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August 5, 2013

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

**APPLICATION FOR CONDITIONAL USE APPROVAL OF A DENSITY  
MODIFICATION DEVELOPMENT FOR 27.65 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 West of Darby-Paoli 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. Eighteen (18) full sized copies of the Conditional Use Plan for the Wheeler Field at Ardrossan Farm each consisting of five (5) sheets.
2. Eighteen (18) copies of the Sanitary Sewer Feasibility Narrative for the Wheeler Field at Ardrossan Farm.
3. Eighteen (18) copies of the Stormwater Management Feasibility Narrative for the Wheeler Field at 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 – West Parcel Transportation Impact Study.

Applicant intends to purchase the Property and develop the 27.65 acres comprising the Property into up to six (6) residential lots. As stated in the tables to the Plans, the overall density, if all six (6) units are developed, would be 0.236 units/acre or 1 unit per 4.23 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 25.38 acres must be designated and preserved as Common Open Space. The minimum required Common Open Space is 3.81 acres. The Plans propose 4.08 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 or municipality for preservation.

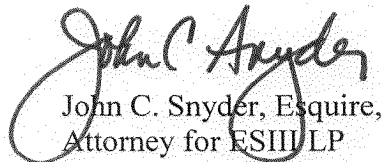
Each of the six (6) lots is intended to be improved with a residential structure. The approximate location of the residential structures are shown on the Plans. All new residential structures will comply with the height restrictions set forth in Section 280-11 of the Radnor Township Zoning Ordinance. 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 as set forth in the Sanitary Sewer Feasibility Narrative for the Wheeler Field at 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 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 the Wheeler Field at 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 – West Parcel Transportation Impact Study.

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

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