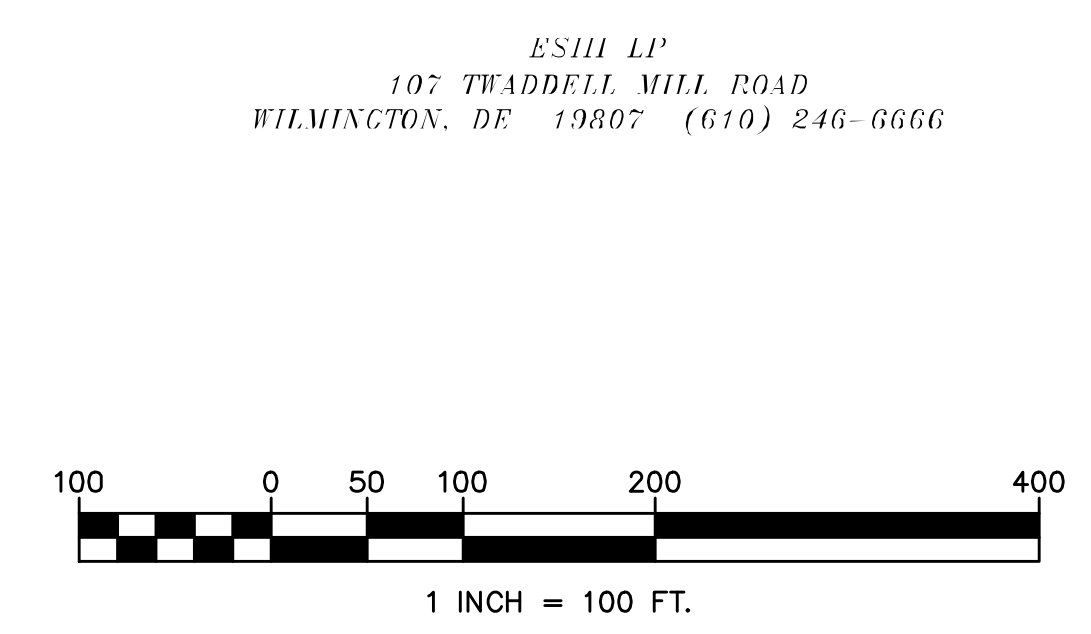


CONDITIONAL USE PLAN for THE WHEELER FIELD AT ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY



ILLUSTRATIVE SITE PLAN
CONDITIONAL USE PLANS
THE WHEELER FIELD AT ARDROSSAN FARM
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA
APPLICANT
ESHI LP
107 THADDEUS MILL ROAD
WILMINGTON, DE 19807

