BOARD OF COMMISSIONERS

AGENDA

Monday, November 23, 2020 - 6:30 PM

VIA ZOOM and Streamed LIVE on YouTube

Pledge of Allegiance

1. Public Participation

2. Consent Agenda
   a) Disbursement Review & Approval
   b) Chief's Monthly Report - November 2020
   c) Staff Traffic Committee Meeting Minutes - October 2020
   d) Resolution #2020-134 - 208 North Aberdeen Road Sewer Facility Planning Module
   e) Resolution 2020-135 - Emergency Response Vehicle Storage, Maintenance and Use Agreement with the County of Delaware
   f) Resolution #2020-139 - Authorizing Payment to Higgins Electric for Emergency Repairs to the Traffic Signal at County Line and Matsonford Roads in the Amount of $14,574.40
   g) Resolution #2020-144 - Authorizing Seifert Construction to Replace a Failed Storm Sewer on South Ithan Avenue in the Amount of $24,698.71

3. Proclamation to Help Hope Live
4. Committee Reports
   A. Resolution # 2020-136 - 208 North Aberdeen Avenue Land Development: (6) Six Townhouses – FINAL – Preliminary/Final Approval
   B. Resolution #2020-137 - Ardrossan – NALT Lot Consolidation Plan – Revised Final Subdivision Plan
   C. Ordinance #2020-22 - ***(Introduction)*** Adoption of the Final 2021 Comprehensive Budget by setting the Township Real Estate Tax Millage Rate and adopting appropriations for 2021
   D. Ordinance #2020-23 - ***(Introduction)*** Adoption of the 2020 Sanitary Sewer and Stormwater Fees
   E. Ordinance #2020-24 - ***(Introduction)*** Adoption of the Consolidated Fee Schedule for the Township, Effective January 1, 2021
   F. Ordinance #2020-21 - ***(Adoption)*** - Approving a Cable Franchise Agreement for a Ten-Year Term Between Radnor Township and Comcast of Southeastern Pennsylvania, LLC
   G. Motion to Repeal Article 1 Chapter 260 | Amusement Tax from the Radnor Township Code
   H. Ordinance #2020-18 - (***Introduction***) - Amending and Restating Article I, Chapter 260 of the Radnor Township Code, Relating to the Amusement Tax
   I. Resolution #2020-141 - Awarding the Construction Contract for the Radnor TAP Trail to Road-Con, Incorporated in the Amount of $1,862,370.85, and Authorizing the Payment to the Pennsylvania Department of Transportation for Incurred Administrative Costs of $10,000 to be paid from bond proceeds
   J. Resolution #2020-142 - Authorizing the Contract to Simone Collins for the Radnor TAP Trail Construction Administration Costs in the Amount of $15,000 and the Payment of Change Order #11 for the Radnor TAP Trail Design to Simone Collins in the Amount of $5,000 to be paid from bond proceeds
   K. Ordinance #2020-20 - ***(Adoption)*** - Enacting a new Chapter 176, Motor Vehicle Bridge Crash Reimbursement, Authorizing the Collection of, and the Reimbursement of Township and Fire Department Costs of Response and Clean Up After Transportation and Authorizing Fines and Penalties

5. Reports of Standing Committees of the Board
6. New Business
7. Old Business
    a. Wayne Picnic Grove Tent Extension – December 2020, as requested by the Wayne Business Association
8. Public Participation
9. Adjournment

Meeting Notice

There will be a Regular Board of Commissioners meeting held on Monday, November 23, 2020 at 6:30 PM via Zoom and streamed live on the Radnor Township YouTube Channel at https://www.youtube.com/channel/UCvh6jeMQTvo3ojCTh8wZkbA. If you would like to participate in the meeting, please send an email to publiccomment@radnor.org. This email address will only be monitored during the meeting. E-mails sent to this address during the meeting will be read into the record.

Public Participation

RADNOR TOWNSHIP
DISBURSEMENTS SUMMARY
November 23, 2020

The table below summarizes the amount of disbursements made since the last public meeting held on November 9, 2020. As approved by the Board, the Administration is now making weekly accounts payable disbursement batches and publishing those lists on the Township's web site at the following link. Please refer to those files for a detailed listing of the amounts paid by vendor by account code. Also, please visit the Open Finance program to view the Township's Checkbook, where all vendor payments are available.

Link: http://radnor.com/728/Disbursements-List

Fund (Fund Number)	**2020-11A November 6, 2020**	**Total**
General Fund (01)	$257,143.30	$257,143.30
Sewer Fund (02)	22,623.61	22,623.61
Storm Sewer Management (04)	101,847.30	101,847.30
Capital Improvement Fund (05)	27,468.47	27,468.47
OPEB Fund (08)	16,042.47	16,042.47
Investigation Fund (12)	80.08	80.08
Comm. Shade Tree Fund (15)	250.00	250.00
The Willows Fund (23)	15,538.90	15,538.90
Park & Trail Improvement Fund (501)	632.90	632.90
GOB19 Project Fund (502)	18,265.97	18,265.97
Total Accounts Payable Disbursements	**$459,893.00**	**$459,893.00**
Grand Total	**$459,893.00**	**$459,893.00**

In addition to the accounts payable checks, the Township also has various electronic payments including payroll, debt service, credit card purchases and fees as well as others from time to time. The attached table reflects all the electronic payments made since the last public Board meeting as well as those anticipated prior to the next Board meeting.

The Administration has adopted various internal control and processing procedures to ensure that amounts obligated are within the budgetary limits established by the Board of Commissioners. Those procedures are monitored daily by members of the Finance Department and responsible employees of the various departments. The amounts included in the table above have been scrutinized as part of the internal control and processing procedures and have obtained the required approvals prior to disbursement.

If you should have any questions, please contact the Finance Department.

Respectfully Submitted,

Robert V. Tate, Jr.
Finance Director

RADNOR TOWNSHIP POLICE DEPARTMENT

Monthly Report

November 2020

Christopher B. Flanagan
Police Superintendent

OCTOBER

Description	Primary Count
Parking Tickets	
Month of October 2020	120
January – October	3,377
Residential and Commercial False Alarm Violations	
Month of October 2020	82
January – October	599
Moving Violations	
Month of October 2020	171
January – October	2,856

Radnor Police Training – October 2020

All police personnel received training on the new RMS system, CODY.

November 11, 2020

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 10/01/2020 and 10/31/2020

Code	Description	Primary Count	Secondary UCR Count Code 2	Code 3	Code 4
3501	DISTURBANCE-COMPLAINT OF NOISE,MUSIC,ETC	40			
3520	DOMESTIC PROBLEM (NO ARREST)	21			
4000	JUVENILE PROBLEMS (NO ARREST)	3			
4301	MENTAL HEALTH-ALL OTHERS	4	3		
4500	OPEN DOORS/WINDOWS	1	2		
4600	ORDINANCE VIOL.-EXCEPT BURNING/SOLICIT	9	1		
4650	POLICE INFORMATION	42			
4655	CID/DTF INVESTIGATION	1			
4660	911 HANG UP CALL	13			
4700	ADDED PATROL-REQUEST FOR	157	2		
4701	ADDED PATROL - BUSINESS CHECKS	98			
4702	ADDED PATROL - SCHOOL CHECKS	100			
4801	SOLICITING-COMPLAINTS	2			
4900	SUSPICIOUS PERSON	8	1		
4901	SUSPICIOUS CIRCUMSTANCE	30			
4902	SUSPICIOUS VEHICLES	10			
5000	TELEPHONE CALLS-HARASSING/SUSPICIOUS	4			
5200	TRAFFIC HAZARD-POTHOLES/OBSTRUCTIONS/ICE	1			
5401	VEHICLES-ASSIST MOTORIST(INCL LOCKOUTS)	20			
5402	VEHICLES-DISABLED	13	1		
5403	VEHICLES-MV VIOLATIONS & MVV COMPLAINTS	32			
5404	VEHICLES-PARKING COMPLAINTS	11			
5405	VEHICLES-TOWED	4	2		
5501	WIRES DOWN - NO HAZARD	4			
5600	WARRANT-ARREST (ISSUED OUTSIDE RADNOR)	2			
6001	ACCIDENT - WITH INJURIES	2			
6003	ACCIDENT - NON REPORTABLE	27			
6005	ACCIDENT - NO REPORT DONE	6			
6007	ACCIDENT - BRIDGE STRIKE	2			
8000	BURG/HOLDUP/PANIC ALARM - CIT ISSUED	1			
8001	BURG/HOLDUP/PANIC ALARM - NO CITATION	81			
8003	FIRE/MEDICAL ALARM - NO CITATION	38			
9003	ANIMALS-BITES	1			
9005	ANIMALS - ALL INVOLVING DEER	4			
9038	K-9 ASSIST	0	1	1	
9039	K-9 ASSIST OTHER LAW ENFORCEMENT	5			
9050	ASSIST SICK/INJURED	108	1	1	
9051	ASSIST AMBULANCE	5			
9052	ASSIST OTHER POLICE DEPARTMENT	2			
9060	ASSIST SICK NALOXONE APPLICATION	0			1
9966	SELECTIVE ENFORCEMENT-CITATION ISSUED	33	2		
9968	SELECTIVE ENFORCEMENT-WARNING ISSUED	21			
9970	SELECTIVE ENFORCEMENT-NO ISSUANCE	20	1		
9972	MOTOR OFFICER ACTIVITY	0	7	1	
		986			
ACCIDENT					
3200	CHECK ON WELFARE	4	1		
ADMIN					
9000	ANIMALS - DOG COMPLAINTS	5			
9002	ANIMALS - ALL OTHER	1			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 10/01/2020 and 10/31/2020

Code	Description	Primary Count	Secondary UCR Count Code 2	Code 3	Code 4
ADMIN					
9055	ASSIST SICK/INJURED ALCOHOL/DRUG RELATED	4			
		10			
ALL OTHER					
2640	ALL OTHER ORDINANCE VIOLATIONS	6			
2660	TRESPASSING OF REAL PROPERTY	2			
		8			
ANIMAL					
5502	ANIMAL COMPLAINTS - BARKING DOGS	8			
5504	ANIMAL COMPLAINTS - DOG BITES	1			
5506	ANIMAL COMPLAINTS - STRAY ANIMALS	1			
5510	ANIMAL COMPLAINTS - OTHER	7			
5590	ANIMAL COMPLAINTS - REPORTS	2			
		19			
ASSAULT					
0411	ASSAULT-KNIFE OR CUTTING INSTRUMENT	1			
0440	ASSAULT - ATROCIOUS- HANDS,FISTS,FEET	2			
0490	ASSAULT - REPORTS	2			
0810	SIMPLE PHYSICAL ASSAULTS	2			
0830	SEXUAL ASSAULT	1			
		8			
ASSIST					
7502	ASSIST OTHER AGENCIES - FIRE DEPT.	9			
7504	ASSIST OTHER AGENCIES - OTHER POLICE	2			
		11			
BURGLARY					
0520	BURGLARY-NON FORCED ENTRY	1			
CIVIL					
3300	CIVIL DISPUTES	7			
COMPLAINT					
8590	CITIZEN COMPLAINT REPORT	1			
CONTACT					
4016	NON-CRIMINAL - PEDESTRIAN CONTACTS	1			
4020	NON-CRIMINAL - SUSPICIOUS AUTO	1			
		2			
CRIM MISCH					
1410	CRIMINAL MISCHIEF TO AUTOMOBILES	1			
1440	CRIMINAL MISCHIEF - ALL OTHER	4			
1490	CRIMINAL MISCHIEF - REPORTS	1			
		6			
DISORDERLY					
2410	HARASSMENT BY COMMUNICATION	5			
2450	HARASSMENT	1			
2460	DISORDERLY CONDUCT-OBSCENE LANGUAGE	1			

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 10/01/2020 and 10/31/2020

Code	Description	Primary Count	Secondary UCR Count Code 2	Code 3	Code 4
		7			
DISTURBANC					
3610	DISTURBANCES-JUVENILE	5			
3620	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	6			
		11			
DOA					
3320	DOA	1			
DRUG					
1810	DRUG VIOLATIONS	0	1		
1821	NARCOTICS-MANUFACTURE-MORPHINE,HEROIN...	0	1		
1832	NARCOTICS-POSSESSION-MARIJUANA,ETC.	4			
1834	NARCOTICS-POSSESSION-OTHER DANGEROUS	1			
1890	NARCOTICS - REPORTS	1			
		6			
DUI					
2111	DRIVING UNDER THE INFLUENCE - ALCOHOL	0	1		
2112	DRIVE UNDER INFLUENCE-ALCOHOL-IMPAIRED	2			
2121	DRIVE UNDER INFLUENCE - DRUGS	1			
2122	DRIVE UNDER INFLUENCE - DRUGS-IMPAIRED	2	1		
		5			
EASTTOWN					
9044	ASSIST EASTTOWN PD	1			
FIRE					
3702	FIRE-VEHICLE	1			
3703	FIRE-ALL OTHERS	2			
3840	FIRES (INCLUDING ALARMS-FOUNDED/UNFOUND)	2			
		5			
FORGERY					
1010	FORGERY	1			
FRAUD					
1100	FRAUD	4			
1130	FRAUD - ALL OTHERS (FLIM-FLAM, ETC.)	2			
1190	FRAUD-ALL OTHER(FLIM FLAM,CONFIDENCE	1			
1191	FRAUD - REPORTS	5			
		12			
HAVERFORD					
9041	ASSIST HAVERFORD PD	5			
HEROIN					
4652	HEROIN RELATED INCIDENT	0		1	
LIQUOR					
2211	LIQUOR LAW-UNDERAGE-PURCH,CONSMP,POSSES	2	1		

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 10/01/2020 and 10/31/2020

Code	Description	Primary Count	Secondary UCR Count Code 2	Code 3	Code 4
LMPD					
9040	ASSIST LOWER MERION PD	3			
LOST/FOUND					
5004	LOST & FOUND - FOUND ARTICLES	11			
5006	LOST & FOUND - LOST ANIMAL	1			
5008	LOST & FOUND - LOST ARTICLES	1			
		13			
MARPLE					
9042	ASSIST MARPLE PD	2			
MISSING PE					
2900	JUVENILE RUNAWAYS	1			
MV ACCIDEN					
6002	ACCIDENT - NO INJURIES (REPORTABLE)	9			
6004	ACCIDENT - HIT & RUN	13			
6006	ACCIDENT - PEDESTRIAN	1			
		23			
N-TRAF CIT					
CITN	NON-TRAFFIC CITATION	31			
OTHER					
4018	NON-CRIMINAL-ST. LIGHT OUT, ST. REPAIRS.	6			
PSP					
9047	ASSIST PSP	3	1		
PUBL DRUNK					
2300	PUBLIC DRUNKENESS	2			
ROBBERY					
0326	ARMED - KNIFE- RESIDENCE	0	1		
SERVICE					
7006	NOTIFICATION - HIGHWAY DEPT.	1	1		
7008	NOTIFICATION - SEWER DEPT.	1			
7014	PUBLIC SERVICE - OTHERS (OFFICER ASSIST)	5			
7090	PUBLIC SERVICES - REPORTS	3			
		10			
SUICIDE					
4300	MENTAL HEALTH-EMERG.302/SUICIDE ATTEMPTS	1			
SUSPICIOUS					
3500	DISTURBANCE - DISORDERLY PERSONS	6			

November 11, 2020

Calls for Service - by Keyword

RADNOR TOWNSHIP

Incidents Reported Between 10/01/2020 and 10/31/2020

Code	Description	Primary Count	Secondary UCR Count Code 2	Code 3	Code 4
SVC CALL					
3805	SERVICE CALL-ANIMAL	1			
3850	HAZARDOUS CONDITIONS	11			
3880	OPEN DOORS/WINDOWS - DISCOVERED	1			
3900	GAS LEAKS (NATURAL GAS)	1			
		14			
THEFT					
0611	THEFT-$200 & OVER-POCKET PICKING	3			
0614	THEFT-$200 & OVER-FROM AUTO (EXCPT 0615)	2			
0615	THEFT-$200 & OVER-AUTO ACCESSORIES	1			
0617	THEFT-$200 & OVER-FROM BUILDINGS	5			
0619	THEFT-$200 & OVER-ALL OTHER	1			
0623	THEFT-$50 TO $200-RETAIL THEFT	1			
0624	THEFT-$50 TO $200-FROM AUTO (EXCPT 0625)	1			
0627	THEFT-$50 TO $200-FROM BUILDINGS	1			
0634	THEFT-UNDER $50-FROM AUTO (EXCEPT 0635)	2			
0690	THEFT - REPORTS	10			
		27			
TRAF CIT					
CITT	TRAFFIC CITATION	8			
TRAFFIC					
4010	TRAFFIC OFFENSES	1			
6312	TRAFFIC ENFORCEMENT - WARNINGS	1			
6606	TRAFFIC RELATED - DIRECT TRAFFIC	16			
6612	TRAFFIC RELATED - SIGNALS-SIGNS OUT	7			
6614	TRAFFIC RELATED - OTHER TRAFFIC	2			
6690	TRAFFIC RELATED SERVICES - REPORTS	1			
		28			
TREDYFFRIN					
9045	ASSIST TREDYFFRIN PD	3			
VILLANOVA					
4651	REFERRED TO VILLANOVA PD	19			
VUPD					
9049	ASSIST VUPD	2			
WARRANT					
8190	WARRANTS - OTHER AUTHORITY - REPORTS	1			
	Total Calls	**1,322**			

OCTOBER 2020
CRIME ALERTS

Several vehicles were entered overnight from 9/29/2020 to 9/30/2020. All of the vehicles were parked on either Glenbrook Av., Charles Dr., or David Dr. All of the vehicles had various items removed from inside, including cash. None of the vehicles showed any signs of forced entry. If anyone may have been the victim of a similar type of crime or may have seen anything, they are asked to call Radnor Police at 911.

Sometime between 1:00 AM and 8:00 AM on Friday 9/30/2020, a vehicle was stolen from the 200 block of David Drive. The vehicle, a black 2019 Jeep Cherokee, was left parked, unlocked, and had the keys inside of it. If anyone may have seen anything at this time, they are asked to call the Radnor Police at 911.

On Thursday, 10/1/2020, at approximately, 10:50 AM, the resident discovered a package that was delivered to her apartment ripped open and the contents removed. The packaged contained a key to the victim's car. The package was delivered to an unsecured lobby of the victim's apartment complex. If anyone may have seen anything suspicious at this time, they are asked to call the Radnor Police at 911.

On Friday, 10/2/2020, a Marple-Newtown school bus had several windows shot out by a pellet gun. The incident occurred while the bus was crossing Lancaster Av. from the I476 and traveling onto King of Prussia Rd. The bus sustained damage to multiple windows on the passenger side of the vehicle.

On Saturday, 10/3/2020, a resident in the 400 block of Boxwood Rd. reports several signs stolen from their property.

During the overnight hours between 10/6/2020 and 10/7/2020 several vehicles were entered on the 500 block of W. Beechtree La. All vehicles that were entered were left unlocked. Several items including cash and computer tablets were stolen. If anyone else may have been a victim of a similar type of crime, they are asked to call the Radnor Police at 911.

On Wednesday, 10/7/2020 at approximately 2:00 PM, while shopping at the Giant Food Market, located at 550 E. Lancaster Av., the victim had their wallet stolen. The victim had several of their credit cards used illegally at different locations, including Bala Cynwyd and Philadelphia.

During the week of 10/12/2020 through 10/16/2020 several yards signs were removed from the properties of residents throughout the Township. The signs were removed from the unit block of Morris Circle and the 500 block of Saint Davids Av. If any other residents were the victim of a similar type of theft, they are asked to call the Radnor Police at 911.

Sometime between Tuesday, 10/13/2020 and Wednesday, 10/14/2020, a vehicle was entered in the 100 block of Buckingham Drive and had items removed. The vehicle appears to have been left unlocked. Taken was a laptop and more than $60.00 in cash and change. If anyone else was the victim of a similar type of crime, they are asked to call the Radnor Police at 911.

The Radnor Township Police Department has issued a crime alert in regards to an interrupted burglary in the 200 block of Callanan Ave on 10/18/2020 in the morning hours. The victim was in her house going through her property. The actor who was described as 5'10", 6', approximately 180-190 pounds and was wearing dark colored clothing, a dark mask, and a dark knit cap, fled the residence in an unknown direction after seeing the victim. Residents in the Rosemont area are requested to check their personal exterior cameras for any subjects matching that description around 0700 hours on 10/18/20. Please call 9-1-1 with any information about this incident or when reporting any suspicious activities.

On the morning of Wednesday, 10/14/2020, the victim who parked their car in the lot of 1000 Conestoga Rd. discovered the catalytic converter was removed from their car. If there is anyone who may have seen anything or was the victim of a similar type of theft, they are asked to call the Radnor Police at 911.

On Friday, 10/16/2020, at approximately 10:30 PM, two Amazon packages were removed from a residence on Edenton Place. The actor, who was captured on video, appears to have been a white male, wearing gray sweatpants, a dark colored sweat shirt, white sneakers and a face mask. The suspect was operating a dark colored SUV or mini-van.

Sometime over night between 10/18/2020 and 10/19/2020 the victim who resides in the 500 block of Maplewood Rd. had a sign stuffed into the exhaust pipe of her vehicle. The victim reports the sign did not come from her property and she has no idea who may have targeted her. If anyone may have seen anything or was the victim of a similar type of crime, they are asked to call the Radnor Police at 911.

Sometime between 10/13/2020 and 10/19/2020 the victim had several items removed from their vehicle, while parked in the unit block of Braxton Rd. The victim reports several tools were taken from his vehicle. The victim stated he believed his car was locked but there were no signs of forced entry into the vehicle.

Sometime between 1:00 AM on 10/18/2020 and 9:30 AM on 10/19/2020 the victim discover their gaming system removed from their residence in the 200 block of N. Ithan Av. Taken was an "Xbox" system along with three different controllers. While the items were stolen from inside of the residence there were no signs of forced entry to the property.

Sometime between 10/18/2020 and 10/20/2020, the victim reports their purse was taken from their home in the 100 block of Hickory Lane. The victim is not sure if their purse was removed from their vehicle or from their home. There were no signs of forced entry to either the vehicle or the home. Nothing else seems to have been taken.

Residents of Radnor Township continue to report the theft of signs from their properties. Residents from S. Devon Av., Chamounix Rd., S. Aberdeen Av., Malin Rd. and Maplewood Rd. all reported thefts this week.

On Friday, 10/23/2020, between 8 AM and 4 PM, a bicycle was stolen from an open garage in the 100 block of Wooded Lane. The mountain bike was valued at approximately $300.00.

Sometime overnight between, 10/24/2020 and 10/25/2020, a residence of the 200 block of Midland Av. had one of their pumpkins smashed. The pumpkin was removed from the resident's front porch and destroyed.

On Monday, 10/26/2020, between 6:10 PM and 6:30 PM, the victim had her wallet stolen from her pocketbook while eating at Anthony's Coal Fired Pizza. The victim was alerted to the theft when she received messages from her credit card companies advising several suspicious charges attempted on her cards. The victim also reports $400.00 is cash was also stolen from her wallet.

Several signs were stolen throughout Radnor Township during the week of 10/26/2020. The signs were removed from Garrett Av. and Galer Rd.

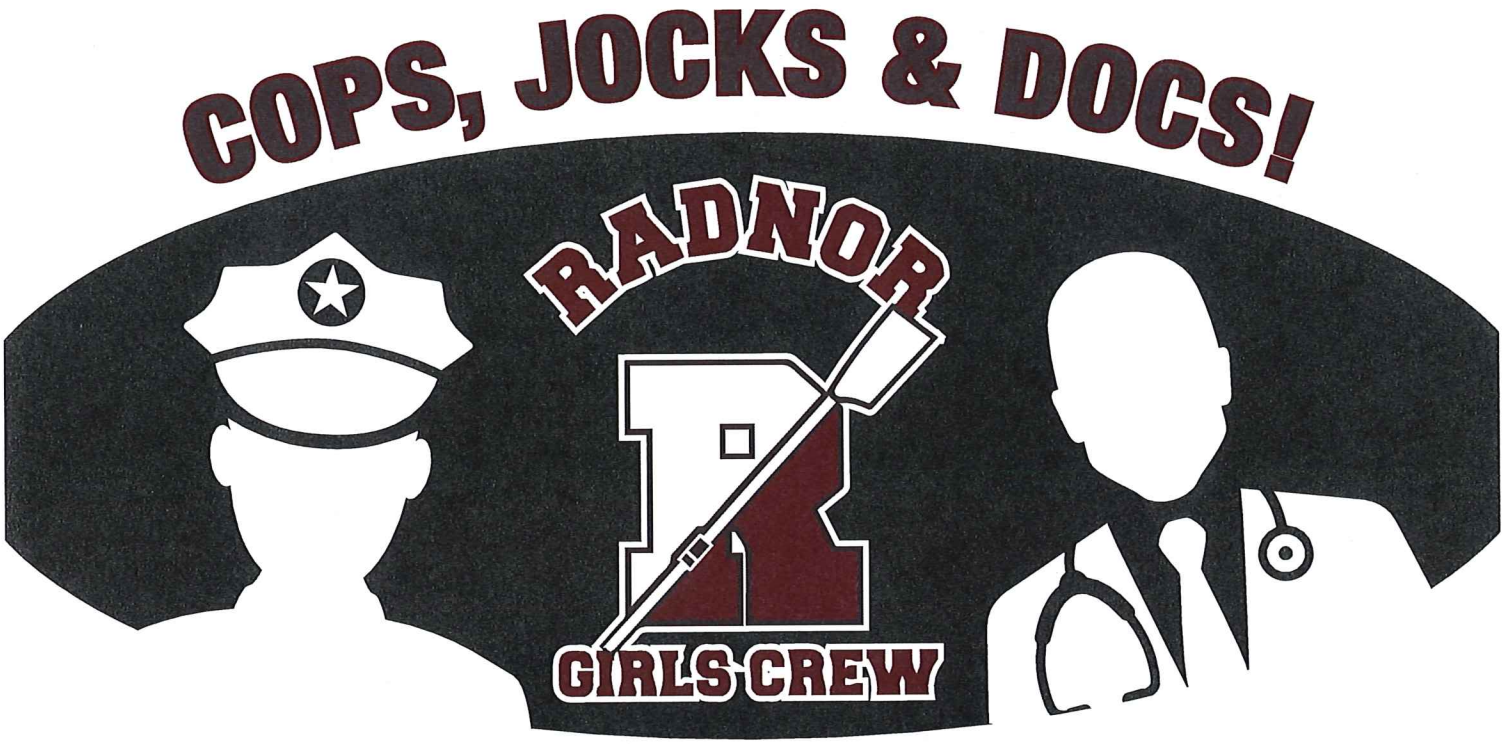
The Radnor Police respects citizens' privacy, civil rights, and civil liberties by emphasizing behavior, rather than appearance, in identifying suspicious activity. Factors such as race, ethnicity, and/or religious affiliation are not suspicious. The public should only report suspicious behavior and situations (e.g., an unattended backpack or package, or someone breaking into a vehicle or restricted area). Moreover, any physical descriptions are based on victim and witness statements provided to the Radnor Police at the time the incident was reported or developed through investigation.

RADNOR TOWNSHIP POLICE DEPARTMENT

COMMUNITY EVENTS

RADNOR GIRLS CREW CLUB ERGATHON!

SUNDAY, OCT. 4TH • 4PM-6PM
DOWNTOWN WAYNE, N. WAYNE AVE.



Support the Radnor Girls Crew Club in pulling our community together for a fun, socially distanced event! Participation by Radnor Police Department, Rothman Institute, The Goat's Beard and 118 North.

Come be a part of the Radnor Community for a "COVID-Friendly" event with 2 erging/rowing competitions, food and beverage specials, and live music!

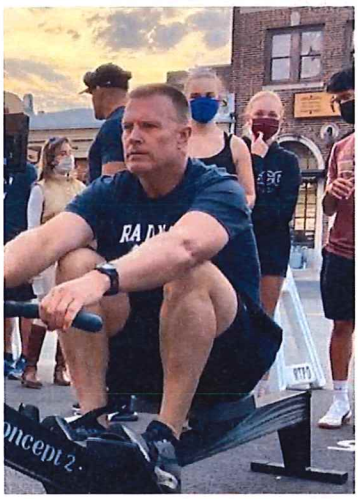
ROTHMAN ORTHOPAEDICS

118 NORTH

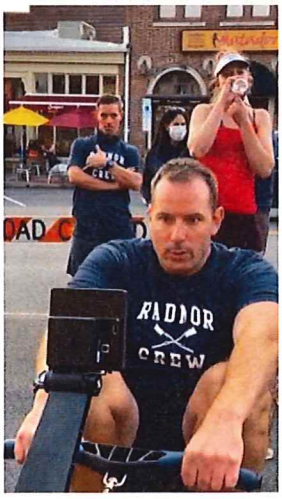
The GOAT'S BEARD
eat . drink . laugh

Now choose from
Natural
Lab-Grown
RADNOR
CREW
RADNOR
CREW
RADNOR
CREW
RADNOR
CREW
RADNOR
CREW

You chose
RADNOR CREW



RADNOR CREW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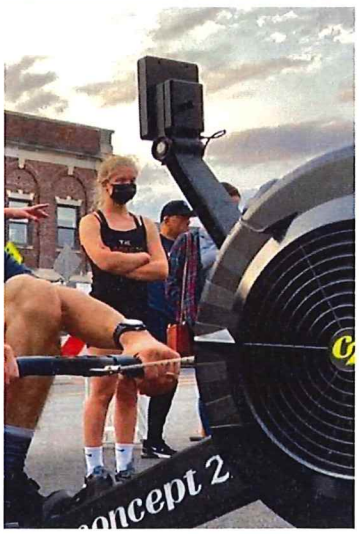
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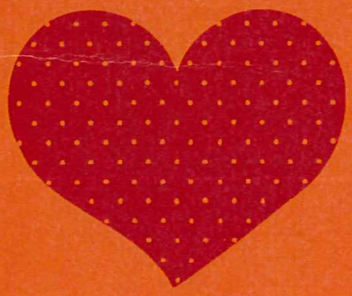
Now choose from
RADNOR CREW



COMMUNITY TOGETHER

COSTUME CONTEST

PUMPKIN CARVING

RADNOR POLICE & AND GARRETT HILL BUSINESSES PRESENT THE 1ST ANNUAL

Garrett Hill Community Block Party

SUNDAY OCTOBER 18 12:00 PM – 2:00 PM

BLOCKS BETWEEN CONESTOGA & WENTWORTH

Come celebrate community in a safe and family-fun setting along Conestoga Road. Meet local township officials, greet new and old residents and get to know your local businesses again!

