

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Tuesday
June 17, 2014
7:00 P.M.

Agenda

ZHB Discussion: APPEAL #2916

The applicant, Radnor Chester Road Investment, L. P. & 252 RCR Investments, L.P., property located at 240-252 Radnor Chester Road and split zoned PB and R1 seeks variances from the following sections of the Zoning Code (1) 280-60(B) relating to Building Area; (2) 280-60(C) relating to setback along a 50' by 50' parcel owned by the Township; and (3) 280-61(D) relating to buffer along the 50' by 50' Township owned parcel. Applicant seeks a special exception under 280-101(A)(1), a variance from the cited sections, or contends that it is permitted by right or as a decrease in existing non-conformity from the following sections of the Zoning Code: (1)280-60(C) regarding continuation of the existing Rear Yard setback on the rear property line in common with Radnor Financial Center for the parking structure and (2) 280-4 regarding continuation of the existing size of parking spaces in parking structure.

In addition, Applicant seeks any other zoning or alternative relief required pursuant to plans presented with Application.

2014-04-S Ardrossan Estate Newtown Road

Subdivide existing tract into 72 individual residential lots using the density modification option permitted by Radnor Township Zoning Ordinance. The existing residential structures are to be maintained and made part of the lots. All new lots with the exception of lots 4-11 will be developed with single family residences. Waivers are being requested to permit a low impact development of the site in order to preserve the qualities of the existing site.

Public Participation

ZONING HEARING BOARD APPLICATION
TOWNSHIP OF RADNOR
301 IVEN AVENUE
WAYNE, PA 19087
610-688-5600
FAX: 610-971-0450
www.radnor.com
www.radnor.com

TOWNSHIP USE ONLY
APPEAL # <u>2911</u>
FEE: _____
DATE RECEIVED: _____

GENERAL INFORMATION: Applicants are strongly encouraged to review the "Requirements and Information for Appeals to the Zoning Hearing Board" that are attached to his application. Ten (10) copies of this application and required attachments must be filed with the Community Development Department not less than thirty (30) calendar days prior to the hearing.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING

REQUIRED FEE DUE AT FILING: Please refer to the Consolidated Fee Schedule, as amended, on our website at www.radnor.com for a copy of our current fees.

TYPE OR PRINT

Property Address: 240-252 Radnor Chester Road, Radnor, PA

Name of applicant: Radnor Chester Road Investement, L.P. & 252 RCR Investments, L.P.

Telephone number: 267-266-4517 Email: SheldonEGross@gmail.com

Property Owner (if different than above): _____

Property address: _____

Telephone number: _____ Email: _____

A-1

Attorney's name: Nicholas J. Caniglia, Esquire

Address: 125 Strafford Avenue, Suite 110, Wayne, PA 19087

Telephone number: 610-688-2626 Email: NCaniglia@gmail.com

Relief requested and/or basis for appearing before the Zoning Hearing Board including *specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)*

See attached

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: *(attach additional pages if necessary)*

See attached

Brief narrative of improvements: *(attach additional pages if necessary)*

See attached

ATTACHMENTS: Ten (10) copies of each of the following must be provided:

1. Engineered plan or survey of the property drawn to scale, prepared by a registered architect, engineer or surveyor licensed in Pennsylvania, containing the following information:
 - a) lot lines and lot dimensions described in metes and bounds (in feet);
 - b) total lot area;
 - c) location of easements and rights of way, including ultimate rights of way;
 - d) location of all setback lines for existing and proposed structures;
 - e) location of steep slopes, floodplains, riparian buffers, wetlands, and other pertinent features;
 - f) location of existing and proposed improvements;
 - g) table of zoning data including zoning district, required setbacks, existing and proposed building coverage, impervious coverage, height, and other pertinent zoning restrictions, and any degree of compliance or noncompliance; and
 - h) all other features or matters pertinent to the application.

PLANS SHALL NOT EXCEED 24" X 36" , AND MUST BE NEATLY FOLDED TO NO GREATER DIMENSION THAN 8 1/2" X 11" AT FILING

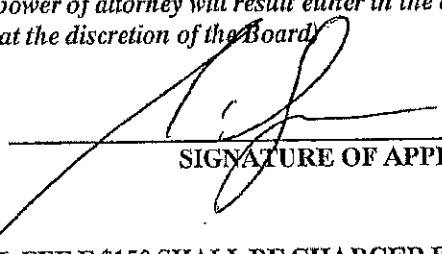
2. List of witnesses and summary of their testimony attached.
3. Photographs of the property at issue and all adjoining properties.
4. Copies of any written professional reports, including traffic studies, land planning studies,

appraisals, floodplain analyses, economic forecasts or other written reports, which the applicant wishes to present at the hearing (*note: the author of the study or a qualified representative of the entity who prepared the study must appear at the meeting and be available for cross-examination*).

5. Copy of deed, lease, agreement of sale, or other authorization to file the appeal. (*note: leases or agreements of sale either must expressly permit the tenant or buyer to file an appeal, or must be accompanied by a by a letter from the owner clearly authorizing tenant or buyer to file the appeal*).

ADDITIONAL REQUIREMENTS

1. Will this application involve the subdivision of land? Applications that involve the subdivision of land are referred to the Planning Commission for review and recommendation. *Applicants will be notified of the date and time of the Planning Commission meeting*
2. Will briefs or memoranda of law be filed in accordance with requirements of the Zoning Hearing Board? (*note -- 10 copies of any brief or memorandum of law to be submitted by the applicant must be received by the Community Development Department no later than 14 days before the hearing*).
3. Will the applicant (or duly authorized officer of the applicant, if applicant is not a natural person) be present at the hearing. If not, then power of attorney, notarized and in recordable form, authorizing the person who will testify on behalf of the applicant, and to bind the applicant in any proceedings of the Board must be presented at or before commencement of the hearing. Attorneys, agents, or other representatives of the applicant may not appear and testify on behalf of the applicant without power of attorney. Forms of power of attorney are available in the Community Development Department. (*note: failure to provide power of attorney will result either in the appeal being discontinued, or being dismissed, at the discretion of the Board*)



SIGNATURE OF APPLICANT

AN ADDITIONAL FEE F \$150 SHALL BE CHARGED FOR ANY CONTINUANCE REQUESTED BY THE APPLICANT. THIS FEE SHALL BE PAID PRIOR TO THE RESCHEDULING OF THE HEARING.

ZONING APPLICATION
240-252 Radnor Chester Road, Radnor, PA

Relief requested and/or basis for appearing before the Zoning Hearing Board including specific citation to any and all sections of the Zoning Code relevant to the appeal. (attach additional pages if necessary)

Applicant's property is split zoned PB-Planned Business and R-1 Residential. Applicant seeks variances from the following sections of the Zoning Code: (1) §280-60(B) relating to Building Area; (2) §280-60(C) relating to setback along a 50' by 50' parcel owned by the Township; and (3) §280-61(D) relating to buffer along the 50' by 50' Township owned parcel. Applicant seeks a special exception under §280-101(A)(1), a variance from the cited sections, or contends that it is permitted by right or as a decrease in existing non-conformity from the following sections of the Zoning Code: (1) §280-60(C) regarding continuation of the existing Rear Yard setback on the rear property line in common with Radnor Financial Center for the parking structure and (2) §280-4 regarding continuation of the existing size of parking spaces in parking structure. In addition, Applicant seeks any other zoning or alternative relief required pursuant to the Plans presented with this Application.