ONE-CALL: 183-2206
DRAWN BY: JRM
CHECKED BY: DRE

DATE: JULY 31, 2013
SHEET NO.
1
OF 5
SCALE: 1" = 100'
FILE NO.: 06-012

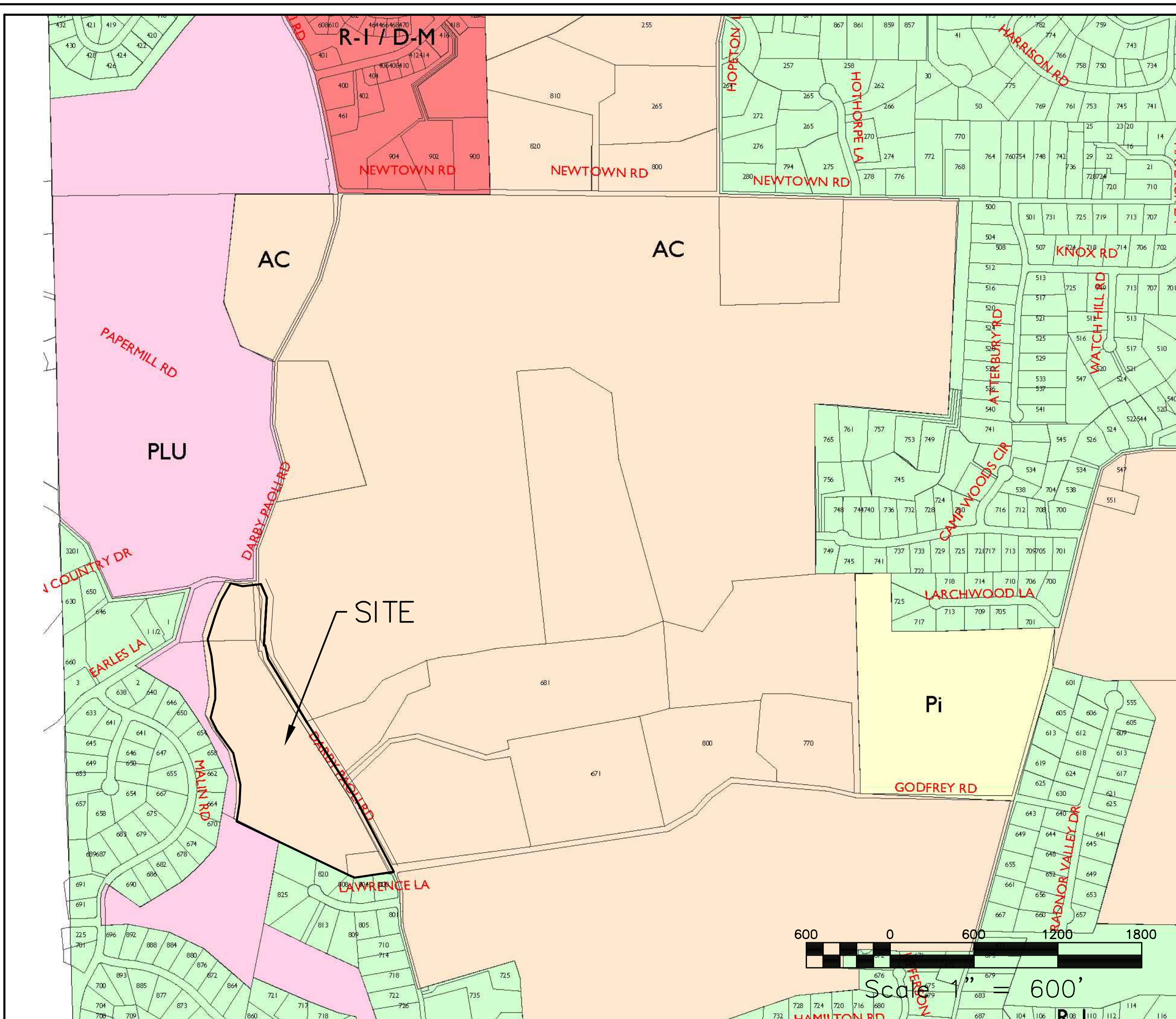
COMMENTS

REVISION DATE

Spring Number: 2013-03-2206
CALL BEFORE YOU DIG
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3 WORKING DAYS NOTICE FOR
UNDERGROUND UTILITY LOCATIONS
DATE: 07/31/13
1-800-442-1776

DAVID S. FORELLO
REGISTERED PROFESSIONAL ENGINEER
NO. 102749-PA
1974/PA

MOMENE & 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



LOCATION MAP
SCALE 1" = 500'

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,
 40 FT NON-RESIDENTIAL BUILDINGS.
 REAR YARD: 60 FT

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
 PERIMETER BUILDING SETBACK: 75 FT FROM RIGHT OF WAY
 FRONT YARD: 50 FT FROM ADJACENT PROPERTY
 SIDE YARD: 35 FT FROM OUTSIDE EDGE OF CURB
 REAR YARD: 25 FT
 30 FT

DENSITY MODIFICATION SUMMARY

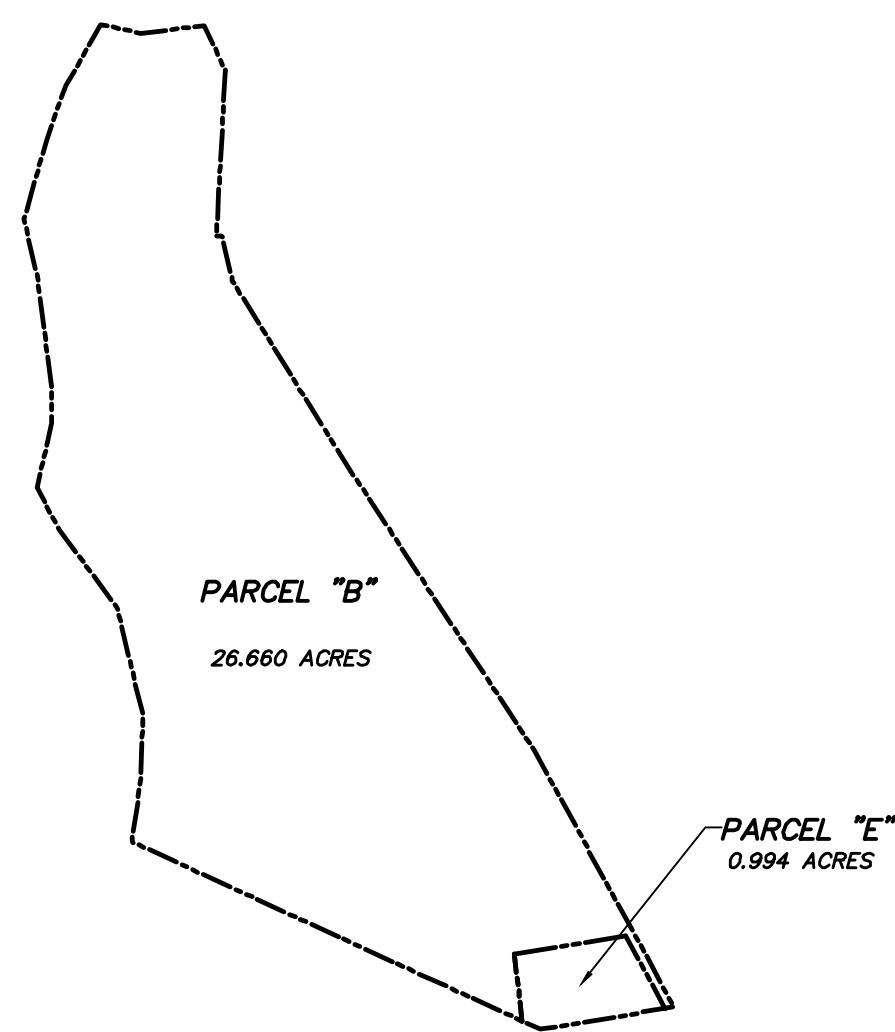
GROSS AREA TABULATION:
 PARCELS "B & E" 27.65 ACRES
 [AREA NET OF ULTIMATE R/W = 27.65 - 2.27 = 25.38 AC]
 DEDUCTIONS:
 1/2 FLOOD PLAIN = (15,771 AC ÷ 2) = 7,885.5 AC***
 1/2 STEEP SLOPES (> 20%) = 0.30 AC ÷ 2 = 0.15 AC
 TOTAL DEDUCTIONS = 8,040.65 AC
 TOTAL ADJUSTED TRACT AREA = 25.38 AC - 9.04 AC = 16.34 AC
 PERMITTED DENSITY: 293.84 AC/2 AC ZONING = 8.17 UNITS
 NET COMMON OPEN SPACE = 4.08 AC (CLEAR OF ROAD R/W AND BUFFER)
 COMMON OPEN SPACE AS A PERCENT OF TOTAL NET TRACT AREA = 16.04%
 PERCENT DENSITY INCREASE PERMITTED = 16.04%/3% = 5.34%
 BONUS DENSITY PERMITTED BY DENSITY MODIFICATION = 105.34% = 8.59 UNITS
 DENSITY PROPOSED = 6 UNITS
 OVERALL DENSITY: 6 UNITS/25.38 AC = 0.236 UNITS/ACRE OR 1 UNIT PER 4.23 ACRES

