

**RESOLUTION NO. 2018-54
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR
PHASE 4 OF 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, the foregoing approved Plan proposed development of the Ardrossan Farm in Phases; and

WHEREAS, the Board previously approved a lot line change for Phase 4 pursuant to Resolution No. 2017-27; and

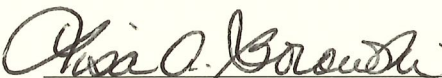
WHEREAS, E.S. III, LP, (“Applicant”) has submitted a new revised lot line plan for Phase 4 which has been reviewed by both the Township Planning Commission and the Delaware County Planning Commission.

NOW, THEREFORE, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the Phase 4 lot line change plan for the Ardrossan Farm as shown on a set of plans prepared by Momenee & Associates, Inc., dated March 1, 2018, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated March 26, 2018, 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 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 16th day of July, 2018.

RADNOR TOWNSHIP

By: 
Name: Lisa Borowski
Title: President

ATTEST: 



Gannett Fleming

Excellence Delivered As Promised

Date: March 26, 2018

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

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

RE: Subdivision/ Lot Line Change Ardrossan Farms
Edgar Scott, III – Applicant

Date Accepted: March 5, 2018

90 Day Review: June 3, 2018

Gannett Fleming, Inc. has completed a review of the Ardrossan Farms Phase 4 Lot Line Change Plan for compliance with the Radnor Township Code. This Plan was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plan is to reconfigure the previously approved lots in phase 2, 3, & 4 to adjust the lot areas and create 2 new residential lots (one in phase 2 and one in phase 3) to offset 2 other lots that were previously merged. There is no increase in the overall number of lots that were approved as part of the subdivision and conditional use approval.

The applicant has indicated in the Subdivision and Land Development Application that the variances granted as part of the original subdivision will continue with the proposed lot line revisions.

The applicant is requesting a waiver from the applicable sections of §255-20 and §255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

Plans Prepared By: Momenee, Inc.

Dated: 03/01/2018



Gannett Fleming

S. Norcini
Ardrossan Farms
March 26, 2018

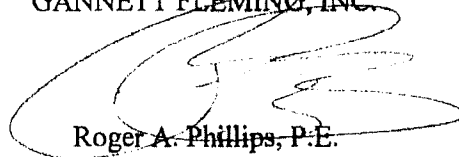
General

1. The applicant must submit a table that clearly identifies the amount of open space before and after the proposed lot reconfiguration.
2. There is an existing open space 10 shown on the overall previously approved Land Development Plans. The new open space parcel must be labeled open space 11.
3. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

Very truly yours,

GANNETT FLEMING, INC.



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