Description of previous decisions by the Zoning Hearing Board pertinent to the property, or attach copies of decisions: (attach additional pages if necessary)

Appeal Number 2805 dated April 1, 2009 granting relief to construct parking structure within rear yard setback and to reduce size of parking spaces within parking structure to be 8.5' by 19'.

Appeal Number 2911 – Denial of previous Plan of Applicant.

Brief narrative of proposed improvements:

Applicant intends to merge 240 Radnor Chester Road and 252 Radnor Chester Road into a single lot. 240 Radnor Chester Road is split zoned; mainly PB with a ring of R-1 surrounding it. 252 Radnor Chester Road is zoned R-1 and is a legally non-conforming office use. 240 Radnor Chester Road is legally non-conforming in regards to setback, building coverage, and impervious coverage. To the east of the Premises is a 50' by 50' parcel owned by Radnor Township. Applicant intends to raze the existing office building on 252 Radnor Chester Road in the R-1 Zoning District, which is non-conforming on use and front yard setback. No buildings or structures will be constructed on 252 Radnor Chester Road. Applicant proposed the construction of an additional office building in the PB Zoning District of 240 Radnor Chester Road together with additional structured parking in the existing parking deck only located in the PB Zone. Existing condition will remain unchanged except for the construction of the Building and garage structure within the PB zoned areas. There will be no other changes to the R-1 areas existing on 240 and 252 Radnor Chester Road except for additional plantings and buffering. The overall impervious coverage on the Premises will be less than existing. As a result of the 50' by 50' township owned parcel, the Applicant requires relief from the setback and buffer requirements of the Zoning Code. Applicant requests that the zoning relief granted previously in Appeal Number 2805 extend to the current request to permit 8.5' by 19' parking stall size in the parking structure. The proposed Plan varies from the previous Plan denied by the Zoning Board by the elimination of any additional buildings or structures in any of the R-1 zoned land.

List of Witnesses and Summary of Testimony:

Sheldon Gross - Principal of Applicant – Regarding Project as described above.
Alex Tweedie, P.E. – Site Engineer – Regarding engineering as described above.
Timothy Haahs – Parking Designer – Regarding stall size and parking.
Applicant reserves the right to present other witnesses at the hearing.



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Excellence Delivered As Promised

MEMORANDUM

Date: June 11, 2014

To: Radnor Township Planning Commission

From: Roger Phillips, PE

cc: Stephen Norcini, P.E. – Director of Public Works
Kevin W. Kochanski, RLA, CZO – Director of Community Development
Peter Nelson, Esq. – Grim, Biehn, and Thatcher
Amy B. Kaminski, P.E. – Gilmore & Associates, Inc.
Suzan Jones – Radnor Township Engineering Department
William Miller – Radnor Township Codes Official
Ray Daly – Radnor Township Codes Official

RE: Ardrossan Farm – Preliminary Subdivision Plan
ESIII L.P. – Applicant

Date Accepted: May 5, 2014
90 Day Expiration: August 8, 2014

Gannett Fleming, Inc. has completed a review of the Ardrossan Farm Preliminary Land Development Plans for compliance with the Radnor Township Code.

The existing property is located in the AC zoning district. The applicant is proposing subdivide the tract into 72 individual residential lots under the Density Modification article of the Township Code. Conditional use approval was granted on January 6, 2014 to permit the development under Density Modification (decision attached).

This Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

The applicant has indicated that the following waivers will be requested from the Subdivision and Land Development Code:

- §255-27 (C-1) 60' R/W, 24' Cartway & Sidewalks Along Minor Collector Streets (Newtown Road)
- §255-27 (C-1) 60' R/W, 24' Cartway & Sidewalks Along Proposed Local Streets
- §255-27 (D)(1) Culs-De-Sac; Length
- §255-27 (D)(2) Culs-De-Sac; Turnaround Dimensions
- §255-27 (E)(2) R/W Width Of A Private Street



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- §255-36 Curbs When Required By The Township
- §255-37 (A) Sidewalks And Paths When Required By The Board Of Commissioners.
- §255-38 (A) Street Trees To Be Planted Where Street Trees Do Not Exist
- §255-38 (B & C) Street Tree Planting Intervals
- §255-39 (A) Interior Crosswalk Requirements
- §255-39 (B) Crosswalk Markings
- §255-49 Installation of Streetlights
- §255-51 Installation of Sidewalks
- §255.52 Installation of Curbs

Plans Prepared By: Momenee & Associates, Inc.

Dated: 04/10/2014, last revised 06/04/2014

Gannett Fleming completed an initial review of the plan on May 23, 2014 and subsequently met with the applicants' engineer to discuss the preliminary review comments. The applicants' engineer submitted an itemized response to our comments on June 4, 2014. We have attached the referenced correspondence for your information. Several sheets from the original submission were revised and resubmitted to Gannett Fleming in support of the engineers itemized response. The following items outline our comments and their disposition as a result of the revisions completed by the applicants' engineer.

The applicants engineer has also indicated that they are in the process of scheduling meetings with the Delaware County Conservation District to discuss additional design requirements which will be made as part of the final plans.

I. Zoning

1. §280-91 G – There shall be a buffer of 25 feet along all property lines which abut residentially zoned districts which shall not contain any road structures, park area, etc., and shall be planted in accordance with a plan which shall be approved by the Board of Commissioners at the time of final approval. The applicant has verified that the buffer has not been included in the open space calculation.

II. SALDO

1. §255-20 (B)6(a) – A letter indicating the availability of public sewer facilities from the appropriate utility must be provided. Approval from the downstream conveyance and treatment utility's must be provided. The applicant has indicated that they are in the process of acquiring the appropriate approvals.
2. §255-20 (B)6(b) – A letter indicating the availability of central water supply from the appropriate utility must be provided. The applicant has provided a water availability letter from Aqua Pennsylvania.
3. §255-27 (D) 3 – Grades across culs-de-sac shall not exceed 3%. The applicant has adjusted all grades within culs-de-sac to meet this requirement.

4. §255-27 (C) 1 – All roadways shown on the plans and on the base layout roadway chart on sheet 7 does not conform to the right-of-way and cartway dimensions of this section. The applicant has requested a waiver to allow for reduced dimensions.
5. §255-27 (D) 1 – Permanent or temporary cul-de-sacs shall have a minimum length of 250 feet, but shall neither exceed 800 feet in length nor furnish access to more than 20 dwellings. Road A, Road B and Road F exceed the maximum length. The applicant has requested a waiver from this requirement.
6. §255-27 (D) 2 –Culs-de-sac shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than 60 feet and shall be paved to a radius of not less than 40 feet. The applicant has requested a waiver from this requirement.
7. §255-27 (E) 2 – Private streets shall have a right-of-way width and horizontal and vertical alignment consistent with the requirements for public streets. The applicant has requested a waiver from this requirement.
8. §255-27 (I) 7 – No common driveway shall provide access to more than three lots or three single family dwellings. The applicant has indicated that Road D is a proposed private roadway and not a common drive.
9. §255-36 – Curbs shall be provided along streets when required by the Township. The applicant has requested a waiver from this requirement.
10. §255-37 (A) – Sidewalk and pedestrian paths shall minimize pedestrian-vehicle conflict and shall be provided when required by the Board of Commissioners. The applicant has requested a waiver from this requirement. We do note that the applicant has proposed 4 foot wide sidewalks along Road A.
11. §255-38 (A) – Within any land development of major subdivision, street trees shall be planted along all streets where suitable trees do not exist. The applicant has requested a waiver from this requirement.
12. §255-38 (B) – Street trees 2 ½ inches dbh at intervals of not more than 30 feet along both sides of new streets and along one or both sides of an existing tree within the proposed subdivision and land development. An equivalent number may be planted in an informal arrangement, subject to the approval of the Board of Commissioners. The applicant has requested a waiver from this requirement.
13. §255-38 (C) – Street trees shall not be planted opposite each other, but shall alternate. The applicant has requested a waiver from this section.
14. §255-39 (A) – Interior crosswalks may be required whenever necessary to facilitate pedestrian circulation and to give access to community facilities in blocks over 1,000 feet in length. The applicant has requested a wavier from this requirement.