GENERAL NOTES:

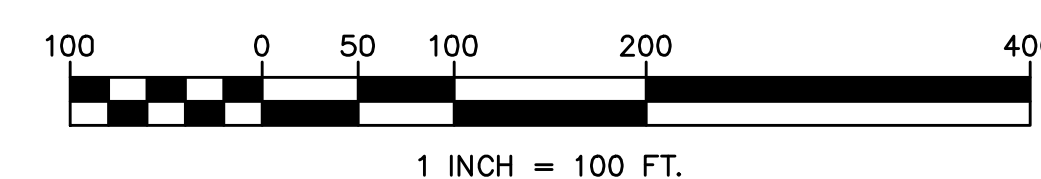
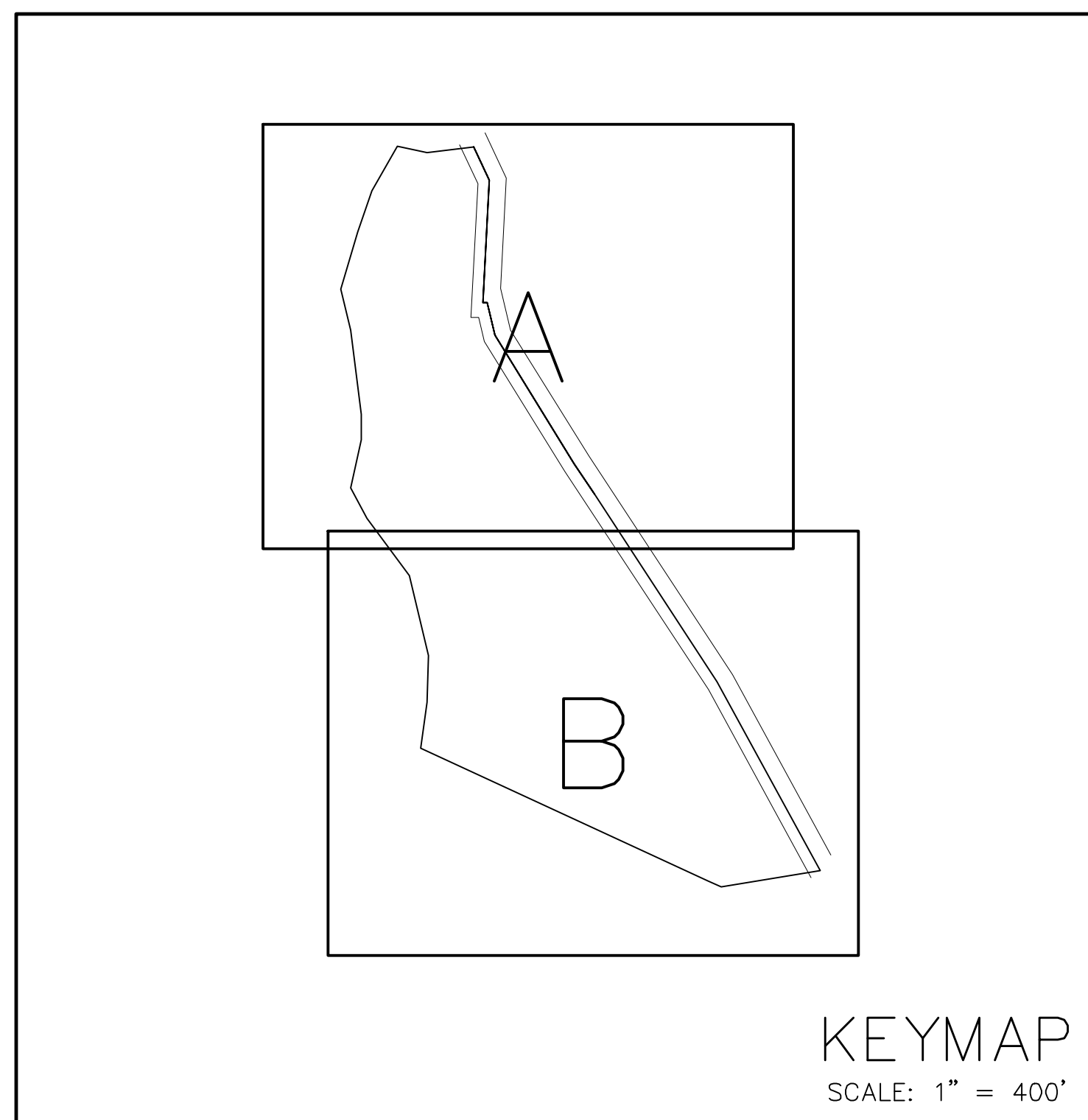
- OWNER:
 THE ROBERT L. MONTGOMERY TRUST DATED 6/4/12,
 MELLON BANK, N.A. AND W. GRESHAM O'MALLEY, TRUSTEES;
 MONTGOMERY, MCCRACKEN, WALKER & RHOADS, LLP
 123 SOUTH BROAD STREET
 PHILADELPHIA, PA 19109
- APPLICANTS:
 ESII LP
 107 TRADDLE MILL ROAD
 WILMINGTON, DE 19807
 ATTN: MR. EDGAR SCOTT III
 THE ROBERT L. MONTGOMERY TRUST DATED 6/4/12,
 MELLON 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 6 INDIVIDUAL LOTS USING THE DENSITY MODIFICATION OPTION PERMITTED UNDER ARTICLE 19 OF THE RADNOR TOWNSHIP ZONING ORDINANCE. ALL LOTS WILL BE DEVELOPED AS SINGLE FAMILY RESIDENCES.
- THE DWELLING AND STRUCTURE MAY BE PRESERVED AND A NEW LOT CREATED FOR THEM. ALL NEW LOTS WILL CONTAIN SINGLE FAMILY DWELLINGS WITH COMMON DRIVEWAYS ACCESSING DARBY-PAOLI ROAD. THE EXISTING HOUSES TO REMAIN WILL UTILIZE THE EXISTING DRIVEWAY. A NEW COMMON DRIVE WILL BE CONSTRUCTED TO SERVE THE FIVE NEW DWELLINGS.
- PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE ARE PROPOSED FOR ALL LOTS.
- DRAINAGE EASEMENTS ARE TO BE CREATED IN ACCORDANCE WITH SECTION 255-35D 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 PLOTTED FROM THE FLOOD PROFILE FOR DARBY CREEK TAKEN FROM THE FEMA FLOOD INSURANCE STUDY FOR DELAWARE COUNTY AND THE BASE FLOOD ELEVATIONS SHOWN ON THE FLOOD INSURANCE RATE MAP #42045C0019F REVISED NOVEMBER 18, 2009
- ALL PROPOSED SANITARY SEWERS TO BE OFFERED FOR DEDICATION.
- COMMON DRIVE AND INDIVIDUAL STORMWATER MANAGEMENT DETENTION SYSTEMS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
- THE PROPOSED COMMON OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED.
- BOUNDARY INFORMATION TAKEN FROM A FIELD VERIFIED SURVEY BY MOMENEE SURVEYGROUP INC., PLAN ENTITLED "BOUNDARY SURVEY OF ARDROSSAN 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. D168624ED EFFECTIVE DATE: 08/09/97. PREMISES: PORTION OF ARDROSSAN 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 COMPILATION AT 1"=50'. 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.
- A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, N.S.428), KNOWN AS THE STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO NEWTOWN ROAD OR DARBY-PAOLI ROAD IS PERMITTED.
- THE PROJECTS RECEIVING WATERCOURSE IS DARBY CREEK, AND THE CHAPTER 93 CLASSIFICATION IS CWF, MF.

