

**RESOLUTION NO. 2018-124  
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,  
PENNSYLVANIA, APPROVING THE AMENDED PLANS FOR  
PHASE 2 OF THE ARDROSSAN FARMS SUBDIVISION LOCATED  
ALONG NEWTOWN ROAD**

*WHEREAS*, the Board of Commissioners approved final plans of subdivision prepared by Momenee & Associates, Inc., dated 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 Farms in Phases and has a last revision date of December 8, 2014; and


*WHEREAS*, E.S. III, LP, ("Applicant") has submitted an amended Plan for Phase 2, prepared by Momenee & Associates, Inc., dated August 8, 2018.

*NOW, THEREFORE*, it is hereby **RESOLVED** that the Board of Commissioners of Radnor Township does hereby approve the amended Plan for Phase 2 as shown on the Plan prepared by Momenee & Associates, Inc., dated August 8, 2018, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated October 3, 2018, a copy of which is attached hereto as *Exhibit "A"*.
2. Compliance with all other applicable Township, County, State and Federal Rules, Regulations, Ordinances and Statutes.
3. Compliance with the final Plan approval Resolution No. 2014-104 as modified by this Resolution.

*SO RESOLVED*, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this 12<sup>th</sup> day of November, 2018.

RADNOR TOWNSHIP

By:   
Name: Lisa Borowski  
Title: President

ATTEST 



*Excellence Delivered As Promised*

**Date:** October 3, 2018

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

**From:** Roger Phillips, PE

**cc:** Kevin W. Kochanski, RLA, CZO – Director of Community Development  
John Rice, Esq. – Grim, Biehn, and Thatcher  
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.  
Patricia Sherwin – Radnor Township Engineering Department

**RE:** The Ardrossan Farms Phase 2– Amended Plans  
Pohlig at Ardrossan Farms L.P. – Applicant

**Date Accepted:** September 4, 2018  
**90 Day Review:** December 3, 2018

Gannett Fleming, Inc. has completed a review of the revised land development Plan for compliance with the Radnor Township Code. These Plans was reviewed for conformance with Zoning, Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to revise the setbacks for lots 2-1 through 2-9, lot 2-11 and lots 2-13 through 2-19 to conform with §280-97.D of the zoning ordinance.

Amended Phase II – Record Plan

**Plans Prepared By:** Momence, Inc.  
**Dated:** 08/02/2018

Zoning

1. All setback requirements will be verified at the grading permit review to ensure conformation with the requirements.

The applicant appeared before the Planning Commission on October 1, 2018. The Planning Commission recommended approval of the plan.

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

