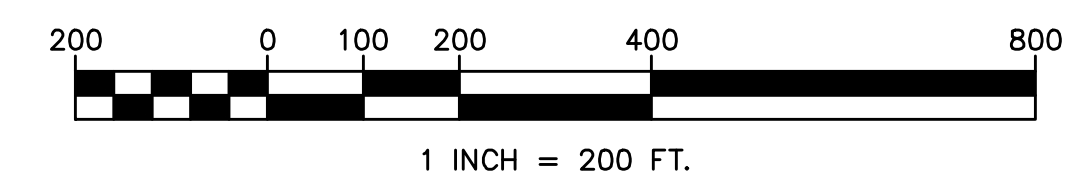
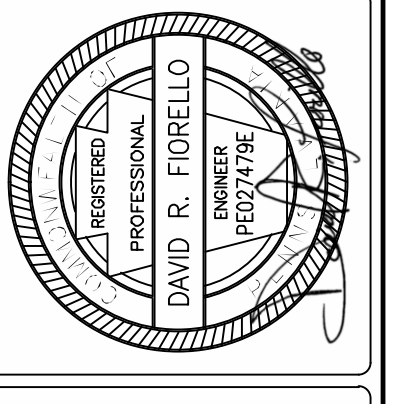


CONDITIONAL USE PLAN
 for
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY



Spring Number: 2013-RS-2206
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY EXISTING OR SUSPECTED
 UNDERGROUND UTILITIES
 PENNSYLVANIA One Call System, Inc.
 1-800-242-1776



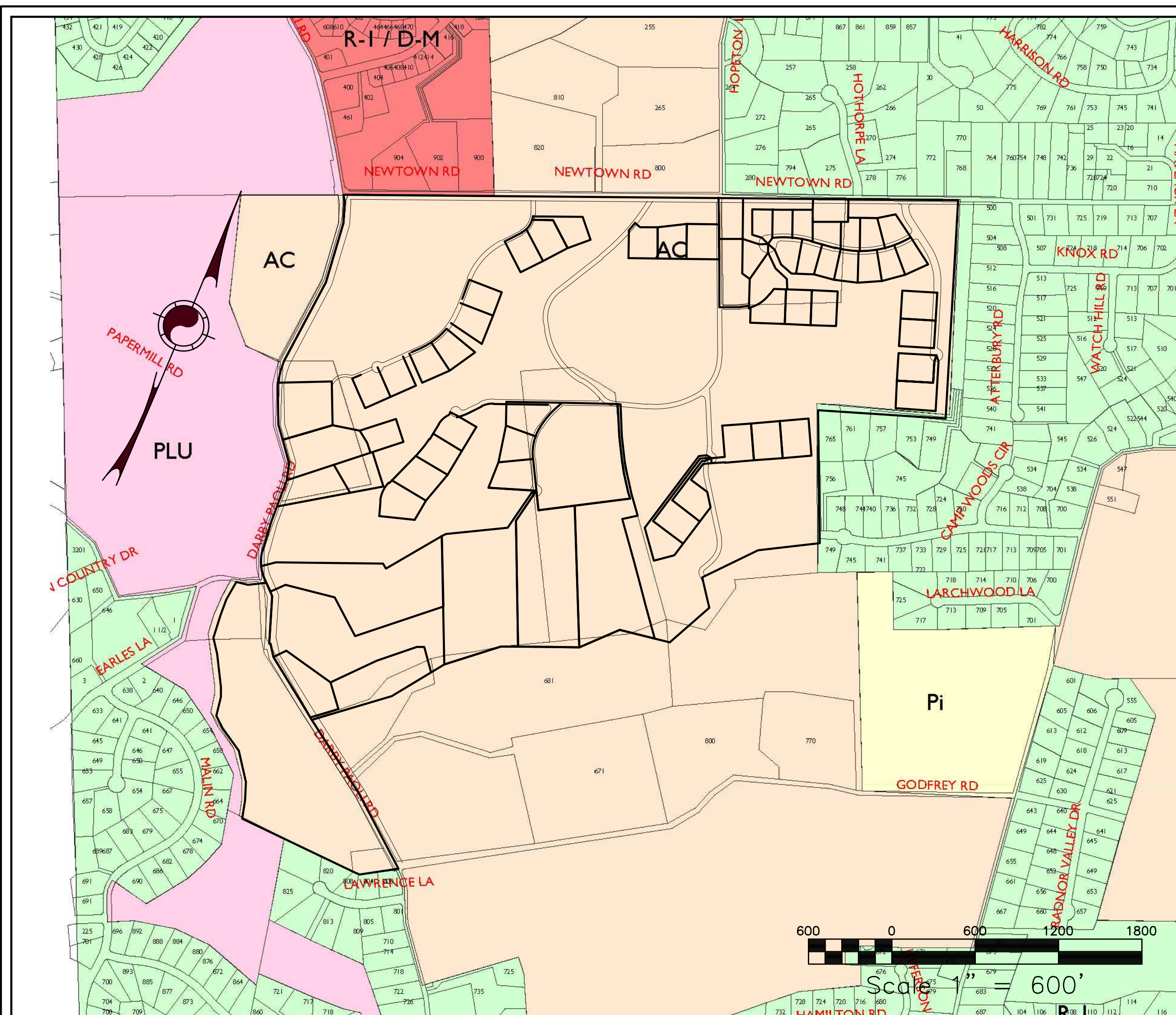
MOMENEE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 394-6844 FAX: (610) 394-6847

ILLUSTRATIVE SITE PLAN - 64 LOTS
 CONDITIONAL USE PLANS
THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 1833-2206 APPLICANT
 DRAWN BY: SRM ESRI LP
 CHECKED BY: DFB 107 THAWSON LANE
 WILMINGTON, DE 19807



REV	DATE	COMMENTS

DATE: JULY 31, 2013
 SHEET NO.
 1
 OF
 38
 SCALE: 1" = 200'
 FILE NO.: 06-012



LOCATION MAP
SCALE: 1" = 600'

ZONING DISTRICT AC RESIDENTIAL DISTRICT

AREA:	2 AC
LOT WIDTH:	80' AT BSBL
BUILDING AREA:	15% MAX
FRONT YARD:	60 FT
SIDE YARD:	50 FT MIN,
REAR YARD:	40 FT NON-RESIDENTIAL BUILDINGS, 60FT

NOTE: THIS SITE TO BE DEVELOPED UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

MINIMUM TRACT AREA:	20 AC
PERMETER BUILDING SETBACK:	75 FT FROM RIGHT OF WAY 50 FT FROM ADJACENT PROPERTY
FRONT YARD:	35 FT FROM OUTSIDE EDGE OF CURB
SIDE YARD:	25 FT
REAR YARD:	30 FT

DENSITY CALCULATIONS PER SECTION 280-92

GROSS AREA TABULATION:
PARCEL "A" 311.54 ACRES

[AREA NET OF ULTIMATE R/W = 311.54 - 6.73 = 304.81 AC]

DEDUCTIONS:
1/2 FLOOD PLAIN (NO FEMA FLOODPLAIN) = 0 AC***
1/2 STEEP SLOPES (> 20%) = 21.94 AC + 2 = 10.97 AC
TOTAL DEDUCTIONS = 10.97 AC

***NOTE: THERE ARE NO FEMA DESIGNATED FLOODPLAINS. PRIOR TO THE 2008 FEMA MAP CHANGES, THE PRIOR MAPS SHOWED 13.84 AC OF FLOODPLAINS.

TOTAL ADJUSTED TRACT AREA = 304.81 AC - 10.97 AC = 293.84 AC

PERMITTED DENSITY: 293.84 AC/2 AC ZONING = 146.92 UNITS

NET COMMON OPEN SPACE = 46.93 AC (CLEAR OF ROAD R/W AND BUFFER)

COMMON OPEN SPACE AS A PERCENT OF TOTAL NET TRACT AREA = 15.40%

PERCENT DENSITY INCREASE PERMITTED = 15.40%/3% = 5.13%

BONUS DENSITY PERMITTED BY DENSITY MODIFICATION = 105.13% = 154 UNITS

DENSITY PROPOSED = 87 UNITS

DENSITY: 87 UNITS/304.81 AC = 0.285 UNITS/ACRE OR 1 UNIT PER 3.50 ACRES

OPEN SPACE CALCULATIONS:

REQUIRED PER SECTION 280-91 = 15%

MINIMUM AREA REQUIRED = 304.81 AC x 15% = 45.72 AC

PROPOSED COMMON OPEN SPACE: 46.93 AC = 15.40%

PROPOSED STANDARDS:

DENSITY: 87 UNITS/304.81 AC = 0.285 UNITS/AC
OPEN SPACE RATIO: OPEN SPACE = 46.93 AC/304.81 AC = 15.40%

TOTAL NUMBER OF LOTS: 87
9 LOTS TO CONTAIN EXISTING STRUCTURES/DWELLINGS
78 LOTS TO BE DEVELOPED WITH NEW SINGLE FAMILY DWELLINGS

DWELLING MIX: SINGLE FAMILY DETACHED

SIZE OF UNITS: 3-5 BEDROOM MINIMUM TYPICAL

GENERAL NOTES:

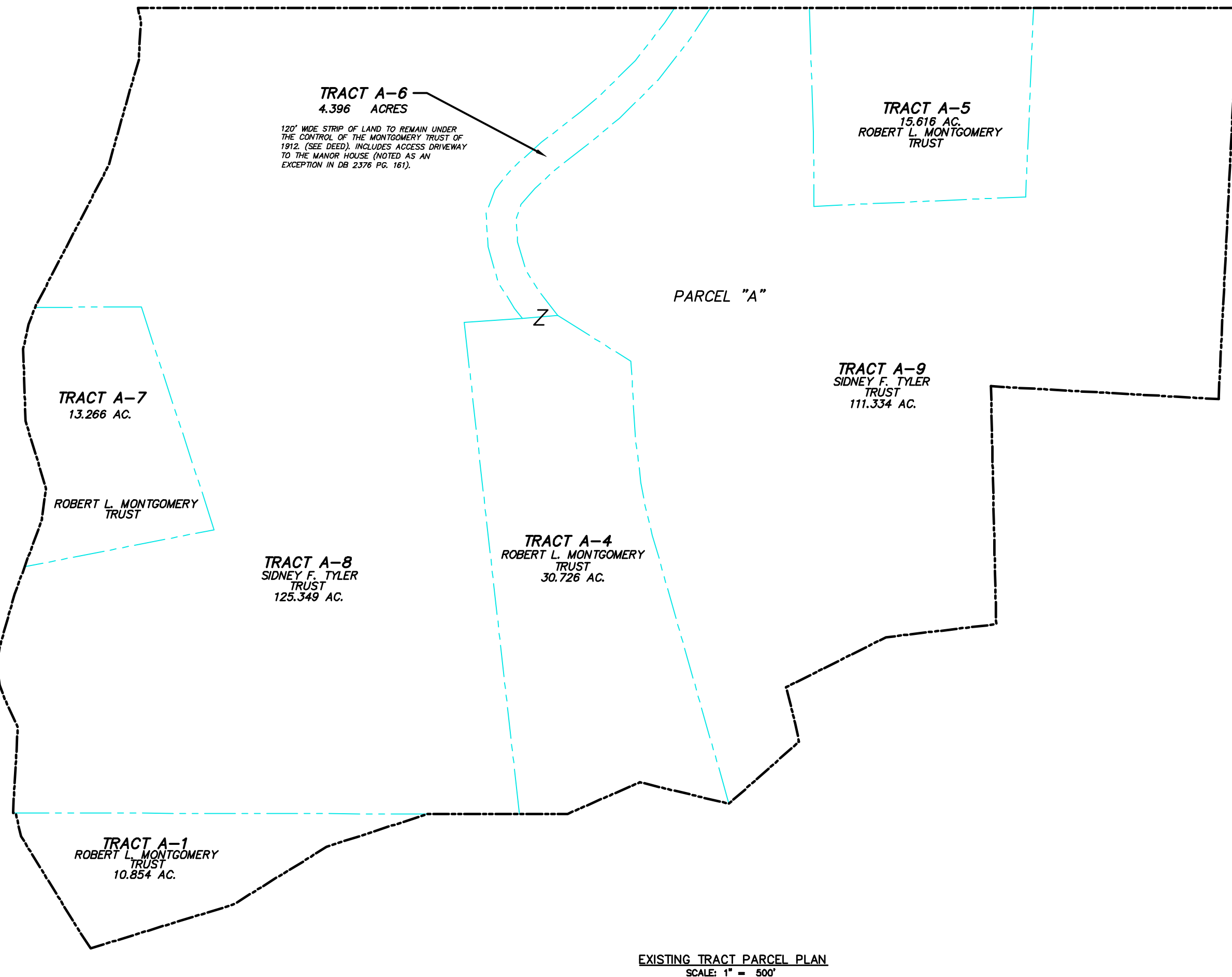
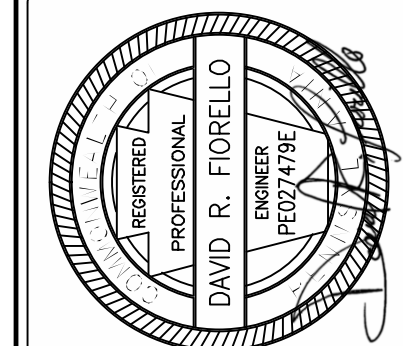
- OWNERS:
THE ROBERT L. MONTGOMERY TRUST DATED 6/4/12,
MELTON BANK, N.A. AND W. GRESHAM O'MALLEY, TRUSTEES;
MONTGOMERY, MCCRACKEN, WALKER & RHOADS, LLP
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
- THE SYDNEY F. TYLER TRUST #6 DATED 5/30/17,
FIRST UNION BANK, TRUSTEE
MONTGOMERY, MCCRACKEN, WALKER & RHOADS, LLP
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
- APPLICANTS:
ESIII LP
107 MADDELL MILL ROAD
WILMINGTON, DE 19807
ATTN: MR. EDGAR SCOTT III
- THE ROBERT L. MONTGOMERY TRUST DATED 6/4/12,
MELTON BANK, N.A. AND W. GRESHAM O'MALLEY, TRUSTEES;
MONTGOMERY, MCCRACKEN, WALKER & RHOADS, LLP
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
- THE SYDNEY F. TYLER TRUST #6 DATED 5/30/17,
FIRST UNION BANK, TRUSTEE
MONTGOMERY, MCCRACKEN, WALKER & RHOADS, LLP
123 SOUTH BROAD STREET
PHILADELPHIA, PA 19109
- THE INTENT OF THE PLAN IS TO SUBDIVIDE THE TRACT INTO 87 INDIVIDUAL RESIDENTIAL LOTS USING THE DENSITY MODIFICATION OPTION PERMITTED UNDER ARTICLE 19 OF THE RADNOR TOWNSHIP ZONING ORDINANCE. ALL LOTS WITH THE EXCEPTION OF LOT 4-11 WILL BE DEVELOPED AS SINGLE FAMILY RESIDENCES. LOT 4-11 IS TO BE PURCHASED BY THE ADJOINING PROPERTY OWNER AND BE MERGED WITH THAT LOT. NO ADDITIONAL DEVELOPMENT IS PROPOSED FOR LOT 4-11 AS PART OF THIS APPLICATION.
- THE EXISTING ENTRY/EXIT DRIVEWAY WILL REMAIN AS A ONE-WAY STREET AND NEW STREETS WILL BE EXTENDED INTO THE SITE TO SERVE SEVERAL OF THE NEW LOTS. SEVERAL ROADS WILL FOLLOW PORTIONS OF THE EXISTING DRIVEWAYS RUNNING THROUGH THE SITE.
- EXISTING DWELLINGS AND STRUCTURES WILL BE PRESERVED WHERE POSSIBLE, AND LOTS WILL BE CREATED FOR THEM. ALL NEW RESIDENTIAL LOTS WILL CONTAIN SINGLE FAMILY DWELLINGS WITH DRIVEWAYS ACCESSING THE NEW ROADS. EXISTING HOUSES TO REMAIN WILL UTILIZE EXISTING DRIVEWAYS WHERE ACCESS TO NEW ROADS IS NOT PROVIDED.
- PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE ARE PROPOSED FOR THE FOLLOWING LOTS:
• MANOR HOUSE LOT (M-1)
• LOTS 1-1 THRU 1-16 IN PHASE 1
• LOTS 2-1 THRU 2-19 IN PHASE 2
• LOTS 3-2 THRU 3-10 IN THE LOW DENSITY SCHEME OF PHASE 3
• LOTS 3-2 THRU 3-26 IN THE HIGHER DENSITY SCHEME OF PHASE 3
• LOTS 4-1 THRU 4-7 UNDER THE LOW DENSITY SCHEME OF PHASE 4
• LOTS 4-1 THRU 4-8 AND LOTS 4-12 THRU 4-20 IN THE HIGHER DENSITY SCHEME OF PHASE 4
• LOTS 5-1 THRU 5-5 IN PHASE 5
- LOT 4-9 UNDER THE HIGH DENSITY OPTION AND 4-10 UNDER EITHER OPTION ARE TO BE SERVED BY PUBLIC SEWER AND UTILIZE THE EXISTING WELLS ON THESE LOTS.
- LOT 3-1 UNDER EITHER DEVELOPMENT OPTION AND LOTS 4-8, 4-9, 4-12 AND 4-13 MAY HAVE INDIVIDUAL ON-SITE SEPTIC SYSTEMS AND WELLS.
- DRAINAGE EASEMENTS ARE TO BE CREATED IN ACCORDANCE WITH SECTION 255-350 FOR STREAMS WITHIN THE SITE. LIMIT OF EASEMENT SHALL COINCIDE WITH TOWNSHIP RIPARIAN BUFFER AND/OR FEMA 100-YEAR FLOODPLAIN WHICHEVER IS GREATER.
- FLOOD PLAIN LIMIT TAKEN FROM FEMA FLOOD INSURANCE RATE MAP #42045C0019F REVISED NOVEMBER 18, 2009
- ALL PROPOSED PUBLIC ROADS, STORM SEWERS AND SANITARY SEWERS TO BE OFFERED FOR DEDICATION.
- PRIVATE ROADS, OPEN SPACE AND COMMON STORMWATER MANAGEMENT DETENTION SYSTEMS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- THE PROPOSED COMMON OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED. UNGATED AREAS THAT ARE NOT PART OF THE PROPOSED COMMON OPEN SPACE ARE TO BE HELD AS INVESTMENT PROPERTY AND MAY BE SUBDIVIDED INTO PARCELS FOR THAT PURPOSE, BUT MAY NOT BE USED AS RESIDENTIAL LOTS WITHOUT FURTHER CONDITIONAL USE AND SUBDIVISION APPROVAL.
- BOUNDARY INFORMATION TAKEN FROM A FIELD VERIFIED SURVEY BY MOMENEE SURVEYGROUP INC., PLAN ENTITLED "BOUNDARY SURVEY OF ARROSSAN FARM" DATED JULY 27, 1999, FILE NO. 99079.
- DEED INFORMATION FURNISHED BY CLIENT: "RECORD OWNER AND LIEN CERTIFICATE" BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TWO LOGAN SQUARE, 5TH FLOOR, PHILADELPHIA, PA 19103, ORDER NO. D188624ED EFFECTIVE DATE: 08/09/97, PREMISES PORTION OF ARROSSAN FARM, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.
- TOPOGRAPHY BY AERIAL DATA REDUCTION ASSOCIATES INC., PENNSAUKEN NJ 08110, NEGATIVE SCALE 1"=500', DATE OF PHOTOGRAPHY 01/15/97. DIGITAL MAP COMPILED AT 1"=500', CONTOUR INTERVAL 2'. MAPPING COMPILED WITHOUT BENEFIT OF A FIELD EDIT. AREAS OBSCURED BY DENSE VEGETATION OR SHADOW ARE ENCLOSED BY A LINE LABELED "DENSE WOODS", "SHADOW" OR "OBSCURED AREA". WITHIN THESE AREAS THERE IS NO GUARANTEE OR IMPLIED HORIZONTAL OR VERTICAL ACCURACIES.
- HORIZONTAL AND VERTICAL GROUND CONTROL BY MOMENEE SURVEY GROUP INC.
- TREE DATA AND LOCATIONS FROM A FIELD SURVEY BY MOMENEE SURVEY GROUP INC. INDIVIDUAL TREES LOCATED IN AREAS OF PROPOSED DEVELOPMENT ONLY
- WETLAND DELINEATION IN AREA OF EASTERN FILED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES INC. IN SEPTEMBER OF 2007.
- A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1940 (P.S. 48.428), KNOWN AS THE STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO NEWTOWN ROAD OR DARBY-PAOLI ROAD IS PERMITTED.