ADJOINING PROPERTY OWNERS:

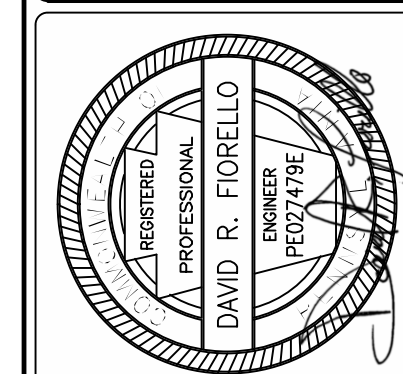
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 RADNOR TOWNSHIP DARBY PAOLI ROAD
 301 IVEN AVE RADNOR, PA 19087
 DB#: 2344 PAGE: 1015
- MAP/PARCEL#: 42-006
 SUMMIT HILL DEVELOPMENT L
 646 SAWHILL ROAD NEWTOWN SQUARE, PA 19073
 DB#: 4265 PAGE: 2360
- MAP/PARCEL#: 42-007
 LYONS THOMAS I
 1 EARLES LANE, NEWTOWN SQUARE, PA 19073
 DB#: 3812 PAGE: 1750
- MAP/PARCEL#: 42-007001
 HECKMAN THOMAS S & MARY JO ASHENFELTE
 1 1/2 EARLES LANE, NEWTOWN SQUARE, PA 19073
 604 EARLES LANE, NEWTOWN SQUARE, PA 19073
 DB#: 2566 PAGE: 0027
- MAP/PARCEL#: 42-009
 RADNOR TOWNSHIP EARLES LANE
 301 IVEN AVENUE RADNOR, PA 19087
 DB#: N/A
- MAP/PARCEL#: 42-010
 YOUNG JERE A ET UX
 646 MALIN ROAD NEWTOWN SQUARE, PA 19073
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- MAP/PARCEL#: 42-011
 SCHMADER ROBERT & SUSAN
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- MAP/PARCEL#: 42-013
 SLOAN ANNA C & ROSEY H
 2 EARLS LANE NEWTOWN SQUARE, PA 19073
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 DB#: N/A
- MAP/PARCEL#: 43-021
 FOY JOSEPH L & CHRISTINA O
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 DB#: 1661 PAGE: 1050
- MAP/PARCEL#: 43-022
 SHIELDS ROBERT J & ANNETTE
 808 LAWRENCE LANE, NEWTOWN SQUARE, PA 19073
 DB#: 729 PAGE: 0171
- MAP/PARCEL#: 43-023
 DARROCH JASON B & LINDA S
 804 LAWRENCE LANE NEWTOWN SQUARE, PA 19073
 DB#: 3991 PAGE: 2325
- MAP/PARCEL#: 43-024
 BUGGIE JOHN C & NICOLE C
 803 LAWRENCE LANE NEWTOWN SQUARE, PA 19073
 DB#: 4620 PAGE: 1505
- MAP/PARCEL#: 43-107
 JAMES J & MARY H. PURTILL
 651 DARBY PAOLI ROAD, VILLANOVA, PA 19085
 DB#: 3953 PAGE: 1461



