

**RESOLUTION NO. 2021 -23
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR THE
ARDROSSAN FARMS SUBDIVISION LOCATED ALONG NEWTOWN ROAD**

WHEREAS, the Board of Commissioners approved final plans of subdivision prepared by Momenee & Associates, Inc., September 5, 2014 pursuant to Resolution No. 2014-104 on November 10, 2014 (“Plan”); and

WHEREAS, E.S. III, LP, (“Applicant”) has submitted a Lot Line Change proposing a shift in the line separating Lot 3-2 and 3-3 to increase the side of Lot 3-2 and the shifting of the portion of Open Space 8-A located between Lots 3-3 and 3-4 to the north side of Lot 3-5 to make all 4 lots contiguous to each other; and

WHEREAS, the proposed plan has been reviews by both the Township Planning Commission and the Delaware County Planning Commission.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Lot Line Change for Ardrossan Farms as shown on a set of plans prepared by Momenee & Associates, Inc., dated October 30, 2020, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated January 7, 2021, a copy of which is attached hereto as *Exhibit “A”*.
2. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
3. Compliance with any outstanding conditions of the final plan approval Resolution No. 2014-104 as modified by Resolution No. 2019-101.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 3rd day of February, 2021.

RADNOR TOWNSHIP

By: _____

Name: Jack Larkin
Title: President

ATTEST: _____



Gannett Fleming

Excellence Delivered As Promised

Date: January 7, 2021

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Ardrossan Lot Line Change Lots 3-2, 3-3, 3-4, 3-5 & OS-8A

Date Accepted: December 7, 2020

90 Day Review: March 7, 2021

Gannett Fleming, Inc. has completed a review of the Lot Line Change Plan for compliance with the Radnor Township Code. These Plans were also reviewed for conformance with Subdivision and Land Development, Zoning and other applicable codes of the Township of Radnor.

The changes proposed in this plan include the following:

- A shift in the line separating Lot 3-2 and 3-3 to increase the size of Lot 3-2.
- The shifting of the portion of Open Space 8-A located between lots 3-3 and 3-4, to the north side of lot 3-5 in order to make all 4 lots contiguous to each other.

There is no change in the gross area of Open Space 8A. There are no changes to roadways, sanitary or storm sewers and no changes from the approved land development plans or stormwater management systems.

The Ardrossan Farm – Ardrossan Lot Line Change Lots 3-2, 3-3, 3-4, 3-5 & OS-8A

Plans Prepared By: Momnee, Inc.

Dated: 10/30/2020

General

1. The plans must clearly depict the existing and proposed lot lines on the record plan.
2. New deeds must be prepared and recorded at the Delaware County Court House at the time of plan recording.

The applicant appeared before the Planning Commission on December 21, 2020. The Planning Commission recommended approval of the plan contingent upon addressing all staff comments.

Gannett Fleming, Inc.

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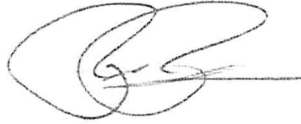
www.gannettfleming.com

Exhibit "A"

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.

A handwritten signature in black ink, appearing to be 'R. Phillips', enclosed within a large, loopy circular flourish.

Roger A. Phillips, P.E.
Senior Project Manager