15. §255-39 (B) – Interior crosswalks shall have an easement width of not less than 20 feet and a paved area of not less than four feet. The applicant has requested a waiver from this requirement.
16. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expenses, metal or fiberglass pole streetlights serviced by underground conduit in accordance with a plan to be prepared by the developer's engineer and approved by the Board of Commissioners and by the Philadelphia Electric Company. The applicant has requested a waiver from this requirement.
17. §255-51 (A) – Sidewalks shall be constructed as required by §255-27 (C). The applicant has requested a waiver from this requirement. It is the intent of the applicant to provide sidewalks only along proposed Road A.
18. §255-52 – Curbs shall be provided as required in §255-27 (C). The applicant has requested a waiver from this requirement. It is the intent of the applicant to provide curbing only along proposed Road A.

III. Stormwater Management

Stormwater Management Feasibility Narrative & Plan

1. Post-Construction Stormwater Drainage Areas need to be well defined within the plan view. The applicant has included a separate drainage area plan.
2. Include the boundary line style within the Legend. The applicant has incorporated on the plans.
3. Tables must be included which outline the Drainage Areas, Roadway Lengths, Roadway Widths, Total Area and other imperative data when calculating the runoff, recharge and water quality quantities. The applicant has included tables as part of the drainage report.
4. Water Quality and Recharge calculations must be provided for all PCSM areas. (i.e. methodology as to how the "Required Volume" was calculated?). The applicant has included additional calculations in the drainage report.

General Plan Comments

1. Storm and sanitary sewer manholes and inlets must be labeled with their numerical designation, the rim elevation and the invert elevations. The applicant has added designation labels to the plans. The applicant has indicated that additional information will be part of the final plan design.

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2. Storm and sanitary sewer pipes must be labeled with length, size, material and slope (either in plan view or in a profile view). The applicant has indicated that this will be included in the final plan design.
3. Profiles must be provided for all sanitary and storm sewer pipe runs (gravity and pumped systems included). The applicant has indicated that this will be included in the final plan design.
4. Level Spreader details and calculations must be provided. The applicant has indicated that this will be included in the final plan design.
5. Provide details for all Storm BMPs. Details to include individual sizes, access location, bedding and outfall information. The applicant has indicated that this will be included in the final plan design.
6. The individual PCSM BMPs located on the private lots must be located 10 feet from property lines. The applicant has revised the plans to conform.
7. Sanitary lateral locations to the cleanout must be shown each of the development lots. The applicant has revised the plans to conform.
8. The test pit color coding convention utilized throughout the plans shall be explained and provided in a legend on the drawings. The applicant has revised the plans to conform.
9. Inlet capacity calculations must be provided for all storm inlet location. All proposed inlets must be show on the plans. The applicant has indicated that this will be included in the final plan design.

Plan Sheet Comments

Sheet 18 of 43

1. Stormwater Management Area M – Relocate Level Spreader to 10 ft. from property line. The applicant has revised the plans to conform.

Sheet 19 of 43

1. Stormwater Management Area BMP H – Possible sanitary sewer conflict, provide profile of area. The applicant has revised the plans to conform.
2. Stormwater Management Area A - Relocate BMP to 10 ft. from R-O-W. The applicant has revised the plans to conform.
3. Stormwater Management Area C – No Level Spreader or Outfall provided. The applicant has revised the plans to conform.

Sheet 20 of 43

1. Stormwater Management Area G - Relocate BMP to 10 ft. from property line. The applicant has revised the plans to conform.

Sheet 21 of 43

1. Stormwater Management Area N – Relocate BMP to 10 ft. from R-O-W. The applicant has revised the plans to conform.
2. Stormwater Management Area J – Show shape and pipe configuration of BMP. The applicant has revised the plans to conform.
3. Stormwater Management Area J – Outfall location is within 50 feet of stream bank, provide any necessary permit for the outfall. The applicant has indicated that the outfall location will be confirmed as part of the final plan design and necessary permits obtained.

Sheet 22 of 43

1. Stormwater Management Area I – An outfall is being provided instead of a level spreader at this location. An explanation shall be provided within the stormwater narrative justifying its use. The applicant has indicated that the outfall location will be confirmed as part of the final plan design and necessary permits will be obtained.
2. Direct discharge from an inlet is occurring above FM-Sanitary Sewer Connection. Provide explanation and proof of permitting. The applicant has indicated that the outfall location will be confirmed as part of the final plan design and necessary permits will be obtained.

Sheet 23 of 43

1. Stormwater Management Area B – An outfall is being provided instead of a level spreader at this location. An explanation shall be provided within the stormwater narrative justifying its use. The applicant has indicated that the outfall location will be confirmed as part of the final plan design and necessary permits will be obtained.
2. Stormwater Management Area E – An outfall is being provided instead of a level spreader at this location. An explanation shall be provided within the stormwater narrative justifying its use. The applicant has indicated that the outfall location will be confirmed as part of the final plan design and necessary permits will be obtained.
3. Stormwater Management Area F – An outfall is being provided instead of a level spreader at this location. An explanation shall be provided within the stormwater narrative justifying its use. The applicant has indicated that the outfall location will be confirmed as part of the final plan design and necessary permits will be obtained.

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4. Provide the diameter and type of existing underground pipe shown in the plan view. The applicant has indicated this would be confirmed as part of the final plan design.

Sheet 24 of 43

1. The storm inlet located within the sanitary sewer easement must be relocated. The applicant has revised the plans to conform.
2. Stormwater Management Area D - Relocate BMP to 10 ft. from property line. The applicant has revised the plans to conform.

Sheet 25 of 43

1. Stormwater Management Area G - Relocate BMP to 10 ft. from property line. The applicant has revised the plans to conform.

Sheet 26 of 43

1. The grinder pump and force main servicing the undeveloped lot must be removed from the plans. The applicant has revised the plans to conform.

Sheet 28 of 43

1. The gravity sewer off-site must be shown to the point of connection to the existing system. The applicant has revised the plans to conform.

IV. General Comments

1. The fire hydrant symbol shown on the plans should be indicated in the legend, and made more clearly visible on the plans. The applicant has added the proposed fire hydrants to the plans. Final locations of the fire hydrants will be determined by the Township Fire Code Official prior to final approval.
2. There are numerous locations on the grading and utility plan sheets where the unit numbers are not located in the block provided (2-4, 2-6, 2-7, etc. This should be revised. The applicant has revised the plans to conform.
3. The revised traffic impact study should be revised and resubmitted in accordance with the Conditional use decision issued. The applicant has indicated that the traffic study is being revised by Traffic Planning and Design.
4. Plan and profile views must be provided for the water, sanitary sewer and storm sewer systems. The applicant has indicated that this will be included in the final plan design.

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5. The floodplain areas shown on the plans should be indicated in the legend. The legend has been updated to include the floodplain areas.
6. It should be verified that the intent of the phasing plan is not intended for the infrastructure, but for the build out of the lots. All infrastructure must be constructed in an order as necessary to provide full access, sanitary and storm facilities to the phase being constructed. A note has been added to the phasing plan that clarifies the intent.
7. There shall be no plantings in the sanitary sewer easements (sheet LP-1F). The landscape plans will be revised to remove the plantings from the easements.
8. The legend on sheets 24, 26 and 28 appear to have printed incorrectly. This should be revised.