FREE ENTRY FOR EVERYONE

MUSIC, FOOD & BEVERAGES

TOUR POLICE CARS

MEET YOUR LOCAL POLICE & EMT SQUADS

FREE ICE CREAM TRUCK PROVIDED BY RADNOR PD

EAGLES GAME @ 1PM

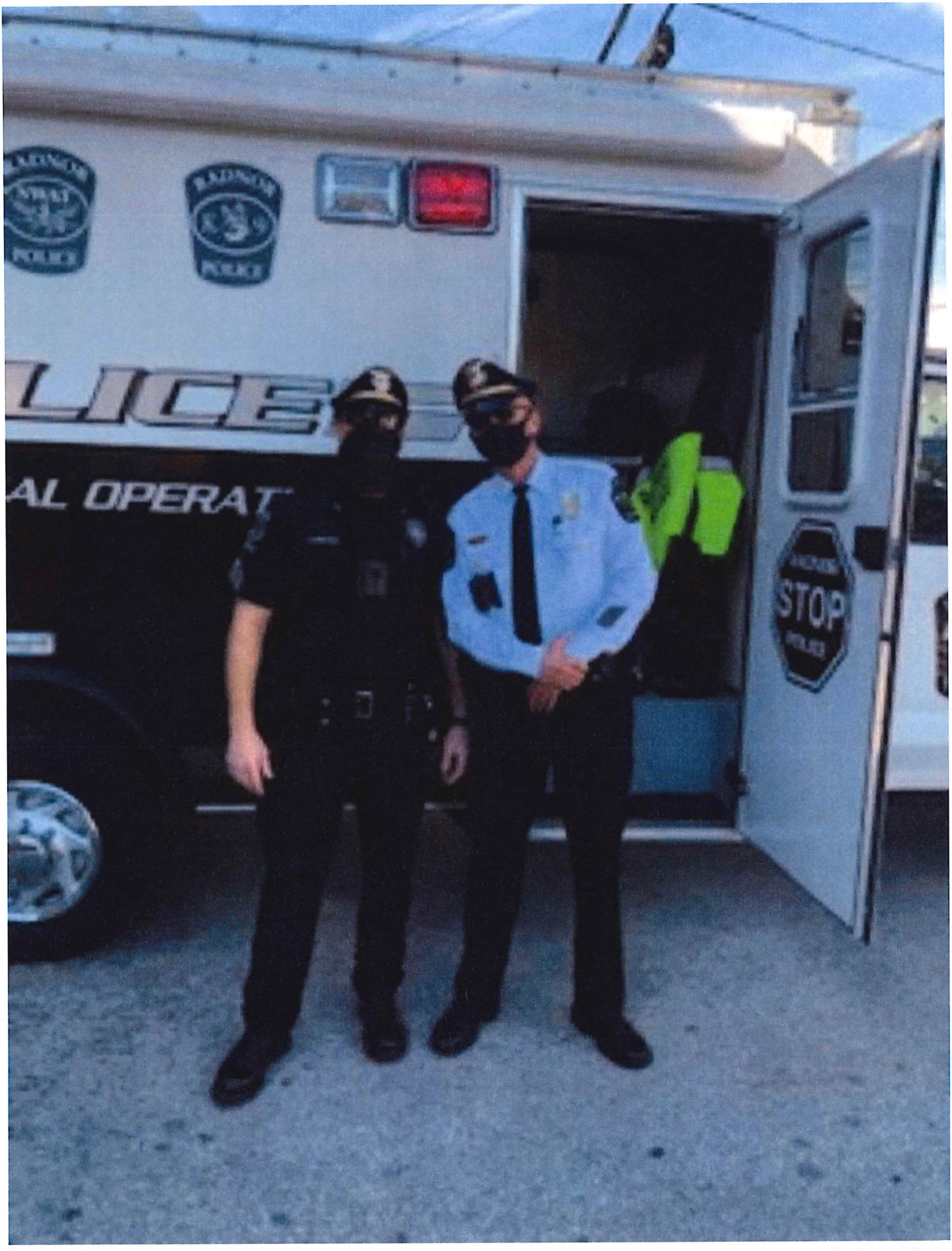
CHILDREN'S ENTERTAINMENT & COSTUME CONTEST

IMPORTANT HEALTH & SAFETY GUIDELINES FOR YOUR SAFE ATTENDANCE!

-Do not attend if you are feeling symptomatic
-Face coverings/masks must be worn at all times, as possible
-Practice safe social distancing of 6' or more at all times
-EVENT MAY BE CANCELLED due to inclement weather or enhanced restrictions imposed by state and federal agencies related to Covid-19.

ROCK'n'ROLL
FANTASY CAMP
LAS VEGAS
NO TURN ON RED

GARRETT HILL ALEHOUSE


LICE
AL OPERAT
STOP

RADNOR

RESCHEDULED!

Stay for Making Music under the tent!

TRICK OR TREAT

SATURDAY 10/31 2 TO 4 PM

NORTH WAYNE AVENUE PICNIC GROVE TENT,
PARTICIPATING SHOPS + RESTAURANTS

HOSTED BY THE WAYNE BUSINESS ASSOCIATION

POLICE
POLICE
POLICE
RADNOR

P

RADNOR TOWNSHIP POLICE DEPARTMENT

THANK YOU LETTERS

Township of Ridley

BOARD OF COMMISSIONERS
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Seventh Ward Commissioner
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Controller
WILLIAM T. NEILL, III, ESQ.
Solicitor
CHARLES J. CATANIA, JR., P.E.
Engineer

October 15, 2020

Christopher B. Flanagan, Superintendent
Radnor Township Police Department
301 Iven Avenue
Wayne, PA 19087

Dear Superintendent Flanagan:

On behalf of the Ridley Township Board of Commissioners, I would like to thank you for your department's assistance at the Delco Resists event on Saturday, September 19, 2020.

We appreciate all your efforts and support.

Sincerely,

Robert J. Willert
President, Board of Commissioners

RJW:pb

100 East MacDade Boulevard, Folsom, Pennsylvania 19033 • 610-534-4800 • Fax: 610-534-2545
www.ridleytwp.org

Vera Dimaio

From: Delco Resists <delcoresists@gmail.com>
Sent: Thursday, September 24, 2020 1:51 PM
To: Vera Dimaio
Subject: Thank you

Dear Radnor Township Police Department,

First and foremost, we would like to thank you for your valuable time, your commitment to safety, and your part in ensuring justice and peace are felt here in Delaware County. Your presence on Saturday meant the world to the entire Delco Resists team. You helped set the example of what it means to come together responsibly for a common goal. You showed up and helped ensure that our demonstration of our First Amendment rights was not infringed upon. Your presence helped reinstill faith in our community, faith in our law enforcement, and faith in a better tomorrow.

Thank you so much for your participation!

With love and in solidarity,

Delco Resists

The information in this email, and any attachments, may contain confidential information. Use and further disclosure must be consistent with applicable laws. However, if you believe you've received this email in error, delete it immediately and do not use, disclose or store the information it contains

Dear Officer Sherman,

We returned home late Sunday night and were pleased to find our house just like we had left it. The services of your office and you in particular, caring for the safety of Radnor residents and property is greatly appreciated.
We want to be a part of keeping our township safe and healthy. Please let us know if there is something we can do to make a difference.

Sincerely,
Meher and Sami Khan
[redacted] Portledge Dr.
Bryn Mawr. PA 19010
[redacted] Cell

Good afternoon Superintendent Flanagan,

I was driving down Lowry's on my way home from work/school/RES and noticed a broken bag of trash laying in the street near my house, likely thrown out of a car, or blew from somewhere. There was a lot of debri blown all around, and I said "wow" to myself. I knew I would go in ([redacted] Lowry's) & go right back out with my son to pick it all up.

4:05 I saw an officer approach our house (before I went out), he asked for a trash can, bags, and proceeded to tell me they will clean up the trash, so we all did it together.

One was an unmarked and one was a regular police car. It just made me have more respect for your officers. Kindness, something so small, matters.

Stay safe.

Respectfully,

Carol Chain

Officers Involved:

Officer Ray Rodden
Officer William Meyer

RADNOR TOWNSHIP POLICE DEPARTMENT
301 Iven Avenue
Wayne, Pennsylvania 19087-5297
(610) 688-0503 ¤ Fax (610) 688-1238

Christopher B. Flanagan
Police Superintendent

TO: Radnor Township Commissioners; William M. White, Township Manager; Robert Tate, Director of Finance; Stephen F. Norcini, Township Engineer; Michael Simmons, Acting Public Works Director; Tammy Cohen, Director of Recreation and Community Programming; Kevin W. Kochanski, Director of Community Development; Bill Cassidy, Field Leader; Lt. Shawn Dietrich; Lt. Joseph Pinto; Sgt. Mark Stiansen, Officer Alex Janoski; Officer Pat Lacey, Officer Ken Piree, Highway Patrol Unit; William Gallagher, Supervisor of Parking; Vera DiMaio, Executive Assistant

FR: Christopher B. Flanagan

RE: **STAFF TRAFFIC COMMITTEE MEETING HELD IN THE POLICE ROLL CALL ROOM, WEDNESDAY, OCTOBER 21, 2020 AT 10:00 AM.**

NEW BUSINESS

1. Ms. Lisa Laird has safety concerns regarding the traffic/pedestrian signal timing at East Lancaster Avenue and Lowry's Lane.

2. Mr. Healy of Representative Jennifer O'Mara's office received a call from Ms. Carol Losco regarding pedestrian safety and light issues on Lancaster Avenue at Conestoga Road and Old Eagle School Road.

   Township Engineer, Steve Norcini, spoke regarding items 1 and 2.
   Steve Norcini along with Superintendent Chris Flanagan met together on site. He stated that the traffic signal is working properly. Staff Traffic Committee reports no accident history at these locations. No change will be made at this time and visual and manual inspections of buttons will be performed.

3. Mr. Mark Akram has concerns about the truck traffic on Pennsylvania Avenue.

   Mr. Akram was present at this meeting. Mr. Akram stated his concerns of truck traffic on Pennsylvania Avenue. Highway Patrol Officer Ken Piree stated speed counter was up. Data collected proved that there was not a speeding issue at this location. Eighty-five percent percentile (85%) of vehicles were traveling 25mph. Mr. Akram requested signage for trucks saying "Local deliveries only". Staff Traffic stated that there had to be infrastructure damage to possibly allow this to occur and there is no sign of such.

4. Resident on Morris Road requests moving a Stop Sign which is located in front of his residence.

   Mr. Cecco was not present at this meeting, however, he emailed his concerns regarding this item. Commissioner Abel who was present at this meeting also spoke on his behalf. He stated that Mr. Cecco would like the stop sign removed entirely as it poses a problem of getting out of his driveway due to traffic. Commissioner Abel inquired as to the possibility of the stop sign being removed and replaced with a speed hump. Staff Traffic Committee stated this is not possible as it would be too close to an intersection. Township Engineer, Steve Norcini, stated that his recommendation was to not remove the Stop Sign in its current place. It was stated that there is a redesign of the island at this location in the future. Staff Traffic Committee stated they will continue to monitor for stop sign violations and truck traffic.

5. Bridge Strike Discussion – Possible New Ordinance.

   A possible New Bridge Strike Ordinance was discussed. It would include the driver of vehicle that hit bridge would be cited with fines, and then Township could get reimbursed for the costs of repair of the bridge. Solicitor will be notified as to validity and laws.

6. PennDOT Changes to Requests for Special Event State Road Closures.

   There was a discussion of the new process of requesting State Road Closures in Radnor Township. Primarily, it will be more complex as more information is being requested, more specific detailed maps, and longer periods of approval.

7. Brooke Road/safety.

   Ms. Grims was present at this meeting and discussed her concerns regarding speeding at this location. Sgt. Stiansen stated that the part of Brooke Road she is concerned about does not qualify for speed humps. A speed counter will be placed to collect data at this location. Commissioner Abel stated his concerns of a bus stop at this location as well. He also stated that data collected at this time may not be accurate due to the Darby Paoli Bridge being closed. Sgt. Stiansen stated she can begin the process of a Petition for the possibility of speed humps placed on Brooke Road assuming the data collected meets the criteria and qualifications to allow it. Highway Patrol Officer Alex Janoski added that there is minimal crash history at this location. In the meantime, Staff Traffic Committee will continue with speed enforcement at this location.

OLD BUSINESS

1. Speed Count in the 400 Block of Iven Avenue.

Highway Patrol Officer Ken Piree gave an update on the speed count on Iven Avenue. There is no speed issue reported. Eighty-five percentile (85%) is 32 vehicles, at 28 mph average speed.

See attached spreadsheet for pending issues

RADNOR TOWNSHIP POLICE DEPARTMENT
301 Iven Ave., Wayne, PA 19087

October 2020 Staff Traffic Status Report

Project Name	Project Information	Status Update
County Line Corridor Study (from Lancaster Avenue to Conestoga Road**)**	The County Line Corridor Study has been posted online.	The traffic signal for Montrose and County Line has been funded by Lower Merion and Radnor Township. Pennoni & Associates, the design firm, is revising the plans based on Penn DOT comments. It is anticipated bidding will occur Q4 of 2020, with construction in Q2-3 of 2021 (lead time for traffic signal equipment is up six months).
King of Prussia Rd & Eagle Rd intersection improvements	Submit joint application for DCED MTF grant with Cabrini & Eastern for left turn lanes on King of Prussia Road at Eagle Road/Pine Tree Rd	The design engineer is revising the plans baes on recently received Penn Dot comments. Bidding is anticipated late 2020, with construction in Q3 of 2021(lead time for traffic signal equipment is up six months) .

3850-FM-BCW0356 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-23013-279-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ (COMMISSIONERS) ~~(COUNCILMEN)~~ of Radnor (TOWNSHIP) ~~(BOROUGH) (CITY)~~, Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 210 N Aberdeen Associates, LLC (land developer) has proposed the development of a parcel of land identified as 208 North Aberdeen Avenue Subdivision (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Radnor Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the ~~(Supervisors)~~ (Commissioners) ~~(Councilmen)~~ of the (Township) ~~(Borough) (City)~~ of Radnor hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), Secretary, _____

Township Board of Commissioners ~~Supervisors (Borough Council) (City Councilmen)~~, hereby certify that the foregoing is a true copy of

the Township ~~(Borough) (City)~~ Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Township of Radnor
301 Iven Avenue
Wayne, PA 19087-5297
Telephone 610-688-5600

Seal of
Governing Body

Gannett Fleming

Excellence Delivered ***As Promised***

MEMORANDUM

Date: November 11, 2020

To: Steve Norcini, PE – Township Engineer

From: Roger Phillips, PE

cc: William White – Township Manager
Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore and Assoc.

RE: 208 North Aberdeen
Sewage Facilities Planning Module

The applicant for the above project has prepared a Sewage Facilities Planning Module to be submitted to the PA DEP. The applicant is proposing to construct six townhomes on the site. The total flow for this project is 1,575 GPD and the proposed flow will be 1,312.5 GPD since the site had one existing home.

This Planning Module must be approved by resolution by the Board of Commissioners prior to submission to the PA DEP.

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

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190
www.gannettfleming.com

HILBEC Engineering & Geosciences, LLC

Wastewater ▪ Stormwater ▪ Hydrogeologic ▪ Environmental ▪ Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 Fax: 610.873.6206
www.hilbec.com

SEWAGE FACILITIES PLANNING MODULES

COMPONENT 3J: Public Sewer Connection

PA DEP Code #1-23013-279-3J

Prepared for the Project Entitled:

208 North Aberdeen Avenue Subdivision

Radnor Township, Delaware County

Prepared for:

210 N. Aberdeen Associates, LLC
126 East State Street
Media, PA 19063

PROJECT LIMITATIONS:

I certify that I have directly performed and/or supervised the preparation of this report. All information contained herein is accurate to the best of my knowledge and any test procedures have been performed using accepted practices. HILBEC Engineering & Geosciences, LLC cannot and does not make claim, warranty or guarantee that surface and sub-surface site conditions other than described may be different at some time in the future and thus may affect these findings herein. Official plan & report copies have a raised seal.

For HILBEC Engineering & Geosciences, LLC
Kevin R. Sech, P.G., P.E.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEVIN R. SECH
ENGINEER
48080-E

Date Prepared: March 17, 2020

Last Revised: 9/2/2020 per Twp Review
11/12/2020 Add approved pages

APPENDIX SECTIONS:

Contents

APPENDIX SECTIONS: ..... *i*

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ALTERNATIVE ANALYSIS *2*

PRIME AGRICULTURAL SOILS NARRATIVE *3*

WETLANDS NARRATIVE *4*

MUNICIPAL TRANSMITTAL LETTER *5*

MUNICIPAL RESOLUTION *6*

PA DEP MAILER-CHECKLIST LETTER *7*

COMPONENT 3J CHECKLIST *8*

COMPONENT 3J PLANNING MODULES *9*

COMPONENTS 4A, 4B *10*

CAPACITY REQUEST FORM *11*

PNDI *12*

PHMC/SHPO DOCUMENTS *13*

WATER AVAILABILITY LETTER *14*

NEWSPAPER PROOF OF PUBLICATION *15*

MAPS *16*

SITE PLANS *17*

PROJECT NARRATIVE

HILBEC Engineering & Geosciences, LLC
Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

PROJECT NARRATIVE
SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J (Code #1-23013-279-3J)

208 NORTH ABERDEEN AVENUE SUBDIVISION
Radnor Township, Delaware County
Required by Section F

The developer, 210 N. Aberdeen Associates, LLC, is the owner of two adjacent tax parcels with the same address per the Delaware County tax records, being 210 N. Aberdeen Avenue. The southerly tax parcel #36-13-278 is a 0.46+/- acre lot which will be developed into six (6) townhomes and is noted as address #208 N. Aberdeen through a google location search. An existing vacant home on the lot will be razed while the rest of the property is open. The building on the northern tax parcel with the mailing address of #210 N. Aberdeen Ave. is located on tax parcel 36-13-282, will remain.

The project is situated on the westerly side of N. Aberdeen Avenue, approximately 150 feet north of the intersection with Pennsylvania Avenue. The project proposes a total of 6 Equivalent Dwelling Units (EDU) yet only 5 new EDU's are required as the one (1) existing home is already connected to the public facilities.

At a value per EDU of 262.5 gpd, the total flow is as follows for the 6 homes:

Proposed EDU's:	5 x 262.5 = 1,312.5 gpd
Existing EDU's:	1 x 262.5 = 262.5 gpd
Total EDU's:	**6**
Total Flow Based on EDU's:	1,575 GPD

Per the PA DEP Mailer, each EDU is 400 gpd for a total of 2,400.

The potable water supply will be provided by AQUA of Pennsylvania.

The townhomes will connect to the gravity collection main public sewer located within N. Aberdeen Avenue by individual gravity laterals from each unit. The public main within N. Aberdeen Avenue runs north to south toward Pennsylvania Avenue. The sewerage flows through Radnor Township, RHM facilities, Springfield Township, DELCORA, DCJA facilities, and to the Philadelphia SW treatment facility for final disposal.

The following information is presented in the order found in section F of Component 3:

1. The nature of the development is residential with six (6) single family townhomes.

2. Six lots comprise the development which is composed of 6 attached townhomes. The number of Equivalent Dwelling Units (EDU's) is based upon 400 GPD/EDU per PA DEP standards for a flow of 2,400 gpd and 262.5 gpd/EDU per municipal standards for a flow of 1,575 gpd. A total of six EDU's are based on one existing home (which will be razed) and five proposed.

3. The sewage will be discharged to the existing public collection facilities located within N. Aberdeen Avenue. The sewerage flows through Radnor Township, RHM facilities, Springfield Township, DCJA facilities, and to the Philadelphia SW treatment facility for final disposal.

4. Based upon the PA DEP Wastewater Facilities Manual, laterals are designed based on 4 persons per EDU. The population serviced by the 6 homes would be 24 persons.

5. The discharge will be to the public sewerage collection system within North Aberdeen Avenue with the final disposal at the Philadelphia SW treatment facility.

6. The project area is 0.46+/- acres.

7. The adjacent property to the north at 210 N. Aberdeen Avenue is under the same ownership as the developer but will remain.

8. No previous Act 537 planning activities are known.

ALTERNATIVE ANALYSIS

HILBEC Engineering & Geosciences, LLC
Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

ALTERNATIVE ANALYSIS NARRATIVE

SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J (Code #1-23013-279-3J)

208 NORTH ABERDEEN AVENUE SUBDIVISION
Radnor Township, Delaware County
Required by Section H

The alternative analysis is used to document to ultimate sewage disposal method for this tract over a five (5) year short term and the long term beyond five years. The area is served by public sewerage and no other means of sewage disposal is proposed or considered as this method is the designated use for the tract.

The following comments are provided in the order the questions are presented in section H of the component 3 module:

1. Connection to the existing public sewerage facilities situated within the roadway fronting the development is the ultimate means of sewage disposal to meet the long term needs of the project. Five (5) new EDU's are requested while one (1) EDU is utilized by the existing home for a total of six (6) EDU's.

2. Land uses surrounding this property are mainly residential and commercial to the west. All properties are believed to be connected to the public facilities.

3. No sewage facilities on adjacent or nearby lots are known to require improvement to their sewage facilities as all are connected to public facilities. No sanitary sewage overflows have been documented in the area.

4. The area is designated for public sewerage facilities.

5. No sewage management program is necessary as the area is served by public sewage disposal.

6. Potential alternatives to the connection to public facilities include any land-based application method as the soils are generally suitable for land application. However, as the connection to the public facilities is the ultimate method for the area, other alternatives are not required.

7. The proposed connection to public facilities is the ultimate method of sewage disposal for the area and was chosen to meet the ultimate disposal needs of the project.

8. Each lot owner will be responsible for the operation and maintenance of the sewer connections via laterals to the public facilities. The laterals outside of the road right-of-way will remain under the ownership of each lot while the public facilities within the road right of way will remain under the ownership and responsibility of the municipality.

9. No other alternatives were considered for this project as it conforms to the sewage disposal methods in place for the surrounding area.

PRIME AGRICULTURAL SOILS NARRATIVE

HILBEC Engineering & Geosciences, LLC
Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

PRIME AGRICULTURAL LAND NARRATIVE

SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J (Code #1-23013-279-3J)

208 NORTH ABERDEEN AVENUE SUBDIVISION
Radnor Township, Delaware County
Required by Section G5

The soils underlying the project are based on the NRCS web mapping tool.

One soil type is mapped on the site; the Made Land (Md) soil series comprises the entirety of the property.

Md: Made Land soils are derived from gabbro and diabase materials on 0% to 8% slopes.

The Md soils are not classified as Prime Agricultural Soils.

The property is situated in an urban environment where croplands are not typical, irrespective of the soil designation.

WETLANDS NARRATIVE

HILBEC Engineering & Geosciences, LLC
Wastewater, Stormwater, Hydrogeology, Environmental, Testing & Design

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

WETLANDS NARRATIVE

SEWAGE FACILITIES PLANNING MODULES
COMPONENT 3J (Code #1-23013-279-3J)

208 NORTH ABERDEEN AVENUE SUBDIVISION
Radnor Township, Delaware County
Required by Section G4

No wetlands exist on the property.

MUNICIPAL TRANSMITTAL LETTER

3850-FM-BCW0355 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 1-23013-279-3J	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PA DEP
2 E. Main Street
Norristown, PA 19401

Date 9/2/2020

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Kevin R. Sech, P.G., P.E. *(Name)*
of HILBEC Engineering & Geosciences, LLC *(Title)* for 208 North Aberdeen Avenue Subdivision *(Name)*
a subdivision, ~~commercial ,or industrial facility~~ located in Radnor Township
Delaware *(City, Borough, Township)* County.

Check one

☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 *Pa. Code* Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 *Pa. Code* Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

☒ Resolution of Adoption
☒ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☒ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☒ 4A Municipal Planning Agency Review
☒ 4B County Planning Agency Review
☐ 4C County or Joint Health Department Review

Municipal Secretary (print) *Signature* *Date*

MUNICIPAL RESOLUTION

3850-FM-BCW0356 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
1-23013-279-3J

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE ~~(SUPERVISORS)~~ (COMMISSIONERS) ~~(COUNCILMEN)~~ of Radnor (TOWNSHIP) ~~(BOROUGH) (CITY)~~, Delaware COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS 210 N Aberdeen Associates, LLC (land developer) has proposed the development of a parcel of land identified as

208 North Aberdeen Avenue Subdivision (name of subdivision), and described in the attached Sewage Facilities Planning Module, and

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, Radnor Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the ~~(Supervisors)~~ (Commissioners) ~~(Councilmen)~~ of the (Township) ~~(Borough) (City)~~ of Radnor hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), Secretary, _____

Township Board of Commissioners ~~Supervisors (Borough Council) (City Councilmen)~~, hereby certify that the foregoing is a true copy of

the Township ~~(Borough) (City)~~ Resolution # _____, adopted, _____, 20_____.

Municipal Address:

Township of Radnor
301 Iven Avenue
Wayne, PA 19087-5297
Telephone 610-688-5600

Seal of
Governing Body

PA DEP MAILER-CHECKLIST LETTER

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

November 27, 2019

Mr. Kevin Sech
Hilbec Engineering &
Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335-2257

Re: Application for Planning Modules
Checklist Letter – Component 3
208-210 North Aberdeen Avenue Subdivision
DEP Code No. 1-23013-279-3J
Radnor Township
Delaware County

Dear Mr. Sech:

In response to your application mailer, this checklist letter outlines what is required to be submitted to the municipality and the Department of Environmental Protection ("DEP") as a complete module packet for the proposed development. Your development proposes 6 townhouse units that will be served by a connection to sewer.

Sewage Facilities Planning Module forms are available online at www.dep.pa.gov. At the top of the page, select *Businesses*, then *Water*. On the right-side of the page, select the following: *Bureau of Clean Water*; *Wastewater Management*; *Act 537*; and *Sewage Facilities Planning*. Select the appropriate forms from the center of the page.

Please select the following forms for this project and enter the above referenced DEP Code Number on the first page of each form:

Sewage Facilities Planning Module Transmittal Letter, Form 3800-FM-BCW0355
Sewage Facilities Planning Module Resolution, Form 3800-FM-BCW0356
Sewage Facilities Planning Module Component 3, Form 3800-FM-BPNPSM0353
- Instructions
- Form

Sewage Facilities Planning Module Component 4
- 4A-Municipal Planning Agency Review, Form 3850-FM-BCW0362A
- 4B-County Planning Agency Review, Form 3850-FM-BCW0362B

Please submit the completed planning modules and supporting information to the municipality or municipalities in which the project is located. DEP must receive 1 copy of the completed planning module. Please answer all questions within the planning module. Do not simply

answer "N/A" or "Not Applicable". If you feel a question does not apply, explain all reasons to support that answer. For this project, Section J must be completed.

Please pay careful attention to the public notification requirements in the planning module forms, the instructions for completing the planning modules, and Chapter 71, Section 71.53. Be advised that Section 71.53(d)(6) and Item 10 in Section P of Component 3 require public notification when the proposal involves one or more of the following:

1. The project is inconsistent with Chapter 94 municipal wasteload management plans submitted to DEP.

2. The project proposes a point source discharge into high quality or exceptional value waters.

3. Potential conflicts have been identified by the Pennsylvania Natural Diversity Inventory and are not resolved by the appropriate agency. Please note that publication is required even if a mitigation plan is in place.

4. Potential conflicts with historical resources have been identified by the Pennsylvania Historical and Museum Commission.

5. The project proposes sewage facilities that will encroach on wetlands.

6. The applicant, the municipality, or one of the reviewing agencies has identified conflicts with prime agricultural land policies.

