated with the Bartley Exchange located within and adjacent to the Bartley Hall located at 800 East Lancaster Avenue within the Township’s PI Zoning District (“Property”); and

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

NOW, THEREFORE, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Bartley Exchange & Entrance Plaza Preliminary/Final Land Development Plans of Associated Engineering Consultants, Inc., consisting of thirteen (13) sheets and dated November 4, 2015 (“Plan”), subject to the following Preliminary/Final Plan Approval conditions:

1. Compliance with correspondence of Gannett Fleming dated December 14, 2015 attached hereto and incorporated herein as *Exhibit “A”*.
2. Compliance with correspondence of Gilmore & Associates dated November 25, 2015 attached hereto and incorporated herein as *Exhibit “B”*, except for the following clarifications:
 - a. With respect to comment D.2. of the Gilmore letter the Applicant shall relocate the pedestrian crosswalk to the west, adjacent to the planting bed; and
 - b. Comment D.5. of the Gilmore letter is eliminated and no compliance is necessary with this comment.
3. The Applicant shall obtain all required approvals from various 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.
4. The Applicant shall execute Development, and Financial Security Agreements and Documents (including all necessary agreements, easements, deeds, and declarations), all in a

form and manner established and approved by the Township Solicitor and shall post sufficient financial security in a form acceptable to the Township.

5. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.

6. Prior to the recording of the Plan, the Applicant shall have paid, in full, all appropriate fees applicable to this project including all outstanding legal, engineering and administrative fees, as well as any other outstanding bills from the Township's professional consultants.

7. All documentation shall be executed prior to recording of the Plan.

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

IN ADDITION to the foregoing conditions of Preliminary/Final Plan Approval, the Board's determinations with respect to the following waiver requests are as follows:

a. Stormwater Ordinance §245-22.A(2)(c) - The Applicant requests that the requirement to infiltrate runoff from the impervious areas be waived since the infiltration rate at the site has been tested and was found to be zero.

Approved Denied

b. Stormwater Ordinance §245-25.8 - The Applicant requests that the requirement to reduce the peak rate of the proposed condition 2-year and 5-year storms to the present condition 1-year and 2-year storms be waived.

Approved Denied

c. SALDO §255-12.A - The applicant requests that the requirement to obtain separate preliminary and final land development approvals be waived since this proposed project is a minor land development project.

Approved Denied

d. SALDO §255-20.B(5) - The applicant requests that the requirement to provide a transportation impact study be waived since neither the student nor staff populations will increase as a result of this project.

Approved Denied

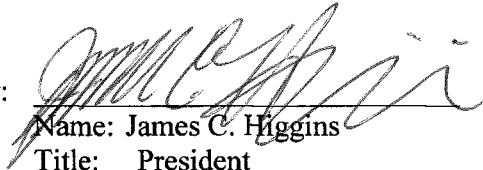
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(Bartley Exchange & Entrance Plaza)

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 5 day of January, 2016.

RADNOR TOWNSHIP

By:


Name: James C. Higgins

Title: President

ATTEST: 