Should the Planning Commission consider recommending approval of this project, we suggest that the recommendation be conditioned on requiring the applicant to satisfactorily address the above comments.

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

DECISION

The conditional use request of the Applicant is hereby approved for the development of the subject property into up to 87 single family residential lots as depicted in the Plan, subject to compliance with all other applicable governmental ordinances and regulations and the following specific conditions:

1. All new construction proposed for Lots 3-2 through 3-10 shall be done in a fashion which provides for maximum protection of the Darby-Paoli/Newtown Road viewshed when viewed from the intersection of those roads. The Township Board of Commissioners shall approve the ultimate placement of proposed buildings on each of these lots so as to maximize the viewshed from the existing public roads and soften the impact of the view of the residential structures to be constructed there, prior to the issuance of grading and building permits.
2. A landscape plan, in accordance with the Radnor Township Shade Tree Ordinance, sufficient to screen Lots 3-2 through 3-10 from the above referenced intersection, within the 100 foot buffer strip adjacent to the rye field, shall be prepared and submitted and subject to approval by the Board of Commissioners during the land development process.
3. All proposed new construction on all lots shall be limited in height to 35 feet from the average grade (the average of the grade taken at 20 foot intervals around the building perimeter) to the top of the highest roof beams of a flat roof width or to the mean level of a sloped roof, provided that chimneys and spires shall not be included in measuring the height. The height shall be measured from finished grade and, in no event, shall any fill material result in an increase in building height beyond 35 feet, unless soil conditions necessitate the placement of fill, as determined by the Radnor Township Municipal Engineer.
4. In the event that the Applicant, or any of its successors or assigns, proposes to build any additional dwellings beyond the proposed maximum limit of 64 or 87, depending upon which plan is approved, such additional development shall be considered through submission of a new Conditional Use Application, meeting all Zoning Ordinance requirements of Article XIX for a Density Modification Development, and shall require a new subdivision application. Any such submission shall not be considered an amendment of the existing proposed plan for development.
5. The 100 foot proposed buffer strip adjacent to the rye field shall contain no buildings or structures; and shall be deed restricted in a form and manner to the satisfaction of appropriate Radnor Township officials.
6. All new lots and proposed new or existing residential buildings shall provide for individual on-lot storm water management through seepage

pits or other non-structural BMPs in accordance with the Radnor Township Storm Water Ordinance. Any and all roof drains and sump pumps shall be tied into such on-lot storm water facilities.

7. The Applicant shall perform such studies and make such improvements as are necessary in order to establish sufficient sewage capacity within the Township's main transmission line servicing the property.
8. The Applicant shall modify and update the Traffic Impact Study with regard to conducting new traffic counts when the nearby schools are in session and re-examination of any intersection, as determined by the Radnor Township Traffic Engineer.
9. The Plan shall be subject to modification by the Board of Commissioners of Radnor Township, as appropriate, during the Subdivision and Land Development review process.

Respectfully submitted,

/s/ William J. Bolla

William J. Bolla, Esquire
McNamara, Bolla & Panzer
116 East Court Street
Doylestown, PA 18901
Hearing Officer



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date: June 11, 2014

To: Steve Norcini, P.E.
Radnor Township Public Works Director

From: Amy Kaminski, P.E., PTOE
G&A Department of Transportation Manager

cc: Roger Phillips, P.E.
Gannett Fleming, Inc., Senior Project Manager
Damon Drummond, P.E., PTOE
G&A Senior Transportation Engineer

Reference: 811 Newtown Road
Ardrossan Farm –Preliminary Land Development Plans
Transportation Impact Study and Land Development Review

G&A : 13-07018

Pursuant to your request, Gilmore & Associates, Inc. has completed a transportation review of the referenced Preliminary Land Development Plans. The applicant intends to develop a 311.54 acre parcel located on the into eighty total dwelling units; 72 new dwelling units and eleven existing dwelling units. Gilmore offers the following for Radnor Township consideration:

I. REVIEWED MATERIALS

- A. The Ardrossan Farm Preliminary Land Development Plans (43 Sheets), dated April 10, 2014, prepared for ESIII LP, prepared by Momenee & Associates, Inc
- B. The Ardrossan Farm Forest Mitigation Plans (9 Sheets), dated April 10, 2014, prepared for ESIII LP, prepared by Momenee & Associates, Inc

II. REVIEW COMMENTS

A. SALDO COMMENTS

- 1. §255-27.A(5) A turnaround area, such a cul-de-sac should be provided at the termini for Road D. The proposed roadway terminates at the Lot 1-6 driveway.
- 2. §255-27.C.(1): The applicant is requesting a waiver from the following SALDO required improvements:

- a. The applicant is proposing local roadways without curbing and with a substandard cartway width of 20 feet for Road B (from Newtown Road to Road A), Road C, Road F, and Road G. SALDO requires curbing and a cartway width of 28 feet for all new local roadways.
 - b. The applicant is proposing cul-de-sac roadways with a substandard cartway width of 20 feet for Road B (Road A to its terminus), Road C, Road F, and Road H. SALDO requires curbing and a cartway width of 24 feet for all new cul-de-sacs roadways.
 - c. The applicant is proposing local roadways without curbing and a substandard cartway width of 12 feet for Road D. In accordance with the SALDO, curbing a cartway width of 28 feet is required for all new local roadways. The applicant is requesting a waiver from the cartway requirement and curbing requirement
 - d. The applicant is a proposing a right-of-way width between 40 feet and 50 feet on all proposed roadways. SALDO requires a right-of-way width of 60 feet.
 - e. The applicant is proposing sidewalk along Road A. The applicant should consider installing a sidewalk or walking path along all proposed streets to provide pedestrian accommodations in this residential community. It is assumed school-aged children will live in some of the proposed units and the Township should consider students walking to bus stop locations within the development and to Newtown Road and Darby-Paoli Road. The applicant is requesting a waiver from the installation of sidewalks.
3. §255-27.D(1) Road A, Road B, and Road F exceed the maximum 800 foot length of a cul-de-sac. The applicant is requesting a waiver from the cul-de-sac length requirement.
 4. §255-27.E(2) If driveways for Lots 1-11, 1-12, 1-13, 1-14, 1-15, 1-16 are intended to be private streets, then the "streets" should meet the ROW width and requirements of local streets.
 5. §255-27.H(1) Streets shall be laid out to intersect as nearly as possible to right angles. We defer to PennDOT regarding the intersections on Newtown Road and Darby-Paoli Road; however, all other street intersections should meet this SALDO requirement.
 6. §255-27.H(6) Label all intersection radii. All radii should be designed to meet the minimum requirements in accordance with SALDO.

7. §255-28.B Provide intersection stopping sight distances at all intersections on the plans. Ensure all driveways meet the stopping sight distance requirement. Particularly, provide sight distance lines on the profiles sheets for the driveways of Lot 1-8, Lot 2-10, Lot 3-6, Lot 3-7, Lot 4-3, Lot 4-4, Lot 4-5, Lot 4-6, Lot 4-7, Lot 4-8, Lot 4-20, and Lot 4-21.