7. The project has conflicts with municipal or county comprehensive plans.

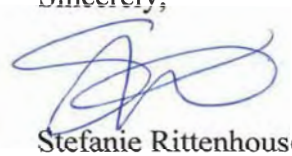
Please refer to the Standard Operating Procedures (SOP) that govern Act 537 sewage facilities planning module reviews. The SOPs can be found on the DEP website at http://www.dep.pa.gov/Business/ProgramIntegration/DecisionGuarantee/Pages/StandardOperatingProcedures.aspx. Consistent with the SOP, DEP may disapprove an administratively incomplete planning module submission. Please use the checklist provided in this letter below to guide both you and the municipality in providing an administratively complete planning module submission to DEP for review.

A copy of this letter should be attached to the planning module when submitted through the municipality to DEP. This letter is to be used by the applicant (or the applicant's authorized representative) as a checklist and guide to completing the planning modules and does not supersede the rules and regulations found in Chapter 71. The municipality must submit a complete module package. (See end of letter for applicant and municipal certification statements.)

In all cases, address the immediate and long range sewage disposal needs of the proposal and comply with 25 Pa. Code, Chapter 71, Subchapter C relating to New Land Development Plan Revisions.

If you have any questions concerning the information required, please contact me at 484.250.5186 or at SteRittenh@pa.gov and refer to the project name and DEP Code No. as referenced above.

Sincerely,



Stefanie Rittenhouse
Sewage Planning Specialist 2
Clean Water

cc: Delaware County Planning Department
Mr. Zeinkowski - Radnor Township
210 N. Aberdeen Associates, LLC.
Mr. Fulton – Springfield Township
Mr. Lutz - Upper Darby Township
DCJA
DELCORA
Mr. Ponert - City of Philadelphia Water Department
Planning Section
Re 30

210 N Aberdeen Associates, LLC

Applicant Checklist (✓ or N/A)	Materials Required to be Included in the Planning Package	DEP Completeness Review
DEP Checklist Letter		
X	DEP checklist letter is attached with items checked off by the applicant (or applicant's authorized representative) as included	
X	DEP checklist letter certification statement completed and signed	
Transmittal Letter (Form 3800-FM-BPNPSM0355)		
X	Transmittal Letter is attached, completed and the appropriate boxes in Section (i) are checked.	
X	Transmittal Letter is signed by the municipal secretary	
Resolution of Adoption (Form 3800-FM-BPNPSM0356)		
X	Resolution of Adoption is attached and completed	
X	Resolution of Adoption is signed by the municipal secretary	
X	Resolution of Adoption has a visible municipal seal	
Component 4A - Municipal Planning Agency Review (Form 3800-FM-BPNPSM0362A)		
X	Component 4A is attached, completed and signed	
NONE	Municipal Responses to Component 4A comments are included	
Component 4B – County Planning Agency Review (Form 3800-FM-BPNPSM0362B)		
X	Component 4B is attached, completed and signed	
NONE	Municipal Responses to Component 4B comments are included	
Component 4C – County or Joint Health Department Review (Form 3800-FM-BPNPSM0362C)		
No Department	Component 4C is attached, completed and signed	
No Department	Municipal Responses to Component 4C comments are included	
Component 3 Sewage Facilities Planning Module (Form 3800-FM-BPNPSM0353)		
Section A: Project Information		
X	Section A.1. The Project Name is completed	
X	Section A.2. The Brief Project Description is completed	
Section B: Client Information		
X	Client Information is completed	
Section C: Site Information		
X	Site Information is completed	
X	A copy of the 7.5 minute USGS Topographic map is attached with the development site outlined, as required by the instructions and the checklist	
Section D: Project Consultant Information		
X	Project Consultant Information is completed	
Section E: Availability of Drinking Water Supply		
X	The appropriate box is checked in Section E	
X	For existing public water supplies, the name of the company is provided	

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X	For public water supplies, the certification letter from the public water company is attached	
Section F: Project Narrative		
X	The Project Narrative is attached	
X	All information required in the module directions has been addressed	
Section G: Proposed Wastewater Disposal Facilities		
X	Section G.1.a. The collection system boxes are checked	
X	The Pennsylvania Clean Streams Law (CSL) permit number is provided for existing systems	
X	Section G.1.b. The questions on the collection system are completed	
X	Section G.2.a. The appropriate treatment facility box is checked	
X	For existing treatment facilities, the name is provided	
X	For existing treatment facilities, the NPDES permit number is provided	
X	For existing treatment facilities, the CSL permit number is provided	
Existing	For new treatment facilities, the discharge location is provided	
X	Section G.2.b. The certification statement has been completed and signed by the wastewater treatment facility permittee or their representative	
X	Section G.3. The plot plan is attached and contains all items in the module instructions under Section G.3	
X	The plot plan will show the proposed sewer facilities, sewer extension and/or point of connection to the existing sewer line or point of discharge	
no Easements	Copies of easement(s) or right-of-way(s) are attached	
X	Section G.4. The boxes are checked regarding Wetland Protection	
X	Section G.5. The boxes are checked regarding Primary Agricultural Land	
X	Section G.6. The boxes are checked confirming consistency with the Historic Preservation Act	
SHPO Form	The Cultural Resources Notice (CRN) (Form 0120-PM-PY0003) is attached	
X	A return receipt for its submission to the PHMC is attached	
X	The PHMC review letter is attached	
X	Section G.7. The boxes are checked regarding Pennsylvania Natural Diversity Inventory (PNDI)	
X	Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt is attached	

X	PNDI Review Receipt, if no potential impacts identified, is not older than 2 years	
No Impacts	All supporting resolution documentation from jurisdictional agencies (when necessary) is attached and not older than 2 years	
No Impacts	A completed PNDI Large Project Form (PNDI Form) (Form 8100-FM-FR0161) is attached with all supplemental materials and DEP is requested to complete the search.	
Section H: Alternative Sewage Facilities Analysis		
X	The Alternative Sewage Facilities Analysis is attached	
X	All information required in the module directions has been addressed	
Section I: Compliance with Water Quality Standards and Effluent Limitations		
Not HQ or EV	The box is checked regarding Waters Designated for Special Protection	
X	The Social or Economic Justification is attached	
No Impairment	The box is checked regarding Pennsylvania Waters Designated As Impaired	
No Discharge	The box is checked regarding Interstate and International Waters	
No Discharge	The box is checked regarding Tributaries to the Chesapeake Bay and the required information is provided	
No Discharge	The Name of Permittee Agency, Authority, Municipality and the Initials of Responsible Agent are provided	
Existing Plant	If discharge to an intermittent stream, dry swale or manmade ditch is proposed, provide evidence that a certified letter has been sent to each owner of property over which the discharge will flow until perennial conditions are met	
Section J: Chapter 94 Consistency Determination		
X	A map showing the path of the sewage to the treatment facility and the location of the discharge is provided	
X	Section J.1. The Project Flows are provided	
X	Section J.2. The permitted, existing, and projected average and peak flows are provided in the table for collection, conveyance and treatment facilities	
X	Section J.3.a. The appropriate box is checked indicating capacity in the Collection and Conveyance Facilities	
X	Section J.3.b. The Collection System information is completed, signed and dated	
X	Section J.3.b. The Conveyance System information is completed, signed and dated	
X	Section J.4.a. The appropriate box is checked regarding projected overloads at the Treatment Facility	

X	Section J.4.b. The Treatment Facility information is completed, signed and dated	
NA	The Permittee of the wastewater treatment facility has submitted a Chapter 94 Wasteload Management Report, which includes the information for the collection and conveyance system to serve this project	
NA	An acceptable Wasteload Management Report Corrective Action Plan (CAP) and schedule has been submitted, as well as a connection management plan	
NA	A letter from the permittee, which grants allocations to the project consistent with the CAP, and a copy of the connection management plan has been submitted	
NA	Letter indicating the treatment plant is an interim regional treatment facility is attached	
Section K: Treatment and Disposal Options		
Existing Plant	For proposed treatment facilities, the appropriate box is checked indicating the selected Treatment and Disposal Option	
Section L: Permeability Testing		
NA	The Permeability Testing information is attached	
Section M: Preliminary Hydrogeologic Study		
NA	The Preliminary Hydrogeologic Study is attached	
Not Req'd	The Preliminary Hydrogeologic Study is signed and sealed by a Professional Geologist	
Section N: Detailed Hydrogeologic Study		
Not Req'd	The Detailed Hydrogeologic Study is attached	
Not Req'd	The Detailed Hydrogeologic Study is signed and sealed by a Professional Geologist	
Section O: Sewage Management		
X	Section O.1. The box is checked indicating municipal or private facilities	
X	If municipal, the remainder of Section O is not applicable	
NA	If private, the required analysis and evaluation of sewage management options is attached	
X	Section O.2. The appropriate box is checked regarding the use of nutrient credits or offsets	
X	Section O.3. The Project Flows for the private facilities are provided	
NA	Section O.4.a. The appropriate box is checked indicating capacity in the existing private Collection and Conveyance Facilities	
NA	Section O.4.b. The private Collection System information is completed, signed and dated	
NA	Section O.4.c. The private Conveyance System information is completed, signed and dated	

210 N Aberdeen Associates, LLC

NA	Section O.5.a. The appropriate box is checked regarding projected overloads at the private Treatment Facility	
NA	Section O.5.b. The private Treatment Facility information is completed, signed and dated	
NA	Section O.6. The box is checked indicating the municipality will assure proper operation and maintenance of the proposed private facilities	
NA	The required documentation of sewage management is attached	
Section P: Public Notification Requirement		
Not Req'd	All Public Notification boxes in this section are checked	
Not Req'd	The public notice is attached, if public notification is necessary	
Not Req'd	All comments received as a result of the notice are attached	
Not Req'd	The municipal responses to these comments are attached	
Not Req'd	The box is checked indicating that no comments were received, if valid	
Section Q: False Swearing Statements		
X	The planning module preparer's false swearing statement is completed and signed	
Section R: Planning Module Review Fee		
X	The correct fee has been calculated	
	The correct fee has been paid	
	The request for fee exemption has been checked	
	The deed reference information is provided to support the fee exemption	
Completeness Checklist		
X	The module completeness checklist is included	
X	All completeness items have been checked as included by the municipality, as appropriate	
X	The Municipal Official has signed and dated the checklist	

CERTIFICATION STATEMENT

I certify that this submittal is complete and includes all requested items. I understand that failure to submit a complete module package may result in a denial of the application.

Signed: Kevin R. Sech Date: 03/17/2020 REV 9-2-2020
Applicant (or Applicant's authorized representative)

Signed: _____ Date: _____
Municipal Secretary

COMPONENT 3J CHECKLIST

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

208 North Aberdeen Avenue Subdivision

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- [X] Name and Address of land development project.
- [X] U.S.G.S. 7.5 minute topographic map with development area plotted.
- [X] Project Narrative.
- [X] Letter from water company (if applicable).
- [X] Alternative Analysis Narrative.
- [X] Details of chosen financial assurance method.
- [X] Proof of Public Notification (if applicable).
- [X] Name of existing collection and conveyance facilities.
- [X] Name and NPDES number of existing treatment facility to serve proposed development.
- [X] Plot plan of project with required information.
- [X] Total sewage flows to facilities table.
- [X] Signature of existing collection and/or conveyance Chapter 94 report preparer.
- [X] Signature of existing treatment facility Chapter 94 report preparer.
- [ ] ~~Letter granting allocation to project (if applicable).~~
- [X] Signature acknowledging False Swearing Statement.
- [X] Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- [ ] ~~Information on selected treatment and disposal option.~~
- [ ] ~~Permeability information (if applicable).~~
- [ ] ~~Preliminary hydrogeology (if applicable).~~
- [ ] ~~Detailed hydrogeology (if applicable).~~

Municipal Action

- [X] Component 3 (Sewage Collection and Treatment Facilities).
- [X] Component 4 (Planning Agency Comments and Responses).
- [ ] ~~Proof of Public Notification.~~
- [ ] ~~Long-term operation and maintenance option selection.~~
- [ ] ~~Comments, and responses to comments generated by public notification.~~
- [X] Transmittal Letter

_____
Signature of Municipal Official

_____
Date submittal determined complete

COMPONENT 3J PLANNING MODULES

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.
1-23013-279-3J

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	**CLIENT ID #**	**SITE ID #**	**APS ID #**	**AUTH ID #**
1-23013-279-3J				

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked ☒.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 208 North Aberdeen Avenue Subdivision

2. Brief Project Description Construction of six (6) residential townhomes

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
Radnor	Delaware	☐	☐	☒

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
White	William			Twp Mgr

Additional Individual Last Name	First Name	MI	Suffix	Title
Hagan	Peggy			Exc Asst to Twp Mgr

Municipality Mailing Address Line 1	Mailing Address Line 2
301 Iven Avenue	

Address Last Line -- City	State	ZIP+4
Wayne	PA	19087

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
610-688-5600		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

208 North Aberdeen Avenue Subdivision

Site Location Line 1	Site Location Line 2
208 N Aberdeen Avenue	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Wayne	PA	19087	40.045993	75.381500

Detailed Written Directions to Site Route 30 east from the intersection with Conestoga Road. North onto N Aberdeen Ave. Property on wester sdie of the road just one parcel south of the intersection of N Aberdeen Avenue and Aberdeen Terrace.

Description of Site 0.46+/- Acre parcel with and existing home which will be demolished, cover is gravel and grass

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Flynn	Christy			484-614-5876	

Site Contact Title	Site Contact Firm (if none, leave blank)
Developer	210 N. Aberdeen Associates, LLC
FAX	Email
	cflynn@rockwellcustom.com

Mailing Address Line 1	Mailing Address Line 2
126 East State Street	

Mailing Address Last Line -- City	State	ZIP+4
Media	PA	19063

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name	First Name	MI	Suffix
Sech	Kevin	R	

Title	Consulting Firm Name
Engineer-Geologist	HILBEC Engineering & Geosciences, LLC

Mailing Address Line 1	Mailing Address Line 2
26 Beaver Run Road	

Address Last Line – City	State	ZIP+4	Country
Downingtown	PA	19335-2257	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
krsech@hilbec.com	484-888-8700		

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: AQUA Pennsylvania, Inc.

F. PROJECT NARRATIVE (See Section F of instructions)

☒ A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

Existing gravity public tap in

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☐ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number not defined per the municipality

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 6

Connections 1 existing and 5 new

Name of:

existing collection or conveyance system System not named

owner Radnor Township

existing interceptor RHM Interceptor

owner Radnor-Haverford-Marple Sewer Authority

2. **WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Philadelphia SW Water Pollution Control Facility

NPDES Permit Number for existing facility PA26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude NA Longitude NA

b. The following certification statement must be completed and signed by the wastewater treatment facility permitee or their representative.

As an authorized representative of the permittee, I confirm that the Philadelphia SW Water Control Facility (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Philadelphia Water Dept.

Name of Responsible Agent ERIC PONERT, S.E.O.

Agent Signature E Pat Date 7/28/20

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

a. Existing and proposed buildings.
b. Lot lines and lot sizes.
c. Adjacent lots.
d. Remainder of tract.
e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
h. Existing and proposed rights-of-way.
i. Existing and proposed buildings, streets, roadways, access roads, etc.
j. Any designated recreational or open space area.
k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
m. Prime Agricultural Land.
n. Any other facilities (pipelines, power lines, etc.)
o. Orientation to north.
p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
q. Soils types and boundaries when a land based system is proposed.
r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

	YES	NO	
a.	☐	☒	Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
b.	☐	☒	Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES	NO	
☐	☒	Will the project involve the disturbance of prime agricultural lands? If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP. If no, prime agricultural land protection is not a factor to this project.
☒	☐	Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES	NO	
☒	☐	Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select “subject” then select “technical guidance”). As a minimum this includes copies of the completed Cultural Resources Notice

(CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. **PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES**

Check one:

☒ The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

☐ A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us , and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

☒ An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. **Waters designated for Special Protection**

☐ The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. **Pennsylvania Waters Designated As Impaired**

☐ The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. **Interstate and International Waters**

☐ The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4 **Tributaries To The Chesapeake Bay**

☐ The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permitee. The permitee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

Radnor Twp

3800-FM-BPNPSM0353 Rev. 2/2015
Form

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1575 gpd Project total 1,575 GPD proposed new flow 1,312.50 GPD

2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	749,000	1,872,000	476,000	1,190,000	479.150	1,197,875
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality Radnor Township

Name of Responsible Agent Stephen J. Norcini, PE Township Engineer

Agent Signature _____ Date 11-11-20

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1,312.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

		a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
		Average	Peak	Average	Peak	Average	Peak
	Collection						
M.G.D.	Conveyance	16.8	20.0	6.0	6.5	10.0	15.0
	Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality Radnor Township

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

Philadelphia SW Treatment Facility

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1312.5 new gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment *	200	400	165.6	186.4	172.9	196

3. Collection and Conveyance Facilities * (MGD) PHILA. SWWPCP

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1312.5 new gpd **1,575 total (1 existing home and 5 new homes)**
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	**Peak**	**Average**	**Peak**	**Average**	**Peak**
Collection						
Conveyance	21699503	29669503	21632953.7	29602953.7	21469225	29439225
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1312.5 new gpd **1,575 total (1 existing home and 5 new homes)**
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	30.0 MGD	60.0 MGD	18.13 MGD	38.24 MGD	19.30 MGD	40.71 MGD
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

RHM

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority

Name of Responsible Agent David Adams

Agent Signature

Date 4-7-2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

Philadelphia SW Treatment Facility

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent ERIC POWERT, S.E.O.

Agent Signature [signature]

Date 7/28/20

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

DCJA

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality PAROBY CREEK JOINT AUTHORITY

Name of Responsible Agent CHARLES J. CATANIA JR

Agent Signature

Date 6/26/2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent

Agent Signature

Date

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

DELCORA

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality DELCORA

Name of Responsible Agent Robert Willert

Agent Signature Robert Willert

Date June 4, 2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☐	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

☐ N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

☐ The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponser), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

	Yes	No	
1.	☐	☒	Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows 1575 gpd

	Yes	No	
3.	☐	☒	Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to puchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

b. Collection System
Name of Responsible Organization _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

c. Conveyance System
Name of Responsible Organization _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

	Yes	No	
a.	☐	☐	If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

6. ☒ The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

	Yes	**No**	
1.	☐	☒	Does the project propose the construction of a sewage treatment facility ?
2.	☐	☒	Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3.	☐	☒	Will the project result in a public expenditure for the sewage facilities portion of the project in excess of $100,000?
4.	☐	☒	Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5.	☐	☒	Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6.	☐	☒	Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7.	☐	☒	Does the project involve a major change in established growth projections?
8.	☐	☒	Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities discharge into high quality or exceptional value waters?

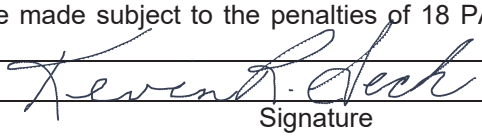
☐ Attached is a copy of: **NO PUBLIC NOTICE NECESSARY**

- ☐ the public notice,
- ☐ all comments received as a result of the notice,
- ☐ the municipal response to these comments.

☐ No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Kevin R. Sech, P.G., P.E. for HILBEC Engineering	
Name (Print)	Signature
Consulting Engineer - Geologist	3/17/2020 REV 9-2-2020
Title	Date
26 Beaver Run Road, Downingtown, PA 19335-2257	4848888700
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

☒ I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.

☐ I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of $_____ payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.

☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

   #_____ Lots (or EDUs) X $50.00 = $ _____

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.

2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

   A. A new surface discharge greater than 2000 gpd will use a flat fee:

   $ 1,500 per submittal (non-municipal)
   $ 500 per submittal (municipal)

   B. An increase in an existing surface discharge will use:

   #_____ Lots (or EDUs) X $35.00 = $ _____

   to a maximum of $ 1,500 per submittal (non-municipal) or $ 500 per submittal (municipal)

   The fee is based upon:

   - The number of lots created or number of EDUs whichever is higher.
   - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
   - For non-single family residential projects, EDUs are calculated using projected population figures

   C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

   $ 1,500 per submittal (non-municipal)
   $ 500 per submittal (municipal)

COMPONENTS 4A, 4B

Component 4A for
MUNICIPAL PLANNING

(Office): 484-888-8700 26 Beaver Run Road, Downingtown, PA 19335-2257 www.hilbec.com

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-23013-279-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
208 North Aberdeen Avenue Subdivision

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency October 12, 2020
2. Date review completed by agency November 2, 2020

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies
☒	☐	3.	Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies
☒	☐	4.	Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
☒	☐	5.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts
☒	☐	6.	Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts
☐	☒	7.	Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts
☒	☐	8.	Is there a municipal zoning ordinance?
☒	☐	9.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies
☐	☒	10.	Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
☒	☐	11.	Have all applicable zoning approvals been obtained?
☒	☐	12.	Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☒	☐	13.	Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14.	Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☒	☐	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☒	☐		If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies

17. Name, title and signature of planning agency staff member completing this section:

Name: John Lord

Title: Chairperson

Signature: _____

Date: 11/2/2020

Name of Municipal Planning Agency: Radnor Township Planning Commission

Address 301 Iven Avenue, Wayne, PA 19087-5297

Telephone Number: 610-688-5600

SECTION D. ADDITIONAL COMMENTS (See Section D of Instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

Component 4B for
COUNTY PLANNING

(Office): 484-888-8700 26 Beaver Run Road, Downingtown, PA 19335-2257 www.hilbec.com

DELAWARE COUNTY PLANNING DEPARTMENT

1055 East Baltimore Pike, Media, Pennsylvania 19063
Phone: 610-891-5200 Fax: 610-891-5203 Email: planning_department@co.delaware.pa.us

Application for Act 537 Review

Please type or print legibly

DEVELOPER/APPLICANT

Name 210 N. Aberdeen Associates, LLC c/o Christy Flynn Phone 484-614-5876
Address 126 East State Street, Media, PA 19063
Name of Development 208 North Aberdeen Avenue Subdivision DEP # 1-23013-279-3J
Date of Act 247 Review 7/17/2020 DCPD File # 34-7534-20

PLANNING MODULE PREPARER

Name Kevin R. Sech, P.G., P.E. for HILBEC Engineering & Geosciences, LLC Phone 484-888-8700
Address 26 Beaver Run Road, Downingtown, PA 19335-2257 krsech@hilbec.com

Type of Review (check 2 boxes)	Proposed Method of Treatment
☑ Initial Submittal	☑ Sewer tap-in
☐ Minor Revision Resubmittal	☐ Sewer extension/new collection system
☐ Major Revision Resubmittal	☐ Individual on-lot or new replacement system
	☐ Multiple on-lot system
☑ Standard Form (Component 1, 2, 3)	☐ Community system or new plant
☐ Private Request	
☐ Municipal Base Plan or Ordinance	

Water: ☐ Private ☑ Public
Use: ☐ Commercial/Industrial ☐ Institutional ☑ Residential
EDUs 6 # of Connections 6 Projected Flow 1575 Acreage 0.46+/-

Statement of Intent An existing single home will be razed and six (6) attached single family townhomes will be constructed.
The gravity public sewer exists at the front of the property within N. Aberdeen Ave., and exch building will have their own lateral connection.

Has a copy of this module been forwarded to:
All tributary authorities or SEOs, as required? ☑ Yes ☐ No
PA Historical and Museum Commission, if required? ☑ Yes ☐ No ☐ N/A

MUNICIPALITY'S SECTION (Application Will Not Be Accepted Without Original Signature)

Municipality Radnor Township
Address 301 Iven Avenue, Wayne, PA 19087-5297
Municipal Official Stephen F. Norcini, Township Engineer Phone 610-688-5600
Official's Signature [signature] Date 9/8/2020

FOR DCPD USE ONLY

Date Received ☐ Complete ☐ Incomplete
Date DCPD Comments Due Staff Initials
Review Fee: Amount Check No.
Date Received Received By

DELAWARE COUNTY PLANNING DEPARTMENT

1055 E. Baltimore Pike – Suite 100
Media, PA 19063
Phone: (610) 891-5200
Email: planning_department@co.delaware.pa.us

COUNCIL

BRIAN P. ZIDEK
CHAIRMAN

DR. MONICA TAYLOR
VICE CHAIR

KEVIN M. MADDEN
ELAINE PAUL SCHAEFER
CHRISTINE A. REUTHER

LINDA F. HILL
DIRECTOR

October 8, 2020

William White, Municipal Manager
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Act 537 Review
208 North Aberdeen Avenue Subdivision
Radnor Township
DEP #1-23013-279-3J

Dear Mr. White:

The Delaware County Planning Department (DCPD) has completed its review of the planning module for 208 North Aberdeen Ave Subdivision. The proposed plan calls for the construction of 6 townhomes on a 0.46-acre lot. An existing vacant home on the lot will be razed. The project proposes a total of 6 EDU's, a net of 5 new EDU's. Individual gravity laterals will connect the 6 townhomes to the gravity collection main public sewer located in North Aberdeen Ave. Waste will flow through Radnor Township, RHM facilities, Springfield Township, DELCORA, DCJA facilities, and to the Philadelphia SW treatment facility for treatment. DCPD has no objection to the proposed method of wastewater disposal.

Enclosed is the completed DEP Component 4B County Planning Agency Review Form.

If you have any questions or require additional information, please do not hesitate to contact me at (610) 891-4910.

Sincerely,

Anne Stauffer
Senior Planner

Enclosures: (1) Completed DEP Review Form

cc: PA Department of Environmental Protection
HILBEC Engineering & Geosciences, LLC
210 N. Aberdeen Associates, LLC

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:
1-23013-279-3J

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4B - COUNTY PLANNING AGENCY REVIEW
(or Planning Agency with Areawide Jurisdiction)

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning package and one copy of this *Planning Agency Review Component* should be sent to the county planning agency or planning agency with areawide jurisdiction for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name
208 North Aberdeen Avenue Subdivision

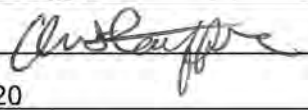
SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county planning agency 9/14/20
2. Date plan received by planning agency with areawide jurisdiction _____
   Agency name _____
3. Date review completed by agency 10/8/20

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No		
☒	☐	1.	Is there a county or areawide comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101 *et seq.*)? *Delaware County 2035 was adopted on November 27, 2013. Responses to #2, #3, #4, & #5 are based on this plan.*
☒	☐	2.	Is this proposal consistent with the comprehensive plan for land use?
☒	☐	3.	Does this proposal meet the goals and objectives of the plan?
			If no, describe goals and objectives that are not met
☒	☐	4.	Is this proposal consistent with the use, development, and protection of water resources?
			If no, describe inconsistency
☒	☐	5.	Is this proposal consistent with the county or areawide comprehensive land use planning relative to Prime Agricultural Land Preservation?
			If no, describe inconsistencies:
☐	☒	6.	Does this project propose encroachments, obstructions, or dams that will affect wetlands? *Response based on information contained in the National Wetlands Inventory Maps and review of the site development plan.*
			If yes, describe impact
☐	☒	7.	Will any known historical or archeological resources be impacted by this project? *Response based on information contained in the Delaware County Preservation Planning files and documents.*
			If yes, describe impacts
☐	☒	8.	Will any known endangered or threatened species of plant or animal be impacted by the development project? *Response based on information from the Natural Heritage Inventory of Delaware County.*
			If yes, describe impacts
☐	☒	9.	Is there a county or areawide zoning ordinance?
☐	☐	10.	Does this proposal meet the zoning requirements of the ordinance?
			If no, describe inconsistencies Not applicable

SECTION C. AGENCY REVIEW (continued)

Yes	No		
☐	☐	11.	Have all applicable zoning approvals been obtained? Unknown, subject to municipal approval.
☒	☐	12.	Is there a county or areawide subdivision and land development ordinance? *The Delaware County Subdivision & Land Development Ordinance is used by some, but not all municipalities. It* is not *applicable to this municipality.*
☐	☐	13.	Does this proposal meet the requirements of the ordinance? Not Applicable If no, describe which requirements are not met
☒	☐	14.	Is this proposal consistent with the municipal Official Sewage Facilities Plan? If no, describe inconsistency
☐	☒	15.	Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe
☐	☒	16.	Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐		If yes, is the proposed waiver consistent with applicable ordinances. If no, describe the inconsistencies Not applicable
☒	☐	17.	Does the county have a stormwater management plan as required by the Stormwater Management Act? *Only for the Ridley, Chester, Darby, and Crum Creek watersheds. This project is located in the Darby Creek watershed.*
☒	☐		If yes, will this project plan require the implementation of storm water management measures?
		18.	Name, Title and signature of person completing this section: Name: Anne Stauffer Title: Senior Planner Signature:  Date: 10/8/20 Name of County or Areawide Planning Agency: Delaware County Planning Department Address: Court House & Government Center, 201 W. Front Street, Media, PA 19063 Telephone Number: 610-891-4910

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.
This component and any additional comments are to be returned to the applicant.

Comments begin on the next page.

See following email indicating there are no additional comments

Subject: RE: 208 N Aberdeen Ave Component 4B
From: "Stauffer, Anne" <StaufferA@co.delaware.pa.us>
To: "Sech, Kevin" <krsech@hilbec.com>,Patty Kaufman <pkaufman@gfnet.com>,"Roger A. Phillips" <rphillips@gfnet.com>
Date Sent: Friday, October 30, 2020 1:12:01 PM GMT-04:00
Date Received: Friday, October 30, 2020 1:12:03 PM GMT-04:00

Mr. Sech,

That is correct, there are no comments for the Component 4B for 208 N Aberdeen Ave in Radnor Township. That's a remnant of our template that has caused confusion. Do you need a new form, or is this email sufficient?