EXISTING TRACT PARCEL PLAN
 SCALE 1" = 400'



SPRINT Number: 2013-183-2208
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 3 WORKING DAYS NOTICE FOR
 ANY EXCAVATION DEEPER THAN
 4 FEET OR ANY TRENCHING
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NOTES AND REFERENCES
 CONDITIONAL USE PLANS
 THE WHEELER FIELD AT ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
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 APPLICANT
 ESII LP
 107 TRADDLE MILL ROAD
 WILMINGTON, DE 19807



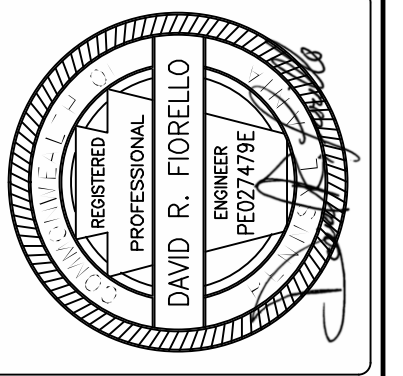
DATE: JULY 31, 2013
 SHEET NO.
 2
 OF 5
 SCALE: 1" = 100'
 FILE NO.: 06-012

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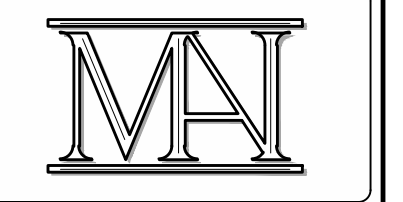
SPRING NUMBER: 2013-183-2206

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PAENSAFETY.COM
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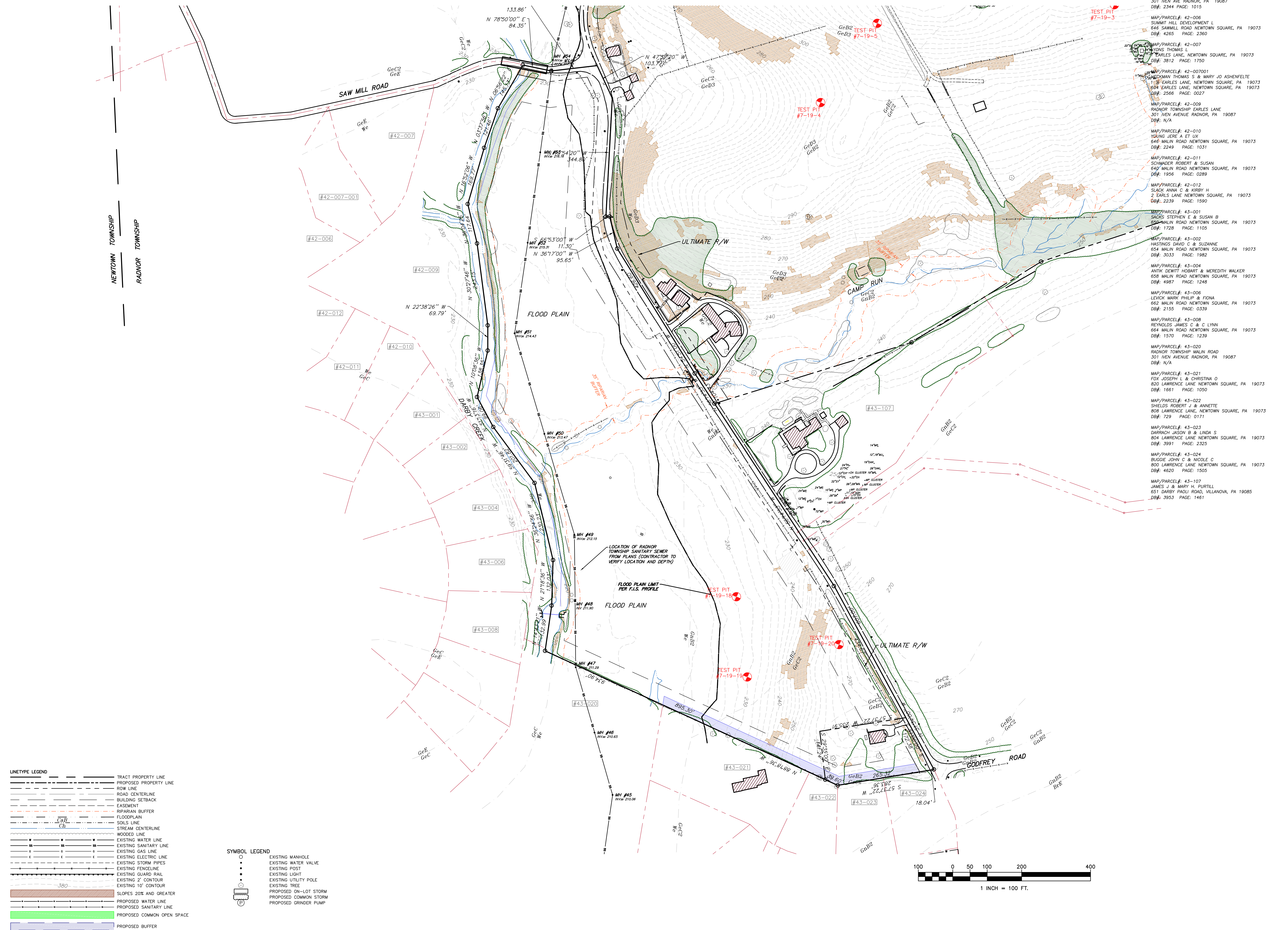