ADJOINING PROPERTY OWNERS:

- | | |
|---|--|
| MAP/PARCEL#: 27-011066
MELTON BANK, N.A. & SANDRA
904 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 4521 PAGE: 2384 | MAP/PARCEL#: 35-016
RADNOR TOWNSHIP DARBY PAOLI ROAD
301 IVEN AVE RADNOR, PA 19087
DB#: 2344 PAGE: 1015 |
| MAP/PARCEL#: 27-011067
VEALE TINGHAM III & LOIS
902 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 3431 PAGE: 2050 | MAP/PARCEL#: 36-002
RORER GERALD B & ELIZABETH K
765 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 88 PAGE: 2174 |
| MAP/PARCEL#: 27-011068
VEALE TINGHAM III & LOIS B
900 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 3807 PAGE: 0125 | MAP/PARCEL#: 36-003
RORER GERALD B & ELIZ K
761 NEWTOWN ROAD VILLANOVA, PA 19085
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| MAP/PARCEL#: 27-050001
PARADIS
820 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 4770 PAGE: 1233 | MAP/PARCEL#: 27-050001
PARADIS
820 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 4770 PAGE: 1233 |
| MAP/PARCEL#: 27-050002
RONALD & SUZANNE KESICKI
810 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 1637 PAGE: 0689 | MAP/PARCEL#: 36-004
HOPSON MICHAEL & LYNN
756 CAMPWOODS ROAD, VILLANOVA, PA 19085
DB#: 4285 PAGE: 1597 |
| MAP/PARCEL#: 28-025
CIVITELLA
749 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: N/A | MAP/PARCEL#: 37-001
SNYDER MARTIN AVERY & ANN C
749 NEWTOWN ROAD VILLANOVA, PA 19085
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| MAP/PARCEL#: 28-043001
AMIR L & MARIA T. ECKER
800 NEWTOWN ROAD, VILLANOVA, PA 19085
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DONOHUE CORNELIUS M & ANN B
748 CAMPWOODS ROAD VILLANOVA, PA 19085
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| MAP/PARCEL#: 28-026
COONEY GERALD W & PATRICIA A
500 ATTERBURY ROAD VILLANOVA, PA 19085
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CLANCT EDWARD P & SARA N
749 CAMPWOODS ROAD VILLANOVA, PA 19085
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| MAP/PARCEL#: 28-027
LARSEN KRIS H & PATRICIA
770 NEWTOWN ROAD VILLANOVA, PA 19085
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BERKOWITZ HENRY D & JULIE S
745 CAMPWOODS ROAD VILLANOVA, PA 19085
DB#: 4717 PAGE: 1449 |
| MAP/PARCEL#: 28-029
BUCK WILLIAM C & LAURA T
772 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 4254 PAGE: 1711 | MAP/PARCEL#: 37-005
ACADEMY OF NOTRE DAME DENAMUR INC
560 SPRING LANE VILLANOVA, PA 19085
DB#: 4027 PAGE: 0810 |
| MAP/PARCEL#: 28-030
DEBER WILLIAM & BARBARA J
776 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: N/A | MAP/PARCEL#: 13-031
DAVID B. RUBENSTEIN & MICHELE A. KREISLER
140 GOLF HOUSE ROAD, HAVERFORD, PA 19041
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BOYLAN FRANCIS TIMOTHY
278 HOTHORPE LANE VILLANOVA, PA 19085
DB#: 3511 PAGE: 1218 | MAP/PARCEL#: 37-106
CONKEL
681 DARBY PAOLI ROAD, VILLANOVA, PA 19085
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PETTIT DONALD K & COOKE SUZANNE A
275 HOTHORPE LANE, VILLANOVA, PA 19085
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JAMES J & MARY H. PURTILL
651 DARBY PAOLI ROAD, VILLANOVA, PA 19085
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WALTER WILLIAM G & MARY ANN
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MCCOY JOHN H
280 ABRAHAM LANE VILLANOVA, PA 19085
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HARRINGTON C D JR ET UX
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STEWART ANN MUNGER
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MARGOLIS MICHAEL & PATRICIA
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AMBROSIO SALVATORE F & SUZANN
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HERBERT SCOTT H & MICHELLE C
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| MAP/PARCEL#: 29-068
SPATACO ANTHONY J & GLORIA A
520 ATTERBURY ROAD VILLANOVA, PA 19085
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| MAP/PARCEL#: 29-070
RILEY OWEN GUSTUS III & ROSE MARIE R
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| MAP/PARCEL#: 29-071
LO WILLIAM & BONNIE
528 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 4762 PAGE: 1065 | |
| MAP/PARCEL#: 29-072
CRINNIN SEAN T & MARGARET R
532 ATTERBURY ROAD VILLANOVA, PA 19085
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| MAP/PARCEL#: 29-073
BACHMAN JOHN B & JUDITH L
536 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 1193 PAGE: 0653 | |
| MAP/PARCEL#: 29-074
ETEMAD BABAK & MANDANA
540 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 4418 PAGE: 1959 | |
| MAP/PARCEL#: 29-075
MCGINLEY EDWARD F III
741 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 1156 PAGE: 2340 | |
| MAP/PARCEL#: 29-075002
MCGINLEY EDWARD F III
741 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 1156 PAGE: 2340 | |
| MAP/PARCEL#: 29-077
VAN ROOZEN JOHN CROSSBY III & ANDREA
749 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 5258 PAGE: 0684 | |
| MAP/PARCEL#: 29-076
SNYDER JOHN AVERY
753 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 2631 PAGE: 0789 | |

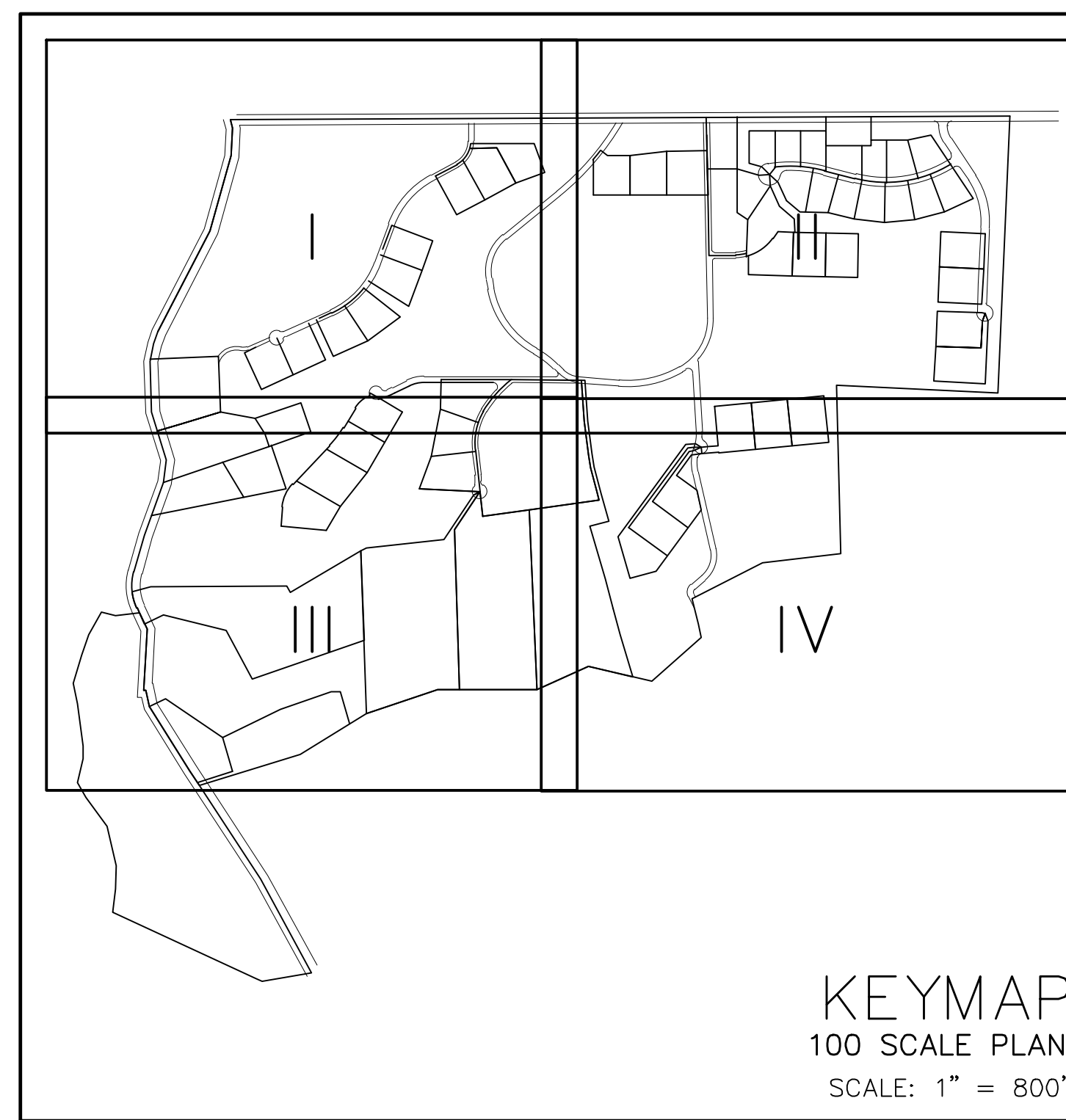
FOR INFORMATION OF THE APPLICANT AND THE PUBLIC, THE FOLLOWING IS A LIST OF THE ADJOINING PROPERTY OWNERS AND THEIR CONTACT INFORMATION. THIS LIST IS NOT INTENDED TO BE EXHAUSTIVE AND IS SUBJECT TO CHANGE. THE APPLICANT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION.