Thanks,
Anne

Anne Stauffer
Senior Planner
Delaware County Planning Department
First Floor, 1055 E. Baltimore Pike, Media, PA 19063
Phone: (610) 891-4910 | Email: StaufferA@co.delaware.pa.us
Website: www.delcopa.gov/planning

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From: Sech, Kevin <krsech@hilbec.com>
Sent: Friday, October 30, 2020 9:44 AM
To: Stauffer, Anne <StaufferA@co.delaware.pa.us>; Patty Kaufman <pkaufman@gfnet.com>; Roger A. Phillips <rphillips@gfnet.com>
Subject: Re: 208 N Aberdeen Ave Component 4B

Ms. Stauffer:

It was brought to my attention that the second page of Component 4B for 208 N Aberdeen Ave in Radnor Township notes that "Comments begin on the next page". However, there were only 2 pages to the form provided in your email. A cover letter was also included but I want to make sure if something is missing since the municipality must respond to all comments made by the DCPD. Please respond as soon as possible as the township Planning Commission meeting is November 2 of next week.

Thank You!
If any attachments have been included, please confirm receipt by return email.

****
Kevin R. Sech, P.G., P.E.
HILBEC Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335-2257

Mobile: 484.888.8700 *Office:* 610.873.6204 *Fax:* 610.873.6206
Please Visit: www.hilbec.com Email At: krsech@hilbec.com

"We Are...And Always Will Be...Penn State!"

On Thu, Oct 8, 2020 at 5:04 PM Stauffer, Anne <StaufferA@co.delaware.pa.us> wrote:

Good Afternoon Mr. White,

The Delaware County Planning Department has finished its Act 537 review of 208 N Aberdeen Ave. Please find the attached component 4B and cover letter. The hardcopies will be mailed to you.

Let me know if you have any questions,
Anne Stauffer

Anne Stauffer
Senior Planner
Delaware County Planning Department
First Floor, 1055 E. Baltimore Pike, Media, PA 19063
Phone: (610) 891-4910 | Email: StaufferA@co.delaware.pa.us
Website: www.delcopa.gov/planning

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CAPACITY REQUEST FORM

HILBEC Engineering & Geosciences, LLC

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

Wastewater * Stormwater * Hydrogeology * Environmental * Testing & Design

CAPACITY REQUEST ROUTING LIST

Copies of the Sewage Facilities Planning Modules shall be sent to the following entities for signature and completion of the Public Sewer System Available Capacity Determination form and the relative portions of the Sewage Facilities Planning Modules. Additionally, we will request to retain future capacity in the respective systems for this project.

Radnor Township
301 Iven Avenue
Wayne, PA 19087

RHM Sewer Authority
600 Glendale Road
Havertown, PA 19083-4211

DELCORA
100 East Fifth Street
PO Box 999
Chester, PA 19016-0999

Springfield Township ---------- Now all approvals to go through the DCJA
50 Powell Road
Springfield, PA 19064

Upper Darby Township---------- Now all approvals to go through the DCJA
100 Garrett Road
Room 301
Upper Darby, PA 19082

DCJA c/o Catania Engineering Associates
520 MacDade Blvd
Folsom, PA 19033

Philadelphia Southwest Water Pollution Control Plant
8200 Enterprise Avenue
Philadelphia, PA 19153

HILBEC Engineering & Geosciences, LLC

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

Wastewater * Stormwater * Hydrogeology * Environmental * Testing & Design

March 17, 2020

TO:

☐ Radnor Township	☐ Upper Darby Township via DCJA
☐ RHM	☐ Springfield Twp via DCJA
☐ DELCORA	☐ DCJA
☐ Philadelphia SW Water Pollution Control Facility	

Re: 208 North Aberdeen Avenue Subdivision
Radnor Township, Delaware County
Request for Capacity and Planning Module Form Completion

Dear Providers:

The developer, 210 N. Aberdeen Associates, LLC, is proposing a six-lot residential townhome development at 208 N. Aberdeen Ave. An existing single-family home will be razed and six new townhomes will be constructed. As the sewage flows through your facilities, the PA DEP requires your sign off on the planning modules and an acknowledgement that capacity has been made available for this project.

Based on a factor of 262.5 gpd per Equivalent Dwelling Unit, the project will require:

Five (5) new EDU's = 1,312.5 gpd
One (1) existing EDU = 262.5 gpd (the existing home is currently connected to the public sewer)
Total EDU's = 6 at 1,575 gpd

Enclosed is a copy of the sewage facilities planning module package sent to all of the regulatory entities. Please review and complete the appropriate sections G, J (including table J), and the separate Public Sewer Available Capacity Determination form. Also, we request your acknowledgment that sufficient capacity exists within your system. Kindly return the completed documents to my office.

Should you have any questions or concerns, please contact my office.

Very truly yours,
For HILBEC Engineering & Geosciences, LLC

Kevin R. Sech, P.G., P.E.

RHM CAPACITY REQUEST

RADNOR • HAVERFORD • MARPLE
SEWER AUTHORITY
600 GLENDALE ROAD • HAVERTOWN, PA 19083
(610) 446-0867
FAX (610) 446-4926

November 13, 2019

HILBEC Engineering.
Attn: Kevin R. Sech, P.G., P.E.
26 Beaver Run Road
Downingtown, PA 19335-4211

RE: 208 and 210 Aberdeen Avenue.
Radnor Township, Delaware County, PA.
DEP Code: N/A

Dear Mr. Sech;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated October 18, 2019 requesting flow allocation of 1,575 gallons per day or 6 EDU's, for the above referenced project in Radnor Township. On November 12, 2019 the RHM Authority Board approved the flow conveyance.

You will also have to submit for conveyance with, Darby Creek Joint Authority, D.E.L.C.O.R.A. and Philadelphia Southwest Water Pollution Control Plant.

If I can provide any further information or clarification with regards to the above information, please do not hesitate to telephone my office at (610) 446-0867.

Very truly yours,
RHM Sewer Authority

David E. Adams
Manager of Operations

RADNOR • HAVERFORD • MARPLE
SEWER AUTHORITY
600 GLENDALE ROAD • HAVERTOWN, PA 19083
(610) 446-0867
FAX (610) 446-4926

April 7, 2020

HILBEC Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335-2257
Attn; Kevin R. Sech

RE: 208 North Aberdeen Avenue,
Radnor Township, Delaware County, PA.
DEP Code: 1-23013-279-3J

Dear Mr. Sech;

In regards to your communication with the Radnor Haverford Marple Sewer Authority (RHM) dated March 17, 2020 requesting flow allocation of 1312.5 gallons per day or 5 EDU, for the above referenced project in Radnor Township. On April 7, 2020 the RHM Authority Board approved the flow conveyance.

You will also have to submit for conveyance with, Darby Creek Joint Authority, D.E.L.C.O.R.A. and Philadelphia Southwest Water Pollution Control Plant.

If I can provide any further information or clarification with regards to the above information, please do not hesitate to telephone my office at (610) 446-0867.

Very truly yours,
RHM Sewer Authority

David E. Adams
Manager of Operations

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1,312.5 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

		a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
		Average	Peak	Average	Peak	Average	Peak
	Collection						
M.G.D.	Conveyance	16.8	20.0	6.0	6.5	10.0	15.0
	Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality Radnor Township

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality Radnor Haverford Marple Sewer Authority

Name of Responsible Agent David Adams

Agent Signature

Date 4-7-2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

☐ K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

☐ The information required in Section L of the instructions is attached.

☐ M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

☐ The information required in Section M of the instructions is attached.

DELCORA CAPACITY REQUEST

DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY
P.O. BOX 999 • CHESTER, PA 19016-0999

June 4, 2020

via email: krsech@hilbec.com

Kevin R. Sech, P.G., P.E.
HILBEC Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335-2257

RE: Sewage Facilities Planning Module
208 North Aberdeen Avenue Subdivision
Radnor Township, Delaware County

Dear Mr. Sech:

We are in receipt of check #102 from 210 N Aberdeen Associates LLC in the amount of $7,500.00 for the tapping fee for this project. Should the project not go forward, this fee will be refunded upon written request.

Please be advised that DELCORA has sufficient capacity at the Darby Creek Pump Station to accept the 1,312.5 GPD (5 EDUs) from the referenced project. The additional load from the project will not create a hydraulic or an organic overload, or a five-year projected overload. The conveyance system has adequate capacity to meet the criteria set forth in Section 71.51(b)(2)(iii) of the PADEP Rules and Regulations for this project's wastewater flows.

Please note that a sewer connection permit may be needed for the facility from the owner of the collection system before discharge can occur.

Sincerely,

Robert J. Willert
Executive Director

RJW:bab
enclosures

cc: C. Catania, Jr., CEA – via email
C. Hurst – via email
Accounting – via email
File - Project #2020-0300

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1312.5 new gpd **1,575 total (1 existing home and 5 new homes)**
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	30.0 MGD	60.0 MGD	18.13 MGD	38.24 MGD	19.30 MGD	40.71 MGD
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

   YES NO

   a. ☐ ☒ This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality DELCORA

Name of Responsible Agent Robert Willert

Agent Signature

Date June 4, 2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent

Agent Signature

Date

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

Public Sewer System Available Capacity Determination

Developer Name: 210 N. Aberdeen Associates, LLC

Project Name: 208 North Aberdeen Avenue Subdivision

Municipality & County: Radnor Township, Delaware County

Project Description: Six lot residential townhome development. Five (5) new homes are proposed while one existing home will be razed.

Project Flows Proposed: 1,312.5 gpd at 262.5 gpd/EDU (2,000 gpd at 400 gpd/EDU)

Project Flows Total: 1,575 gpd at 262.5 gpd/EDU (2,400 gpd at 400 gpd/EDU)

The agent(s) responsible for completing the Chapter 94 report for the collection and/or the conveyance facilities is to sign below to affirm that the collection and/or conveyance facilities have adequate capacity and are able to provide service to the proposed development reference above.

Collection System

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Conveyance System(s)

First Conveyance System

Name of Agency, Authority, or Municipality: * DELCORA

Name of Responsible Agent: * Robert Willert

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :* June 4, 2020

Public Sewer System Available Capacity Determination

Second Conveyance System

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Third Conveyance System

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Treatment Facility

The treatment facility permittee must sign below to affirm that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development referenced above.

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Additional Information:

CAPACITY REQUESTS:

DCJA
SPRINGFIELD TWP. via DCJA
UPPER DARBY TWP. via DCJA

DARBY CREEK JOINT AUTHORITY

c/o DELCORA
P.O. Box 999
Chester, PA 19016-0999

June 17, 2020
File No. 83800-112-RHM

Kevin R. Sech P.G., P.E.
HILBEC Engineering & Geosciences, LLC
26. Beaver Run Road,
Downingtown, Pa 19335-2257

Re: 208 Aberdeen Avenue
Radnor Township

Dear Mr. Sech:

At its meeting on June 17, 2020, the DCJA Board approved the flow request of 1,312.5 gpd for the above-referenced project. In accordance with the October 2007 Capacity Management Plan for the Darby Creek Interceptor approved by PaDEP on February 2008, the Authority has the capacity to receive the flows. A copy of the Darby Creek Interceptor Capacity Management Plan Flow Allocation Summary is enclosed.

In addition, under an Agreement among RHM Sewer Authority, Springfield Township, Upper Darby Township and Darby Creek Joint Authority, Darby Creek Joint Authority was assigned all management, maintenance and operational duties related to the SCUD Line (a section of the interceptor formerly managed, maintained and operated jointly by Springfield Township and Upper Darby Township). In accordance with the 2002 Connection Management Plan for the SCUD Line, the Authority has capacity to receive the flows. A copy of the SCUD Line Connection Management Plan Flow Allocation Summary is enclosed.

Should you have any questions, feel free to contact me.

Very truly yours,

Charles J. Catania, Jr., PE
Authority Engineer

CJC,Jr/cd

Darby Creek Joint Authority
Upper SCUD Line
Connection Managament Plan

5/21/2020

	Agreement Allocation	22539	BALANCE 22539
Mar-19	Culbertson Elementary School	252.0	22287.0
May-19	415 Maplewood Ave, Radnor	1837.5	20449.5
May-19	3045 West Chester Pike, Marple	1312.5	19137.0
May-19	1 Meadowood Rd, Radnor	525.0	18612.0
May-19	525 Louella Ave, Radnor	262.5	18349.5
May-19	599 Glendale Rd, Haverford	525.0	17824.5
May-19	422 Fourth Ave, Newtown	262.5	17562.0
May-19	20 Reese Ave, Newtown	787.5	16774.5
May-19	217 Walnut Hill Ln, Radnor	262.5	16512.0
May-19	22 Oakland Rd, Marple	525.0	15987.0
May-19	527 Roberts Rd, Radnor	262.5	15724.5
May-19	1200 Ellston Rd, Haverford	262.5	15462.0
May-19	1417 Fairview Ave, Haverford	262.5	15199.5
Jun-19	415 Maplewood Ave, Radnor	-262.5	15462.0
Oct-19	452 Boxwood Rd, Radnor	262.5	15199.5
Oct-19	202 Rawles Run Ln, Radnor	262.5	14937.0
Oct-19	110 Aberdeen Terrace, Radnor	262.5	14674.5
Oct-19	311 S Valley Forge Rd, Tredyffrin	262.5	14412.0
Oct-19	117 S Radnor-Chester Rd, Radnor	525	13887.0
Nov-19	Residences at Marple, Marple	-3681	17568.0
Nov-19	753 Newtown Rd, Radnor	262.5	17305.5
Nov-19	743 Parke Run Lane, Radnor	262.5	17043.0
Nov-19	24 Orchard Lane, Radnor	262.5	16780.5
Jan-20	700 W Lancaster Ave, Tredyffrin	70	16710.5
Feb-20	147 Conestoga Rd, Radnor	262.5	16448.0
May-20	378 Morris Road, Radnor	262.5	16185.5
Jun-20	210 N Aberdeen Rd, Radnor	1312.5	14873.0
Jun-20	Greenbriar Ln, Haverford	525	14348.0
Jun-20	0 Deep Dene Rd, Radnor	262.5	14085.5
Jun-20	106 Deep Dene Rd, Radnor	262.5	13823.0
			13823.0
			13823.0

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1312.5 new gpd **1,575 total (1 existing home and 5 new homes)**
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	**Peak**	**Average**	**Peak**	**Average**	**Peak**
Collection						
Conveyance	21699503	29669503	21632953.7	29602953.7	21469225	29439225
Treatment						

3. Collection and Conveyance Facilities

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality PARRY CREEK JOINT AUTHORITY

Name of Responsible Agent CHARLES J. CATANIA JR

Agent Signature

Date 6/22/2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO

a. ☐ ☐ This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent

Agent Signature

Date

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

Public Sewer System Available Capacity Determination

Developer Name: 210 N. Aberdeen Associates, LLC

Project Name: 208 North Aberdeen Avenue Subdivision

Municipality & County: Radnor Township, Delaware County

Project Description: Six lot residential townhome development. Five (5) new homes are proposed while one existing home will be razed.

Project Flows Proposed: 1,312.5 gpd at 262.5 gpd/EDU (2,000 gpd at 400 gpd/EDU)

Project Flows Total: 1,575 gpd at 262.5 gpd/EDU (2,400 gpd at 400 gpd/EDU)

The agent(s) responsible for completing the Chapter 94 report for the collection and/or the conveyance facilities is to sign below to affirm that the collection and/or conveyance facilities have adequate capacity and are able to provide service to the proposed development reference above.

Collection System

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Conveyance System(s)

First Conveyance System

Name of Agency, Authority, or Municipality: * DARBY CREEK JOINT AUTHORITY

Name of Responsible Agent: * CHARLES J. CATANIA JR

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :* 6/18/2020

Public Sewer System Available Capacity Determination

Second Conveyance System

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Third Conveyance System

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Treatment Facility

The treatment facility permittee must sign below to affirm that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development referenced above.

Name of Agency, Authority, or Municipality: *

Name of Responsible Agent: *

I do hereby certify that the sewerage facilities have capacity to receive and treat the sewage flows from the applicant's proposed development and that the additional wasteload from the proposed development will not create a hydraulic or organic overload or a 5-year projected overload.

Agent Signature: * Date: :*

Additional Information:

Darby Creek Joint Authority
Darby Creek Interceptor Capacity Management Plan
Flow Allocation Summary

			DCJA System Total		RHM Total		DCJA Member Total	
			Approved	Balance 90300	Approved	Balance 46987.5	Approved	Balance 43312.5
Oct-07	Jackson Ave, Darby Twp (JO)	Residential	525.00	89775.00		46987.50	525.00	42787.50
Oct-07	3817 Denison Ave, Upper Darby	Residential	1050.00	88725.00		46987.50	1050.00	41737.50
	2006 I & I Credit (RHM)		-10500.00	99225.00	-10500.00	57487.50		41737.50
Feb-08	442 Poplar St, Sharon Hill	Residential	1050.00	98175.00		57487.50	1050.00	40687.50
Feb-08	537 Grand Ave, Haverford	Residential	262.5	97912.50	262.5	57225.00		40687.50
Feb-08	102 Lovella Ave, Radnor	Residential	2363.5	95549.00	2363.5	54861.50		40687.50
Feb-08	115 Petri Ave, Radnor	Residential	262.5	95286.50	262.5	54599.00		40687.50
Apr-08	851 W Lancaster Ave, Tredyffrin	Commercial	8750	86536.50	8750.0	45849.00		40687.50
Apr-08	Haverford Reserve, Haverford	Residential	8705	77831.50	8705.0	37144.00		40687.50
May-08	34 Reese Ave, Newtown	Residential	1050	76781.50	1050.0	36094.00		40687.50
May-08	540-542 Folcroft Ave, Folcroft	Residential	525.00	76256.50		36094.00	525.00	40162.50
Jul-08	Sycamore Ave, Upper Darby	Residential	3150	73106.50		36094.00	3150	37012.50
Jul-08	971 S Hunt Rd, Radnor	Residential	262.5	72844.00	262.5	35831.50		37012.50
Sep-08	236 N Aberdeen Ave, Radnor	Residential	262.5	72581.50	262.5	35569.00		37012.50
Sep-08	2007 I & I Credit (RHM)		-21348	93929.50	-21348	56917.00		37012.50
Oct-08	1974 Sproul Rd, Marple	Commercial	80	93849.50	80	56837.00		37012.50
Oct-08	613 W Lancaster Ave, Radnor	Commercial	0	93849.50	0	56837.00		37012.50
Oct-08	4812 Drexelbrook Dr, Upper Darby	Commercial	12400	81449.50		56837.00	12400	24612.50
Nov-08	317 Dorset Rd, Easttown	Residential	787.5	80662.00	787.5	56049.50		24612.50
Nov-08	519 Kaiser Dr, Folcroft	Commercial	1710	78952.00		56049.50	1710	22902.50
Dec-08	1629 Ashton Rd, Haverford	Residential	262.5	78689.50	262.5	55787.00		22902.50
Dec-08	112 N Malin Rd, Marple	Residential	1575	77114.50	1575	54212.00		22902.50
Jan-09	1020 Ridge Ave, Darby Borough	Commercial	262.5	76852.00		54212.00	262.5	22640.00
Jan-09	MacDade & Chestnut, Darby Borough	Commercial	2117.5	74734.50		54212.00	2117.5	20522.50
Feb-09	1254 Fairview Ave, Haverford	Residential	525	74209.50	525	53687.00		20522.50
Feb-09	1239 Leedom Rd, Haverford	Residential	262.5	73947.00	262.5	53424.50		20522.50
Feb-09	1300 Fairview Ave, Haverford	Residential	525	73422.00	525	52899.50		20522.50
Feb-09	145 King of Prussia Rd, Radnor	Commercial	12451	60971.00	12451	40448.50		20522.50
Mar-09	Coventry Woods, Springfield	Residential	6037.5	54933.50		40448.50	6037.5	14485.00
Mar-09	200 N Radnor-Chester Rd, Radnor	Commercial	8025	46908.50	8025	32423.50		14485.00
Mar-09	221-223 Bella Vista Rd, Easttown	Residential	262.5	46646.00	262.5	32161.00		14485.00
Mar-09	1301 Fairview Ave, Haverford	Residential	262.5	46383.50	262.5	31898.50		14485.00
Apr-09	1020 Ridge Ave, Darby Borough	Commercial	1312.5	45071.00		31898.50	1312.5	13172.50
May-09	1344 West Chester Pike, Haverford	Residential	262.5	44808.50	262.5	31636.00		13172.50
	2008 I & I Credit (RHM)		-37717.00	82525.50	-37717.00	69353.00		13172.50
Jun-09	20 Surrey Dr, Newtown	Residential	262.5	82263.00	262.5	69090.50		13172.50
Jul-09	Eastern University (Fowler), Radnor	Institutional	2000	80263.00	2000	67090.50		13172.50
Sep-09	5050 Fairway Rd, Upper Darby	Commercial	533	79730.00		67090.50	533	12639.50
	I & I Credit (Upper Darby Twp)		-8014	87744.00		67090.50	-8014	20653.50
Oct-09	Collingdale Swim Club	Residential	262.5	87481.50		67090.50	262.5	20391.00
Nov-09	2628 Franklin Ave, Marple	Residential	262.5	87219.00	262.5	66828.00		20391.00
Nov-09	222 Sugartown Rd, Radnor	Commercial	0	87219.00		66828.00	0	20391.00
Nov-09	408 Lansdowne Ave, Yeadon	Residential	600	86619.00		66828.00	600	19791.00
Dec-09	45 Marple Rd, Haverford	Residential	262.5	86356.50	262.5	66565.50		19791.00
May-10	615 Newtown Rd, Radnor	Residential	787.5	85569.00	787.5	65778.00		19791.00
Oct-10	Bon Air & Royal Aves, Haverford	Residential	262.5	85306.50	262.5	65515.50		19791.00
Nov-10	416 S 4th St, Darby	Residential	2243	83063.50		65515.50	2243	17548.00
Nov-10	111 S Wycombe Ave, Lansdowne	Residential	262.5	82801.00		65515.50	262.5	17285.50
Nov-10	24-48 Baltimore Ave, Lansdowne	Residential	0	82801.00		65515.50	0	17285.50
Dec-10	513 S Roberts Rd, Radnor	Residential	262.5	82538.50	262.5	65253.00		17285.50
Apr-11	MacDade & Chestnut, Darby Borough	Commercial	1837.5	80701.00		65253.00	1837.5	15448.00
Jun-11	1313 Center Rd, Haverford	Residential	525	80176.00	525	64728.00		15448.00
Jun-11	1001 Cedar Ave, Yeadon	Commercial	74	80102.00		64728.00	74	15374.00
Jun-11	712-714 Sharon Ave, Darby Twp	Residential	525	79577.00	525	64203.00		15374.00
Jul-11	516-518 Main St, Darby Borough	Commercial	960	78617.00		64203.00	960	14414.00
Sep-11	412 Conestoga Rd, Radnor	Residential	262.5	78354.50	262.5	63940.50		14414.00
Oct-11	1217 Bon Air Rd, Haverford	Residential	787.5	77567.00	787.5	63153.00		14414.00
Oct-11	Ellis Rd - Merion Golf Club	Commercial	240	77327.00	240	62913.00		14414.00
Nov-11	117 Sugartown Rd, Easttown	Residential	262.5	77064.50	262.5	62650.50		14414.00
Jan-12	1518 Steel Rd, Haverford	Residential	262.5	76802.00	262.5	62388.00		14414.00
Jan-12	Courtney Circle PS Diversion, Radnor	Residential	12337.5	64464.50	12337.5	50050.50		14414.00
Jan-12	1430 County Line Rd, Radnor	Residential	2625	61839.50	2625	47425.50		14414.00
Jan-12	Berkley Rd, Tredyffrin	Commercial	1650	60189.50	1650	45775.50		14414.00
Feb-12	BPG PH 1 of Sector 1, Newtown	Commercial	0	60189.50	0	45775.50		14414.00
Feb-12	Animal Protection Board, Darby Twp	Institutional	2140	58049.50		45775.50	2140	12274.00
Mar-12	606 W Wayne Ave, Radnor	Residential	262.5	57787.00	262.5	45513.00		12274.00
Mar-12	4130 Huey Ave, Upper Darby	Residential	262.5	57524.50		45513.00	262.5	12011.50
Mar-12	237-245 Lancaster Ave, Radnor	Commercial	-540	58064.50	-540	46053.00		12011.50
Apr-12	700 Chester Pike, Sharon Hill	Commercial	2800	55264.50		46053.00	2800	9211.50
Apr-12	231 N Rolling Rd, Springfield	Residential	262.5	55002.00		46053.00	262.5	8949.00
May-12	700 Chester Pike, Sharon Hill	Commercial	3367	51635.00		46053.00	3367	5582.00
Oct-12	527 St Davids Ave, Radnor	Residential	262.5	51372.50	262.5	45790.50		5582.00
Oct-12	370 Malin Rd, Radnor	Residential	262.5	51110.00	263.5	45527.00		5582.00
Nov-12	I&I Credit (Clifton Heights)		-9000	60110.00		45527.00	-9000	14582.00
Nov-12	254 Davis Ave, Clifton Heights	Residential	2625	57485.00		45527.00	2625	11957.00
Nov-12	4 Rockbourne Rd, Clifton Heights	Commercial	660	56825.00		45527.00	660	11297.00
Jan-13	2009 I&I Credit RHM		-76932	133757.00	-76932	122459.00		11297.00
Jan-13	2010 I&I Credit RHM		-50757	184514.00	-50757	173216.00		11297.00
Jan-13	2009 I&I Credit Springfield		-26510	211024.00		173216.00	-26510	37807.00
Jan-13	Haverford Reserve, Haverford	Residential	13134	197890.00	13134	160082.00		37807.00
Jan-13	200 Ithan Creek Rd, Radnor	Residential	525	197365.00	525	159557.00		37807.00
Jan-13	Strafford Station Apts, Tredyffrin	Residential	2625	194740.00	2625	156932.00		37807.00
Jan-13	229 W Wayne Ave, Radnor	Residential	1575	193165.00	1575	155357.00		37807.00
Jan-13	3590 West Chester Pike, Newtown	Commercial	1575	191590.00	1575	153782.00		37807.00
Jan-13	615 Newtown Rd, Radnor	Residential	2100	189490.00	2100	151682.00		37807.00
Jan-13	Munger & Newtown St Rd, Newtown	Residential	787.5	188702.50	787.5	150894.50		37807.00
Mar-13	411 Timber Lane, Newtown	Residential	262.5	188440.00	262.5	150632.00		37807.00
May-13	11 Northwood Rd, Newtown	Residential	262.5	188177.50	262.5	150369.50		37807.00
Jul-13	1504 Steel Rd, Haverford	Residential	262.5	187915.00	262.5	150107.00		37807.00
Jul-13	3599 West Chester Pike, Newtown	Commercial	200	187715.00	200	149907.00		37807.00
Sep-13	50 Hilltop Rd, Haverford	Institutional	100	187615.00	100	149807.00		37807.00
Sep-13	110 S Wycombe Ave, Lansdowne	Residential	262.5	187352.50		149807.00	262.5	37544.50
Sep-13	103-105 Glenwood Ave, Clifton Heights	Residential	525	186827.50		149807.00	262.5	37282.00
Oct-13	1254 Leedom Rd, Haverford	Residential	262.5	186565.00	262.5	149544.50		37282.00
Dec-13	809 Longacre Blvd, Yeadon	Institutional	250	186315.00		149544.50	250	37032.00
Jan-14	115 Strafford Ave, Radnor	Residential	2887.5	183427.50	2887.5	146657.00		37032.00
Feb-14	301 S Valley Forge Rd, Tredyffrin	Residential	1375	182052.50	1375	145282.00		37032.00
Mar-14	3500 West Chester Pike, Newtown	Residential	10500	171552.50	10500	134782.00		37032.00
Mar-14	1220 Chester Pike, Sharon Hill	Commercial	130	171422.50		134782.00	130	36902.00
May-14	30 Lawrence Rd, Marple	Commercial	1427	169995.50	1427	133355.00		36902.00
May-14	2609 Sunset Blvd, Marple	Residential	262.5	169733.00	262.5	133092.50		36902.00
Jun-14	Andreasan Farm, Radnor	Residential	19950	149783.00	19950	113142.50		36902.00
Jul-14	24 W Baltimore Ave, Lansdowne	Commercial	400	149383.00		113142.50	400	36502.00
Sep-14	Surrey Services, Tredyffrin	Commercial	397	148986.00	397	112745.50		36502.00
Oct-14	205 Stratford Rd, Radnor	Residential	1050	147936.00	1050	111695.50		36502.00
Dec-14	217 Pine Tree Rd, Radnor	Residential	262.5	147673.50	262.5	111433.00		36502.00
Dec-14	771-797 E Lancaster Ave, Radnor	Commercial	6055	141618.50	6055	105378.00		36502.00
Jun-15	120-124 Bloomingdale Ave, Radnor	Residential	1050	140568.50	1050	104328.00		36502.00

