

RADNOR TOWNSHIP  
301 IVEN AVE  
WAYNE PA 19087  
P) 610 688-5600  
F) 610 971-0450  
WWW.RADNOR.COM

200564  
2020 D-04

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property 208 NORTH ABERDEEN AVENUE

Zoning District C-3

Application No. \_\_\_\_\_  
(Twp. Use)

Fee \_\_\_\_\_

Ward No. \_\_\_\_\_

Is property in HARB District NO

Applicant: (Choose one) Owner X

Equitable Owner \_\_\_\_\_

Name 210 N ABERDEEN ASSOCIATES, LLC

Address C/O ROCKWELL CUSTOM HOMES, 126 EAST STATE ST, MEDIA, 19063

Telephone 484.614.5876 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Email CFYLN@ROCKWELLCUSTOM.COM

Designer: (Choose one) Engineer X

Surveyor \_\_\_\_\_

Name SITE ENGINEERING CONCEPTS, LLC

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Telephone 610.523.9002 Fax \_\_\_\_\_

Email PSPELLMAN@SITE-ENGINEERS.COM

Area of property 20,083 SF (0.46 AC) Area of disturbance 18,034 SF

Number of proposed buildings 1 Proposed use of property 6 SINGLE FAMILY TOWNHOUSES

Number of proposed lots 1 (NO CHANGE)

Plan Status: Sketch Plan \_\_\_\_\_ Preliminary \_\_\_\_\_ Final X Revised \_\_\_\_\_

Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

NO

Are there any requirements of Chapter 255 (SALDO) not being adhered to?  
Explain the reason for noncompliance.

NO

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Are there any infringements of Chapter 280 (Zoning), and if so what and why?

NO

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Individual/Corporation/Partnership Name

210 N ABERDEEN ASSOCIATES, LLC

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature



Print Name GREG LINGO

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.



**JACK LARKIN**  
*President*  
**LISA BOROWSKI**  
*Vice President*  
**JAKE ABEL**  
**RICHARD F. BOOKER, ESQ.**  
**DAMIEN ENDERLE**  
**SEAN FARHY**  
**MOIRA MULRONEY, ESQ.**

**RADNOR TOWNSHIP**  
**301 IVEN AVENUE**  
**WAYNE, PENNSYLVANIA 19087-5297**

**Phone (610) 688-5600**  
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**WILLIAM M. WHITE**  
*Acting Township Manager*  
*Township Secretary*

**JOHN B. RICE, ESQ.**  
*Solicitor*

**KATHRYN GARTLAND**  
*Treasurer*

## WAIVER OF TIME PERIODS UNDER 508 OF MPC

ON BEHALF OF THE APPLICANT, I HEREBY WAIVE THE TIME PERIOD WITHIN WHICH RADNOR TOWNSHIP IS REQUIRED TO MAKE A DECISION UNDER SECTION 508 OF THE PA. MUNICIPALITIES CODE. THE 90 DAY CLOCK UNDER SECTION 508 WILL COMMENCE 90 DAYS AFTER TERMINATION OF THE STATEWIDE DISASTER EMERGENCY BY THE GOVERNOR'S OFFICE OR 30 DAYS AFTER WRITTEN NOTICE IS RECEIVED FROM THE APPLICANT TO COMMENCE THE 90 DAY CLOCK WHICHEVER IS LATER

GREG LINGO   
\_\_\_\_\_  
APPLICANT OR REPRESENTATIVE

36-13-278 208 N ABERDEEN AVE  
\_\_\_\_\_  
TAX PARCEL AND ADDRESS OF PROJECT

5/5/2020  
\_\_\_\_\_  
DATE

**DELAWARE COUNTY PLANNING COMMISSION**

**APPLICATION FOR ACT 247 REVIEW**

**Incomplete applications will be returned and will not be considered "received" until all required information is provided.**

Please type or print legibly

**DEVELOPER/APPLICANT**

Name 210 N ABERDEEN ASSOCIATES, LLC E-mail CFlynn@RockwellCustom.com

Address C/O ROCKWELL CUSTOM HOMES, 126 E STATE STREET, MEDIA 19063 Phone (484) 614-5876

Name of Development 208 NORTH ABERDEEN AVENUE SUBDIVISION

Municipality RADNOR

**ARCHITECT, ENGINEER, OR SURVEYOR**

Name of Firm SITE ENGINEERING CONCEPTS, LLC Phone 610.523.9002

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Contact PATRICK SPELLMAN E-mail PSPELLMAN@SITE-ENGINEERS.COM

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input type="checkbox"/> Land Development	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input type="checkbox"/> Steep Slopes

Zoning District C-3

Tax Map # 36 / 13 / 378

Tax Folio # 36 / 010 / 0009 / 00

**STATEMENT OF INTENT**

WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

EXISTING: VACANT SINGLE FAMILY HOUSE.

PROPOSED: 6 TOWNHOUSE UNIT

Total Site Area 0.46 Acres  
Size of All Existing Buildings 2607 Square Feet  
Size of All Proposed Buildings 6000 Square Feet  
Size of Buildings to be Demolished 2607 Square Feet

GREG LINGO

Print Developer's Name

  
Developer's Signature

**MUNICIPAL SECTION**

ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting \_\_\_\_\_

Local Governing Body Regular Meeting \_\_\_\_\_

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed \_\_\_\_\_

IMPORTANT: If previously submitted, show assigned DCPD File # \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title of Designated Municipal Official

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Official's Signature

\_\_\_\_\_  
Date

**FOR DCPD USE ONLY**

Review Fee: Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_ Date Received \_\_\_\_\_

**Applications with original signatures must be submitted to DCPD.**