CALL BEFORE YOU DIG
3 WORKING DAYS NOTICE FOR
UTILITY LOCATIONS
DAVE W. ESKIN, STATE STIP. VAL.
PENN. STATE UNIV. COLLEGE OF AGRIC.
1-800-442-4277

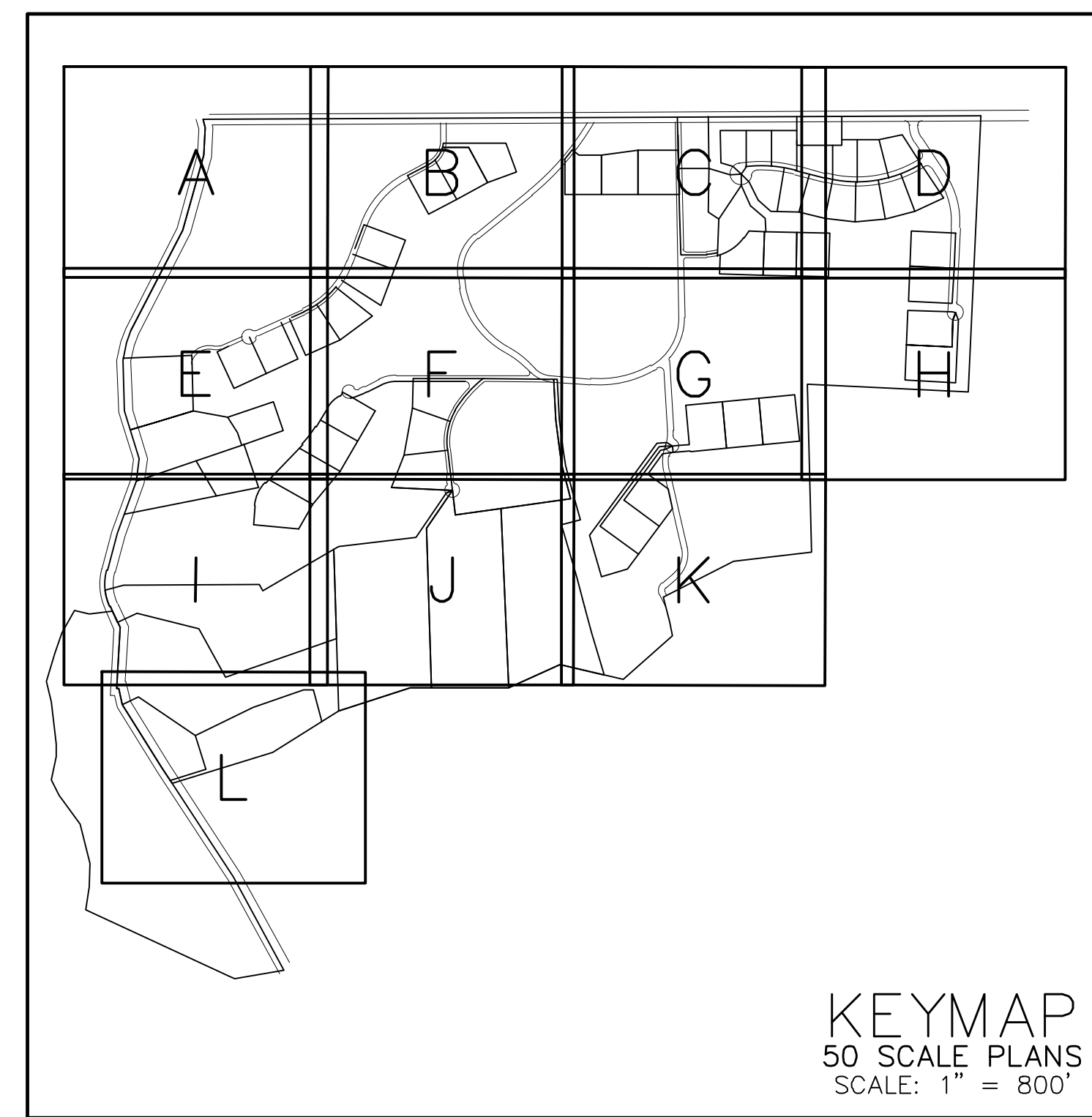


EXISTING TRACT PARCEL PLAN
SCALE: 1" = 800'

GROSS AREA TABULATION
PARCEL "A" 311.54 ACRES



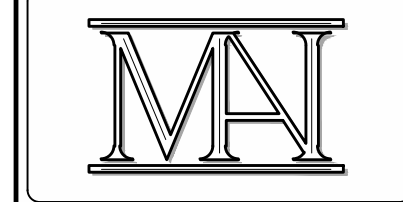
KEYMAP
100 SCALE PLANS
SCALE: 1" = 800'



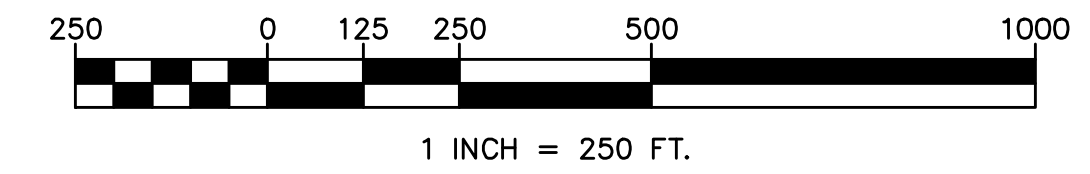
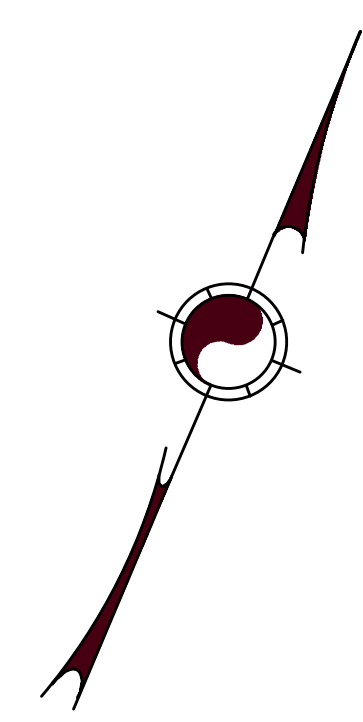
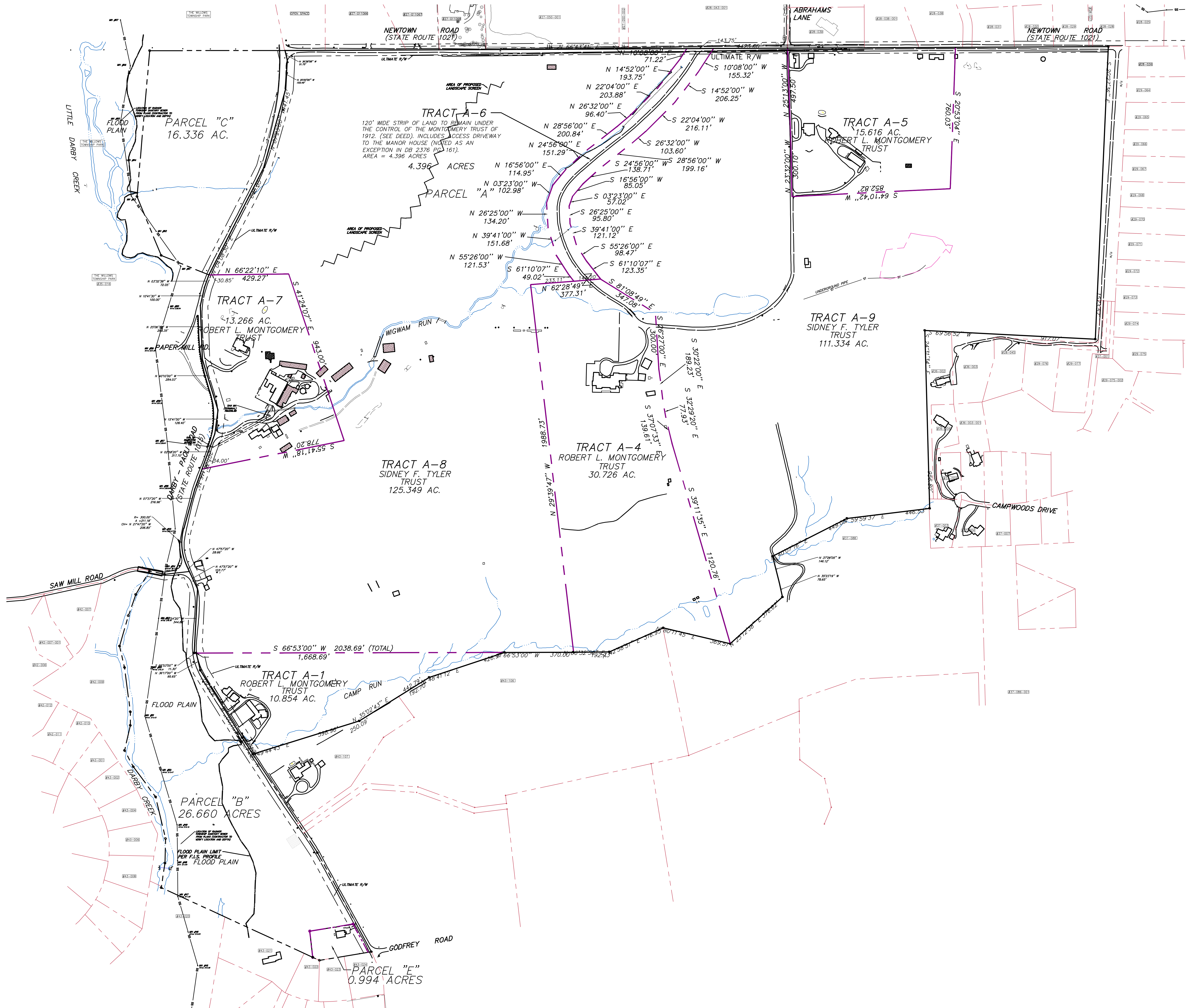
KEYMAP
50 SCALE PLANS
SCALE: 1" = 800'

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 327-3036 FAX: (610) 327-8008
400 EDITION SQUARE PARKWAY, EXTON, PA 19341
PHONE: (610) 384-6888 FAX: (610) 384-6887

NOTES AND REFERENCES
CONDITIONAL USE PLANS
THE ARROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
ONE-CALL: 183-2206
DRAWN BY: JRM
CHECKED BY: DBF



DATE: JULY 31, 2013
SHEET NO.
3
OF 38
SCALE: AS NOTED
FILE NO.: 06-012



Spring Number: 2013-183-2206

CALL BEFORE YOU DIG
 3 WORKING DAYS NOTICE FOR
 PENNSYLVANIA LAW ENFORCEMENT
 DATE: 07/31/2013
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