Chapter 94 Consistency Table						
Design Capacity		Present Flows		Projected Flows	
Average	Peak	Average	Peak	Average	Peak
21370000	29340000	21370000.0	29340000.0		
21469225	29439225	21370000.0	29340000.0	21469225	29439225
21469225	29439225	21371050.0	29341050.0	21469225	29439225
21469225	29439225	21371312.5	29341312.5	21469225	29439225
21469225	29439225	21373676.0	29343676.0	21469225	29439225
21469225	29439225	21373938.5	29343938.5	21469225	29439225
21469225	29439225	21382688.5	29352688.5	21469225	29439225
21469225	29439225	21391393.5	29361393.5	21469225	29439225
21469225	29439225	21392443.5	29362443.5	21469225	29439225
21469225	29439225	21392968.5	29362968.5	21469225	29439225
21469225	29439225	21396118.5	29366118.5	21469225	29439225
21469225	29439225	21396381.0	29366381.0	21469225	29439225
21469225	29439225	21396643.5	29366643.5	21469225	29439225
21490573	29460573	21396643.5	29366643.5	21469225	29439225
21490573	29460573	21396723.5	29366723.5	21469225	29439225
21490573	29460573	21396723.5	29366723.5	21469225	29439225
21490573	29460573	21409123.5	29379123.5	21469225	29439225
21490573	29460573	21409911.0	29379911.0	21469225	29439225
21490573	29460573	21411621.0	29381621.0	21469225	29439225
21490573	29460573	21411883.5	29381883.5	21469225	29439225
21490573	29460573	21413458.5	29383458.5	21469225	29439225
21490573	29460573	21413721.0	29383721.0	21469225	29439225
21490573	29460573	21415838.5	29385838.5	21469225	29439225
21490573	29460573	21416363.5	29386363.5	21469225	29439225
21490573	29460573	21416625.0	29386626.0	21469225	29439225
21490573	29460573	21417151.0	29387151.0	21469225	29439225
21490573	29460573	21429602.0	29399602.0	21469225	29439225
21490573	29460573	21435639.5	29405639.5	21469225	29439225
21490573	29460573	21443664.5	29413664.5	21469225	29439225
21490573	29460573	21443927.0	29413927.0	21469225	29439225
21490573	29460573	21444189.5	29414189.5	21469225	29439225
21490573	29460573	21445502.0	29415502.0	21469225	29439225
21490573	29460573	21445764.5	29415764.5	21469225	29439225
21528290	29498290	21445764.5	29415764.5	21469225	29439225
21528290	29498290	21446027.0	29416027.0	21469225	29439225
21528290	29498290	21448027.0	29418027.0	21469225	29439225
21528290	29498290	21448560.0	29418560.0	21469225	29439225
21536304	29506304	21448560.0	29418560.0	21469225	29439225
21536304	29506304	21448822.5	29418822.5	21469225	29439225
21536304	29506304	21449085.0	29419085.0	21469225	29439225
21536304	29506304	21449085.0	29419085.0	21469225	29439225
21536304	29506304	21449685.0	29419685.0	21469225	29439225
21536304	29506304	21449947.5	29419947.5	21469225	29439225
21536304	29506304	21450735.0	29420735.0	21469225	29439225
21536304	29506304	21450997.5	29420997.5	21469225	29439225
21536304	29506304	21453240.5	29423240.5	21469225	29439225
21536304	29506304	21453503.0	29423503.0	21469225	29439225
21536304	29506304	21453503.0	29423503.0	21469225	29439225
21536304	29506304	21453765.5	29423765.5	21469225	29439225
21536304	29506304	21455603.0	29425603.0	21469225	29439225
21536304	29506304	21456128.0	29426128.0	21469225	29439225
21536304	29506304	21456202.0	29426202.0	21469225	29439225
21536304	29506304	21456727.0	29426727.0	21469225	29439225
21536304	29506304	21457687.0	29427687.0	21469225	29439225
21536304	29506304	21457949.5	29427949.5	21469225	29439225
21536304	29506304	21458737.0	29428737.0	21469225	29439225
21536304	29506304	21458977.0	29428977.0	21469225	29439225
21536304	29506304	21459239.5	29429239.5	21469225	29439225
21536304	29506304	21459502.0	29429502.0	21469225	29439225
21536304	29506304	21471839.5	29441839.5	21469225	29439225
21536304	29506304	21474464.5	29444464.5	21469225	29439225
21536304	29506304	21476114.5	29446114.5	21469225	29439225
21536304	29506304	21476114.5	29446114.5	21469225	29439225
21536304	29506304	21478254.5	29448254.5	21469225	29439225
21536304	29506304	21478517.0	29448517.0	21469225	29439225
21536304	29506304	21478779.5	29448779.5	21469225	29439225
21536304	29506304	21478239.5	29448239.5	21469225	29439225
21536304	29506304	21481039.5	29451039.5	21469225	29439225
21536304	29506304	21481302.0	29451302.0	21469225	29439225
21536304	29506304	21484669.0	29454669.0	21469225	29439225
21536304	29506304	21484931.5	29454931.5	21469225	29439225
21536304	29506304	21485194.0	29455194.0	21469225	29439225
21545304	29515304	21485194.0	29455194.0	21469225	29439225
21545304	29515304	21487819.0	29457819.0	21469225	29439225
21545304	29515304	21488479.0	29458479.0	21469225	29439225
21622236	29592236	21488479.0	29458479.0	21469225	29439225
21672993	29642993	21488479.0	29458479.0	21469225	29439225
21699503	29669503	21488479.0	29458479.0	21469225	29439225
21699503	29669503	21501613.0	29471613.0	21469225	29439225
21699503	29669503	21502138.0	29472138.0	21469225	29439225
21699503	29669503	21504763.0	29474763.0	21469225	29439225
21699503	29669503	21506338.0	29476338.0	21469225	29439225
21699503	29669503	21507913.0	29477913.0	21469225	29439225
21699503	29669503	21510013.0	29480013.0	21469225	29439225
21699503	29669503	21510800.5	29480800.5	21469225	29439225
21699503	29669503	21511063.0	29481063.0	21469225	29439225
21699503	29669503	21511325.5	29481325.5	21469225	29439225
21699503	29669503	21511588.0	29481588.0	21469225	29439225
21699503	29669503	21511788.0	29481788.0	21469225	29439225
21699503	29669503	21511888.0	29481888.0	21469225	29439225
21699503	29669503	21512150.5	29482150.5	21469225	29439225
21699503	29669503	21512675.5	29482675.5	21469225	29439225
21699503	29669503	21512938.0	29482938.0	21469225	29439225
21699503	29669503	21513188.0	29483188.0	21469225	29439225
21699503	29669503	21516075.5	29486075.5	21469225	29439225
21699503	29669503	21517450.5	29487450.5	21469225	29439225
21699503	29669503	21527950.5	29497950.5	21469225	29439225
21699503	29669503	21528080.5	29498080.5	21469225	29439225
21699503	29669503	21529507.5	29499507.5	21469225	29439225
21699503	29669503	21529770.0	29499770.0	21469225	29439225
21699503	29669503	21549720.0	29519720.0	21469225	29439225
21699503	29669503	21550120.0	29520120.0	21469225	29439225
21699503	29669503	21550517.0	29520517.0	21469225	29439225
21699503	29669503	21551567.0	29521567.0	21469225	29439225
21699503	29669503	21551829.5	29521829.5	21469225	29439225
21699503	29669503	21557884.5	29527884.5	21469225	29439225
21699503	29669503	21558934.5	29528934.5	21469225	29439225

Jun-15	120-124 Bloomingdale Ave, Radnor	Residential	1050	140568.50	1050	104328.00		36502.00	21699503	29669503	21558934.5	29528934.5	21469225	29439225
Jul-15	Villanova CCID Development	Commercial	-43968	184536.50	-43968	148296.00		36502.00	21699503	29669503	21514966.5	29484966.5	21469225	29439225
Jul-15	Ellis Preserve	Commercial	15000	169536.50	15000	133296.00		36502.00	21699503	29669503	21529966.5	29499966.5	21469225	29439225
Sep-15	Profico, Berkley & Greenhill, Marple	Residential	262.5	169274.00	262.5	133033.50		36502.00	21699503	29669503	21530229.0	29500229.0	21469225	29439225
Feb-16	227-229 Plant Ave, Radnor	Residential	1050	168224.00	1050	131983.50		36502.00	21699503	29669503	21531279.0	29501279.0	21469225	29439225
Feb-16	Langford Sq, Marple	Residential	7875	160349.00	7875	124108.50		36502.00	21699503	29669503	21539154.0	29509154.0	21469225	29439225
Feb-16	Emmaus House - Cabrini, Radnor	Institutional	50	160299.00	50	124058.50		36502.00	21699503	29669503	21539204.0	29509204.0	21469225	29439225
Mar-16	2200 West Chester Pike, Marple	Institutional	1050	159249.00	1050	123008.50		36502.00	21699503	29669503	21540254.0	29510254.0	21469225	29439225
Apr-16	Sposato - Steel Rd, Haverford	Residential	525	158724.00	525	122483.50		36502.00	21699503	29669503	21540779.0	29510779.0	21469225	29439225
Apr-16	Fox Hollow, Marple	Residential	3150	155574.00	3150	119333.50		36502.00	21699503	29669503	21543929.0	29513929.0	21469225	29439225
May-16	Brightview, Conestoga Rd, Tredyffrin	Residential	16660	138914.00	11660	107673.50		36502.00	21699503	29669503	21560589.0	29530589.0	21469225	29439225
May-16	Fairfield Inn, Lawrence Rd, Marple	Commercial	6000	132914.00	6000	101673.50		36502.00	21699503	29669503	21566589.0	29536589.0	21469225	29439225
Jun-16	212-216 Bloomingdale Ave, Radnor	Residential	1050	131864.00	1050	100623.50		36502.00	21699503	29669503	21567639.0	29537639.0	21469225	29439225
Jul-16	Radnor Library, Radnor	Institutional	774	131090.00	774	99849.50		36502.00	21699503	29669503	21568413.0	29538413.0	21469225	29439225
Sep-16	131-133 Garett Ave, Radnor	Residential	525	130565.00	525	99324.50		36502.00	21699503	29669503	21568938.0	29538938.0	21469225	29439225
Sep-16	1235 Steel Rd, Haverford	Residential	262.5	130302.50	262.5	99062.00		36502.00	21699503	29669503	21569200.5	29539200.5	21469225	29439225
Oct-16	Baltimore Ave & Jackson St., Clifton Heights	Commercial	1149	129153.50		99062.00	1149	35353.00	21699503	29669503	21570349.5	29540349.5	21469225	29439225
Oct-16	741 Newtown Rd, Radnor	Residential	525	128628.50	525	98537.00		35353.00	21699503	29669503	21570874.5	29540874.5	21469225	29439225
Dec-16	Marple Assoc, West Chester Pike, Marple	Commercial	14175	114453.50	14175	84362.00		35353.00	21699503	29669503	21585049.5	29555049.5	21469225	29439225
Jan-17	Baltimore Ave & Jackson St., Clifton Heights	Commercial	-1149	115602.50		84362.00	-1149	36502.00	21699503	29669503	21583900.5	29553900.5	21469225	29439225
Jan-17	Baltimore Ave & Jackson St., Clifton Heights	Commercial	1302	114300.50		84362.00	1302	35200.00	21699503	29669503	21585202.5	29555202.5	21469225	29439225
Feb-17	20-22 Berkley Rd, Tredyffrin	Residential	1312.5	112988.00	1312.5	83049.50		35200.00	21699503	29669503	21586515.0	29556515.0	21469225	29439225
Mar-17	Harvard Ln, Radnor	Residential	3675	109313.00	3675	79374.50		35200.00	21699503	29669503	21590190.0	29560190.0	21469225	29439225
Apr-17	20-22 Berkley Rd, Tredyffrin	Residential	-262.5	109575.50	-262.5	79637.00		35200.00	21699503	29669503	21589927.5	29559927.5	21469225	29439225
Sep-17	20-22 Berkley Rd, Tredyffrin	Residential	262.5	109313.00	262.5	79374.50		35200.00	21699503	29669503	21590190.0	29560190.0	21469225	29439225
Sep-17	427 E Lancaster Ave, Radnor	Residential	4535	104778.00	4535	74839.50		35200.00	21699503	29669503	21594725.0	29564725.0	21469225	29439225
Oct-17	Cabrini University, Radnor	Institutional	9350	95428.00	9350	65489.50		35200.00	21699503	29669503	21604075.0	29574075.0	21469225	29439225
Jan-18	910 MacDade Blvd, Collingdale	Commercial	0	95428.00		65489.50		35200.00	21699503	29669503	21604075.0	29574075.0	21469225	29439225
Jul-18	106-106 Cambria Ct, Radnor	Residential	262.5	95165.50	262.5	65227.00		35200.00	21699503	29669503	21604337.5	29574337.5	21469225	29439225
Nov-18	82 N Lansdowne Ave, Lansdowne	Residential	2274	92891.50		65227.00	2274	32926.00	21699503	29669503	21606611.5	29576611.5	21469225	29439225
Mar-19	3530 Goshen Rd (Culbertson School), Newtown	Institutional	252	92639.50	252	64975.00		32926.00	21699503	29669503	21606863.5	29576863.5	21469225	29439225
May-19	1 Meadowood Rd, Radnor	Residential	525	92114.50	525	64450.00		32926.00	21699503	29669503	21607388.5	29577388.5	21469225	29439225
May-19	599 Glendale Rd, Haverford	Residential	525	91589.50	525	63925.00		32926.00	21699503	29669503	21607913.5	29577913.5	21469225	29439225
May-19	20 Reese Ave, Newtown	Residential	787.5	90802.00	787.5	63137.50		32926.00	21699503	29669503	21608701.0	29578701.0	21469225	29439225
May-19	415 Maplewood Ave, Radnor	Residential	1837.5	88964.50	1837.5	61300.00		32926.00	21699503	29669503	21610538.5	29580538.5	21469225	29439225
May-19	3045 West Chester Pike, Marple	Commercial	1312.5	87652.00	1312.5	59987.50		32926.00	21699503	29669503	21611851.0	29581851.0	21469225	29439225
May-19	217 Walnut Hill Rd, Haverford	Residential	262.5	87389.50	262.5	59725.00		32926.00	21699503	29669503	21612113.5	29582113.5	21469225	29439225
May-19	525 Louella Ave, Radnor	Residential	262.5	87127.00	262.5	59462.50		32926.00	21699503	29669503	21612376.0	29582376.0	21469225	29439225
May-19	422 Fourth Ave, Newtown	Residential	262.5	86864.50	262.5	59200.00		32926.00	21699503	29669503	21612638.5	29582638.5	21469225	29439225
May-19	22 Oakland Rd, Marple	Residential	525	86339.50	525	58675.00		32926.00	21699503	29669503	21613163.5	29583163.5	21469225	29439225
May-19	527 Roberts Rd, Radnor	Residential	262.5	86077.00	262.5	58412.50		32926.00	21699503	29669503	21613426.0	29583426.0	21469225	29439225
May-19	1200 Elfston Rd, Haverford	Residential	262.5	85814.50	262.5	58150.00		32926.00	21699503	29669503	21613688.5	29583688.5	21469225	29439225
May-19	1417 Fairview Rd, Haverford	Residential	262.5	85552.00	262.5	57887.50		32926.00	21699503	29669503	21613951.0	29583951.0	21469225	29439225
Jun-19	43-45 Eagle Rd, Springfield	Residential	0	85552.00		57887.50	0	32926.00	21699503	29669503	21613951.0	29583951.0	21469225	29439225
Jun-19	415 Maplewood Ave, Radnor	Residential	-262.5	85814.50	-262.5	58150.00		32926.00	21699503	29669503	21613688.5	29583688.5	21469225	29439225
Jun-19	351 N State Rd, Springfield (Conventry Woods 1)	Residential	14058	71756.50		58150.00	14058	18868.00	21699503	29669503	21627746.5	29597746.5	21469225	29439225
Oct-19	554 S Lansdwone Ave, Yeadon	Residential	3938	67818.50		58150.00	3938	14930.00	21699503	29669503	21631684.5	29601684.5	21469225	29439225
Oct-19	452 Boxwood Rd, Radnor	Residential	262.5	67556.00	262.5	57887.50		14930.00	21699503	29669503	21631947.0	29601947.0	21469225	29439225
Oct-19	202 Rawles Run Ln, Radnor	Residential	262.5	67293.50	262.5	57625.00		14930.00	21699503	29669503	21632209.5	29602209.5	21469225	29439225
Oct-19	110 Aberdeen Terrace, Radnor	Residential	262.5	67031.00	262.5	57362.50		14930.00	21699503	29669503	21632472.0	29602472.0	21469225	29439225
Oct-19	311 S Valley Forge Rd, Tredyffron	Residential	262.5	66768.50	262.5	57100.00		14930.00	21699503	29669503	21632734.5	29602734.5	21469225	29439225
Oct-19	117 S Radnor-Chester Rd, Radnor	Residential	525	66243.50	525	56575.00		14930.00	21699503	29669503	21633259.5	29603259.5	21469225	29439225
Nov-19	Residences at Marple, Marple	Residential	-3681	69924.50	-3681	60256.00		14930.00	21699503	29669503	21629578.5	29599578.5	21469225	29439225
Nov-19	753 Newtown Rd, Radnor	Residential	262.5	69662.00	262.5	59993.50		14930.00	21699503	29669503	21629841.0	29599841.0	21469225	29439225
Nov-19	743 Parke Run Lane, Radnor	Residential	262.5	69399.50	262.5	59731.00		14930.00	21699503	29669503	21630103.5	29600103.5	21469225	29439225
Nov-19	24 Orchard Lane, Radnor	Residential	262.5	69137.00	262.5	59468.50		14930.00	21699503	29669503	21630366.0	29600366.0	21469225	29439225
Nov-19	Folcroft Municipal Complex	Institutional	1811	67326.00		59468.50	1811	13119.00	21699503	29669503	21632177.0	29602177.0	21469225	29439225
Jan-20	500 E Broadway Ave, Clifton Heights	Residential	3596	63730.00		59468.50	3596	9523.00	21699503	29669503	21635773.0	29605773.0	21469225	29439225
Jan-20	500 Bl E Washington Ave, Clifton Heights - demo 18 home	Residential	-4726.8	68456.80		59468.50	-4726.8	14249.80	21699503	29669503	21631046.2	29601046.2	21469225	29439225
Jan-20	700 W Lancaster Ave, Tredyffrin	Commercial	70	68386.80	70	59398.50		14249.80	21699503	29669503	21631116.2	29601116.2	21469225	29439225
Feb-20	147 Conestoga Rd, Radnor	Residential	262.5	68124.30	262.5	59136.00		14249.80	21699503	29669503	21631378.7	29601378.7	21469225	29439225
May-20	378 Morris Rd, Radnor	Residential	262.5	67861.80	262.5	58873.50		14249.80	21699503	29669503	21631641.2	29601641.2	21469225	29439225
Jun-20	210 N Aberdeen Rd, Radnor	Residential	1312.5	66549.30	1312.5	57561.00		14249.80	21699503	29669503	21632953.7	29602953.7	21469225	29439225
Jun-20	Greenbriar Lane, Haverford	Residential	525	66024.30	525	57036.00		14249.80	21699503	29669503	21633478.7	29603478.7	21469225	29439225
Jun-20	0 Deep Dene Rd, Radnor	Residential	262.5	65761.80	262.5	56773.50		14249.80	21699503	29669503	21633741.2	29603741.2	21469225	29439225
Jun-20	106 Deep Dene Rd, Radnor	Residential	262.5	65499.30	262.5	56511.00		14249.80	21699503	29669503	21634003.7	29604003.7	21469225	29439225
Jun-20	Villages at Sproul Rd	Residential	-1280	66779.30		56511.00	-1280	15529.80	21699503	29669503	21632723.7	29602723.7	21469225	29439225

PHILADELPHIA SW CAPACITY REQUEST

PHILADELPHIA WATER
EST. 1801

Randy E. Hayman, Water Commissioner

July 28, 2020
Via E-mail

Kevin R. Sech, P.E.
Hilbec Engineering & Geosciences, LLC
26 Beaver Run Road
Downingtown, PA 19335

SUBJECT: **Capacity Certification**
208 Aberdeen Avenue
PWD Code No. 202005-011
Radnor Township, Delaware County

Mr. Sech:

I have completed the portions pertaining to the City of Philadelphia on the enclosed pages 3, 6 and 7 of the planning module for the above referenced project and certify that there is adequate capacity within the City of Philadelphia's conveyance and treatment facilities to receive and treat the sewage flows from this new land development. The waste load from the proposed new land development will not create a hydraulic or organic overload or a five-year projected overload from the date of this letter that is inconsistent with the City's approved Combined Sewer Overflow Plan. This certification is for conveyance capacity within the City of Philadelphia sewerage system and treatment for a proposed residential flow of 1,312.5 gpd at the City's Southwest Water Pollution Control Plant (NPDES Permit No. PA 0026671, Clean Streams Law Permit No. 5173401) only and should not be construed as a certification of collection or conveyance capacity outside the City of Philadelphia.

Please note that the City of Philadelphia may rescind this capacity certification should an unforeseen capacity issue arise or if the PA Department of Environmental Protection or other regulatory agency restricts or bans additional flows to any portion of the City's sewerage system to which the project is tributary.

Sincerely,

ERIC PONERT
Sewage Enforcement Officer

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☐ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number not defined per the municipality

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 6

Connections 1 existing and 5 new

Name of:

existing collection or conveyance system System not named

owner Radnor Township

existing interceptor RHM Interceptor

owner Radnor-Haverford-Marple Sewer Authority

2. **WASTEWATER TREATMENT FACILITY**

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

☐ New facility ☒ Existing facility ☐ Upgrade of existing facility ☐ Expansion of existing facility

Name of existing facility Philadelphia SW Water Pollution Control Facility

NPDES Permit Number for existing facility PA26671

Clean Streams Law Permit Number 5173401

Location of discharge point for a new facility. Latitude NA Longitude NA

b. The following certification statement must be completed and signed by the wastewater treatment facility permitee or their representative.

As an authorized representative of the permittee, I confirm that the Philadelphia SW Water Control Facility (Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality Philadelphia Water Dept.

Name of Responsible Agent ERIC PONERT, S.E.O.

Agent Signature [signature] Date 7/28/20

(Also see Section I. 4.)

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 1312.5 new gpd

2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

   a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.

   b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.

   c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

   To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance						
Treatment *	200	400	165.6	186.4	172.9	196

3. Collection and Conveyance Facilities * (MGD) PHILA. SWWPCP

   The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

   If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

   If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

   b. Collection System

   Name of Agency, Authority, Municipality _____

   Name of Responsible Agent _____

   Agent Signature _____ Date _____

☒ J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

	YES	NO	
a.	☐	☒	This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality Philadelphia Water Department

Name of Responsible Agent ERIC POWERT, S.E.O.

Agent Signature [signature]

Date 7/28/20

☐ ~~K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)~~

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ ~~L. PERMEABILITY TESTING (See Section L of instructions)~~

☐ The information required in Section L of the instructions is attached.

☐ ~~M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)~~

☐ The information required in Section M of the instructions is attached.

PNDI

1. PROJECT INFORMATION

Project Name: **210 N Aberdeen Associates**
Date of Review: **10/18/2019 01:53:44 PM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **0.45 acres**
County(s): **Delaware**
Township/Municipality(s): **RADNOR**
ZIP Code: **19087**
Quadrangle Name(s): **VALLEY FORGE**
Watersheds HUC 8: **Schuylkill**
Watersheds HUC 12: **Plymouth Creek-Schuylkill River**
Decimal Degrees: **40.045821, -75.381655**
Degrees Minutes Seconds: **40° 2' 44.9540" N, 75° 22' 53.9584" W**

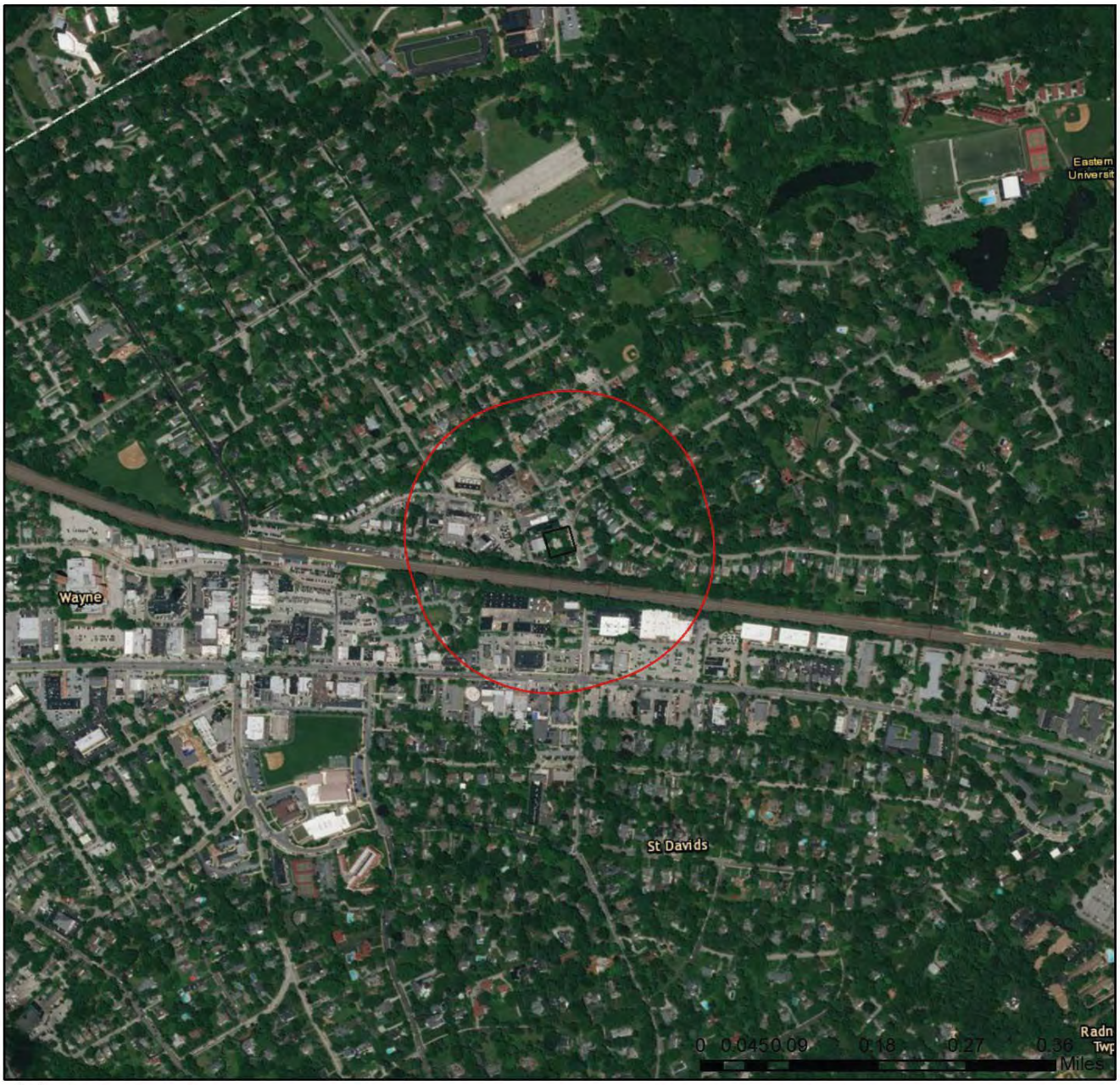
2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 must comply with the bog turtle habitat screening requirements of the PASPGP.

