

**RESOLUTION NO. 2014-73
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY SUBDIVISION PLAN
OF ARDROSSAN FARM FOR A PROPERTY LOCATED AT 811
NEWTOWN ROAD.**

WHEREAS, E.S. III, LP, 107 Twaddell Mill Road, Wilmington, Delaware (“Applicant”) submitted a Preliminary Subdivision Plan to divide property located at 811 Newtown Road within the Township’s AC Zoning District into 72 individual residential lots on or about April 29, 2014 (“Property”); and

WHEREAS, the Applicant received conditional use approval to permit the proposed development pursuant to the Density Modification provisions of the Township Zoning Ordinance by Decision and Order of the Board of Commissioners hearing officer dated January 6, 2014; and

WHEREAS, the proposed preliminary plan has been reviewed by both the Radnor 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 preliminary plans of subdivision prepared by Momenee & Associates, Inc., dated April 10, 2014, last revised June 4, 2014 subject to the following conditions:

1. The Applicant shall comply with the Conditional Use Decision and Order dated January 6, 2014, a copy of which is attached hereto as *Exhibit “A”*.
2. The Applicant shall comply with the June 11, 2014 correspondence of Gilmore & Associates, a copy of which is attached hereto as *Exhibit “B”* subject to the following clarifications:
 - a. The Applicant shall comply with SALDO review comments in paragraph II. A. 1., Section 255-27.A(5) as to a turnaround area.
 - b. The Applicant shall comply with SALDO review comments in paragraph II. A. 5., Section 255-27.H(1) as to street intersections.
 - c. The Applicant shall comply with SALDO review comments in paragraph II. A. 6., Section 255-27.H(6) as to intersection radii.
 - d. The Applicant shall comply with SALDO review comments in paragraph II. A. 7., Section 255-28.B as to intersection stopping distances.
 - e. Except for paragraphs 14, 16, and 18, the Applicant shall comply with all of the general comments set forth in the Gilmore & Associates review letter.

3. The Applicant shall comply with the June 11, 2014 correspondence of the Township Engineer, Gannett Fleming, a copy of which is attached hereto as ***Exhibit "C"***. Additionally, the SALDO modification requests set forth in Section II, paragraphs 4 through 18 of the Gannett Fleming letter are hereby approved. In consideration of the foregoing SALDO modifications, the Applicant shall construct a trail along Newtown Road within the existing right-of-way from the edge of the Property to connect to the Township's proposed mowed trail at the corner of the Rye Field, provided that the trail is approved by PennDOT. In the event that the trail is not approved by PennDOT, the Applicant shall contribute the value of the proposed trail, as determined by the Township Engineer, to the Township for trail construction on the Wheeler and Quarry tracts.
4. The Applicant shall provide an emergency access to road A as shown on the Momenee and Associates plan dated August 12, 2014 and discussed at the Board of Commissioners caucus meeting of August 18, 2014.
5. The Applicant shall revise its plans increasing buffering along the Rye Field, Newtown Road, and the private Newtown Road as shown on the Glackin, Thomas, Panzak landscape plans dated August 12, 2014 and discussed at the Board of Commissioners caucus meeting of August 18, 2014.
6. The Applicant shall provide additional buffer on the north side of Newtown Road opposite the Road B entrance if requested by the neighbor.
7. The Applicant shall preserve the existing stone water tower if feasible.
8. The Applicant shall execute development and financial security agreements in a form and manner to be approved by the Township Solicitor.
9. The Applicant shall prepare and submit plot plans for lots 3-2, 3-3, 3-4 and 3-5 to the Township Planning Commission for their review and recommendation at their October meeting. The Board of Commissioners shall fix the location of all residential dwellings on each of the foregoing lots at final plan approval in a form and manner to be approved by the Township Solicitor.
10. The Applicant shall comply with PennDOT requirements with respect to access to state roads to the satisfaction of PennDOT.
11. The Applicant shall comply with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 8 day of September, 2014.

RADNOR TOWNSHIP

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

ATTEST: 