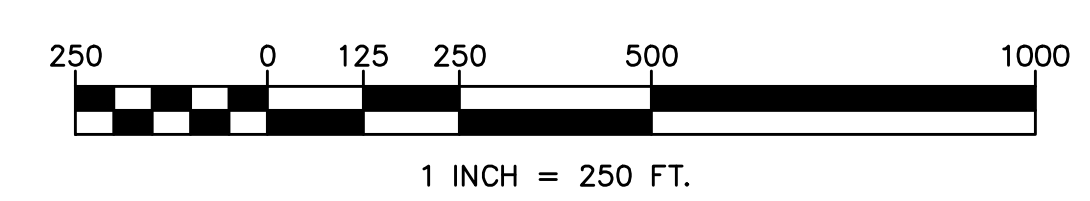
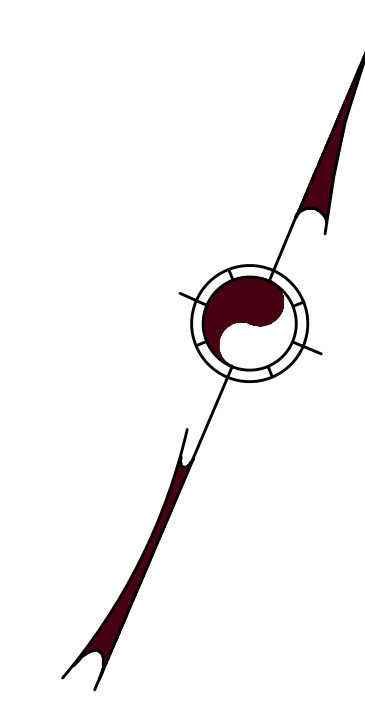
MOMENEE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
 PHONE: (610) 527-3030 FAX: (610) 527-9008
 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 394-6884 FAX: (610) 394-6887

EXISTING TRUST PARCEL PLAN
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF

APPLICANT:
 ARESH LLP
 107 THAMES LANE ROAD
 WILMINGTON, DE 19807

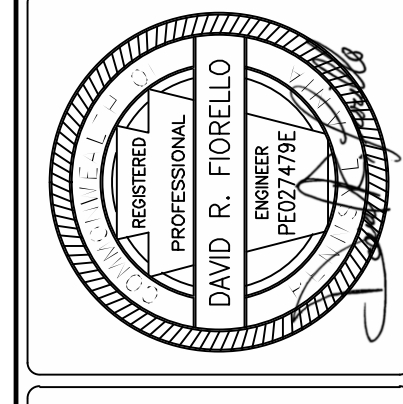
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 SHEET NO.
 4
 OF 38
 SCALE: 1" = 250'
 FILE NO.: 06-012

REVISIONS
 DATE COMMENTS



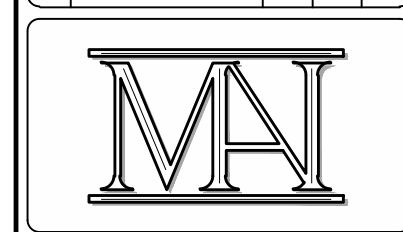
CONTRACT NO. 183-2206
 DATE: JULY 31, 2013
 SHEET NO. 5
 OF 38
 SCALE: 1" = 250'
 FILE NO.: 06-012

Spring Number: 2013-183-2206
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW ENFORCES
 3 WORKING DAYS NOTICE FOR
 ANY UNDEGROUND UTILITY
 DAMAGE IN PENNSYLVANIA
 Pennsylvania One Call System, Inc.
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MOMENEE & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
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 420 EXTON SQUARE PARKWAY, EXTON, PA 19341
 PHONE: (610) 384-6884 FAX: (610) 384-6887

VICINITY PLAN
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF

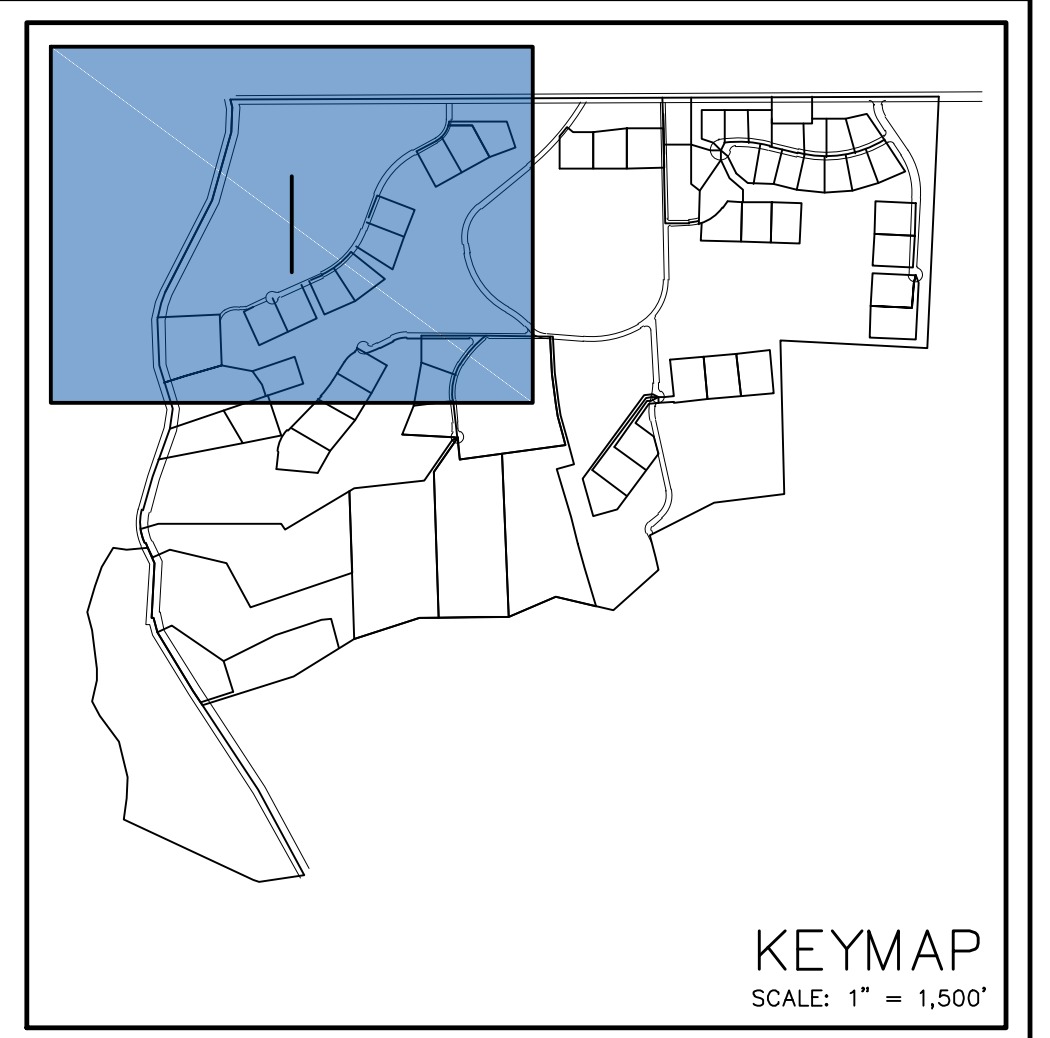


DATE: JULY 31, 2013
 SHEET NO.
 5
 OF 38
 SCALE: 1" = 250'
 FILE NO.: 06-012

REVISIONS
 DATE
 COMMENTS

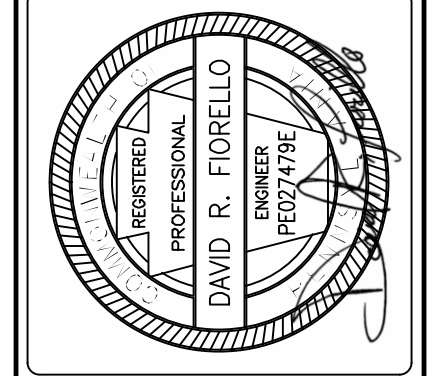


- ADJOINING PROPERTY OWNERS:**
- MAP/PARCEL#: 27-011066
MARIUCCI GEORGE E JR & SANDRA
904 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 4521 PAGE: 2384
 - MAP/PARCEL#: 27-011067
VEALE TIMKHAM III & LOIS
902 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 3431 PAGE: 2050
 - MAP/PARCEL#: 27-011068
VEALE TIMKHAM III & LOIS B
900 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 3807 PAGE: 0125
 - MAP/PARCEL#: 27-050001
PARADIS
820 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 4770 PAGE: 1233
 - MAP/PARCEL#: 27-050002
RONALD & SUZANNE KESICKI
810 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 1637 PAGE: 0689
 - MAP/PARCEL#: 28-043001
AMIR L. & MARIA T. ECKER
800 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 1637 PAGE: 0694
 - MAP/PARCEL#: 35-016
RADNOR TOWNSHIP DARBY PAOLI ROAD
301 MEN AVE RADNOR, PA 19087
DB#: 2344 PAGE: 1015



Spring Number: 2013-183-2208

CALL BEFORE YOU DIG!
3 WORKING DAYS NOTICE FOR
PAVING DAYS NOTICE FOR
DAYS IN EXCESS SHALL BE PAID.
Pennsylvania One Call System, Inc.
1-800-242-7776