210 N Aberdeen Associates

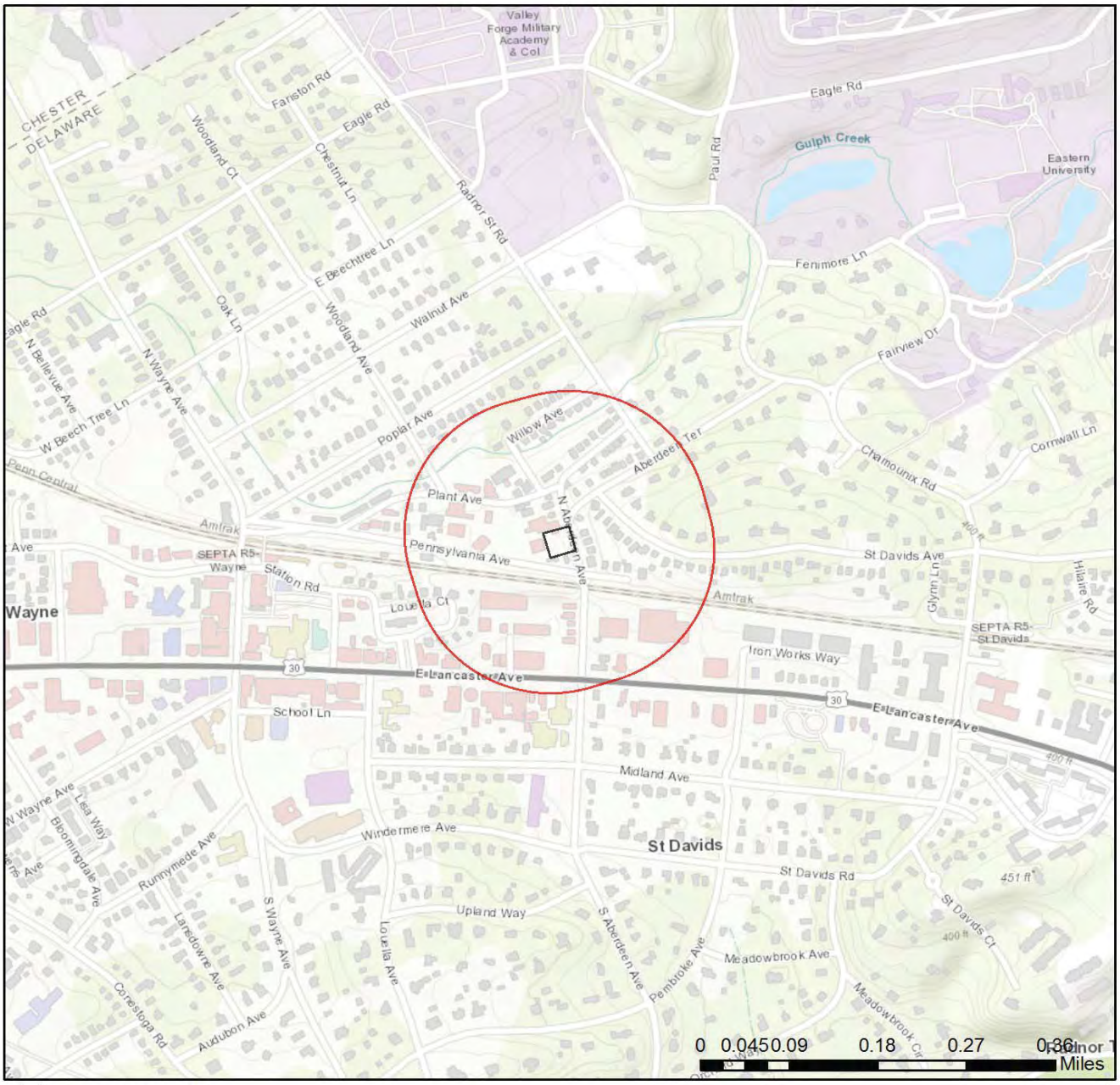


Project Boundary

Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

210 N Aberdeen Associates



Project Boundary

Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,

RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).
Your answer is: No forests, woodlots or trees will be affected by the project.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?
Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:
No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:
No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service
Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission
Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Kevin R. Sech, P.G., P.E.
Company/Business Name: HILBEC Engineering & Geosciences, LLC
Address: 26 Beaver Run Road
City, State, Zip: Downingtown, PA 19335-2257
Phone: (484) 888-8700 Fax: ( )
Email: krsech@hilbec.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Kevin R. Sech 10/18/2019

applicant/project proponent signature date

PHMC/SHPO DOCUMENTS

SHPO Project Review Form

Pennsylvania Historical & Museum Commission

PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY	Reviewers: ___/___
DATE RECEIVED: 3/5/20	DATE DUE: 3/19/20
ER NUMBER: 2020-1045-045-A	HRSF:

REV: 06/2018

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? (●) YES ( ) NO OR ( ) This is additional information for ER Number:

Project Name	208 North Aberdeen Avenue Subdivision	County	Delaware	Municipality	Radnor Township
Project Address	208 N. Aberdeen Ave	City/State/ Zip	Wayne	PA	19087

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name	Kevin R. Sech, P.G., P.E.	Phone	(484) 888-8700
Company	HILBEC Engineering & Geosciences, LLC	Fax	(610) 873-6206
Street/PO Box	26 Beaver Run Road	Email	krsech@hilbec.com
City/State/Zip	Downingtown PA 19335		

SECTION C: PROJECT DESCRIPTION

This project is located on: (check all that apply) ☐ Federal property ☐ State property ☐ Municipal property ☑ Private property

List all federal and state agencies and programs providing funds, permits, licenses.

Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
State	PA DEP	Sewage Planning Modules

Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply): ☑ Construction ☑ Demolition ☐ Rehabilitation ☐ Disposition

Total acres of project area: 0.48 Total acres of earth disturbance: 0.2

Are there any buildings or structures within the project area? (●) Yes ( ) No Approximate age of buildings: 1900s

Does this project involve properties listed in or eligible for the National Register of Historic Places, or designated as historic by a local government?	Yes	No	Unsure	Name of historic property or historic districts
	( )	(●)	( )	

Please print and mail completed form and all attachments to:

PHMC
State Historic Preservation Office
400 North St.
Commonwealth Keystone Building, 2nd Floor
Harrisburg, PA 17120-0093

Attachments – Please include the following information with this form

- ☑ **Map** – 7.5' USGS quad showing project boundary and Area of Potential Effect
- ☑ **Description/Scope** – Describe the project, including any ground disturbance and previous land use
- ☑ **Site Plans/Drawings** – Indicate past and present land use, location and dates of buildings, and proposed improvements
- ☑ **Photographs** – Attach prints or digital photographs showing the project site, including images of all buildings and structures keyed to a site plan

SHPO DETERMINATION (SHPO USE ONLY)

- ☒ There are **NO HISTORIC PROPERTIES** in the Area of Potential Effect
- ☐ The project will have **NO EFFECT** on historic properties
- ☐ The project will have **NO ADVERSE EFFECTS** on historic properties:
- ☐ The project will have **NO ADVERSE EFFECTS WITH CONDITIONS** (see attached)
- ☐ **SHPO REQUESTS ADDITIONAL INFORMATION** (see attached)

SHPO REVIEWER: Lara Clark **DATE:** 3/5/2020

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PA Historic & Museum Comm
400 North Street
Second Floor
Harrisburg, PA 17120

9590 9402 2975 7094 6082 56

2. Article Number *(Transfer from service label)*

7018 1830 0001 2345 9462

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X A. Naib ☐ Agent ☐ Addressee

B. Received by (Printed Name) MAR 05 2020 C. Date of Delivery MAR 0 5 2020

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7018 1830 0001 2345 9462

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

HARRISBURG, PA 17120

OFFICIAL USE

Certified Mail Fee	$3.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$2.85 $0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.60
Total Postage and Fees	$8.00

DOWNINGTOWN PA 19335 Postmark Here MAR 03 2020 03/03/2020 USPS-19335

Sent To: PA Historic Comm
Street and Apt. No., or PO Box No.: 400 North St. 2nd Floor
City, State, ZIP+4®: Harrisburg PA 17120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

208 N. Aberdeen Subdivision

HILBEC Engineering & Geosciences, LLC

26 Beaver Run Road, Downingtown, PA 19335-2257
Office: 610.873.6204 www.hilbec.com Fax: 610.873.6206

Wastewater * Stormwater * Hydrogeology * Environmental * Testing & Design

March 3, 2020 *Sent via certified mail*

Pennsylvania Historical and Museum Commission
Bureau of Historic Preservation
400 North Street, Second Floor
Harrisburg, PA 17120-0093

Re: 208 North Aberdeen Avenue Subdivision
SHPO Project Review Form
PA DEP Planning Code # 1-23013-279-3J
Radnor Township, Delaware County

Dear Commission Members:

The developer, 210 N. Aberdeen Associates, LLC, propose to construct six (6) residential townhomes. The existing single-family home will be razed. The property has a total area of 0.48+/- acres and is located approximately 150 feet north of the intersection with Pennsylvania Avenue.

This structure was constructed circa 1900s and will be demolished as it is abandoned and in severe disrepair. Earth disturbance is approximately 0.4+/- acres to construct the new attached single-family townhomes.

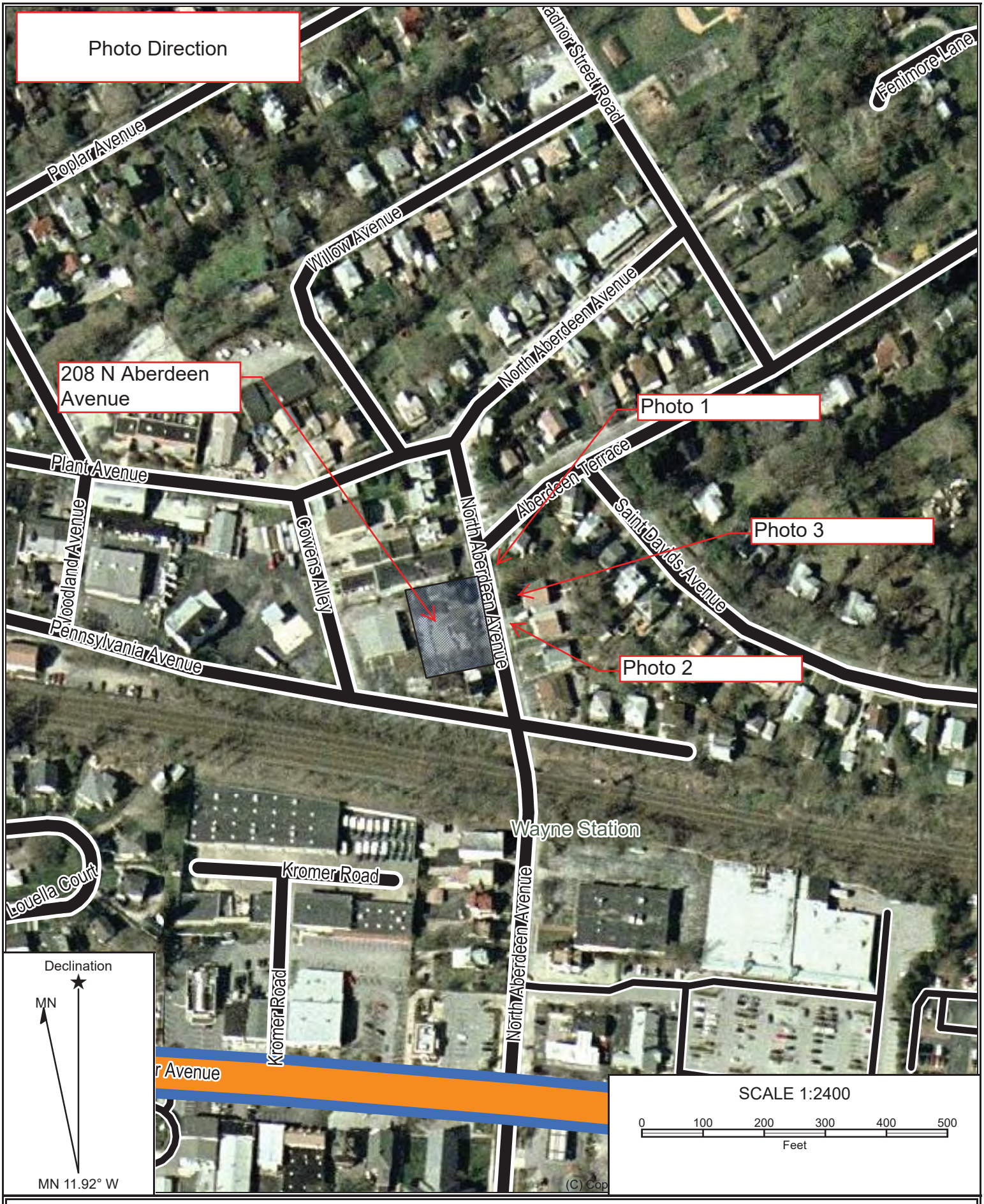
Attached are the Project Review Form, photos, USGS map, and a concept site plan.

At this time, we request your evaluation of any Cultural, Historic, or Archaeologic resources which may be present. Please contact my office should you have any questions.

Very truly yours,
For HILBEC Engineering & Geosciences, LLC

Kevin R. Sech, P.G., P.E.

Photos



Map Name: VALLEY FORGE SE NE, PA
Date Prepared: 10/18/19
Scale: 1 inch = 200 ft.

Map Type: Aerial Photo, North American 1983
PROJECT: 210 N Aberdeen Associates

Photo 1: View to the SW

Photo 2: View to the NW

208 N. Aberdeen Avenue

Wayne, PA 19087

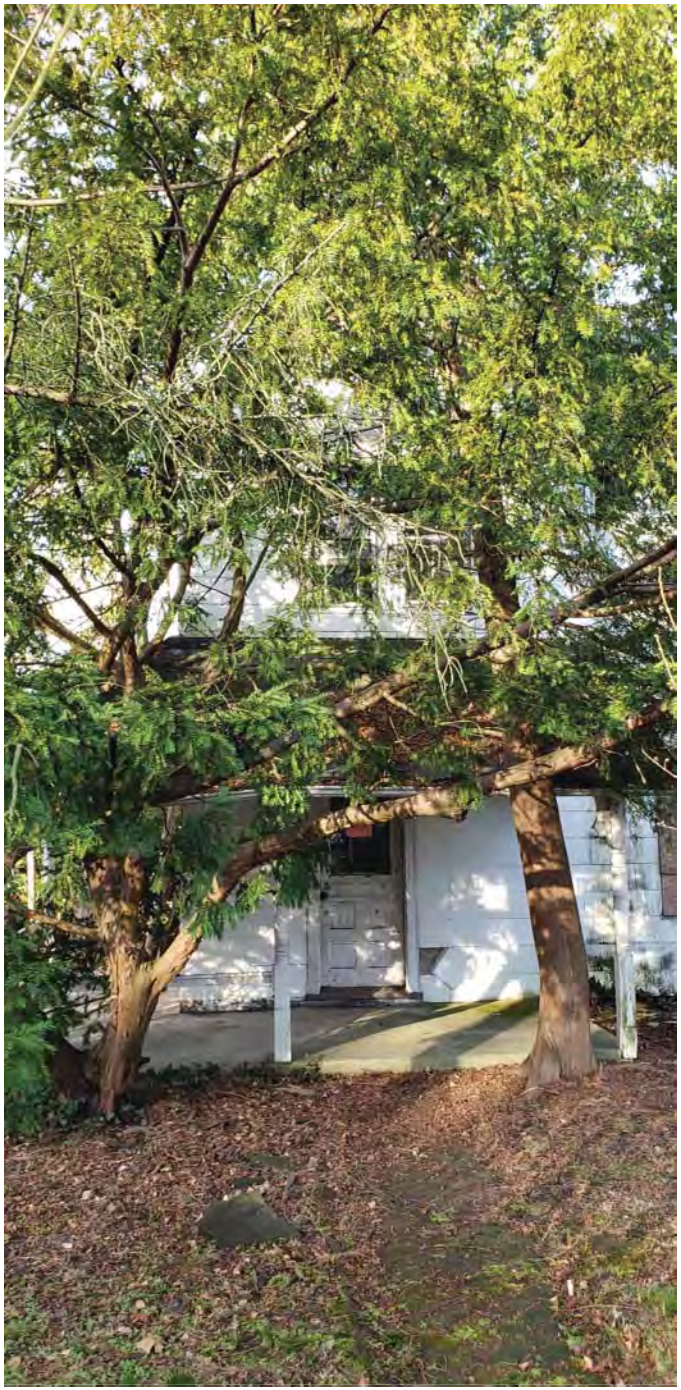
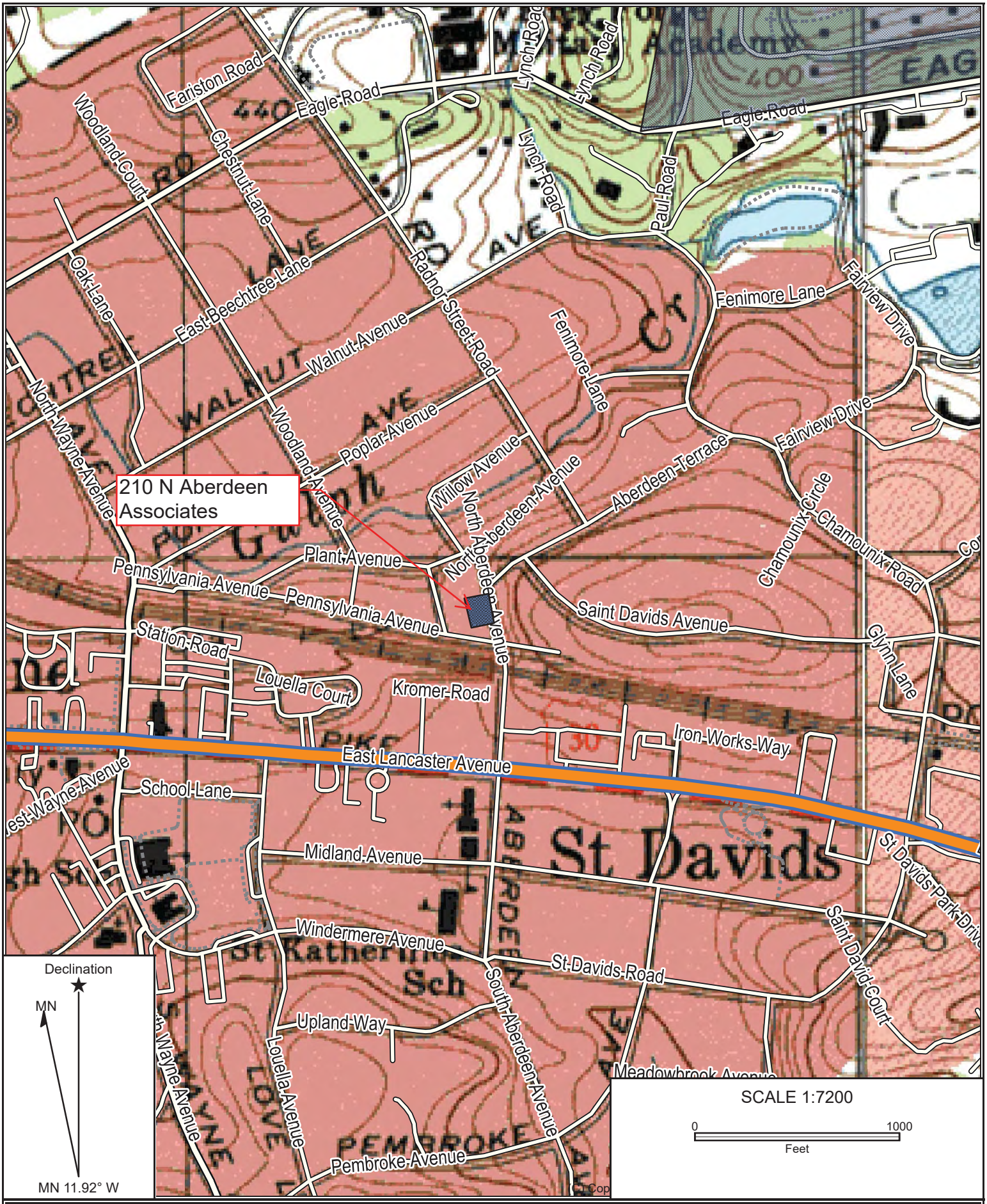


Photo 3: View of front of the home to West

208 N. Aberdeen Avenue

Wayne, PA 19087

MAPS



Map Name: VALLEY FORGE
Date Prepared: 10/18/19
Scale: 1 inch = 600 ft.

Map Type: Topographic, North American 1983
PROJECT: 210 N Aberdeen Associates

Delaware County Tax Map

WATER AVAILABILITY LETTER

March 11, 2020

Patrick Spellman PE
Site Engineering Concepts LLC
Southeastern, PA

Re: Water Availability
208 N Aberdeen Ave
Radnor Twp, Delaware County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas-Oliva of our Control Center at LATHOMAS-OLIVA@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquaamerica.com.

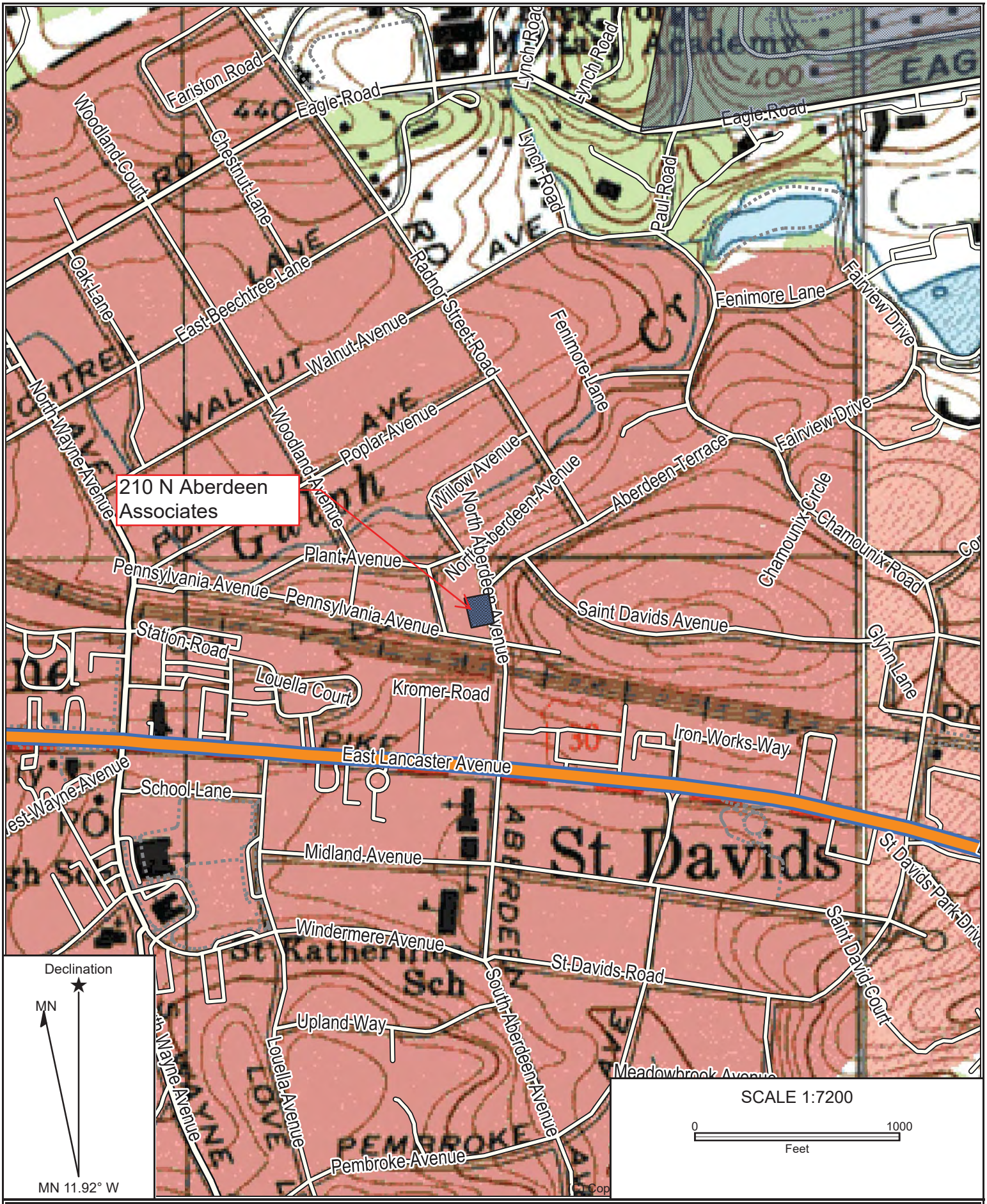
Regards,

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

NEWSPAPER PROOF OF PUBLICATION

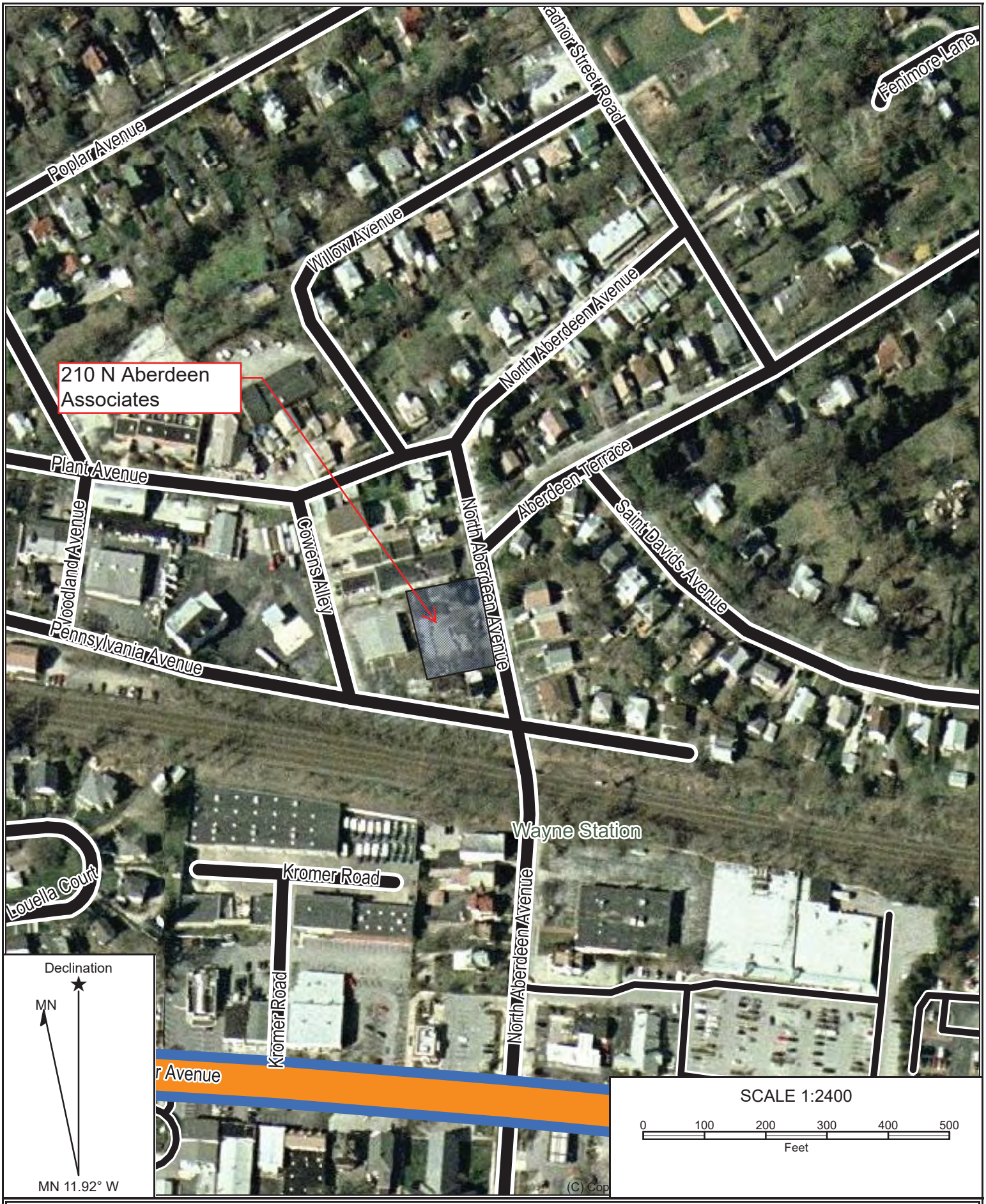
Per e-mail discussion with the PA DEP on 8-27-2020, the existing Connection Management Plan (CMP) of the area makes the project consistent with the requirements of Section P. No other conflicts require newspaper publication.

MAPS



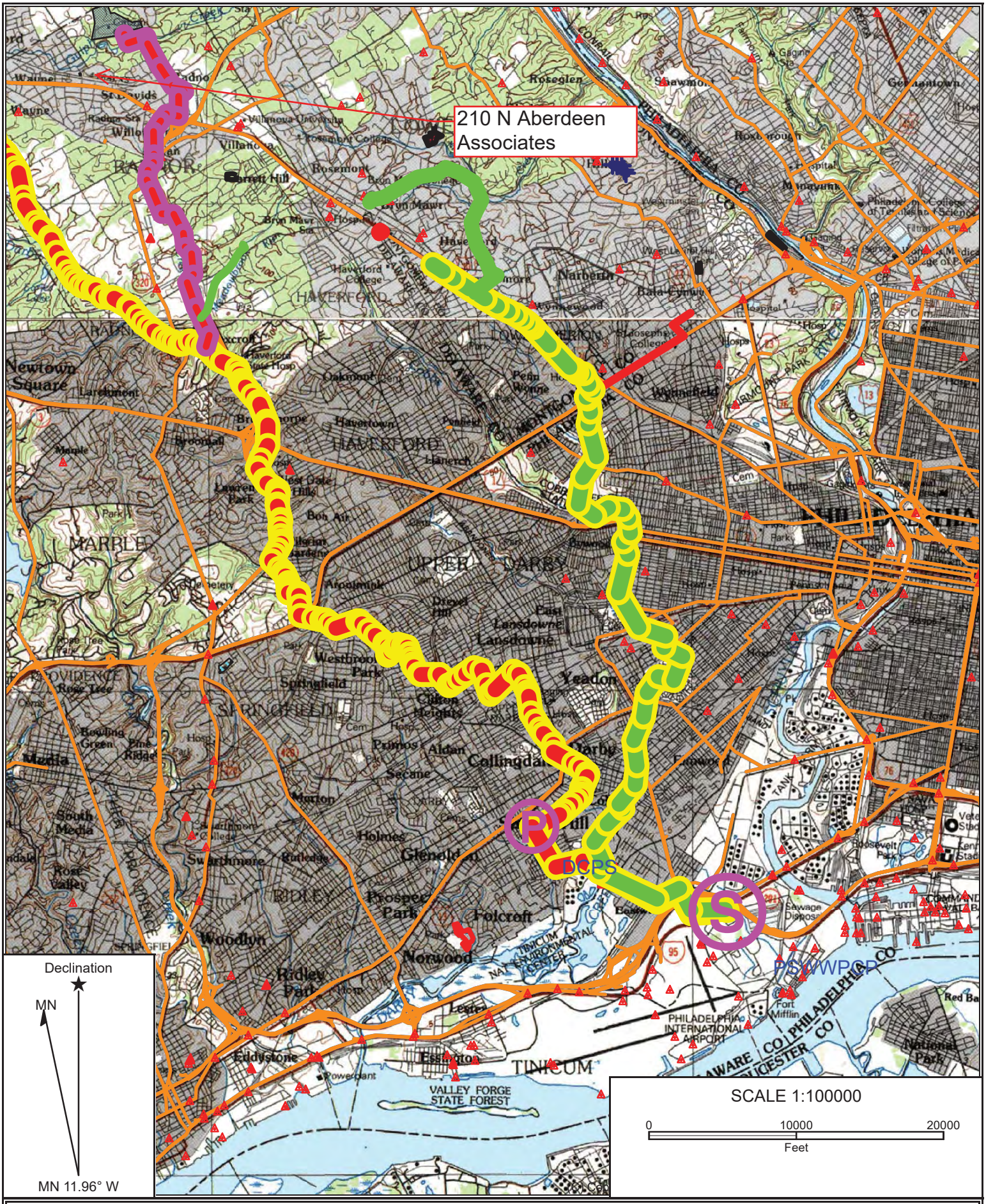
Map Name: VALLEY FORGE
Date Prepared: 10/18/19
Scale: 1 inch = 600 ft.