B. GENERAL COMMENTS

1. The revised Traffic Impact Study was received electronically on June 10, 2014; the physical study should be received by June 12, 2014. Therefore comments regarding the traffic study will be provided under separate cover at a later date.
2. PennDOT will require a Highway Occupancy Permit (HOP) application for the four accesses to Newtown Road (SR 1021) and the two modified accesses to Darby Paoli Road (SR 1015). The Township requests the opportunity to review all HOP plan submissions to PennDOT; as well as be given the opportunity to attend all meetings with PennDOT and carbon copied on all correspondence regarding the same. We encourage the applicant begin early discussions with PennDOT to alleviate future costly design revisions.
3. Provide an index sheet table on the first sheet for the plan set.
4. Provide sheet matchlines along each sheet for the Record plans, existing condition plans and grading and utility plans
5. Please provide street names on all sheets.
6. Provide cartway and ROW width dimensions on roadways.
7. Provide horizontal geometry of all proposed roadways including PC, PT, roadway bearings, and horizontal curve radii.
8. The applicant is proposing four (4) foot sidewalks along Road A. PROWAG requires a minimum sidewalk width of 60 inches (5 feet); however, the minimum sidewalk width may be reduced to 48 inches (4 feet) if passing areas are provided every 200 feet. We recommend widening the sidewalk along the Road A frontage to meet current ADA width standard of 60 inches.
9. Provide a dimension for the paved area to the edge of the paved area in all cul-de-sacs.
10. Show all trees to be removed from proposed roadways.

11. Add a note indicating the design speed used for the proposed roadways.
12. The vertical curve length should be re-evaluated. It appears the incorrect K value was used some of the vertical curves. For example, it appears the sag curve from STA 5+38.95 to STA 6+73.95 should have a K value of 26.
13. Provide pavement markings and signage on a separate sheet and include STOP, DO NOT ENTER and ONE-WAY signs.
14. In residential communities, the Township should consider requiring traffic calming measures on any roadway exceeding 600 feet in linear length.
15. Sheet 43: Revise the typical cross section to include each roadway and label with the appropriate roadway name.
16. Road H provides access to an existing roadway that leads to Godfrey Road. The applicant should describe if they intend to have residents from the Ardrossan use this roadway. If this roadway is to be used, the applicant should consider a 4-approach intersection design.
17. In accordance with PennDOT standards, the plans must include the sight-distance at all intersections with State Roadways.
18. In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter, which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional comments may follow upon resubmission.

If you have any questions regarding the above, please contact this office.

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

June 4, 2014

Mr. Roger Philips, P.E.
Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Ardrossan Farm Subdivision
Radnor Township, Delaware County**

Our File # 16-012

Dear Roger,

Thank You for your letter of May 23, 2014 containing comments on the preliminary subdivision plans for Ardrossan Farm. As you noted in your review, several of the listed items are requirements of the final plan approval. It is our intent to provide the required details, profiles, supporting calculations and other documents at the final plan stage, however prior to developing the final design details, we wanted to be sure there were no major concerns regarding the site layout.

Enclosed for your review are copies of the plans that have been revised to address your comments. Those comments have been addressed as follows:

Stormwater Management Feasibility Narrative & Plan

1. A separate drainage area plan was included as part of the stormwater report. The plan identified the watershed areas draining to each facility based on the topographic information for the site. Additional information clarifying areas has been added to the drainage area plan.
2. A legend has been incorporated on the plan and includes the boundary of each drainage area.
3. We have included tables as part of the drainage report summarizing the total drainage areas, the lengths and widths of the roadway within each drainage area, a tabulation of additional impervious areas within the drainage area and other factors utilized in the determination of recharge and water quality quantities. This information has been summarized on the drainage area plan
4. Additional calculations for water quality and recharge volumes have been included in the report.

General Plan Comments

1. Designation labels have been added for the sanitary sewer manholes and stormwater inlets. Additional stormwater calculations will be performed as part of the final plan stage for inlet locations, pipe sizes and inlet elevations and information will be made part of plans and profiles for the various pipe runs. Sanitary sewer manhole elevations and inverts together with inlet and storm sewer elevations and inverts will be established as part of the final plan and profiles of the various lines will be made part of the final plan set.
2. Final plans will include profiles for all storm and sanitary sewers. Pipes will be labeled with length, size, material and slope as part of the final plans in both plan and profile view.
3. Final plans will include profiles for all storm and sanitary sewers including force mains. Pipes will be labeled with length, size, material and slope as part of the final plans in both plan and profile view.
4. Level spreader details and calculations will be provided as part of the final plans.
5. Details for each of the PSCM BMPs including subsurface recharge systems, will be provided as part of the final plans. Specifications including sizes, materials access facilities and outlet controls will be part of those plans.
6. The individual PSCM BMPs located on the private lots have been shifted to be at least 10 feet from the property lines as requested.
7. The sanitary lateral and cleanout locations for each lot have been added to the plans as requested.
8. Color coding the test pits was our in-house method of keeping track of dates, results and the need for additional testing. To avoid confusion, we have shown all of the test pits as the same color on the revised plans.
9. Inlet capacity calculations will be performed as part of the final design of the stormwater management system.

Plan Sheet Comments – Sheet 18 of 43

1. The noted spreader has been relocated to be at least 10-feet from the property line.

Plan Sheet Comments – Sheet 19 of 43

1. The sanitary sewer in this location has been relocated to avoid the conflict with the stormwater management system.
2. BMP 'H' has been relocated to be at least 10-feet from the property line.
3. BMP 'C' has been relocated to be at least 10-feet from the right-of-way lines.

Plan Sheet Comments – Sheet 20 of 43

1. BMP 'G' has been relocated to be at least 10-feet from the property line.

Plan Sheet Comments – Sheet 21 of 43

1. BMP 'N' has been relocated to be at least 10-feet from the Right-of-Way line.

2. BMP 'J' is proposed as a shallow basin/rain garden. High ground water conditions in this area does not allow recharge in this area. Additional grading has been added to show the configuration of the system
3. Outfall configuration will be confirmed as part of the final plans and any necessary permits will be obtained and presented to the township.

Plan Sheet Comments – Sheet 22 of 43

1. BMP 'I' is proposed as a shallow basin/rain garden. High ground water conditions in this area does not allow recharge in this area. Additional grading has been added to show the configuration of the system. A direct outfall has been proposed because of the proximity of the system to the existing stream. The outfall configuration will be confirmed as part of the final plans and any necessary permits will be obtained and presented to the township.
2. The inlet is located at a point along the existing roadway and conveys runoff from an undeveloped portion of the site and the existing roadway to the small stream to the north of the roadway. The outfall configuration will be confirmed as part of the final plans and any necessary permits will be obtained and presented to the township.

Plan Sheet Comments – Sheet 23 of 43

1. BMP 'B' is proposed as a shallow basin/rain garden. High ground water conditions in this area does not allow recharge in this area. Additional grading has been added to show the configuration of the system. A direct outfall has been proposed because of the proximity of the system to the existing pond. The outfall configuration will be confirmed as part of the final plans and any necessary permits will be obtained and presented to the township.
2. BMP 'E' is proposed as a shallow basin/rain garden. High ground water conditions in this area does not allow recharge in this area. Additional grading has been added to show the configuration of the system. A direct outfall has been proposed because of the proximity of the system to the existing pond. The outfall configuration will be confirmed as part of the final plans and any necessary permits will be obtained and presented to the township.
3. BMP 'F' outfall has been proposed because of the discharge into the wooded area and the proximity of the outlet to the existing stream. The outfall configuration will be confirmed as part of the final plans and adjusted to minimize impact on the trees.
4. The existing pipe size and composition will be confirmed as part of the final plan design.