SOILS

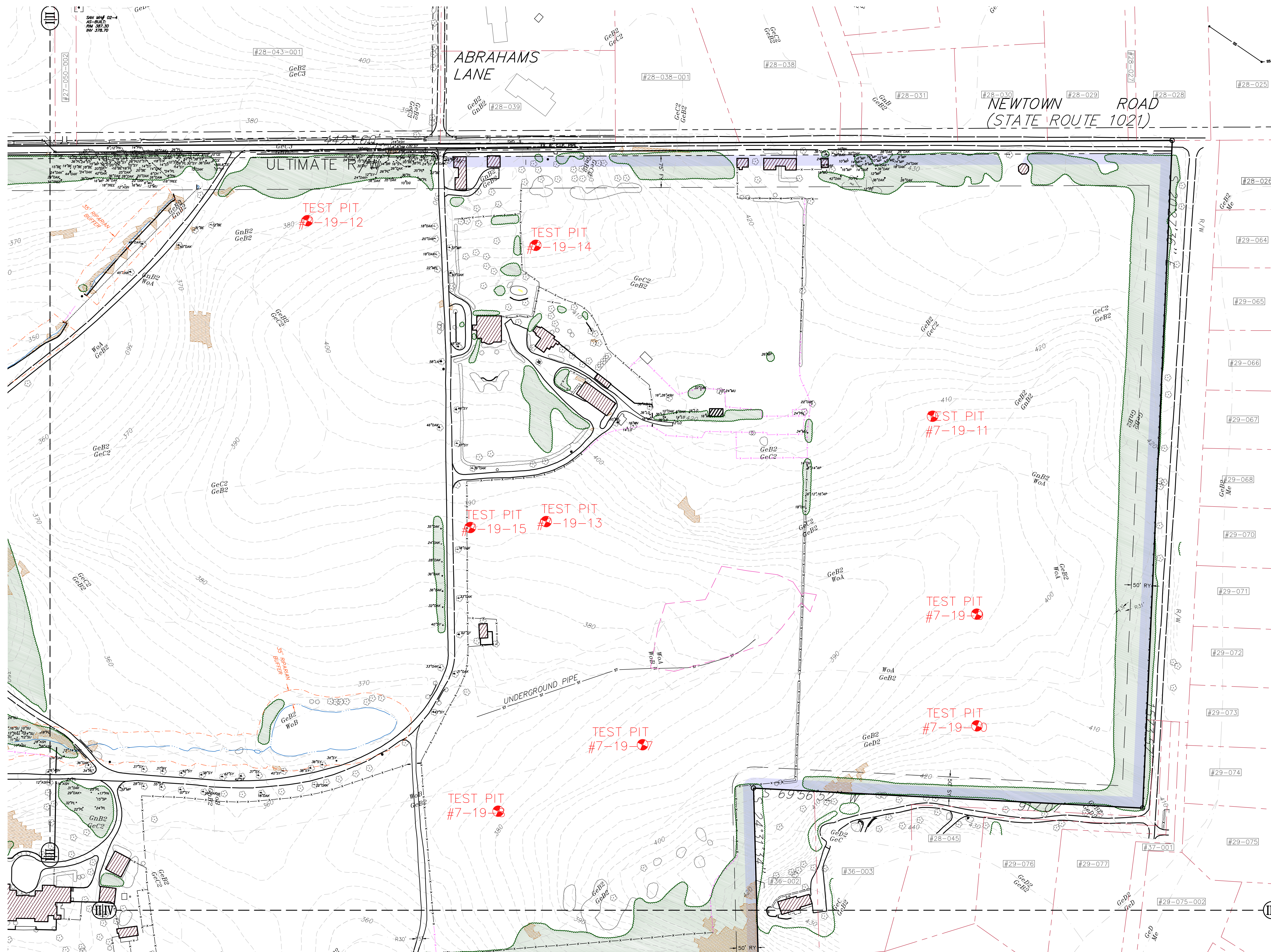
HYDRO SOIL NAME LIMITATIONS	DEPTH TO S. H. % SLOPE	DEPTH TO WATER	DEPTH TO BEDROCK	EROD. GROUP
BrE Brandywine Loam	25-40	10	3-6	Severely Eroded C
Cs Chesaca Silt Loam	----	5+	5+	Moderate C Moderate
GaA Glenng Channery Silt Loam	0-3	5+	3-8	----- B Moderate
GaB Glenng Channery Silt Loam	3-8	5+	3-8	----- B Moderate
GaE2 Glenng Channery Silt Loam	3-8	5+	3-8	Moderate B Moderate
GeC Glenng Channery Silt Loam	8-15	5+	3-8	Severe B Severe
GeC2 Glenng Channery Silt Loam	8-15	5+	3-8	Severe B Severe
GeC3 Glenng Channery Silt Loam	8-15	5+	3-8	Severe B Severe
GeD Glenng Channery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeD2 Glenng Channery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeD3 Glenng Channery Silt Loam	15-25	5+	3-8	Severely B Severe
GeE Glenng Channery Silt Loam	25-35	5+	3-8	Severely B Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-6	----- C Moderate to Severe
GaE2 Glenville Moderate Silt Loam	3-8	1.5+	3-8	Moderate C Severe to slight
GaB Glenville Moderate Silt Loam	0-8	1+	4-8	Moderate C Severe to slight
Mc Madeland schist and gneiss sloping	3+	4+	-----	B
MgB2 Manor Loam	3-8	5+	4-10	Severe B Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe B Moderate
MkF Manor Soil	35-60	5+	4-10	Severe B Severe
We Wehadkee Severe Silt Loam	----	0-1	5-8	Moderate D
WoA Worsham Silt Loam	0-3	0-1	3-5	----- D Unsatisfactory
WoB Worsham Silt Loam	3-8	0-1	3-5	Moderate D Severe

- LINE TYPE LEGEND**
- TRACT PROPERTY LINE
 - ROW LINE
 - EASEMENT
 - RIPARIAN BUFFER
 - FLOODPLAIN
 - SOILS LINE
 - STREAM CENTERLINE
 - WOODED LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING STORM PIPES
 - EXISTING FENCELINE
 - EXISTING GUARD RAIL
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - SLOPES 20% AND GREATER
- SYMBOL LEGEND**
- EXISTING MANHOLE
 - EXISTING WATER VALVE
 - EXISTING POST
 - EXISTING LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TREE

MOMENEE & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 327-3030 FAX: (610) 327-9008
400 ETON SQUARE PARKWAY, ETON, PA 19341
PHONE: (610) 384-6884 FAX: (610) 384-6287

EXISTING CONDITIONS - SHEET 1
CONDITIONAL USE PLANS
THE ARDROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
APPLICANT: 107 THAMES LIP ROAD WILMINGTON, DE 19807
ONE-CALL: 183-2208
DRAWN BY: JRM
CHECKED BY: DFB

DATE: JULY 31, 2013
SHEET NO. 6 OF 38
SCALE: 1" = 100'
FILE NO.: 06-012



ADJOINING PROPERTY OWNERS:

MAP/PARCEL#: 27-050001
PARADIS
820 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 4770 PAGE: 1233

MAP/PARCEL#: 27-050002
RONALD & SUZANNE KESICKI
810 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 1637 PAGE: 0689

MAP/PARCEL#: 28-025
CIVITELLA
784 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: N/A

MAP/PARCEL#: 28-043001
AMIR L. & MARIA T. ECKER
800 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 1637 PAGE: 0694

MAP/PARCEL#: 28-026
CONNOR GERALD W & PATRICIA A
500 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 4862 PAGE: 0986

MAP/PARCEL#: 28-027
LARSEN KRIG H & PATRICIA
770 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 2183 PAGE: 1646

MAP/PARCEL#: 28-028
HANNAMIRAN MARK C & DOROTHY J
768 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 1914 PAGE: 0699

MAP/PARCEL#: 28-029
BUCK WILLIAM C & LAURA T
772 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 4054 PAGE: 1711

MAP/PARCEL#: 28-030
DEUBER WM M & BARBARA J
776 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: N/A

MAP/PARCEL#: 28-031
BOLAN FRANCIS TIMOTHY
278 HOTHORPE LANE VILLANOVA, PA 19085
DB#: 3511 PAGE: 1218

MAP/PARCEL#: 28-038
FETTIT DONALD K & COOKE SUZANNE A
275 HOTHORPE LANE, VILLANOVA, PA 19085
DB#: 4807 PAGE: 0926

MAP/PARCEL#: 28-038001
WALTER WILLIAM C & MARY ANN
794 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 898 PAGE: 0276

MAP/PARCEL#: 28-039
MCCOY JOHN H
280 ABRAHAMS LANE VILLANOVA, PA 19085
DB#: 3049 PAGE: 0425

MAP/PARCEL#: 28-045
HARRINGTON C D JR ET UX
757 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 2250 PAGE: 0827

MAP/PARCEL#: 29-064
STEWART ANN MUNGER
504 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 1503 PAGE: 1785

MAP/PARCEL#: 29-065
MARGOLIS MICHAEL & PATRICIA
508 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 1442 PAGE: 1107

MAP/PARCEL#: 29-066
AMBROSIO SALVATORE F & SUZANN
512 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 893 PAGE: 1274

MAP/PARCEL#: 29-067
HERBERT SCOTT H & MICHELLE C
516 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 995 PAGE: 0934

MAP/PARCEL#: 29-068
SPATAACCO ANTHONY J & GLORIA A
520 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 2769 PAGE: 1914

MAP/PARCEL#: 29-070
RILEY OWEN GUSTUS III & ROSE MARIE R
524 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 2236 PAGE: 2252

MAP/PARCEL#: 29-071
LO WILLIAM & BONNIE
528 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 4762 PAGE: 1065

MAP/PARCEL#: 29-072
CRINNION SEAN T & MARGARET R
532 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 4105 PAGE: 2280

MAP/PARCEL#: 29-073
BACHMAN JOHN B & JUDITH L
536 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 1193 PAGE: 0653

MAP/PARCEL#: 29-074
ETEMAD BABAK & MANDANA
540 ATTERBURY ROAD VILLANOVA, PA 19085
DB#: 4418 PAGE: 1959

MAP/PARCEL#: 29-075
MOSLEY EDWARD F III
741 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 1156 PAGE: 2340