Map Type: Topographic, North American 1983
PROJECT: 210 N Aberdeen Associates



Map Name: VALLEY FORGE SE NE, PA
Date Prepared: 10/18/19
Scale: 1 inch = 200 ft.

Map Type: Aerial Photo, North American 1983
PROJECT: 210 N Aberdeen Associates



Map Name: Sanitary Run
Date Prepared: 10/18/19
Scale: 1 inch = 8,333 ft.

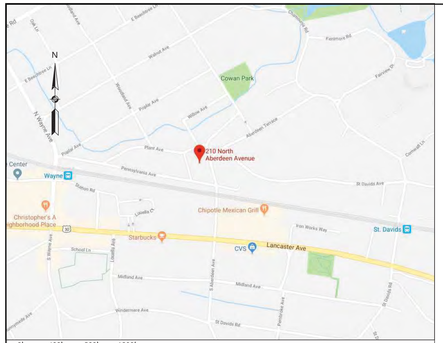
Map Type: Topographic, North American 1983
PROJECT: 210 N Aberdeen Associates

210 N. Aberdeen

208 N. Aberdeen

Delaware County Tax Map

SITE PLANS

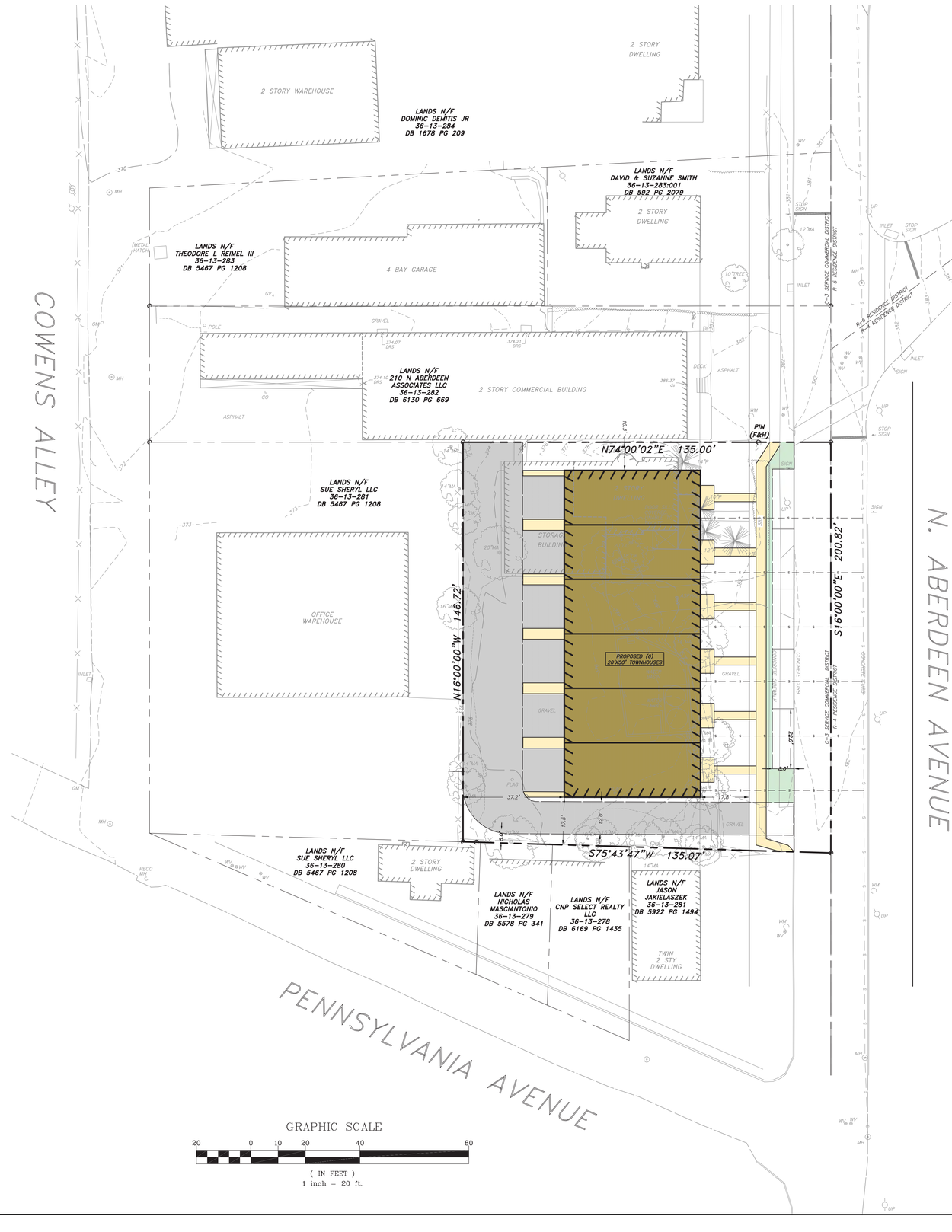


LOCATION MAP

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO EXCAVATION.

DESIGN S/N: 20183062647

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!



PLAN LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- ST STORM SEWER PIPING
- S SANITARY SEWER PIPING
- G GAS MAIN
- W WATER MAIN / SERVICE
- OHW OVERHEAD WIRE
- T UNDERGROUND TELEPHONE
- EDGE OF PAVEMENT
- FENCE LINE
- BUILDINGS (PROPOSED/EXISTING)
- ASPHALT (PROPOSED/EXISTING)
- WALKWAY (PROPOSED/EXISTING)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. PARCEL INFORMATION:
   FOLIO NUMBER: 36-010-0009-00 Block 36-13 Unit 278
   DEED BOOK 6130 PAGE 669, 'PREMISES A'
   GROSS LOT AREA: 20,083 Sq. Ft.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC. OF RECORD.
3. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH BENCHMARK. DATUM NAD83/NAVD88.
4. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
5. THERE IS NO IDENTIFIABLE FEMA FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 42042B 0017F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
6. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION.
7. EXISTING DIMENSION ESTIMATES BASED ON APPROXIMATE MEASUREMENTS WITH RESTRICTED ACCESS TO PORTIONS OF THE PROPERTIES.

ZONING SUMMARY

ORDINANCE ITEM	C-3	R-4 NON SINGLE-FAMILY DWELLING	R-5 MULTIPLE DWELLING	PROPOSED
MIN. LOT AREA	30,000 SF	7,000 SF	5,445 SF/ DWELLING AVG	20,083 SF (3,347 SF/DWELLING AVG)
MIN. LOT WIDTH @ BLDG	150 FT	55 FT	100 FT	200 FT
MIN. SETBACKS				
FRONT	65 FT. MIN. 25 FT ADJACENT TO RES. DISTRICT	30 FT	50 FT	17.8 FT
SIDE	20 FT	15 FT	30 FT	10.3 FT
REAR	25 FT OR 25% LOT DEPTH WHICHEVER GREATER	30 FT	30 FT	37.2 FT
MAX. BUILDING HEIGHT	35 FT	35 FT OR 3 STORIES	40 FT OR 4 STORIES	
MAX. BUILDING DIMENSION	N/A	N/A	160 FT	120 FT
MIN HABITABLE FLOOR AREA PER UNIT	N/A	N/A	600 SF	
MAX. BUILDING COVERAGE	35%	30%	30%	29.9%
MAX. IMPERVIOUS COVERAGE	65%	40%	36%	62.2%

IMPERVIOUS SUMMARY (SQ. FT.)

GROSS LOT AREA	20,083				
	EXISTING	TO BE REMOVED	TO BE ADDED	NET	PROPOSED
BUILDINGS	2,478	2,478	6,000	3,522	6,000
ASPHALT	531	531	5,553	5,022	5,553
GRAVEL	6,648	6,648	0	-6,648	0
CONCRETE	812	812	948	136	948
WALLS	131	131	0	-131	0
ROOF OVERHANG	96	96	0	-96	0
DECK	33	33	0	-33	0
TOTAL BUILDING COVERAGE	2,478	2,478	6,000	3,522	6,000
TOTAL BUILDING PERCENTAGE	12.3%				29.9%
TOTAL IMPERVIOUS COVERAGE	10,729	10,729	12,501	1,772	12,501
TOTAL IMPERVIOUS PERCENTAGE	53.4%				62.2%
NOTE: IMPERVIOUS AND BUILDING PERCENTAGE BASED ON GROSS LOT AREA					

PARKING SUMMARY

USE	SPACES	PER UNIT	AMOUNT		SPACES REQUIRED
RESIDENTIAL	2	1	DWELL 6	UNITS	12
TOTAL REQUIRED					12

	SPACES PROVIDED
REAR LOADING GARAGES	12
TOTAL SPACES PROVIDED	12
*NOTE: 5 ON-STREET PARKING SPACES INCLUDED IN ADDITION TO ON-SITE PARKING	

NUM.	DATE	REVISION

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

210 N ABERDEEN ASSOCIATES, LLC
208 N ABERDEEN AVE
WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

TOWNHOUSE PLAN

DATE: MARCH 9, 2019

SHEET 1 of 1

SCALE: 1" =20'

RESOLUTION NO. 2020-135

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING AN EMERGENCY RESPONSE VEHICLE STORAGE, MAINTENANCE AND USE AGREEMENT WITH THE COUNTY OF DELAWARE

WHEREAS, Radnor Township and the County of Delaware desire to enter into a Storage Maintenance and Use Agreement for an Emergency Response Vehicle to provide secured storage for the emergency response vehicle; and

WHEREAS, the Township has reviewed the Emergency Response Vehicle Storage, Maintenance and Use Agreement which will provide for a safe and efficient response in the Township.

NOW, THEREFORE, be it ***RESOLVED*** that the Board of Commissioners of Radnor Township does hereby approve the Emergency Response Vehicle Storage, Maintenance and Use Agreement, a copy of which is attached hereto as Exhibit "A".

SO, RESOLVED, this day of , 2020.

RADNOR TOWNSHIP

By: _____
Name: Jak Larkin
Title: President

ATTEST: _____
William White, Secretary

EMERGENCY RESPONSE VEHICLE

STORAGE, MAINTENANCE AND USE AGREEMENT

This Storage, Maintenance and Use Agreement (this "Agreement") is entered into this _____, 2020, by and between the County of Delaware, Commonwealth of Pennsylvania ("Delaware County") and Radnor Township

WHEREAS, the Southeastern Regional Counter Terrorism Task Force has previously purchased and provided Delaware County with the vehicle or vehicles (collectively, the "Vehicle") described on Exhibit A; and

WHEREAS, the parties hereto desire to provide for the storage, maintenance and use of the Vehicle, and the availability of the Vehicle to assist in large-scale emergency situations;

NOW, THEREFORE, in consideration of the following conditions and intending to be legally bound hereby, the parties do hereby agree as follows:

1. User agrees to provide secured storage at the location or locations described on Exhibit A or at such other location to which Delaware County consents in writing (collectively, the "Location").

2. The Vehicle shall be on-call twenty-four (24) hours per day, seven (7) days per week and available to be dispatched by the Delaware County 911 Dispatch Center for the purpose of assisting surrounding law enforcement agencies in responding to countywide emergency situations in Delaware County and to large-scale emergency situations within Chester County, Bucks County, Philadelphia County and Montgomery County.

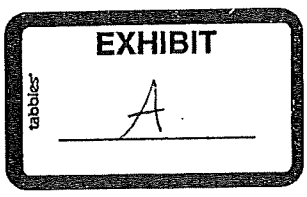
3. User shall provide appropriately licensed and trained drivers and/or operators for the Vehicle as listed on Exhibit A.

4. User agrees to assume responsibility for the performance of routine Vehicle maintenance. Such maintenance shall include routine oil changes, regular preventative maintenance checks, and Pennsylvania state inspections.

5. User agrees to assume responsibility for minor Vehicle repairs, which shall not exceed a total aggregate annual expenditure in excess of $500.00 multiplied by the number of vehicles subject to this Agreement. Delaware County agrees to assume responsibility for any Vehicle repairs which exceed such total aggregate annual expenditure limit.

6. Delaware County agrees that it shall be solely responsible for maintaining any and all required insurance policies for the Vehicle. User shall maintain insurance on the Location which is reasonable acceptable to Delaware County. User shall also be responsible for all insurance relating to the drivers and/or operators of the Vehicle which is not covered by the insurance policies on the Vehicle.

7. It is expressly acknowledged by the parties that Delaware County and User are independent contracting parties. Nothing in this Agreement shall be construed to create a principal/agent, employer/employee, master/servant or partnership or joint venture relationship. In no event will Delaware County exercise control and/or management over



the employment, discharge, compensation and/or working conditions of any of User's personnel.

8. The parties hereto acknowledge and agree that each shall comply in all respects with all Pennsylvania and Federal laws, rules, regulations and applicable grant agreements regarding the storage, maintenance and operation of the Vehicle. Any provision of this Agreement which is in violation of any Pennsylvania or Federal law, rule, regulation or applicable grant agreement shall be deemed amended to conform therewith (except if such change would materially and substantially alter the obligations of a party under this Agreement).

9. Neither this Agreement nor any of User's rights or duties hereunder may be assigned or subcontracted by User without the prior written consent of Delaware County. This Agreement constitutes the entire understanding of the parties hereto and supersedes any and all written or oral agreements, representations, or understanding. The waiver or failure of either party to exercise in any respect any right provided hereunder shall not be deemed a waiver of such right in the future or a waiver of any other rights established under this Agreement. This Agreement may be amended only by mutual agreement expressed in writing and signed by both parties.

10. This Agreement and the rights and obligations created under it shall be binding upon and inure solely to the benefit of the parties hereto and their respective successors and permitted assigns, and nothing in this Agreement, express or implied, is intended or should be construed to confer upon any other person any right, remedy or claim under or by virtue of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized officers or officials as of the date first written above.

USER: _____

By: _____
Title:

Attested _____
Title:

COUNTY OF DELAWARE

By: _____
CHAIR, COUNTY COUNCIL

Attested _____
County Clerk

Exhibit A

User: Radnor Township

Vehicle(s):

1. 2020 Ford F250 Crew Cab Truck
2. _____
3. _____

Storage Location(s) (by Vehicle):

1. Radnor Township Police Department; 301 Iven Ave Radnor, Pa 19087
2. _____
3. _____

Required Driver and/or Operator(s) (by Vehicle):

1. Radnor Township Police Officers
2. _____
3. _____

RESOLUTION NO. 2020-139

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, AUTHORIZING PAYMENT TO HIGGINS ELECTRIC FOR EMERGENCY REPAIRS TO THE TRAFFIC SIGNAL AT COUNTY LINE AND MATSONFORD ROADS IN THE AMOUNT OF $14,574.40

***WHEREAS*,** Emergency repairs were required for the traffic signal located at Matsonford and County Line Roads

WHEREAS, in accordance with the code of Radnor Township, the Township Engineer met with the Township Manager and Finance Director to put forth the emergency repair plan

WHEREAS, the Township Manager authorized the emergency repair to the aforementioned signal

NOW, THEREFORE*,** be it ***RESOLVED by the Board of Commissioners of Radnor Township does hereby Authorize Payment to Higgins Electric for Emergency Repairs to the Traffic Signal at County Line and Matsonford Roads in the Amount of $14,574.40

SO RESOLVED this 23rd day of, November A.D., 2020

RADNOR TOWNSHIP

By: _____
Name: John Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: November 17, 2020

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer

CC: William M. White, Township Manager

LEGISLATION: Resolution #2020-139: Authorizing Payment to Higgins Electric for Emergency Repairs to the Traffic Signal at County Line and Matsonford Roads in the Amount of $14,574.40

LEGISLATIVE HISTORY: This topic has not been before the Board of Commissioners

PURPOSE AND EXPLANATION: The Township called Higgins Electric for a non-working signal at the intersection of Matsonford and County Line Roads. Higgins replaced burned up overhead wiring, but our controller had short circuited, and no longer functioned. The controller is 37 years old and cannot be repaired. Higgins installed a temporary box so the signal could function.

The cost of the visit to get the signal up and running with the temporary controller is $2,052.04. The cost to provide material, labor and supervision to install a new controller and get it up and running is $12,022 (invoice and cost proposal attached).

In accordance with township Code, I met with the Township Manager and Finance Director on the emergency repair, and the Township Manager authorized the repair.

IMPLEMENTATION SCHEDULE: Upon receipt of the new traffic signal controller, the contractor will install the unit ASAP. It is anticipated this will occur by Thanksgiving.

FISCAL IMPACT: The cost of the Emergency Repair is $14,547.04, to be paid from the traffic signal R&M account.

REQUESTED ACTION: I respectfully request the Board of Commissioners Authorize Payment to Higgins Electric for Emergency Repairs to the Traffic Signal at County Line and Matsonford Roads in the Amount of $14,574.40

Charles A. Higgins & Sons Inc.
Electrical Contractors
P.O. Box 647
Media, PA 19063
Phone: 610-566-3700
Fax: 610-566-1409

November 11, 2020

Radnor Township
Attn: Mike Simmons
301 Iven Ave.
Wayne, PA 19087

Proposal

Ref: Price to replace control cabinet at that failed
County Line & Matsonford Road

Replace with new 4 Phase control cabinet
K mount cabinet pole mount
4 Phase 8 Position 12L TS1 backpanel
Peek ATC 1000 controller, Monitor and plugins
Detector panel with 3 shelf mount, 1 Channel loop amps

Note:
1. This equipment matches rest of equipment in township
2. Higgins has loaner cabinet in place for now
3. All overhead damaged wires were replaced on emergency call
4. Old Cabinet is from 1983

Peek Cabinet……..$9,892.00
Higgins Labor 3 Men 5 Hours…….$1,050.00
Flagger 4 Men 5 Hours……$1,080.00

Total Price……$12,022.00
(Twelve Thousand Twenty-Two)

If you have any questions or concerns, please do not hesitate to contact me.

Thank you,

Donald R. Higgins Jr.

Donald R. Higgins Jr.
President

Note: This proposal may be withdrawn by us if not accepted within 30 days.
All material is guaranteed to specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire and other necessary insurance. Our company is insured & our workers are fully covered by Workman's Compensation Insurance.
Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Payment Due Upon Completion

Signature_____Date_____

Charles A. Higgins & Sons, Inc.

Po Box 647
Media PA 19063
Electrical Contractor

Invoice

Date	Invoice #
11/11/2020	52984

Bill To
RADNOR TOWNSHIP ATTN: ACCOUNTS PAYABLE 301 IVEN AVENUE WAYNE, PA 19087-5297

P.O. No.	Terms	Due Date	Project
	Net 30	12/11/2020	

Description	Qty	Rate	Amount
TRAFFIC LIGHT MAINTENANCE - MATSON FORD ROAD & COUNTY LINE , CALLED IN BY BILL CASSIDY (PUBLIC WORKS) . INTERSECTION IN CONFLICT GREEN& YELLOW IN ONE DIRECTION AND RED FLASH IN ANOTHER			
LABOR - 1 MAN FOR 9 HOURS ON 11/2/2020 - ON ARRIVAL FOUND INTERSECTION IN FLASHING RED ON COUNTY LINE ROAD , BUT GREEN/YELLOW FOR MATSONFORD ROAD. ATTEMPTED TO RESET THE MERCURY BUS RELAY , NO EFFECT. FOUND MULTIPLE SHORTS IN THE SPLICES IN THE HAND HOLE OF THE CONTROL CABINET MAST ARM, TAPED UP AND ATTEMPTED TO RESET THE CONFLICT MONITOR, FOUND THE LOAD SWITCH FOR PHASE 02 WAS NOT OUTPUTTING ON THE RED INPUT, REPLACED THE LOAD SWITCH WITH NO EFFECT. ALL SIGNAL WIRE ARE OLD AND HAD MULTIPLE DEAD SHORTS AND BECAUSE OF THIS THE BACK PANEL WAS DAMAGED. CALLED THE SHOP AND BRING A TEMPORARY CABINET AND REPLACING ALL DAMAGED WIRE	9	70.00	630.00
LABOR - 3 MEN FOR 6 HOURS ON 11/2/2020	6	210.00	1,260.00

It's been a pleasure working with you!

Subtotal	
Sales Tax (6.0%)	
Balance Due	

Thank you for your business. Please forward payment to above address. Call the office to pay by Credit card. We accept Master Charge & Visa Credit Cards.

Phone #	Fax #
610-566-3700	610-566-1409

1

Charles A. Higgins & Sons, Inc.

Po Box 647
Media PA 19063
Electrical Contractor

Invoice

Date	Invoice #
11/11/2020	52984

Bill To
RADNOR TOWNSHIP ATTN: ACCOUNTS PAYABLE 301 IVEN AVENUE WAYNE, PA 19087-5297

P.O. No.	Terms	Due Date	Project
	Net 30	12/11/2020	

Description	Qty	Rate	Amount
REPLACED THE MUILT CONDUCTOR CABLE BETWEEN EACH MAST ARM. INSTALLED A TEMPORARY CABINET AND REMOVED EXISTING CABINET. ALSO FOUND THE CABLE FEEDING THE OUTBOARD SIGNAL ON N/W CORNER MAST ARM WAS BAD AND REPLACED. POWERED UP NEW CABINET AND CHECKED FOR PROPER OPERATION. (OLD CABINET WAS FROM 1983 , A QUOTED WILL BE SEND TO CUSTOMER FOR REPLACEMENT)			
350' OF 14/7 CABLE	350	1.25	437.50
20FT OF 14/5 CABLE	20	0.73	14.60
WATER PROOF WIRE NUTS	24	1.81	43.44
SPAN WIRE HANGERS	30	4.65	139.50

It's been a pleasure working with you!

Thank you for your business. Please forward payment to above address. Call the office to pay by Credit card. We accept Master Charge & Visa Credit Cards.

Subtotal	$2,525.04
Sales Tax (6.0%)	$0.00
Balance Due	$2,525.04

Phone #	Fax #
610-566-3700	610-566-1409

(2)

RESOLUTION NO. 2020-144

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, AUTHORIZING SEIFERT CONSTRUCTION TO REPLACE A FAILED STORM SEWER ON SOUTH ITHAN AVENUE IN THE AMOUNT OF $24,698.71

***WHEREAS*,** the Township's inlet on South Ithan Road cannot discharge due to a failed outlet pipe

WHEREAS, the failed outlet pipe cause water to discharge and pond on South Ithan Avenue, which will cause dangerous icy conditions in the winter.

NOW, THEREFORE*,** be it ***RESOLVED by the Board of Commissioners of Radnor Township does hereby Authorize Seifert Construction to Replace a Failed Storm Sewer on South Ithan Avenue in the Amount of $24,698.71

SO RESOLVED this 23rd day of, November A.D., 2020

RADNOR TOWNSHIP

By: _____
Name: John Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: November 17, 2020

TO: Radnor Township Board of Commissioners

FROM: Stephen F. Norcini, P.E., Township Engineer

CC: William M. White, Township Manager

LEGISLATION: Resolution #2020-144 - Authorizing Seifert Construction to Replace a Failed Storm Sewer on South Ithan Avenue in the Amount of $24,698.71

LEGISLATIVE HISTORY: This topic has not been before the Board of Commissioners

PURPOSE AND EXPLANATION: The existing inlet on South Ithan Avenue, which receives the discharge from the VU SWM system required of Land Development, currently cannot take any flow. The outlet pipe along South Ithan Avenue has collapsed. Due to this, the inlet constantly overflows and will cause icy conditions on South Ithan Avenue, which will be a safety hazard. The idea is to eliminate this failed pipe and connect to an inlet across the street.

IMPLEMENTATION SCHEDULE: Pending Board approval, the work will be completed ASAP.

FISCAL IMPACT: The cost of work is $$24,698.71, to be paid from the 04 stormwater fund.

REQUESTED ACTION: I respectfully request the Board of Commissioners Authorizing Seifert Construction to Replace a Failed Storm Sewer on South Ithan Avenue in the Amount of $24,698.71

PLUMBING HEATING AIR CONDITIONING
K.E. Seifert INC.
UTILITY CONTRACTOR

155 N. GREEN ST., LANGHORNE, PA 19047
PA (215) 752-9080 • NJ (609) 386-0110
Fax (215) 752-9387 • www.keseifert.com

RCC# 262------NJ# 9232------PHILA# 4216
PA Contractor License# PA003366

PROPOSAL

TO:

Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297
Attn: Stephen Norcini
Dir. of Public Works

PHONE	610-688-5600	DATE	10/20/2020

JOB NAME/LOCATION

12" Storm Reroute

JOB NUMBER	14894	JOB PHONE	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

12" Storm Re route

-Call in PA One Call to mark all public utilities.
-Set up traffic control for a single lane shut down.
-Excavate from existing storm line to inlet on side of S Ithan Ave
-Tie into existing storm line via a saddle or core and parge up pipe depending on material of pipe.
-Stub 12" line into existing box.
-Parge up old line running down S Ithan Ave
-Haul out excavated fill and backfill with 2A modified in compacted lifts.
-Pave back road with atleast 4" of binder and 2" wearing course.
-Seal edges of road.
-Not responsible for any added time due to unknown conflicts from existing utilities.

24,698.71

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:

dollars ($)

Payment to be made as follows: Net 30

All material guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____ **Signature:** _____

PLUMBING HEATING AIR CONDITIONING
K.E. Seifert INC.
UTILITY CONTRACTOR

155 N. GREEN ST., LANGHORNE, PA 19047
PA (215) 752-9080 • NJ (609) 386-0110
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RCC# 262------NJ# 9232------PHILA# 4216
PA Contractor License# PA003366

PROPOSAL

TO:

Radnor Township
301 Iven Avenue
Wayne, PA 19087-5297
Attn: Stephen Norcini
Dir. of Public Works

PHONE	610-688-5600	DATE	10/20/2020

JOB NAME/LOCATION

12" Storm Reroute

JOB NUMBER	14894	JOB PHONE	

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Excluded-
- -Any other work than what is described above.
- -Any permits, road opening permits, any engineering fee's or escrow's (If needed)
- -Contaminated/Unsuitable Soils
- -Compaction Testing
- -Any dewatering greater than a 2" pump
- -Any conflicts with existing utilities or conditions that add additional time to the job.

DAMAGE WAIVER:

K.E. SEIFERT, INC. WILL NOT BE RESPONSIBLE FOR DAMAGE TO LAWNS, SHRUBBERY, TREES, SIDEWALKS, CELLAR WALLS OR FLOORS, UNMARKED UTILITIES, UNDERGROUND ELECTRIC OR TELEPHONE LINES, FENCES, FLOWERS, PATIOS, DRIVEWAYS, CRAWL SPACES OR BUILDING PIERS.

IN ADDITION TO THIS CONTRACT, THERE WILL BE A ROCK AND WATER CLAUSE. SHOULD WE HIT EITHER ROCK OR WATER IN THE PROCESS OF COMPLETING YOUR SERVICE, THERE WILL BE AN ADDITIONAL CHARGE TO REMOVE SUCH OBSTACLES:

$1,322.00 PER DAY- MACHINE
$100.00 PER DAY- PUMP
$175.00 PER DAY- COMPRESSOR & JACKHAMMER
$1,271.00 PER DAY- TRUCK & MECHANIC
$1,020.00 PER DAY- LABORER

WE PROPOSE hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of: dollars ($ $24,698.71)

Payment to be made as follows: Net 30

All material guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

Board of Commissioners
Radnor Township

Proclamation

Help Hope Live
Giving Tuesday

(updated 11/19/20)

WHEREAS, the organization Help Hope Live, a non-profit organization that helps people fundraise to pay for medical expenses that are not covered by insurance. They have been in business **37** *(updated to 37 years 11/19/20)* years and are located in Radnor; and

WHEREAS, Giving Tuesday began as a response to the commercialization and consumerism of the post-Thanksgiving Black Friday shopping. The premise of Giving Tuesday is that it is a day for anyone, anywhere to give to the nonprofit of their choice; and

WHEREAS, On this day, millions of people around the world support causes and communities they believe in or live near. In 2019, Giving Tuesday raised $511 million and elicited more than 20 billion social media posts; and

WHEREAS, Prelude Solutions, of Pennsylvania has pledged to be a Partner in Hope;

NOW, THEREFORE, the Board of Commissioners of Radnor Township proclaim Giving Tuesday in Radnor Township on December 1, 2020 and encourage residents and business owners of Radnor to participate in this globally recognized day of giving by supporting local charities like Help Hope Live. #givelocal

RESOLVED this 23th day of November 2020, A.D.

