

**RESOLUTION NO. 2019-101  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE LOT CONSOLIDATION/SUBDIVISION  
PLAN FOR PHASE 4 OF THE ARDROSSAN FARMS SUBDIVISION LOCATED  
ALONG NEWTOWN ROAD**

*WHEREAS*, the Board of Commissioners approved final plans of subdivision prepared by Momenee & Associates, Inc., September 5, 2014 pursuant to Resolution No. 2014-104 on November 10, 2014 ("Plan"); and

*WHEREAS*, the foregoing approved Plan proposed development of the Ardrossan Farm in Phases; and


*WHEREAS*, E.S. III, LP, ("Applicant") has submitted a Lot Consolidation/Subdivision Plan for Phase 4 which has been reviewed by both the 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 Lot Consolidation/Subdivision Plan for Phase 4 for Ardrossan Farms as shown on a set of plans prepared by Momenee & Associates, Inc., dated June 28, 2019, last revised July 31, 2019 (the "7/31/19 Plan"), subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated August 27, 2019, a copy of which is attached hereto as *Exhibit "A"*.
2. Compliance with the Gilmore & Associates, Inc. review letter dated September 10, 2019, a copy of which is attached hereto as *Exhibit "B"*.
3. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
4. Compliance with the final plan approval Resolution No. 2014-104 as modified by this Resolution.
5. Prior to recording of the 7/31/19 Plan, the Applicant shall submit to the Township all recorded conservation easements or other recorded restrictions against any non-residential lots or open space lots.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 7 day of October, 2019.

RADNOR TOWNSHIP

By:   
Name: Lisa Borowski  
Title: President

ATTEST: 



# Gannett Fleming

*Excellence Delivered As Promised*

**Date:** August 27, 2019

**To:** Stephen Norcini, P.E. – Township Engineer

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
Mary Eberle, Esq. – Grim, Biehn, and Thatcher  
Damon Drummond, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** Ardrossan Farms –Lot Consolidation/Subdivision  
ESIII L.P. – Applicant

Date Accepted: August 5, 2019  
90 Day Review: November 3, 2019

Gannett Fleming, Inc. has completed a review of the Lot Consolidation/Subdivision Plan for compliance with the Radnor Township Code. These Plans were reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The intent of the plans is as follows:

- a. To terminate existing residentially approved lots 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 and 4-16 and merge them with existing non residentially approved lot NRA-20 and open space lots OS-8b, OS-8d, OS-8e, OS-8f, OS-8g OS-9b, OS-9c and OS-9d to create North American Land Trust lot 1.
- b. To terminate existing residentially approved lots 4-19 and 4-20 by consolidating them into North American Land Trust lot 2.
- c. To consolidate existing non residentially approved lots NRA-10, NRA-11, NRA-12 and NRA-13, and open space lots OS-5 and OS-6a into North American Land Trust lot 3.
- d. To consolidate existing non residentially approved lots NRA-3, NRA-5 and NRA-6, and open space lots OS-3b, OS-3c, OS-3d and OS-10 into North American Land Trust lot 4.
- e. To convert existing non residentially approved lot NRA-8 into North American Land Trust lot 5.
- f. To convert existing open space lot OS-4 into North American Land Trust lot 6
- g. To convert existing open space lot OS-8h into North American Land Trust lot 7
- h. To convert existing residentially approved lot 4-17 into North American Land Trust lot 8.
- i. To consolidate existing open space lots OS-9a and OS-11 into open space lot OS-11.
- j. To reconfigure existing non residentially approved lots NRA-7 and NRA-24.

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- k. To vacate portions of the right of way of west Ayrshire drive and to terminate Ayrshire drive at a new cul-de-sac.
- l. To adjust the lot lines of existing lot 4-8 and North American Land Trust lot 8 to front on the new cul-de-sac.
- m. To adjust the lot lines of existing lots 4-1 and NRA-18 to allow lot NRA-18 to front on Ayrshire drive.
- n. To adjust the existing driveway easement serving lots 4-13 and 4-8 to conform to the new cul-de-sac configuration.

There is no change in open space as a result of this application.

The applicant has indicated in the Subdivision and Land Development Application that the variances granted as part of the original subdivision will continue with the proposed lot line revisions.

The applicant is requesting a waiver from the applicable sections of §255-20 and §255-21 to not provide information regarding soils, water resources and existing features within 500 feet of the site, in addition to development information for this submission. This information was presented on the prior subdivision and land development plans for this site and is still applicable to this portion of the site.

The Ardrossan Farm – Lot Consolidation/Subdivision Plan

Plans Prepared By: Momenee, Inc.

Dated: 06/28/2019, last revised 7/31/2019

Zoning

- 1. The setbacks for any lots undergoing lot line changes must be clearly labeled on the plans.

Subdivision and Land Development

- 1. §255-27.D(1) – Permanent or temporary culs-de-sac shall have a minimum length of 250 feet but shall not exceed 800 feet in length nor furnish access to more than 20 dwelling units. The proposed culs-de-sac is approximately 2,300 feet. This is not permitted and a waiver must be requested for this condition.

