

**RESOLUTION NO. 2013-19**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE FINAL PLANS FOR THE SUBDIVISION OF 615 NEWTOWN ROAD BY 615 NEWTOWN ROAD ASSOCIATES, L.P.**

*WHEREAS*, 615 Newtown Road Associates, L.P. (“Applicant”) submitted its Final Land Development Plan Application on November 30, 2012; and

*WHEREAS*, the Radnor Township Planning Commission reviewed the Final Plan submission of Applicant on January 8, 2013; and

*WHEREAS*, the Board of Commissioners of Radnor Township now intends to approve the Final Plans of Applicant prepared by DL Howell & Assoc., Inc.

*NOW, THEREFORE*, be it hereby *RESOLVED* that the Radnor Township Board of Commissioners does hereby approve the Final Land Development Plans of 615 Newtown Road Associates, L.P., consisting of sixteen (16) sheets, dated August 30, 2012, last revised January 18, 2013, subject to the following Final Plan approval conditions:

1. The Applicant shall comply with the terms and conditions of the Preliminary Plan Approval Resolution No. 2012-129, dated October 22, 2012 incorporated herein by reference.

2. The Applicant shall comply with correspondence of Gilmore & Associates, Inc., dated February 4, 2012, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.

3. Prior to the issuance of any building permits for the project, the Applicant shall convey a conservation easement on Lot 9 to a qualified conservation organization or execute a Declaration of Covenants, Restrictions and Conditions against Lot 9 in a form and manner to be approved by the Township Solicitor. Any such easement or declaration shall include a prohibition against the construction of any buildings or impervious surfaces upon Lot 9. In the event that Lot 9 is transferred to an adjacent property owner on the east side of Sproul Road resulting in common ownership with that adjacent property owner, the Lot 9 acreage may be utilized in the calculation of impervious surface and/or building coverage requirements under applicable Township ordinances.


4. The Applicant must execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.


5. The Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes.

6. The Applicant shall procure permits and approvals from all applicable municipal and governmental agencies having jurisdiction over the project, including planning module approval.

7. In addition to the foregoing conditions of final plan approval, the Applicant is granted a modification of §255-31.F. of the Township's Subdivision and Land Development Ordinance with respect to grading within three feet of the property line.

*SO RESOLVED* this 25 day of February, 2013.

ATTEST:   
Robert A. Zienkowski, Secretary

RADNOR TOWNSHIP  
By:   
Name: Elaine P. Schaefer  
Title: President