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400 EXTON SQUARE PARKWAY, EXTON, PA 19341
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BASE PLAN
CONDITIONAL USE PLANS
THE WHEELER FIELD AT ADROSSAN FARM
RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
APPLICANT
ONE-CALL: 183-2206
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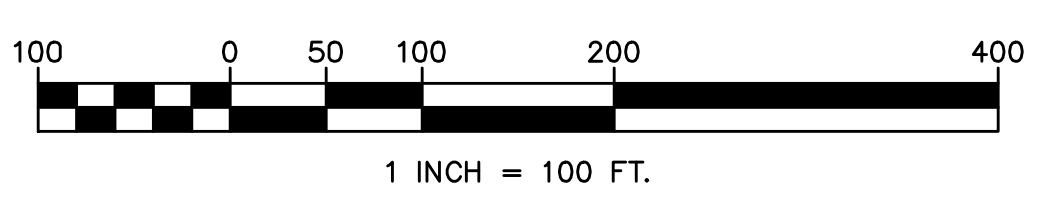


DATE: JULY 31, 2013
SHEET NO.
3
OF 5
SCALE: 1" = 100'
FILE NO.: 06-012

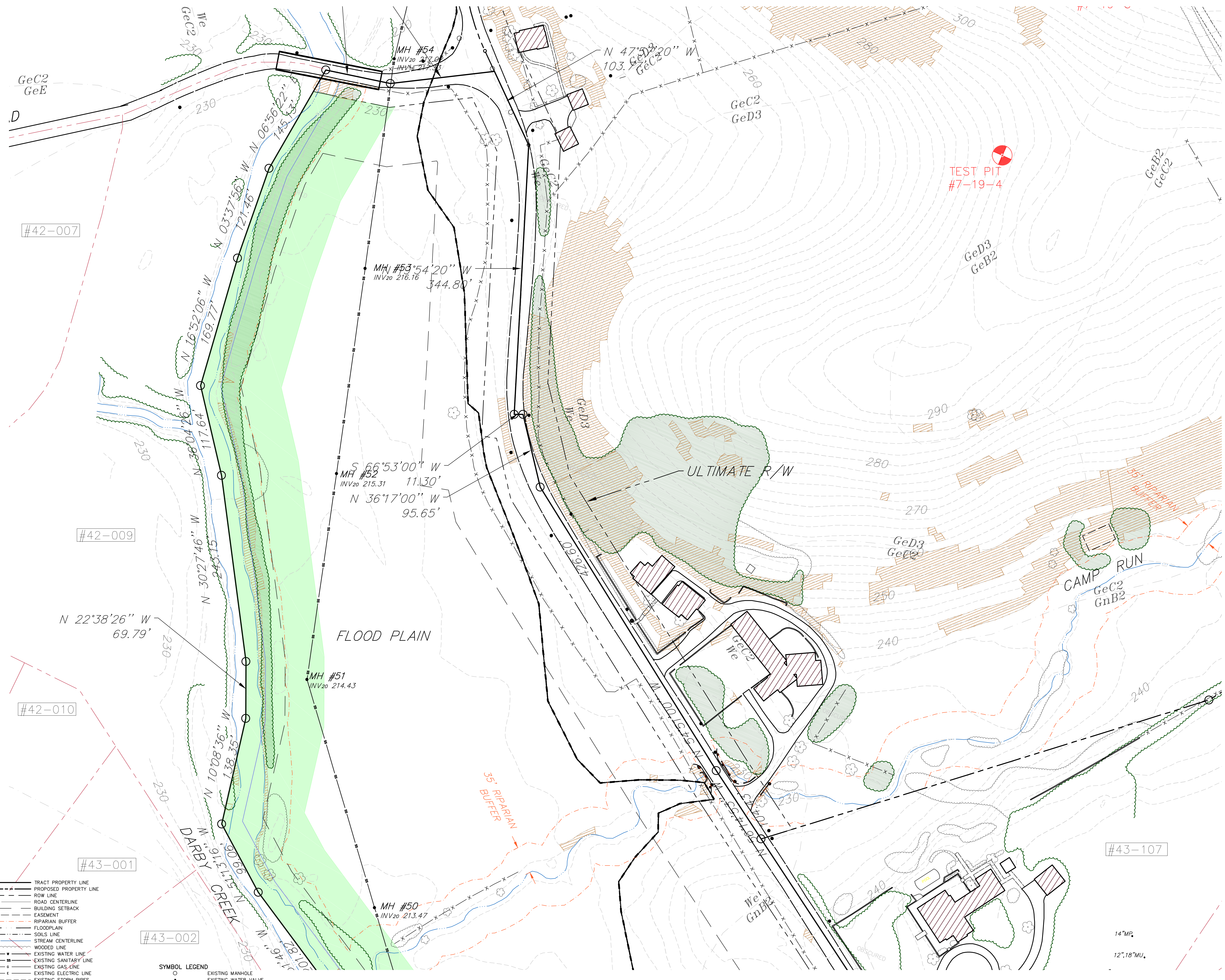


- LINE/TYPE LEGEND**
- TRACT PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ROW LINE
 - ROAD CENTERLINE
 - BUILDING SETBACK
 - EASEMENT
 - RIPARIAN BUFFER
 - FLOODPLAIN
 - SOILS LINE
 - STREAM CENTERLINE
 - WOODED LINE
 - EXISTING WATER LINE
 - EXISTING SANITARY LINE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING STORM PIPES
 - EXISTING FENCELINE
 - EXISTING GUARD RAIL
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - SLOPES 20% AND GREATER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY LINE
 - PROPOSED COMMON OPEN SPACE
 - PROPOSED BUFFER