Plan Sheet Comments – Sheet 24 of 43

1. The inlet located within the sanitary sewer easement has been relocated to be outside of the easement.
2. Stormwater management system 'D' has been relocated to be a minimum of 10 feet from the adjoining property line.

Plan Sheet Comments – Sheet 25 of 43

1. Stormwater management system 'G' has been relocated to be a minimum of 10 feet from the adjoining property line.

Plan Sheet Comments – Sheet 26 of 43

1. The grinder pump and force main serving the undeveloped lot has been removed.

Plan Sheet Comments – Sheet 28 of 43

1. The plan view has been extended to show the connection of the new sewer extension to the existing gravity sewer.

Zoning

1. The roadway chart on sheet 7 has been corrected to show the correct proposed cartway width of 20-feet for Road 'D'.
2. The required 25-foot perimeter buffer has been provided and is depicted on the plans. We have clarified the calculations on the plans by showing both the gross and net areas of the open space areas in all the phases. The net areas are exclusive of the buffers and the road rights-of-way.

SALDO

1. We are in the process of securing the necessary planning module approvals for the sewer facilities. We have met with and obtained concurrence with RHM, and are in the process of communicating with Springfield Township, the DCJA, DELCORA and the City of Philadelphia.
2. Central Water Supply is available from Aqua Pennsylvania and a copy of their availability letter is attached.
3. All grades within the cul-de-sac areas have been adjusted so as not to exceed 3%.
4. Road D is proposed as a private roadway and not a common drive and has been clarified on the plans.

General Comments

1. The fire hydrant symbol has been clarified on the plans and included in the legend.
2. The noted unit numbers have been corrected as noted.
3. The traffic study is being revised by Traffic Planning and Design.
4. Final plans will include profiles for all storm and sanitary sewers including force mains. Water mains will also be included on the plans. Pipes will be labeled with length, size, material and slope as part of the final plans in both plan and profile view.
5. The legend has been updated to include the calculated floodplain.
6. The intent of the phasing plan (Sheet 15) is to depict the intended phasing for the sale of the lots. A note has been added to the phasing plan to clarify this intent. It is recognized that the infrastructure required for some of the initial phases will pass through some of the later phases and will have to be constructed at the outset to

serve the initial phases. Construction phasing plans will be developed as part of the final plans set to depict the construction work.

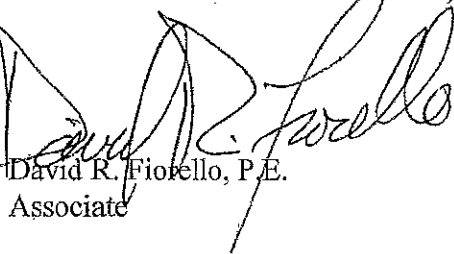
7. The landscape plans will be adjusted to that plantings will not encroach on the sanitary easements.

Profiles, specifications and design details will be further developed as part of the final plan process. We are in the process of scheduling meetings with the Delaware County Conservation District to discuss additional design requirements which will be made part of the final plans.

Should you have any questions or require any additional information, please let me know.

Very truly yours,

MOMENEE AND ASSOCIATES, INC.



David R. Fiorello, P.E.
Associate

06012L04.doc

cc: Steve Norcini
Eddie Scott
John Snyder, Esq.



June 4, 2014

David R. Fiorello, P.E.
Momenee and Associates, Inc.
924 County Line Road
Bryn Mawr, PA 19010

Re: Water Availability
807 Newtown Road – Ardrossan Farm
Radnor Township, Delaware County, Pennsylvania

Dear Mr. Fiorello:

This letter will serve as confirmation that the above referenced project is situated within Aqua Pennsylvania, Inc.'s service territory. Service would be provided in accordance with Aqua Pennsylvania Inc.'s Rules and Regulations.

Service to this project will require a main extension. Main extension projects are completed under a Builder's Extension Agreement. Under this agreement, the Builder is responsible for installing the main extension, including fire hydrants and service connections, with a pre-qualified contractor that he or she hires. In addition, the Builder is required to have his or her engineer prepare main extension plans in accordance with Aqua Pennsylvania, Inc. plan specifications and submit these plans to Aqua Pennsylvania, Inc. for review and approval. To proceed with this project please forward a full set of land development and updated main extension plans to my attention.

Once all of the requirements have been met and the main extension plans have been approved the builder will be able to enter into a Builder's Extension Agreement which will require an escrow for the cost of the main extension. Please refer to the New Business Package CD, which I believe your firm has, for the specific requirements.

Flow data information for this area, if required, can be obtained upon written request to Lisa Thomas-Oliva of our Production Department so that you may determine the adequacy of our supply for your project needs. If you have specific questions related to flow test requests, you may reach Mrs. Oliva at (610) 645-1034.

If you require further information, please contact me at (610) 645-4230.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary J. Horne".

Gary J. Horne
New Business Representative



Gannett Fleming

May 23, 2014

Excellence Delivered As Promised

David R. Fiorello, P.E., P.L.S.
Momenee and Associates Inc.
924 County Line Road
Bryn Mawr, PA 19010

RE: Ardrossan Farm – Preliminary Subdivision Plan
ESIII LP – Applicant

Dear Dave:

Gannett Fleming, Inc. has completed our first review of the Preliminary Subdivision Plan for the Ardrossan Farm, for compliance with the Radnor Township Code. This Subdivision and Land Development Application is subject to Zoning, Subdivision and Land Development, Stormwater Management, and other applicable codes of the Township of Radnor.

Plans Prepared By: Momenee & Associates, Inc.
Dated: 04/10/2014, No Revisions

The following items must be addressed:

Stormwater Management Feasibility Narrative & Plan

1. Post-Construction Stormwater Drainage Areas need to be well defined within the plan view.
2. Include the boundary line style within the Legend.
3. Tables must be included which outline the Drainage Areas, Roadway Lengths, Roadway Widths, Total Area and other imperative data when calculating the runoff, recharge and water quality quantities.
4. Water Quality and Recharge calculations must be provided for all PCSM areas. (i.e. methodology as to how the "Required Volume" was calculated?)

General Plan Comments

1. Storm and sanitary sewer manholes and inlets must be labeled with their numerical designation, the rim elevation and the invert elevations.
2. Storm and sanitary sewer pipes must be labeled with length, size, material and slope (either in plan view or in a profile view).



Barnett Fleming

D. Fiorello

May 23, 2014

3. Profiles must be provided for all sanitary and storm sewer pipe runs (gravity and pumped systems included).
4. Level Spreader details and calculations must be provided.
5. Provide details for all Storm BMPs. Details to include individual sizes, access location, bedding and outfall information.
6. The individual PCSM BMPs located on the private lots must be located 10 feet from property lines.
7. Sanitary lateral locations to the cleanout must be shown each of the development lots.
8. The test pit color coding convention utilized throughout the plans shall be explained and provided in a legend on the drawings
9. Inlet capacity calculations must be provided for all storm inlet location. All proposed inlets must be shown on the plans.

Plan Sheet Comments

Sheet 18 of 43

1. Stormwater Management Area M – Relocate Level Spreader to 10 ft. from property line.

Sheet 19 of 43

1. Stormwater Management Area BMP H – Possible sanitary sewer conflict, provide profile of area.
2. Stormwater Management Area A - Relocate BMP to 10 ft. from R-O-W.
3. Stormwater Management Area C – No Level Spreader or Outfall provided.

Sheet 20 of 43

1. Stormwater Management Area G - Relocate BMP to 10 ft. from property line.

Sheet 21 of 43

1. Stormwater Management Area N – Relocate BMP to 10 ft. from R-O-W.
2. Stormwater Management Area J – Show shape and pipe configuration of BMP.