General

- 1. New deeds must be prepared and recorded at the Delaware County Court house at the time of plan recording.



Steve Norcini, Township Engineer  
Ardrossan Farms  
August 27, 2019

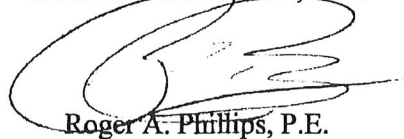
2. Note 1 under general notes on Sheet 2 must be revised to indicate the intent of this plan revision.
3. Note 8 under general notes on Sheet 2 must be revised to indicate that 4 additional lots will not be created.
4. Lot 4-8 is incorrectly labeled sheet 2. This must be revised to be labeled Lot 4-6.
5. Lot 4-5 is incorrectly labeled on sheet 2. This must be revised to be labeled lot 4-4.

The applicant appeared before the Planning Commission on August 5, 2019. The Planning Commission recommended approval of the plan and requested waivers conditioned on compliance with the Gannett Fleming letter and further conditioned upon including a note on the plan that indicates the HOA is responsible for the maintenance of the NALT Lot and the maintenance of trees should be consistent with the Shade Tree Ordinance.

If you have any questions or require any additional information, please contact me.

Very truly yours,

GANNETT FLEMING, INC.



Roger A. Phillips, P.E.  
Senior Project Manager





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

**MEMORANDUM**

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**Date:** September 10, 2019

**To:** Stephen F. Norcini, P.E.  
Radnor Township Engineer

**From:** Damon Drummond, P.E., PTOE, Gilmore & Associates, Inc.

**cc:** Superintendent Christopher Flanagan, Radnor Township Police Department  
Kevin Kochanski, ASLA, R.L.A., Director of Community Development  
John B. Rice, Esq., Grim, Biehn & Thatcher, P.C.  
Roger A. Phillips, P.E., Gannett Fleming, Inc., Senior Associate  
Leslie Salsbury, P.E., Gilmore & Associates, Inc.

**Reference:** Ardrossan Farms Phase 4 Lot Adjustments  
Revised Final Land Development – Lot Consolidation/Subdivision Plan  
Review  
Radnor Township, Delaware County, PA  
G&A 13-07018.03

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Gilmore & Associates, Inc. (G&A) has completed a transportation review of the referenced Lot Consolidation and Modifications for Ardrossan Farm located in the AC Zoning District under Density Modification. The Applicant intends to consolidate 9 approved building lots, 11 NRA (Non-Residentially Approved) lots, and 14 open spaces lots into 8 separate North American Land Trust (NALT) Lots. The Applicant contends the consolidation, vacation, and creation of the new residential lots continues to hold the total number of lots at or less than previously approved as part of the original subdivision. The consolidations and creation of new lots are identified as follows:

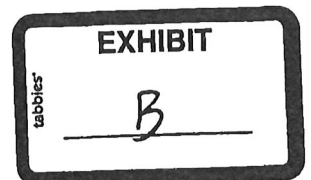
- Consolidate residential lots 4-4, 4-6, 4-7, 4-12, 4-14, 4-15 and 4-16 with open space lots OS-8B, OS-8D, OS-8E, OS-8F, OS-9B, OS-9C and OS-9D to create North American Land Trust Lot 1.
- Consolidate residential lots 4-19 and 4-20 into North American Land Trust Lot 2.
- Consolidate non-residentially-approved lots NRA-10, NRA-11, NRA-12 and NRA-13 and open spaces lots OS-5 and OS-6A into North American Land Trust Lot 3.
- Consolidate non-residentially-approved lots NRA-3, NRA-5, and NRA-6 and open spaces lots OS-3B and OS-10 into North American Land Trust lot 4
- Consolidate non-residentially-approved lots NRA-7 and NRA-24, open space lots OS-9A, OS-11 and subdivided the consolidated area into 2 new residentially approved lots identified as Residential Lots 3-1 and 3-12.
- To subdivide the existing non-residentially-approved lot NRA-1 into two new residentially approved lots identified as Residential Lots 1-17 and 1-18.

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- To vacate portions of the Right-of-Way of Ayrshire Drive and to terminate Ayrshire Drive at a new cul-de-sac.
- To adjust the lot lines of existing residential lots 4-18 and 4-17 to front on the new cul-de-sac.
- To adjust the existing driveway easement service residential lots 4-13 and 4-9 to conform to the new cul-de-sac configuration.

**A. DOCUMENTS REVIEWED**

1. Lot Consolidation/Subdivision Plan for Ardrossan Farms, dated June 28, 2019, last revised July 31, 2019, prepared for ESIII L. P., prepared by Momenee, Inc., consisting of 12 sheets

**B. REVIEW COMMENTS**

The referenced plan includes lot consolidations, lot subdivisions, and roadway/driveway modifications; however, this submission generates no transportation related comments.