

**RESOLUTION NO. 2018-125
RADNOR TOWNSHIP**

**A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY,
PENNSYLVANIA, APPROVING THE LOT LINE CHANGE FOR
PHASE 3 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, the Board previously approved a lot line change for Phase 4 pursuant to Resolution No. 2018-54; and

WHEREAS, E.S. III, LP, ("Applicant") has submitted a new revised lot line plan for Phase 3 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 Phase 3 lot line change plan for the Ardrossan Farm as shown on a set of plans prepared by Momenee & Associates, Inc., dated August 30, 2018, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated September 24, 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 12th day of November, 2018.

RADNOR TOWNSHIP

By:



Name: Lisa Borowski

Title: President

ATTEST: _____





Excellence Delivered As Promised

Date: September 24, 2018

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
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: The Ardrossan Farms Phase 3– Lot Line Change
ESIII 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 reconfigure lots lines for Phase 3. The changes involve only lot reconfiguration. There are no changes to roadways, sanitary or storm sewers and no changes from the originally approved land development plans or stormwater management systems are proposed The table below indicated the proposed changes to the lots:

Table with 3 columns: Lot, Existing Area, Proposed Area. Rows include lots 3-2 through 3-11, NRA-17, and Total Lot Area.