Barnett Fleming

D. Fiorello

May 23, 2014

3. Stormwater Management Area J – Outfall location is within 50 feet of stream bank, provide any necessary permit for the outfall.

Sheet 22 of 43

1. Stormwater Management Area I – Outfall is used instead of level spreader, provide reasoning within stormwater narrative.
2. Direct discharge from an inlet is occurring above FM-Sanitary Sewer Connection. Provide explanation and proof of permitting.

Sheet 23 of 43

1. Stormwater Management Area B – Outfall is used instead of level spreader, provide reasoning within stormwater narrative.
2. Stormwater Management Area E – Outfall is used instead of level spreader, provide reasoning within stormwater narrative.
3. Stormwater Management Area F – Outfall is used instead of level spreader, provide reasoning within stormwater narrative.
4. Provide the diameter and type of existing underground pipe shown in the plan view.

Sheet 24 of 43

1. Storm inlet located within the sanitary sewer easement must be relocated.
2. Stormwater Management Area D - Relocate BMP to 10 ft. from property line.

Sheet 25 of 43

1. Stormwater Management Area G - Relocate BMP to 10 ft. from property line.

Sheet 26 of 43

1. The grinder pump and force main servicing the undeveloped lot must be removed from the plans.

Sheet 28 of 43

1. The gravity sewer off-site must be shown to the point of connection to the existing system.

Zoning

1. The base layout roadway chart shown on sheet 7 of the plan set is inconsistent with the proposed roadways shown on the plans. Specifically Roadway D is shown as a 12' proposed cartway on sheet 7 but is shown as 20' on the plans.
2. §280-91 G – There shall be a buffer of 25 feet along all property lines which abut residentially zoned districts which shall not contain any road structures, park area, etc., and shall be planted in accordance with a plan which shall be approved by the Board of Commissioners at the time of final approval. It should be verified that the 25 foot buffer in Phase II is not included in the open space calculation.

SALDO

1. §255-21 (B)6(b) – A letter indicating the public sewer facilities from the appropriate utility must be provided. Approval from the downstream conveyance and treatment utility's must be provided.
2. §255-21 (B)6(b) – A letter indicating the availability of central water supply from the appropriate utility must be provided.
3. §255-27 (D) 3 – Grades across culs-de-sac shall not exceed 3%.
4. §255-27 (I) 7 – No common driveway shall provide access to more than three lots or three single family dwellings. More explanation for private Road D must be provided.

General Comments

1. The fire hydrant symbol shown on the plans should be indicated in the legend, and made more clearly visible on the plans.
2. There are numerous locations on the grading and utility plan sheets where the unit numbers are not located in the block provided (2-4, 2-6, 2-7, etc. This should be revised.
3. The revised traffic impact study should be revised and resubmitted in accordance with the Conditional use decision issued.
4. Plan and profile views must be provided for the water, sanitary sewer and storm sewer systems.
5. The floodplain areas shown on the plans should be indicated in the legend.

Gannett Fleming

D. Fiorello

May 23, 2014

6. It should be verified that the intent of the phasing plan is not intended for the infrastructure, but for the build out of the lots. All infrastructure must be constructed in an order as necessary to provide full access, sanitary and storm facilities to the phase being constructed.
7. There shall be no plantings in the sanitary sewer easements (sheet LP-1F).

As you know, some of the above listed items are requirements of the final plan approval; however, it would be helpful to address the utility items at this time in order to avoid potential conflicts. Please respond indicating the method of which the above listed comments will be addressed, and provide me with revised sheets as required to reflect and drawing revisions made to address the above.

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

c: S. Norcini

ELAINE P. SCHAEFER
President

JAMES C. HIGGINS
Vice-President

WILLIAM A. SPINGLER

DONALD E. CURLEY

JOHN FISHER

JOHN NAGLE

RICHARD F. BOOKER



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ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

May 27, 2014

Mr. Edgar Scott III
ESIII L.P.
107 Twaddell Mill Road
Wilmington, DE 19807

**RE: Ardrossan Farm – Newtown Road
Land Development Application #2014-S-04 Preliminary Plan**

Dear Mr. Scott:

Please be advised that your Preliminary Subdivision Application referenced above will be reviewed by the Planning Commission at a special scheduled meeting on Tuesday, June 17, 2014. Subsequent to the Planning Commission meeting, your plan will be reviewed by the Board of Commissioners. You or your representative should plan to attend all scheduled meetings.

If the Planning Commission takes action, your plan will then be reviewed by the Board of Commissioners at a future meeting. These dates will be provided to you once it is placed on the agenda.

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

Sincerely,

Roger A. Phillips, P.E.
Township Engineer

CC: Momenee & Associates, Inc.

ELAINE P. SCHAEFER
President

JAMES C. HIGGINS
Vice-President

WILLIAM A. SPINGLER

DONALD E. CURLEY

JOHN FISHER

JOHN NAGLE

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ROBERT A. ZIENKOWSKI
Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

JOHN E. OSBORNE
Treasurer

April 29, 2014

Mr. Edgar Scott III
ESIII L.P.
107 Twaddell Mill Road
Wilmington, DE 19807

**RE: Ardrossan Farm – Newtown Road
Land Development Application #2014-S-04 Preliminary Plan**

Dear Mr. Scott:

In accordance with Section 255-18 of the Code of the Township of Radnor, we have performed a completeness review of your land development application to subdivide the above tract into 72 individual residential lots, maintain the existing residential structures and develop the other lots with single family residences, and have determined your application to be administratively complete. Therefore, I have accepted the application for preliminary land development for review by the Township Staff, Shade Tree Commission, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. The date that the Planning Commission will review these plans has yet to be determined. Subsequent to the Planning Commission meeting, your plan will be reviewed by the Board of Commissioners. You or your representative should plan to attend all scheduled meetings.

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

Sincerely,

Roger A. Phillips, PE
Township Engineer

CC: Momenee & Associates, Inc.

MOMENEE AND ASSOCIATES, INC.

924 COUNTY LINE ROAD • BRYN MAWR, PENNSYLVANIA 19010

(610) 527-3030 • FAX (610) 527-9008

E-MAIL: info@momenee.com

www.momenee.com

April 16, 2014

Radnor Township
301 Iven Avenue
Wayne, PA 19087

**RE: Preliminary Subdivision Plan
Ardrossan Farm
Radnor Township, Delaware County**

Our File # 06-012

Gentlemen:

On behalf of ESIII L.P., we are submitting an application for preliminary plan approval of the subdivision of the Ardrossan Farm. The intent of the plan is to subdivide the tract into 72 individual residential lots using the density modification option permitted under article 19 of the Radnor Township zoning ordinance. The existing residential structures are to be maintained and made part of individual lots.

Enclosed for review are the following:

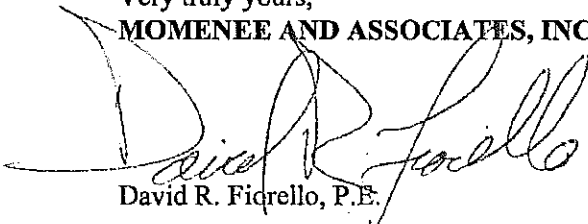
- Signed Township Application
- Township Application fee of \$12,800.00
- Signed County Act 247 Review Application
- County Act 247 Review fee of \$870.00
- Copy of the Title Documentation and Deed Description
- 2 copies of the Stormwater Management Feasibility Narrative
- 2 copies of the Floodplain Analysis for the site.
- 25 Sets of Minor-Final Subdivision Plans (8 signed and notarized)

Please note that the applicant has already established an escrow account for the professional review fees associated with this project.