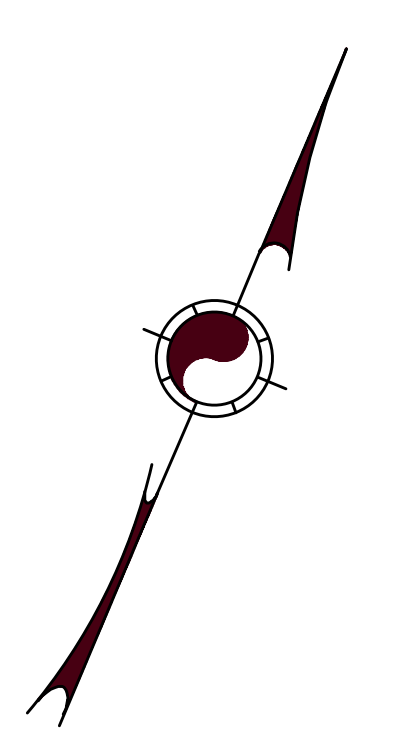
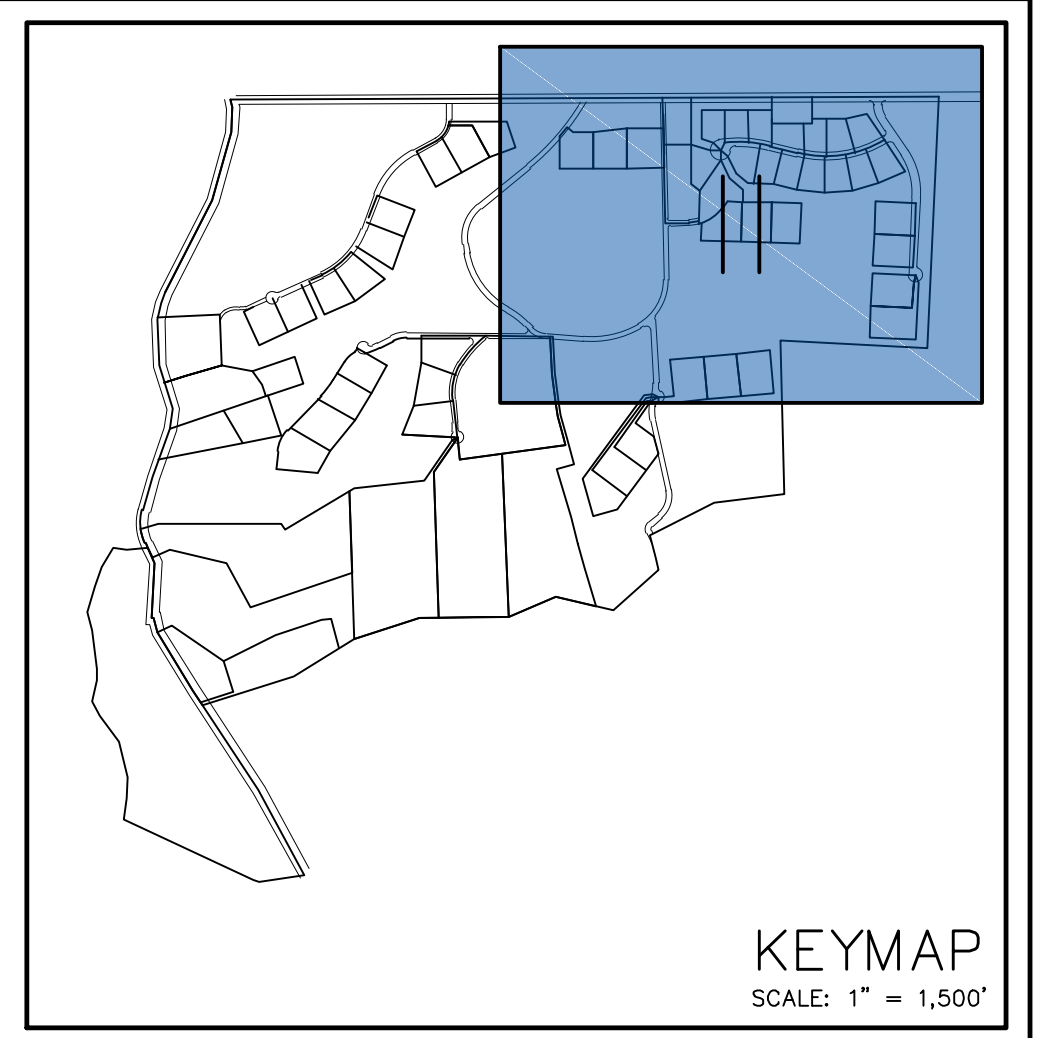
MAP/PARCEL#: 29-077
VAN RODEN JOHN CROSBY III & ANDREA
749 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 5258 PAGE: 0684

MAP/PARCEL#: 29-078
SNYDER JOHN AVERY
753 NEWTOWN ROAD, VILLANOVA, PA 19085
DB#: 2631 PAGE: 0789

MAP/PARCEL#: 36-002
ROHER GERALD B & ELIZABETH K
765 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 88 PAGE: 2174

MAP/PARCEL#: 36-003
ROHER GERALD B & ELIZ K
761 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 2613 PAGE: 0992

MAP/PARCEL#: 37-001
SNYDER MARTIN AVERY & ANN C
745 NEWTOWN ROAD VILLANOVA, PA 19085
DB#: 74 PAGE: 0713



SP-09 Number: 2013-03-2208

CALL BEFORE YOU DIG
PENNSYLVANIA HAS A STATE-OPERATED
3 WORKING DAYS NOTICE FOR
DIGGING IN THE STATE-OPERATED
DRAINAGE SYSTEM (S.D.S.)
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-442-7776

DAVID R. FOREELLO
REGISTERED PROFESSIONAL ENGINEER
NO. 140747
PENNSYLVANIA

MOMENEY & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
924 COUNTY LINE ROAD, BRYN MAWR, PA 19010
PHONE: (610) 527-3036 FAX: (610) 527-8008
400 ETON SQUARE PARKWAY, ETON, PA 19341
PHONE: (610) 394-6868 FAX: (610) 394-6867

EXISTING CONDITIONS - SHEET II
CONDITIONAL USE PLANS
THE ARROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
APPLICANT: APPLICANT
DRAWN BY: JRM
CHECKED BY: DFB

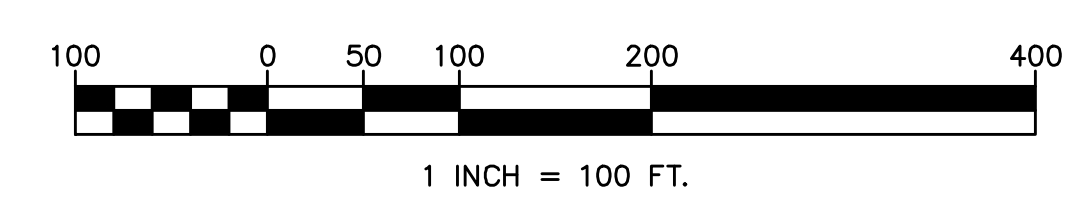
DATE: JULY 31, 2013
SHEET NO. 7
OF 38
SCALE: 1" = 100'
FILE NO.: 06-012

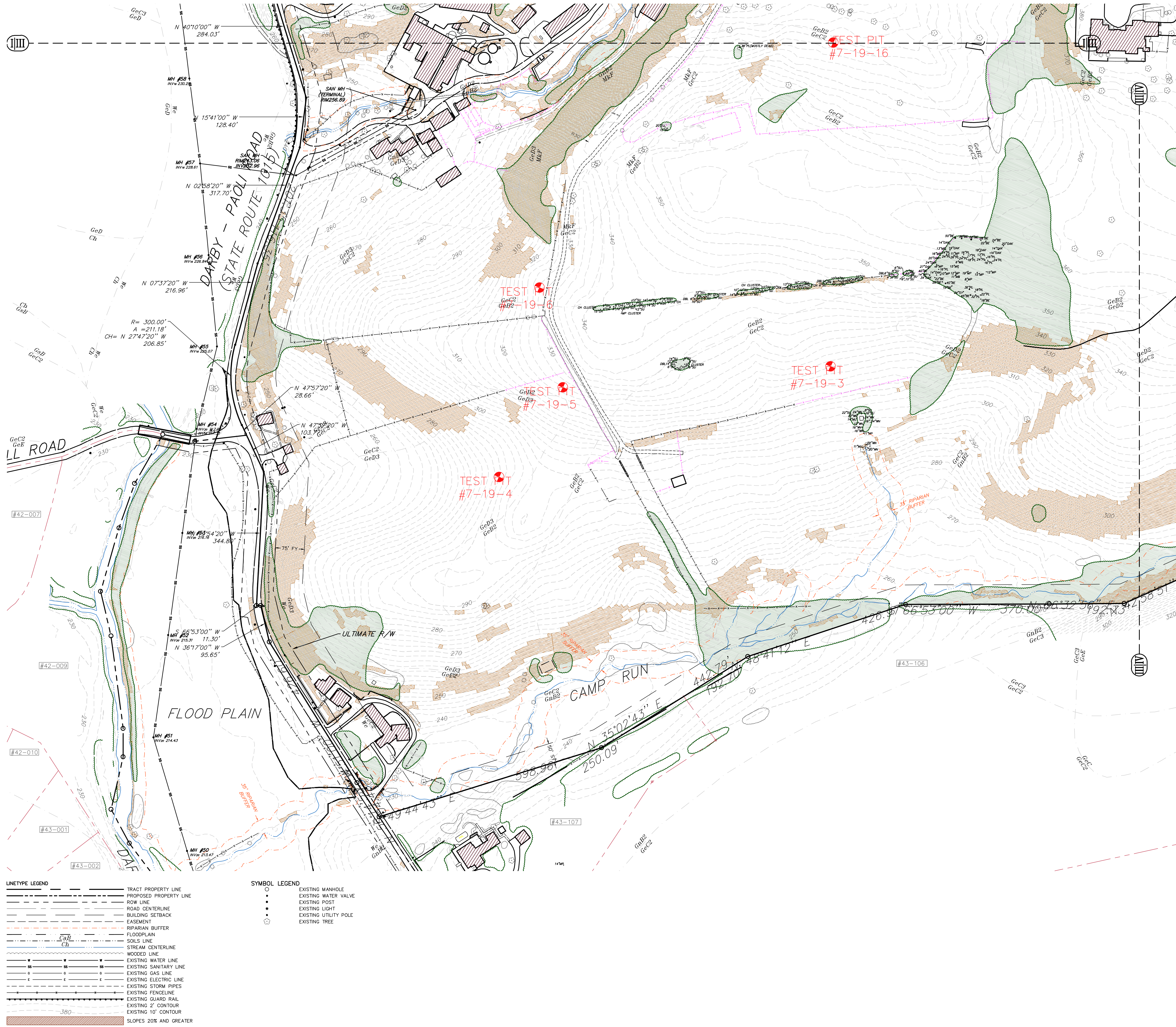
LINE/TYPE LEGEND

---	TRACT PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
---	ROW LINE
---	ROAD CENTERLINE
---	BUILDING SETBACK
---	EASEMENT
---	RIPARIAN BUFFER
---	FLOODPLAIN
---	SOILS LINE
---	STREAM CENTERLINE
---	WOODED LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
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---	EXISTING ELECTRIC LINE
---	EXISTING STORM PIPES
---	EXISTING FENCELINE
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---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	SLOPES 20% AND GREATER
○	EXISTING MANHOLE
●	EXISTING WATER VALVE
●	EXISTING POST
●	EXISTING LIGHT
●	EXISTING UTILITY POLE
●	EXISTING TREE