- SYMBOL LEGEND**
- EXISTING MANHOLE
 - EXISTING WATER VALVE
 - EXISTING POST
 - EXISTING LIGHT
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - PROPOSED ON-LOT STORM
 - PROPOSED COMMON STORM
 - PROPOSED GRINDER PUMP



PROJECT NO.: 2013-183-2206; DATE: 7/31/2013; SHEET NO.: 3 OF 5; SCALE: 1" = 100'; FILE NO.: 06-012



#42-007

#42-009

#42-010

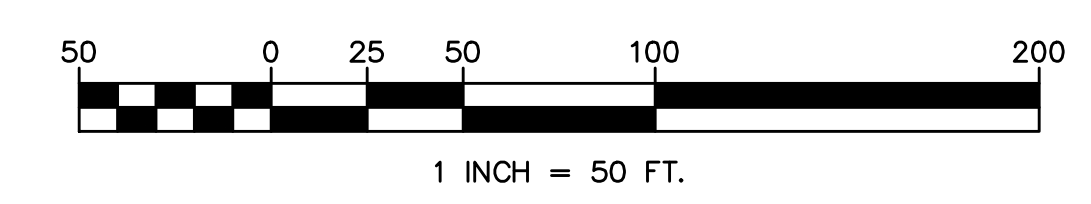
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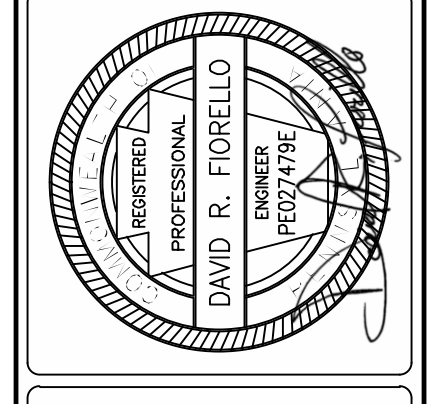
- LINE TYPE LEGEND**
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Spring Number: 2013-03-2208

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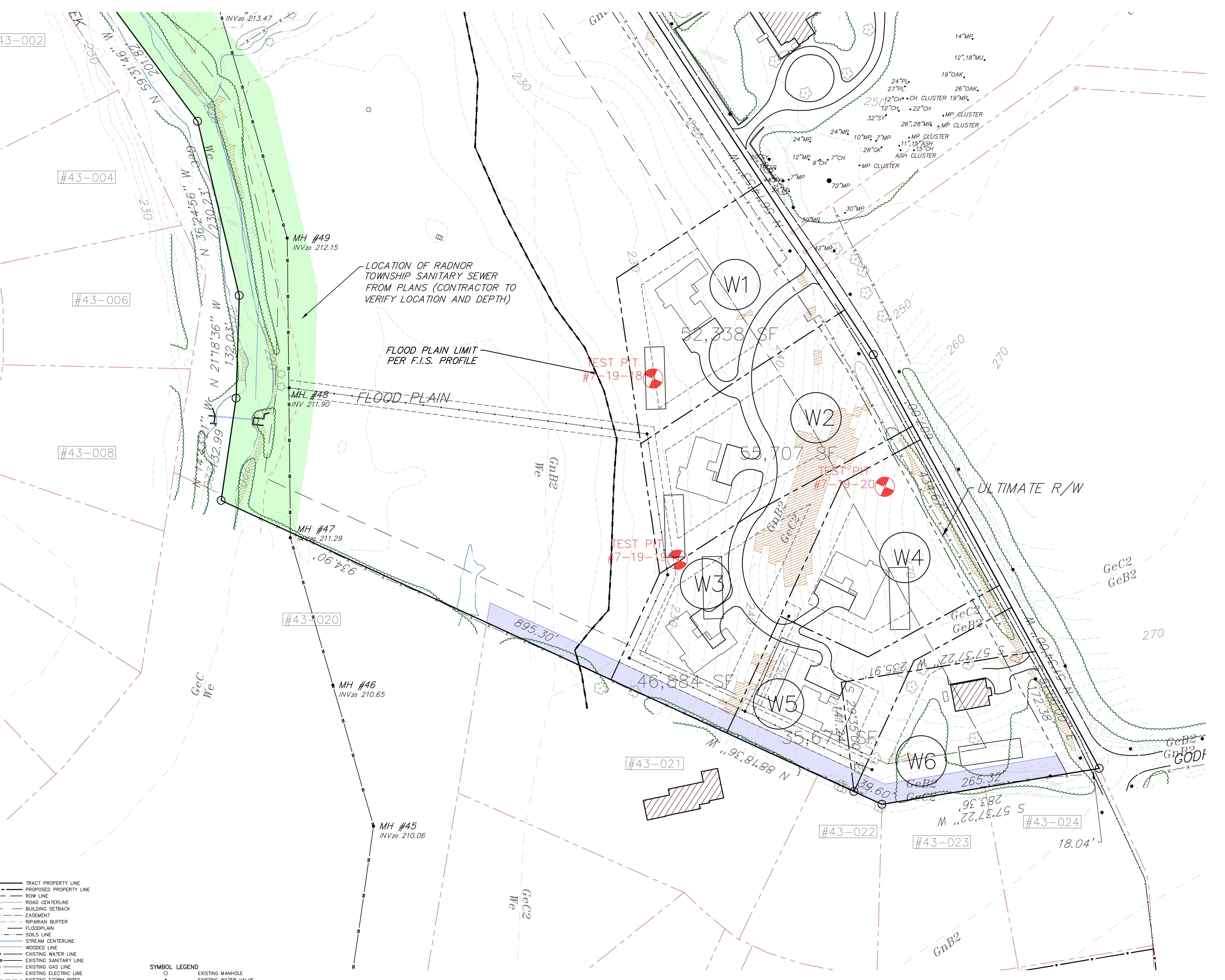


