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July 31, 2013

Board of Commissioners
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**APPLICATION FOR CONDITIONAL USE APPROVAL OF A DENSITY
MODIFICATION DEVELOPMENT FOR 311.54 ACRES OF ARDROSSAN FARM,
PORTFOLIO NUMBER 36040202300, BLOCK-UNIT 06-03-008:000 (the "PROPERTY").**

Commissioners:

ESIII LP, equitable owner of the above referenced Property located East of Darby-Paoli Road and South of Newtown Road in Radnor Township, in conjunction with the owners of the Property, The Robert L. Montgomery Trust (dated June 4, 1912) and The Sydney F. Tyler Trust #6 (dated May 30, 1917) (the "Trusts"), hereby applies for conditional use approval of a Density Modification Development pursuant to Article XIX of Chapter 280 of the Radnor Township Code. Enclosed herewith is the required fee of \$750.00.

Enclosed herewith and forming a part of this Application are the following plans and studies (the "Plans and Studies"):

1. Ten (10) full sized and eight (8) 11x17 copies of the Conditional Use Plan for Ardrossan Farm each consisting of thirty-eight (38) sheets.
2. Eighteen (18) copies of the Sanitary Sewer Feasibility Narrative for Ardrossan Farm.
3. Eighteen (18) copies of the Stormwater Management Feasibility Narrative for Ardrossan Farm.
4. Eighteen (18) copies of the Lands of Ardrossan Farms – Statement of Ecological and Economic Impacts.
5. Eighteen (18) copies of the Ardrossan Farm – East Parcel Transportation Impact Study.

Applicant intends to develop the 311.54 acres comprising the Property into up to eighty-seven (87) residential lots, eleven (11) of which have existing structures or residences (including the main house on a lot of 10.022 acres). Applicant intends to purchase all but the main house and its lot which will remain with the Trusts. As stated in the tables to the Plans, the overall density, if all eighty-seven (87) units are developed, would be 0.285 units/acre or 1 unit per 3.50 acres.

The Plans show the proposed required open space. Pursuant to the Density Modification requirements, a minimum of fifteen percent (15%) of the Total Adjusted Tract Area of 293.84 acres must be designated and preserved as Common Open Space. The minimum required Common Open Space is 45.72 acres. The Plans propose 46.93 acres of Common Open Space or 15.40% of the Total Adjusted Tract Area. The Common Open Space is intended to be conveyed to a land conservancy for preservation.

Each of the eighty-seven lots is intended to be improved with a residential structure, eleven (11) of which are currently existing, including the Main House. The approximate location of the residential structures are shown on the Plans. All new residential structures will comply with the height restrictions set forth in Section 280-11 of the Radnor Township Zoning Ordinance. Any accessory structures would be located on the residential lots and also comply with Section 280-11.

The development will be served by public water and public sewer, except to the extent noted on the Plans and in the Sanitary Sewer Feasibility Narrative for Ardrossan Farm. The nature of covenants and proposed grants of easements are contained in the Plans and the notes thereto. The proposed development intends various public roads as indicated on the Plans and the notes thereto, as well as certain shared or private roads or drives as depicted on the Plans. The location and proposed widths of the public and private streets are shown on the Plans. The nature of the stormwater management proposals for the development are shown on the Plans and/or described in the Stormwater Management Feasibility Narrative for Ardrossan Farm. The description of ecological and economic impacts is contained in Lands of Ardrossan Farms – Statement of Ecological and Economic Impacts. The results of the traffic studies for the Property are contained in the Ardrossan Farm – East Parcel Transportation Impact Study.

By way of general description of the Density Modification Development proposed by this conditional use application, Applicant intends to develop the approximately 301.4 acres of the Property it will purchase from the Trusts (the 311.54 acres less the main house parcel) in five phases containing up to eighty-six (86) residential lots. The proposed lots have been sited to preserve view sheds and maintain the character of the property. In Phases Three (3) and Four(4) it is possible that fewer than the approved number of lots will be created depending on the marketing of the development. The remaining portions of the Property not placed in residential lots will be subdivided into non-residential investment parcels which cannot be used for or subdivided into residential lots unless a modification of the conditional use approval for the

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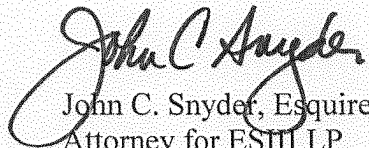
Density Modification Development is obtained in the future and a subdivision is obtained to implement that modified approval.

The proposed development intends environmentally sensitive development improvements including narrow internal roads that utilize, in many instances, the locations of the existing driveways through the Property. In doing so, the Applicant seeks to also preserve many of the tree-lined settings within the site. Individual lots are intended to be marketed instead of fully constructed houses.

Applicant hereby requests that this application be forwarded to the Planning Commission for review and comment and that hearings for the consideration of this application be set by the Board.

Please contact the undersigned with any questions or comments and direct any notices or correspondence there as well. We look forward to working with the Township on this project.

Respectfully submitted,


John C. Snyder, Esquire,
Attorney for ESIII LP

Cc: John B. Rice, Esquire, Township Solicitor
ESIII LP
David S. Blum, Esquire
The Robert L. Montgomery Trust
The Sydney F. Tyler Trust #6