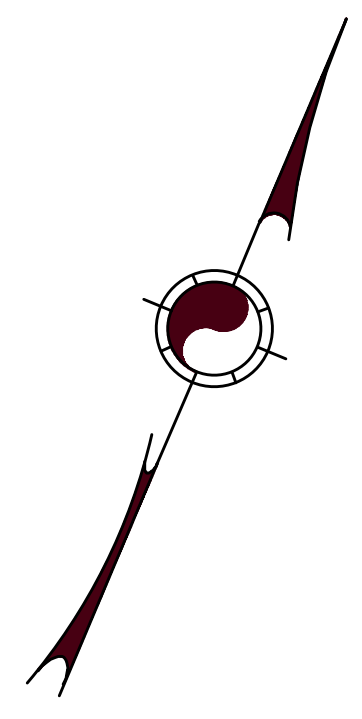
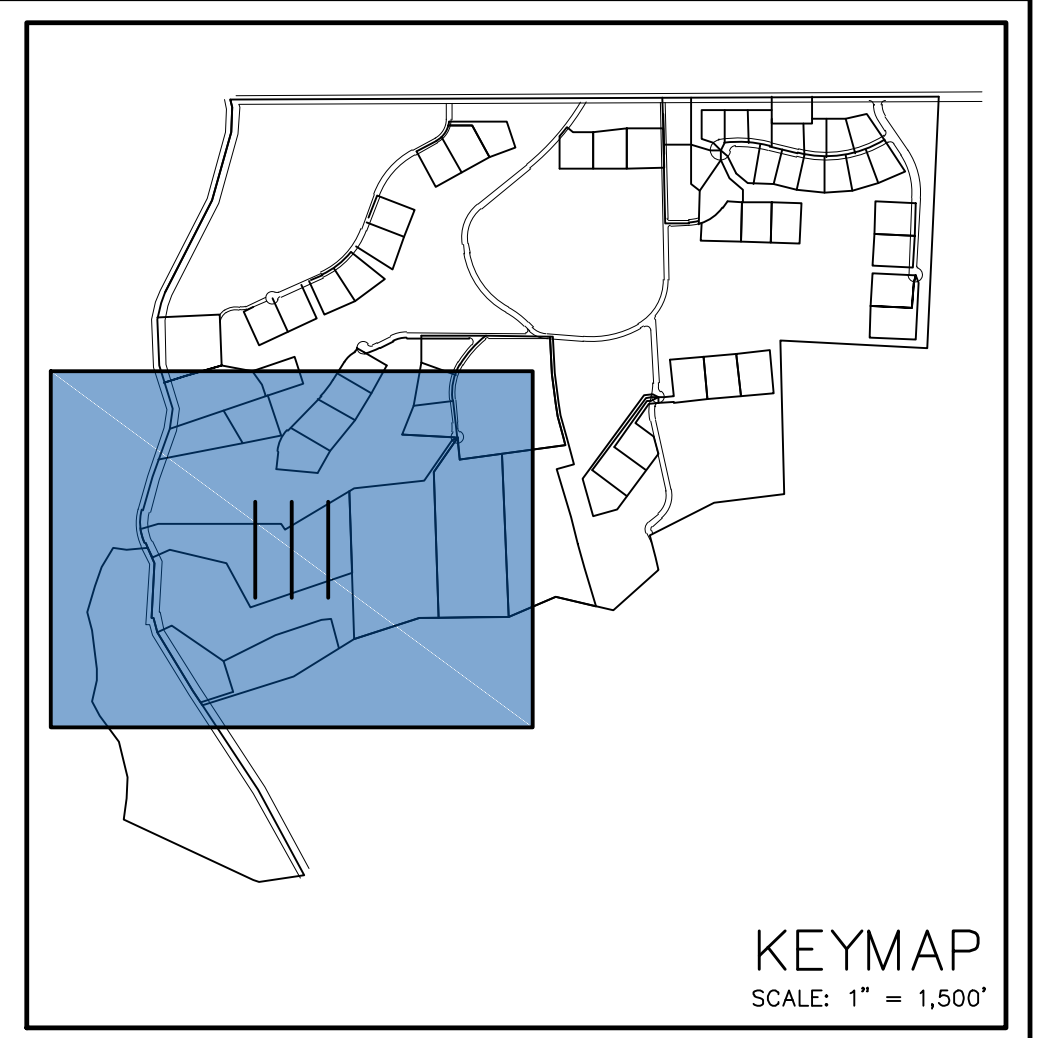
SOILS

SOIL NAME	DEPTH TO S.L. (ft)	DEPTH TO BEDROCK (ft)	EROD.	GROUP
BrE Brandywine Loam	25-40	10	3-8	Severely Erod. C
Ch Chewacla Silt Loam	5+	5+	Moderate	C Moderate
GeA Glenelg Chanery Silt Loam	0-3	5+	3-8	B Moderate
GeB Glenelg Chanery Silt Loam	3-8	5+	3-8	B Moderate
GeB2 Glenelg Chanery Silt Loam	3-8	5+	3-8	Moderate B Moderate
GeB3 Glenelg Chanery Silt Loam	15-25	5+	3-8	Severely B Severe
GeE Glenelg Chanery Silt Loam	25-35	5+	3-8	Severely B Severe
GcC Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GcC2 Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GcC3 Glenelg Chanery Silt Loam	8-15	5+	3-8	Severe B Severe
GdD Glenelg Chanery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeD2 Glenelg Chanery Silt Loam	15-25	5+	3-8	Moderate B Severe
GeD3 Glenelg Chanery Silt Loam	15-25	5+	3-8	Severely B Severe
GeE Glenelg Chanery Silt Loam	25-35	5+	3-8	Severely B Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-8	C Moderate to Severe
GaB2 Glenville Silt Loam	3-8	1.5+	3-8	Moderate C Severe to slight
GaB3 Glenville Silt Loam	0-8	1+	4-8	Moderate C Severe to slight
Me Madeland silt and gneiss	sloping	3+	4+	B
MgB2 Manor Loam	3-8	5+	4-10	Severe B Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe B Moderate
MkF Manor Soils	35-60	5+	4-10	Severe B Severe
Wc Wehadeke Severe Silt Loam	0-1	5-8	Moderate	D
WoA Worsam Silt Loam	0-3	0-1	3-5	D Unsatisfactory
WoB Worsam Silt Loam	3-8	0-1	3-5	Moderate D Severe

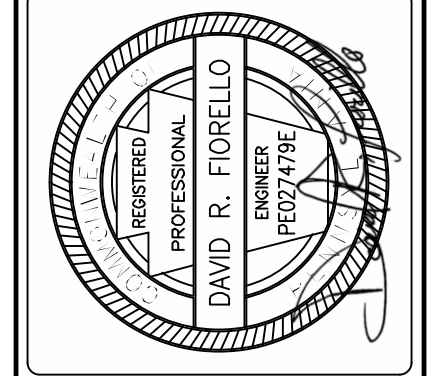




ADJOINING PROPERTY OWNERS:
 MAP/PARCEL #: 35-016
 RADNOR TOWNSHIP DARBY PAOLI ROAD
 301 IVEN AVE RADNOR, PA 19087
 DB#: 2344 PAGE: 1015
 MAP/PARCEL #: 43-106
 CONKEL
 581 DARBY PAOLI ROAD, VILLANOVA, PA 19085
 DB#: 1966 PAGE: 1144
 MAP/PARCEL #: 43-107
 JAMES J & MARY V. PURTILL
 651 DARBY PAOLI ROAD, VILLANOVA, PA 19073
 DB#: 3953 PAGE: 1461



SPRING NUMBER: 2013-03-2208
 CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 ANY UTILITY LOCATIONS TO BE
 MARKED IN ORDER TO PREPARE
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-442-4776

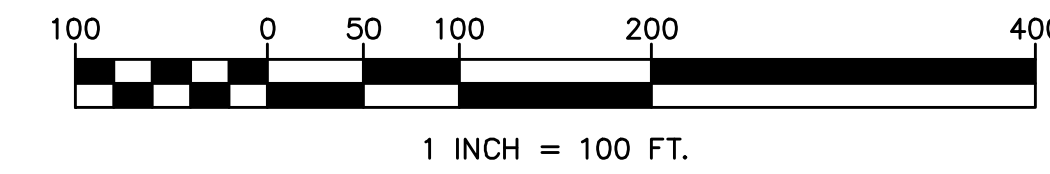


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 400 EYON SQUARE PARKWAY, EYON, PA 19341
 PHONE: (610) 594-6884 FAX: (610) 594-6887

SOILS

HYDRO SOIL NAME LIMITATIONS	DEPTH TO S. H. % SLOPE	DEPTH TO WATER	DEPTH TO BEDROCK	EROD. GROUP	SEVERITY
BrE Brandywine Loam	25-40	10	3-6	Severely Eroded	C
Ch Chewacla Silt Loam	----	5+	5+	Moderate	C Moderate
GaA Glenelig Chaneyery Silt Loam	0-3	5+	3-8	-----	B Moderate
GaB Glenelig Chaneyery Silt Loam	3-8	5+	3-8	-----	B Moderate
GaB2 Glenelig Chaneyery Silt Loam	3-8	5+	3-8	Moderate	B Moderate
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GeC2 Glenelig Chaneyery Silt Loam	8-15	5+	3-8	Severe	B Severe
GeC3 Glenelig Chaneyery Silt Loam	8-15	5+	3-8	Severe	B Severe
GeD Glenelig Chaneyery Silt Loam	15-25	5+	3-8	Moderate	B Severe
GeD2 Glenelig Chaneyery Silt Loam	15-25	5+	3-8	Moderate	B Severe
GeD3 Glenelig Chaneyery Silt Loam	15-25	5+	3-8	Severely	B Severe
GeE Glenelig Chaneyery Silt Loam	25-35	5+	3-8	Severely	B Severe
GaB Glenville Silt Loam	3-8	1-1.5+	3-6	-----	C Moderate to Severe
GaB2 Glenville Moderate Silt Loam	3-8	1.5+	3-8	Moderate	C Severe to slight
Mc Madeland schist and gneiss sloping	3+	4+	-----	-----	B
MgB2 Manor Loam	3-8	5+	4-10	Severe	B Moderate
MgD2 Manor Loam	15-25	5+	4-10	Severe	B Moderate
MkF Manor Silt	35-60	5+	4-10	Severe	B Severe
Wo Severe Silt Loam	----	0-1	5-8	Moderate	D
WoA Worsham Silt Loam	0-3	0-1	3-5	-----	D Unsatisfactory
WoB Worsham Silt Loam	3-8	0-1	3-5	Moderate	D Severe

- LINE/TYPE LEGEND**
- TRACT PROPERTY LINE
 - PROPOSED PROPERTY LINE
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 - ROAD CENTERLINE
 - BUILDING SETBACK
 - EASEMENT
 - RIPIARIAN BUFFER
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 - SOILS LINE
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 - EXISTING FENCELINE
 - EXISTING GUARD RAIL
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - SLOPES 20% AND GREATER
- SYMBOL LEGEND**
- EXISTING MANHOLE
 - EXISTING WATER VALVE
 - EXISTING POST
 - EXISTING LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TREE



EXISTING CONDITIONS - SHEET III
 CONDITIONAL USE PLANS
 THE ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DBF

DATE: JULY 31, 2013
 SHEET NO.
 OF 38
 SCALE: 1" = 100'
 FILE NO.: 06-012