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BASE PLAN - SHEET A
 CONDITIONAL USE PLANS
 THE WHEELER FIELD AT ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
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DATE: JULY 31, 2013
 SHEET NO.
 4
 OF 5
 SCALE: 1" = 50'
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#3-002

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#43-006

#43-008

#43-020

#43-021

#43-022

#43-023

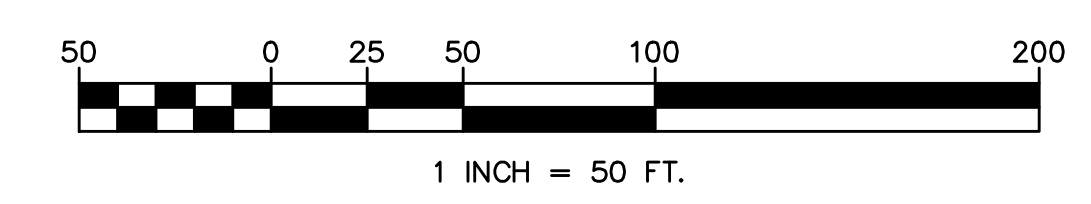
#43-024

LINE TYPE LEGEND

--- (solid)	TRACT PROPERTY LINE
--- (dashed)	PROPOSED PROPERTY LINE
--- (dotted)	ROW LINE
--- (dash-dot)	ROAD CENTERLINE
--- (long dash)	BUILDING SETBACK
--- (short dash)	EASEMENT
--- (dotted)	RIPARIAN BUFFER
--- (dotted)	FLOODPLAIN
--- (dotted)	SOILS LINE
--- (dotted)	STREAM CENTERLINE
--- (dotted)	WOODED LINE
--- (dotted)	EXISTING WATER LINE
--- (dotted)	EXISTING SANITARY LINE
--- (dotted)	EXISTING GAS LINE
--- (dotted)	EXISTING ELECTRIC LINE
--- (dotted)	EXISTING STORM PIPES
--- (dotted)	EXISTING FENCELINE
--- (dotted)	EXISTING GUARD RAIL
--- (dotted)	EXISTING 2' CONTOUR
--- (dotted)	EXISTING 10' CONTOUR
--- (dotted)	SLOPES 20% AND GREATER
--- (dotted)	PROPOSED WATER LINE
--- (dotted)	PROPOSED SANITARY LINE
--- (dotted)	PROPOSED COMMON OPEN SPACE
--- (dotted)	PROPOSED BUFFER

SYMBOL LEGEND

○	EXISTING MANHOLE
●	EXISTING WATER VALVE
•	EXISTING POST
✱	EXISTING LIGHT
⊕	EXISTING UTILITY POLE
☐	EXISTING TREE
⊙	PROPOSED ON-LOT STORM
⊚	PROPOSED COMMON STORM
⊛	PROPOSED GRINDER PUMP



LOCATION OF RADNOR TOWNSHIP SANITARY SEWER FROM PLANS (CONTRACTOR TO VERIFY LOCATION AND DEPTH)

FLOOD PLAIN LIMIT PER F.I.S. PROFILE

FLOOD PLAIN

TEST PIT #7-19-18

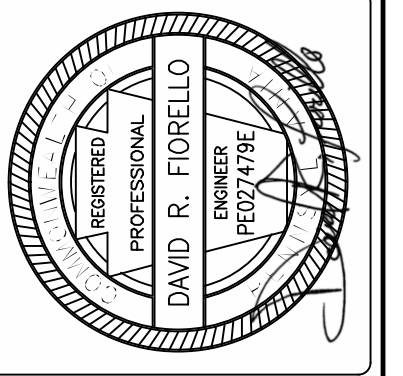
TEST PIT #7-19-20

TEST PIT #7-19-19

ULTIMATE R/W

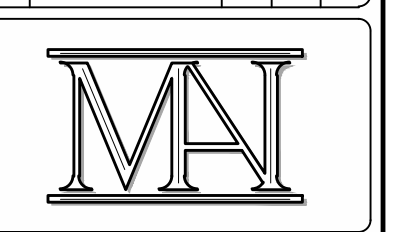
Spring Number: 2013-183-2206

CALL BEFORE YOU DIG!
 3 WORKING DAYS NOTICE FOR
 PENNSYLVANIA LAW ENFORCERS
 1-800-442-7776



MOMENE & 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) 894-6884 FAX: (610) 894-6887

BASE PLAN - SHEET B
 CONDITIONAL USE PLANS
 THE WHEELER FIELD AT ARDROSSAN FARM
 RADNOR TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA
 ONE-CALL: 183-2206
 DRAWN BY: JRM
 CHECKED BY: DFB



DATE: JULY 31, 2013
 SHEET NO.
5
 OF 5
 SCALE: 1" = 50'
 FILE NO.: 06-012