I trust that this information will be sufficient for you to review this application. Should you have any questions or require any additional information, please let me know.

Very truly yours,

MOMENEE AND ASSOCIATES, INC.



David R. Ficqello, P.E.

06012-Prelim-L01_RT.doc

cc: Edgar Scott III
John C. Snyder Esq.

RADNOR TOWNSHIP
301 IVEN AVENUE, WAYNE, PA 19087
P) 610-688-5600
F) 610-971-0450
WWW.RADNOR.COM

SUBDIVISION ~ LAND DEVELOPMENT

Location of Property Ardrossan Farm - Newtown Road

Zoning District AC Application No. _____
(Twp. Use)

Fee \$12,800 Ward No. 3 Is property in HARB District NO

Applicant: (Choose one) Owner _____ Equitable Owner X

Name ESIII L.P.

Address 107 TWADDELL MILL ROAD, WILMINGTON, DE 19807

Telephone 610-246-6666 Fax _____ Cell _____

Email CCRSCOTT@HOTMAIL.COM

Designer: (Choose one) Engineer X Surveyor _____

Name DAVID R. FIORELLO, P.E. MOMENEE AND ASSOCIATES INC.

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Telephone 610-527-3030 Fax 610-527-9008

Email DFIORELLO@MOMENEE.COM

Area of property 311.54 ACRES Area of disturbance 100 ACRES +/-

Number of proposed buildings 62 Proposed use of property RESIDENTIAL

Number of proposed lots 72

Plan Status: Sketch Plan _____ Preliminary X Final _____ Revised _____

E. S. Scott
4/9/14

Are there any requirements of Chapter 255 (SALDO) not being adhered to? Explain the reason for noncompliance.


WAIVERS ARE BEING REQUESTED TO PERMIT A LOW IMPACT DEVELOPMENT OF THE SITE IN ORDER TO PRESERVE THE QUALITIES OF THE EXISTING SITE. A LIST OF REQUESTED WAIVERS IS ATTACHED.

Are there any infringements of Chapter 280 (Zoning), and if so what and why?

CONDITIONAL USE APPROVAL WAS GRANTED ON JANUARY 6, 2014 TO PERMIT DEVELOPMENT OF THE PARCEL UNDER THE DENSITY MODIFICATION PROVISIONS OF THE TOWNSHIP ZONING CODE

Individual/Corporation/Partnership Name ESIII LP

I do hereby certify that I am the owner, equitable owner or authorized representative of the property which is the subject of this application.

Signature: 

Print Name Edgar Scott

By filing this application, you are hereby granting permission to Township officials to visit the site for review purposes.

NOTE: All requirements of Chapter 255 (Subdivision of Land) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

**SECTIONS OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
FROM WHICH WAIVERS ARE REQUESTED**

ARTICLE 5: DESIGN STANDARDS:

255-27. Streets:

- **255-27 (C-1) 60' R/W, 24' Cartway & Sidewalks Along Minor Collector Streets (Newtown Road)**
- **255-27 (C-1) 60' R/W, 24' Cartway & Sidewalks Along Proposed Local Streets**
- **255-27 (D)(1) Culs-De-Sac; Length**
- **255-27 (D)(2) Culs-De-Sac; Turnaround Dimensions**
- **255-27 (E)(2) R/W Width Of A Private Street**

255-36. Curbs

- **255-36 Curbs When Required By The Township**

255.37. Sidewalks And Pedestrian Paths

- **255-37 (A) Sidewalks And Paths When Required By The Board Of Commissioners.**

255-38. Shade Trees

- **255-38 (A) Street Trees To Be Planted Where Street Trees Do Not Exist**
- **255-38 (B & C) Street Tree Planting Intervals**

255-39. Crosswalks

- **255.39 (A) Interior Crosswalk Requirements**
- **255-39 (B) Crosswalk Markings**

ARTICLE 6: REQUIRED IMPROVEMENTS:

255-49. Streetlights

- **255-49 Installation Of Streetlights**

255.51. Sidewalks

- **255.51 Installation Of Sidewalks**

255.52. Curbs

- **255.52 Installation Of Curbs**

DELAWARE COUNTY PLANNING COMMISSION

APPLICATION FOR ACT 247 REVIEW

Incomplete applications will be returned and will not be considered "received" until all required information is provided.

Please type or print legibly

DEVELOPER/APPLICANT

Name ESIII LP ATTN: MR. EDGAR SCOTT III E-mail CCRSCOTT@HOTMAIL.COM

Address 107 TWADDELL MILL ROAD, WILMINGTON, DE 19807 Phone 610-246-6666

Name of Development ARDROSSAN FARM

Municipality RADNOR TOWNSHIP

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm MOMENEE AND ASSOCIATES INC Phone 610-527-3030

Address 924 COUNTY LINE ROAD, BRYN MAWR, PA 19010

Contact DAVID R. FIORELLO, P.E. E-mail DFIORELLO@MOMENEE.COM

Type of Review	Plan Status	Utilities		Environmental Characteristics
		Existing	Proposed	
<input type="checkbox"/> Zoning Change	<input type="checkbox"/> Sketch	<input checked="" type="checkbox"/> Public Sewerage	<input checked="" type="checkbox"/> Public Sewerage	
<input checked="" type="checkbox"/> Land Development	<input checked="" type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Private Sewerage	<input type="checkbox"/> Private Sewerage	<input checked="" type="checkbox"/> Wetlands
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Floodplain
<input type="checkbox"/> PRD	<input type="checkbox"/> Tentative	<input checked="" type="checkbox"/> Private Water	<input type="checkbox"/> Private Water	<input checked="" type="checkbox"/> Steep Slopes

Zoning District AC

Tax Map # 36 / 36 / 008

Tax Folio # 36 / 04 / 02464 / 00

E.S. Scott
4/9/14

STATEMENT OF INTENT
WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

Existing and/or Proposed Use of Site/Buildings:

SUBDIVIDE THE TRACT INTO 72 INDIVIDUAL RESIDENTIAL LOTS USING THE DENSITY MODIFICATION OPTION PERMITTED
BY RADNOR TWP'S ZONING ORDINANCE. THE EXISTING RESIDENTIAL STRUCTURES ARE TO BE MAINTAINED AND MADE
PART OF THE LOTS. ALL NEW LOTS WITH THE EXCEPTION OF LOT 4-11 WILL BE DEVELOPED WITH SINGLE FAMILY RESIDENCES.

Total Site Area 311.54 Acres
Size of All Existing Buildings 92,000+/- Square Feet
Size of All Proposed Buildings 150,000 +/- Square Feet
Size of Buildings to be Demolished 30,200+/- Square Feet

EDGAR SCOTT III
Print Developer's Name


Developer's Signature

MUNICIPAL SECTION
ALL APPLICATIONS AND THEIR CONTENT ARE A MUNICIPAL RESPONSIBILITY.

Local Planning Commission Regular Meeting _____
Local Governing Body Regular Meeting _____

Municipal request for DCPD staff comments prior to DCPC meeting, to meet municipal meeting date:

Actual Date Needed _____

IMPORTANT: If previously submitted, show assigned DCPD File # _____

Print Name and Title of Designated Municipal Official Phone Number

Official's Signature Date

FOR DCPD USE ONLY

Review Fee: Check # _____ Amount \$ _____ Date Received _____

Applications with original signatures must be submitted to DCPD.