

**RESOLUTION NO. 2019- 18
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR
PHASE 3 OF THE ARDROSSAN FARMS SUBDIVISION FOR LOTS
3-2, 3-3 AND OPEN SPACE 8A AND 12**

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, the foregoing approved Plan proposed development of the Ardrossan Farm in Phases; and

WHEREAS, E.S. III, LP, (“Applicant”) has submitted a new revised lot line plan for Phase 3, Lots 3-2, 3-3 and Open Space 8A and 12 which has been reviewed 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 Phase 3 lot line change and open space plan for the Ardrossan Farm as shown on a set of plans prepared by Momenee & Associates, Inc., dated January 3, 2019, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated January 28, 2019, a copy of which is attached hereto as *Exhibit “A”*.
2. Compliance with the Gilmore & Associates, Inc. review letter dated January 15, 2019, a copy of which is attached hereto as *Exhibit “B”*.
3. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
4. Compliance with the final plan approval Resolution No. 2014-104 as modified by this Resolution.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 25th day of March, 2019.

RADNOR TOWNSHIP

By: 

Name: Lisa Borowski

Title: President

ATTEST: 



Gannett Fleming

Excellence Delivered As Promised

Date: January 28, 2019

To: Stephen Norcini, P.E. – Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
Mary Eberle, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: The Ardrossan Farms Lot 3-2, 3-3, OS 8A and OS 12– Lot Line Change
ESIII L.P. – Applicant

Date Accepted: January 8, 2019
90 Day Review: April 8, 2019

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

The applicant is proposing to revise the recently approved lot line change for Phase 3. The project will shift the lot lines between lot 3-2 and 3-3, transfer property from OS-8 to Lot 3-3 and create a new OS-12. There will be a net increase of 334 SF of Open Space. There are no changes to roadways, sanitary or storm sewers and no other changes from the originally approved land development plans or stormwater management systems are proposed.

Lots 3-2, 3-3, OS-8A and OS-12 – Record Plan

Plans Prepared By: Momenee, Inc.
Dated: 01/03/2019

Zoning

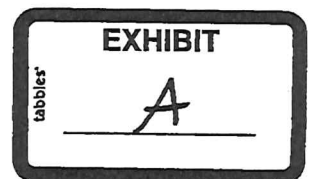
1. All zoning requirements related to the placement of structures will be verified at the grading permit review to ensure conformation with the requirements.

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

Very truly yours,

GANNETT FLEMING, INC.

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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: January 15, 2019

To: Stephen F. Norcini, P.E.
Radnor Township Engineer

From: Amy B. Kaminski, P.E., PTOE, Gilmore & Associates, Inc.

cc: Superintendent Christopher Flanagan, Radnor Township Police Department
Kevin Kochanski, ASLA, R.L.A., Director of Community Development
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate
Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

Reference: Ardrossan Farms Phase 3 Lot Adjustments
Lot Line Change Plan Review
Radnor Township, Delaware County, PA
G&A 13-07018.03

Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Record Plan for Phase 3 of the Ardrossan Farm for the applicants, Chris and Kathleen Marr. The applicant intends to reconfigure two lots to allow for a larger lot via transfer of open space.

A. DOCUMENTS REVIEWED

1. Lot Line Change Plan (3 Sheets) for Ardrossan Farms - Phase 3, dated January 3, 2019, prepared for Chris and Kathleen Marr, prepared by Momenee, Inc.
2. A cover letter dated January 3, 2019 prepared by Momenee, Inc.
3. Subdivision and Land Development Application Form.
4. Application for Act 247 Review.

B. REVIEW COMMENTS

The referenced Record Plan includes property line adjustments and generates no transportation related comments.

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Gilmore & Associates, Inc.
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www.gilmore-assoc.com