TOWNSHIP OF RADNOR, PENNSYLVANIA

_____

Jack Larkin, President
Radnor Township Board of Commissioners

RESOLUTION NO. 2020-136
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR 210 N. ABERDEEN ASSOCIATES, LLC FOR THE PROPERTY LOCATED AT 208 NORTH ABERDEEN AVENUE

WHEREAS, 210 N. Aberdeen Associates, LLC ("Applicant") submitted a Preliminary/Final Land Development plan prepared by Site Engineering Concepts, LLC consisting of four (4) sheets, dated April 3, 2020, last revised October 26, 2020; and

WHEREAS, the plan has been reviewed by both the Radnor Township Planning Commission and the Delaware County Planning Commission; and

WHEREAS, the Applicant proposes to construct 6 townhouses on one lot at 208 N. Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking; and

WHEREAS, the Board of Commissioners now intends to approve the Preliminary/Final Land Development Plans for 210 N. Aberdeen Associates, LLC, subject to certain terms and conditions.

NOW, THEREFORE, it is hereby **RESOLVED** that the Radnor Township Board of Commissioners does hereby approve the Preliminary/Final Land Development Plans for 210 N. Aberdeen Associates, LLC, prepared by Site Engineering Concepts, LLC consisting of six (6) sheets, dated April 3, 2020, last revised October 26, 2020, subject to the following conditions:

1. The Applicant shall comply with the November 12, 2020 Gannett Fleming review letter, a copy of which is attached hereto as ***Exhibit "A"***.

2. The Applicant shall comply with the November 13, 2020 Gilmore & Associates review letter, a copy of which is attached hereto as ***Exhibit "B"***.

3. The Applicant shall comply with all other applicable ordinances with respect to sewage, stormwater management, zoning and building, and all county, state, and federal rules, regulations and statutes.

4. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Engineer and Township Solicitor.

In addition to the foregoing conditions of the Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

a. Section 255-12.A – to allow the land development application to be reviewed as a preliminary/final land development plan.

____X____ Approved _____ Denied

b. Section 255-21.B (1)(n) – significant man-made features within 500 feet of the site must be provided on the plans. The applicant has requested a waiver to not provide items which are not visible on aerial imagery.

____X____ Approved _____ Denied

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____day of _____, 2020**.**

RADNOR TOWNSHIP BOARD OF COMMISSIONERS

By: _____
Name: Jack Larkin
Title: President

ATTEST:_____

Gannett Fleming

*Excellence Delivered **As Promised***

Date: November 12, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 208 North Aberdeen Avenue Townhouses

Date Accepted: Pending
90 Day Review: Pending

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development for compliance with the Radnor Township Code. We have reviewed the plans based on the contents of the C3 Zoning Amendment (to allow townhouse developments in certain areas of the C-3 district) that has not yet been approved by the Board of Commissioners. These Plans were also reviewed for conformance with Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct 6 townhouses on one lot. This project is located in the C3 district of the Township.

The applicant has indicated in an October 26, 2020 letter that the following waivers are being requested:

1. §255-12.A – To allow the land development application to be reviewed as a Preliminary/Final Land Development Plan.
2. §255-21.B(1)(n) – Significant man-made features within 500 feet of the site must be provided on the plans. The applicant has requested a waiver to not provide items which are not visible on aerial imagery.

208 North Aberdeen Avenue Townhouses
Plans Prepared By: Site Engineering Concepts, LLC
Dated: 05/08/2020, last revised 10/26/2020

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190
www.gannettfleming.com

Exhibit "A"

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The planning module has been completed and will be submitted to the PA DEP for approval.

Subdivision and Land Development

1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known. The applicant anticipates that the townhouse will offer 3 bedrooms with an option for a fourth bedroom.

2. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has provided an aerial of 500 feet. The applicant has requested a waiver from this requirement.

3. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.

4. §255.38B – 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 street within the proposed subdivision or land development must be shown on the plans. The landscape plans provided only provide 2 street trees along the frontage of approximately 200 feet. Additional street trees must be provided. The applicant has indicated that the applicant will pay a fee-in-lieu of $500 per tree for the 2 remaining trees. The applicant should note that 7 street trees are required so the fee-in-lieu shall be for 5 trees not 2 trees.

5. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks. The applicant has indicated that architectural renderings will be provided under separate cover.

6. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. There is a snow removal area shown on the plan

and the applicant has indicated that the other services will access the property from the street.

7. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of $3,307 per dwelling unit (existing or proposed).

8. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, 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.

Stormwater

1. It appears that the Post-Dev drainage areas shown on Sheet 4 of the plans do not match the corresponding areas in the hydrograph report. Please revise these inconsistencies. Please provide a scale for the pre-development drainage area map.

2. The applicant indicates in the previous response letter dated 9/11/20 that a 3" curb reveal will be present at the inlet PI-2 but the adjacent curb is identified as a 6" curb. Please revise the plans to show the transition of the curb from 6" to 3".

3. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. The applicant has provided information concerning the environmental cleanup that was completed prior to the applicant taking ownership of the site. The report regarding the decontamination has been provided to the Board of Commissioners for informational purposes.

2. The applicant was before the Shade Tree Commission on October 21, 2020 and received approval.

3. The applicant has indicated that the homes will be fee-simple footprint ownership, with the HOA owning and maintaining all area outside of the footprint of the buildings. The

applicant has indicated that the HOA declaration for will be provided for review prior to recording.

The applicant appeared before the Planning Commission on October 6, 2020. The Planning Commission recommended approval of the plan and requested waivers contingent upon addressing all staff comments and the C3 zoning amendment passing.

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

Date: November 13, 2020

To: Steve Norcini, P.E.
Radnor Township Engineer

From: Damon Drummond, P.E., PTOE
Senior Transportation Engineer

cc: Kevin Kochanski, ASLA, R.L.A. – Director of Community Development
Roger Phillips, P.E. – Gannett Fleming, Inc.
Leslie Salsbury, P.E. – Gilmore and Associates, Inc.

Reference: 208 North Aberdeen Avenue Townhouses
Final Minor Land Development Plan Review #3
Radnor Township, Delaware County, PA
G&A #20-06064

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The applicant proposes to construct 6 townhomes at 208 North Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking. Based on Radnor Township Trip Generation rates (SALDO §255 attachment 4), the proposed development will generate 49 average weekday trips, with 4 AM Peak Hour and 6 PM Peak Hour trips.

B. DOCUMENTS REVIEWED

1. Final Minor Land Development Plan prepared by Site Engineering Concepts, LLC, consisting of 6 sheets and dated April 3, 2020, last revised October 26, 2020.
2. Response letter prepared by Site Engineering Concepts, LLC, dated October 26, 2020.
3. Waiver Request Letter prepared by Site Engineering Concepts, LLC, dated October 26, 2020.

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | **215-345-4330** | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | **215-369-3955** | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 |**610-489-4949** | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | **610-444-9006** | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | **610-366-8064** | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | **215-687-4246** | 215-564-1780
201 Market Street | Camden, NJ 08102 | **856-203-7447** | 856-379-3567
www.gilmore-assoc.com

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-21.B(5)b[1] & [2]– Revise the driveway profile to show the existing roadway cross slope approaching the driveway in order to verify that a 8% change in grade is not exceeded.
2. §255-22B(1)(k) – Clearly show the existing sidewalk south of the site at the proposed sidewalk tie-in connection.

D. GENREAL COMMENTS

1. The proposed triangular walkway area between the driveway apron and the sidewalk tie-in south of the site does not meet ADA width standards. The applicant may consider redesigning the apron by keeping the sidewalk adjacent to the curb line between Unit #1 and the driveway and also using a RC67M Type 3A apron to provide a better tie-in connection to the existing sidewalk south of the site.
2. Remove the curbline taper between station 0+80 and station 0+92 that reduces the width of the driveway. Maintain a straight curbline until the proposed sidewalk/apron. Provide a 5’ end curb taper a driveway to have a 0-inch reveal at the driveway.
3. Revise the landscape plans to be consistent (i.e. sidewalk) with the site plans.
4. Sheet 3, remove the 4-foot sidewalk reference dimension which appears left over from the previous version of the plans.

Gannett Fleming

*Excellence Delivered **As Promised***

Date: November 12, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 208 North Aberdeen Avenue Townhouses

Date Accepted: Pending
90 Day Review: Pending

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The applicant is proposing to construct 6 townhouses on one lot. This project is located in the C3 district of the Township.

The applicant has indicated in an October 26, 2020 letter that the following waivers are being requested:

1. §255-12.A – To allow the land development application to be reviewed as a Preliminary/Final Land Development Plan.
2. §255-21.B(1)(n) – Significant man-made features within 500 feet of the site must be provided on the plans. The applicant has requested a waiver to not provide items which are not visible on aerial imagery.

208 North Aberdeen Avenue Townhouses
Plans Prepared By: Site Engineering Concepts, LLC
Dated: 05/08/2020, last revised 10/26/2020

Sewage Facilities Planning

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The planning module has been completed and will be submitted to the PA DEP for approval.

Subdivision and Land Development

1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known. The applicant anticipates that the townhouse will offer 3 bedrooms with an option for a fourth bedroom.

2. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has provided an aerial of 500 feet. The applicant has requested a waiver from this requirement.

3. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.

4. §255.38B – 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 street within the proposed subdivision or land development must be shown on the plans. The landscape plans provided only provide 2 street trees along the frontage of approximately 200 feet. Additional street trees must be provided. The applicant has indicated that the applicant will pay a fee-in-lieu of $500 per tree for the 2 remaining trees. The applicant should note that 7 street trees are required so the fee-in-lieu shall be for 5 trees not 2 trees.

5. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks. The applicant has indicated that architectural renderings will be provided under separate cover.

6. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. There is a snow removal area shown on the plan

and the applicant has indicated that the other services will access the property from the street.

7. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of $3,307 per dwelling unit (existing or proposed).

8. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, 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.

Stormwater

1. It appears that the Post-Dev drainage areas shown on Sheet 4 of the plans do not match the corresponding areas in the hydrograph report. Please revise these inconsistencies. Please provide a scale for the pre-development drainage area map.

2. The applicant indicates in the previous response letter dated 9/11/20 that a 3" curb reveal will be present at the inlet PI-2 but the adjacent curb is identified as a 6" curb. Please revise the plans to show the transition of the curb from 6" to 3".

3. Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.

General

1. The applicant has provided information concerning the environmental cleanup that was completed prior to the applicant taking ownership of the site. The report regarding the decontamination has been provided to the Board of Commissioners for informational purposes.

2. The applicant was before the Shade Tree Commission on October 21, 2020 and received approval.

3. The applicant has indicated that the homes will be fee-simple footprint ownership, with the HOA owning and maintaining all area outside of the footprint of the buildings. The

applicant has indicated that the HOA declaration for will be provided for review prior to recording.

The applicant appeared before the Planning Commission on October 6, 2020. The Planning Commission recommended approval of the plan and requested waivers contingent upon addressing all staff comments and the C3 zoning amendment passing.

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

Date:	November 13, 2020
To:	Steve Norcini, P.E. Radnor Township Engineer
From:	Damon Drummond, P.E., PTOE Senior Transportation Engineer
cc:	Kevin Kochanski, ASLA, R.L.A. – Director of Community Development Roger Phillips, P.E. – Gannett Fleming, Inc. Leslie Salsbury, P.E. – Gilmore and Associates, Inc.
Reference:	208 North Aberdeen Avenue Townhouses Final Minor Land Development Plan Review #3 Radnor Township, Delaware County, PA G&A #20-06064

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the above referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The applicant proposes to construct 6 townhomes at 208 North Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking. Based on Radnor Township Trip Generation rates (SALDO §255 attachment 4), the proposed development will generate 49 average weekday trips, with 4 AM Peak Hour and 6 PM Peak Hour trips.

B. DOCUMENTS REVIEWED

1. Final Minor Land Development Plan prepared by Site Engineering Concepts, LLC, consisting of 6 sheets and dated April 3, 2020, last revised October 26, 2020.
2. Response letter prepared by Site Engineering Concepts, LLC, dated October 26, 2020.
3. Waiver Request Letter prepared by Site Engineering Concepts, LLC, dated October 26, 2020.

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | **215-345-4330** | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | **215-369-3955** | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 |**610-489-4949** | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | **610-444-9006** | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | **610-366-8064** | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | **215-687-4246** | 215-564-1780
201 Market Street | Camden, NJ 08102 | **856-203-7447** | 856-379-3567
www.gilmore-assoc.com

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-21.B(5)b[1] & [2]– Revise the driveway profile to show the existing roadway cross slope approaching the driveway in order to verify that a 8% change in grade is not exceeded.
2. §255-22B(1)(k) – Clearly show the existing sidewalk south of the site at the proposed sidewalk tie-in connection.

D. GENREAL COMMENTS

1. The proposed triangular walkway area between the driveway apron and the sidewalk tie-in south of the site does not meet ADA width standards. The applicant may consider redesigning the apron by keeping the sidewalk adjacent to the curb line between Unit #1 and the driveway and also using a RC67M Type 3A apron to provide a better tie-in connection to the existing sidewalk south of the site.
2. Remove the curbline taper between station 0+80 and station 0+92 that reduces the width of the driveway. Maintain a straight curbline until the proposed sidewalk/apron. Provide a 5’ end curb taper a driveway to have a 0-inch reveal at the driveway.
3. Revise the landscape plans to be consistent (i.e. sidewalk) with the site plans.
4. Sheet 3, remove the 4-foot sidewalk reference dimension which appears left over from the previous version of the plans.

SITE ENGINEERING CONCEPTS, LLC

CIVIL ENGINEERING AND CONSULTING SERVICES

TRANSMITTAL

TO: Patricia Sherwin	FROM: Patrick Spellman
COMPANY: Radnor Township	DATE: 10/26/2020
STREET ADDRESS: 301 Iven Avenue	PHONE:
CITY, ZIP: Wayne, PA 19087	SENDER'S REFERENCE NUMBER: 36-13-278 208 N Aberdeen
RE: Preliminary/Final Land Development Plan Application, Revision #2 208 North Aberdeen Townhouses	CC: 210 N. Aberdeen Assc, Owner & Applicant

COPIES	SHEETS	DATE	ITEM
2	4	10/26/2020	RESPONSE TO TOWNSHIP ENGINEER REVIEW MEMO
2	2	10/26/2020	RESPONSE TO TRAFFIC ENGINEER REVIEW MEMO
2	1	10/26/2020	REQUEST FOR WAIVER OF PRELIMINARY APPROVAL
12	4	10/26/2020	PRELIMINARY LAND DEVELOPMENT PLAN, REVISION #2
12	2	8/28/2020	LANDSCAPE PLANS (NO REVISIONS REQUIRED)
2	61	10/26/2020	PCSM NARRATIVE, REVISION #2
2	48	4/20/2012	TANK DECOM REPORT
2	1	7/16/2012	STORAGE TANK PROGRAM REMEDIAL ACTION COMPLETION REPORT APPROVAL
1	1	10/26/2020	FLASH DRIVE. ALSO AVAILABLE USING LINK: https://site.egnyte.com/fl/14VJVxedmm

NOTES/COMMENTS:

On behalf of 210 N Aberdeen Associates, LLC, SITE Engineering Concepts, LLC. is pleased to submit the attached revised documents for the land development plan application. If you have any questions or comments, please contact me at pspellman@site-engineers.com or 610.523.9002. Thank you.

P.O. Box 1992 º Southeastern, PA 19399
P: 610.240.0450 º F: 610.240.0451

SITE ENGINEERING CONCEPTS, LLC
Consulting Engineering and Land Development Services

October 26, 2020

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

Re: Waiver Requests
208 North Aberdeen Ave Townhouses
Preliminary/ Final Land Development Plan

Dear Members of the Board:

210 N. Aberdeen Associates, LLC respectfully requests the following waivers for the 208 North Aberdeen Ave Townhouses Preliminary/Final Land Development Plan:

Waiver #1, Section 255-12.A, Preliminary Plan Submission
Section 255-12.A requires, in relevant part, that an applicant must submit an individual preliminary application for a major subdivision. The Applicant requests a waiver to allow the above-referenced land development application to be reviewed and approved as a Preliminary/Final Land Development Plan.

Waiver #2, Section 255-21.B(1)(n), Man-Made Features within 500 Feet
Section 255-21.B(1)(n) requires significant man-made features within 500 feet of the site be provided on the plan. Aerial imagery is used to provide detail beyond the site boundaries where survey data cannot legally be collected (e.g.: private property). A partial waiver is request to the extent necessary to not provide those items which are not visible on aerial imagery (e.g.: sewer lines, storm drains, easements, etc.).

Should the Township have any questions or require additional information, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

Patrick Spellman, P.E.

Cc: Christy Flynn, 210 N. Aberdeen Associates, LLC
Nick Caniglia, Applicant Counsel

P.O. Box 1992 • Southeastern • PA 19399
P: 610.240.0450 F: 610.240.0451

SITE ENGINEERING CONCEPTS, LLC
Consulting Engineering and Land Development Services

October 26, 2020

Steve Norcini, P.E.
Township Engineer
Radnor Township
Iven Ave
Wayne, PA 19087

Re: Response to Engineering Review
208 N. Aberdeen Ave Townhouses
Preliminary/Final Land Development Plan
Revision #2

Dear Steve,
On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed revision to the Aberdeen Townhouses land development application. Please note this revision is being submitted as a Preliminary/Final application as recommended for approval at the October 6, 2020 Planning Commission meeting. Revision #2 addresses the comments in the September 29, 2020 review memo from Roger Phillips, P.E., as follows:

Sewage Facilities Planning

Comment 1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has indicated on the plans that the planning modules have been submitted to the authorities for signature and will be forwarded to the PA DEP when completed.

Response 1. The planning modules were delivered to the Township on October 12, 2020 for final approval and signatures.

Zoning

Comment 1. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.

Response 1. The slopes are delineated on Sheet 2.

Subdivision and Land Development

Comment 1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known. The applicant has indicated this will be provided when available

Response 1. The Applicant anticipates the townhouse will offer 3 bedrooms with an option for a fourth bedroom.

Comment 2. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has provided an aerial of 500 feet. If all the requirements of this section will not be on the plan, a waiver must be requested.

Response 2. The Applicant respectfully requests a waiver for those items not on an aerial image (e.g.: sewer lines; easements; etc).

Comment 3. *§255-20-B(1)(o)[3] – The arrangements and use of buildings and parking areas in nonresidential developments and multifamily residential developments with all necessary dimensions and number of parking spaces must be shown on the plans. Elevations and perspective sketches of proposed buildings are encouraged. The applicant has provided the dimensions and parking summary.*

Response 3. No response needed.

Comment 4. *§255-27-C(1) – The right of way, ultimate right of way, cartway, curbing and sidewalks must be shown and clearly labeled along N. Aberdeen Avenue. The right-of-way and ultimate right-of-way must be clearly labeled on the plans.*

Response 4. The right-of-way layers are now visible on Sheets 2 and 3.

Comment 5. *§255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.*

Response 5. Per the August 13, 2020 video conference with Township staff, it is not anticipated additional widths will be requested.

Comment 6. *§255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The applicant has indicated that this will be provided when the plan moves to final approval.*

Response 6. The Delaware County Conservation District does not require and will not review applications for projects under 1 acre when the municipality has its own erosion and sedimentation ordinance as Radnor does.

Comment 7. *§255.38B – 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 street within the proposed subdivision or land development must be shown on the plans. The landscape plans provided only provide 2 street trees along the frontage of approximately 200 feet. Additional street trees must be provided.*

Response 7. The Applicant will pay a fee-in-lieu of $500 per tree for the two remaining trees .

Comment 8. *§255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks.*

Response 8. The Applicant will provide the architectural renderings under separate cover.

Comment 9. *§255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. There is a snow removal area shown on the plan and the applicant has indicated that the other services will access the property from the street.*

Response 9. Correct. No response needed.

Comment 10. *§255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of $3,307 per dwelling unit (existing or proposed).*

Response 10. The Applicant is aware of this requirement and agrees to the fee in lieu payment.

Comment 11. *§255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, 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.*

Response 11. There are existing street lights on the east side of N. Aberdeen Avenue and no additional streetlights are proposed.

Stormwater

Comment 1. The infiltration trench hydrograph in the stormwater report indicates 2 pipe sections of 57 LF with headers but the detail on the plans indicates 110 LF of pipe. Please revise the plan detail to reflect the correct length of pipe.

Response 1. The detail is revised to be consistent with the pond report.

Comment 2. Please revise the infiltration rate in the Dewater Time Table on the Compliance Summary sheet to 0.11 in/hr, as indicated on the plans and soil evaluation report. An infiltration rate of 0.1 would result in a dewatering time in excess of 96 hours.

Response 2. The table now shows the infiltration rate to 2 decimal places.

Comment 3. A drainage area plan was only provided for post-development conditions. Please provide a pre-development drainage area map as well. Please provide a scale for both drainage area maps.

Response 3. A pre-dev map and scale are added to Sheet 4.

Comment 4. Please update the plans to show the location of the overflow structure on the plan view of the site.

Response 4. The reduced reveal curb along PI-2 will act as a level spreader and provide emergency overflow if needed. A river rock discharge apron is provided beyond the curb. See Sheet 3.

Comment 5. It is unclear where the right of way line is located. Please clearly display and identify the right of way line so that an impervious cover percentage can be accurately calculated.

Response 5. The right-of-way layers are now visible on Sheets 2 and 3.

General

Comment 1. §175-15.A – The top or bottom edge of slopes shall be at least three feet from the property or right-of-way lines of streets in order to permit the normal rounding of the edge without encroaching on the abutting property. This must be revised along the North and South property lines.

Response 1. The contours are revised along the north property line. The driveway is widen per a traffic engineer comment. A double reveal curb will be used to maintain existing grade on the property line side of the curb (approximately 1.2' reveal at its highest point). A detail is added.

Comment 2. The applicant has indicated that the tanks formerly held chlorine and have been decontaminated as required by the Township. The report will be provided under separate cover. The decontaminated tanks will be salvaged. The basin concrete removed and backfill as needed to provide basement level subgrade.

Response 2. The report and approval letter are included with this resubmission.

Comment 3. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.

Response 3. The Shade Tree Commission granted approval at the October 21, 2020 meeting.

Comment 4. The applicant has indicated that the homes will be fee-simple footprint ownership, with the HOA owning and maintaining all area outside of the footprint of the buildings. The declaration will be provided for review prior to recording the final plan.

Response 4. The Applicant will provide the declaration for review prior to recording.

Comment 5. The attached tree protection detail from Rockwell and Associates must be added to the plan.

Response 5. The detail is added to Sheet 4.

We trust these revisions satisfactorily address your comments. Should you have any questions and/or additional comments, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

Patrick Spellman, P.E.

SITE ENGINEERING CONCEPTS, LLC
Consulting Engineering and Land Development Services

October 26, 2020

Steve Norcini, P.E.
Township Engineer
Radnor Township
Iven Ave
Wayne, PA 19087

Re: Response to Traffic Engineering Review
208 N. Aberdeen Ave Townhouses
Preliminary Land Development Plan
Revision #2

Dear Steve,
On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed revision to the Aberdeen Townhouses land development application. Revision #2 addresses the comments in the September 25, 2020 review memo from Damon Drummond, P.E., PTOE, as follows:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Comment 1. §255-21.B(5)a[1].– Provide the corresponding driveway profile stationing in plan view (Sheet 3 of 6).
Response 1. The alignment is added to Sheet 3.
Comment 2. §255-21.B(5)b[1].– Provide the existing ground surface along center line and both right-of-way lines of streets. Provide the grade of the driveway apron.
Response 2. Spot elevations for the centerline, the west right-of-way and at the east curb line where the survey ends are added to Sheet 2. The Apron grade is added to Sheet 4.
Comment 3. §255-28.B –Revise the label for the available and required sight distance looking to the left of the driveway. It erroneously indicates sight distance to the right.
Response 3. The label is corrected.
Comment 4. §255-37.B – The applicant is providing the minimum four foot sidewalk with the required a 5' x5' level passing area to meet the latest ADA standards. However, the applicant should consider extending the sidewalk towards the curbline in the area of parallel parking creating a 5-foot sidewalk and eliminating the 1-foot vegetated area that is more difficult to maintain.
Response 4. The sidewalk is revised as suggested.
Comment 5. §255-40.E(2) – The applicant is proposing 16' wide driveway which is the typical minimal width for allowing two-way traffic. However, the driveway is constrained by the adjacent building directly adjacent to the pavement and a curbline. Consider widening this driveway as much as feasible. A preferred pavement width for a driveway is between 18-20 feet. Also, grade breaks along the driveway should not exceed an algebraic difference of 8%. Revise the driveway profile as it indicates a 12% difference between the driveway and sidewalk.
Response 5. The driveway is widen as much as possible. Vertical curves are added to reduce the grade break.

GENERAL COMMENTS

Comment 1. Provide a label indicating depressed curb for the width of the proposed driveway.
Response 1. The depressed curb is labeled across the driveway.

P.O. Box 1992 • Southeastern • PA 19399
P: 610.240.0450 F: 610.240.0451

We trust these revisions satisfactorily address your comments. Should you have any questions and/or additional comments, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

Patrick Spellman, P.E.

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST REGIONAL OFFICE

July 16, 2012

Mr. Brian Good
Buckman's, Inc.
105 Airport Road
Pottstown, PA 19464

Re: Storage Tank Program
Remedial Action Completion Report Approval
Site-Specific Standard
Facility ID No. 23-45047
Incident No. 42911
American Pool Service
210 North Aberdeen Avenue
Radnor Township
Delaware County

Dear Mr. Good:

The Department of Environmental Protection (Department) has received and reviewed documentation detailing the outcome of remedial actions taken subsequent to a release of regulated substances from the above-named facility. Your release was confirmed on September 16, 2011. Your combined site characterization and Remedial Action Completion Report dated April 20, 2012, identifies each of the specific regulated substances involved in your release and subsequent cleanup.

Our review of the Remedial Action Completion Report confirms you have attained the Site-Specific Standard in soil for sodium hypochlorite by demonstrating an absence of complete exposure pathways. You have also complied with the procedural requirements of the Department's Corrective Action Regulations as promulgated under the Pennsylvania Storage Tank and Spill Prevention Act. The relief of liability for attaining this cleanup standard is set forth in Chapter 5 of the Land Recycling and Environmental Remediation Standards Act of 1995.

Because you attained your standard without the use of an engineering or institutional control, you are not required to submit an environmental covenant.

This letter does not waive any rights of the Commonwealth of Pennsylvania to take enforcement action under applicable law for the conditions discussed in this letter.

Liberty
Environmental, Inc.

50 N. Fifth St., 5th Floor, Reading, PA 19601 **610-375-9301** *Fax 610-375-9302* www.libertyenviro.com

April 20, 2012

Mr. David Brown
Pennsylvania Department of Environmental Protection
2 East Main Street
Norristown, PA 19401

Re: Combined Site Characterization Report/Remedial Action Completion Report
Sodium Hypochlorite Spill
American Pool Service
Radnor Township, Delaware County, Pennsylvania
DEP Facility ID No. 23-45047
Liberty Project No. 120096

Dear Mr. Brown:

Enclosed please find a combined Site Characterization Report/Remedial Action Completion Report for the above-referenced facility, which was prepared in response to a release of sodium hypochlorite at the facility.

If you have any questions regarding this report, please feel free to call me at (610) 375-9301, extension 212.

Sincerely,
Liberty Environmental, Inc.

James P. Cinelli, P.E., BCEE
Principal Consultant

Enclosure

cc: Brian Good – Buckman's, Inc.
Mark Miller – American Pool Service, Inc.

DEP - RECEIVED
APR 23 '12

Corrective Action Process Report/Plan Cover Sheet

CHAPTER 245
STORAGE TANK ACT

- ☐ Site Characterization Report – Section 245.310(b)
- ☒ Site Characterization Report – Site-Specific Standard
- ☐ Site Characterization Report – Statewide Health or Background Standard
- ☐ Site Characterization Report PLUS – Statewide Health Standard
- ☐ Remedial Action Plan – Statewide Health or Background Standard
- ☐ Remedial Action Plan – Site Specific Standard
- ☐ Remedial Action Progress Report
- ☐ Remedial Action Completion Report – Statewide Health or Background Standard
- ☒ Remedial Action Completion Report – Site-Specific Standard
- ☐ Environmental Covenant

(check all that apply to the enclosed submission)

DEP - RECEIVED
SOUTHEAST REGION
APR 23 '12

Read #1, 2

COMBINED SITE CHARACTERIZATION AND REMEDIAL ACTION COMPLETION REPORT

American Pool Service

210 North Aberdeen Road
Delaware County, Pennsylvania
Facility ID No. 23-45047

Prepared for:

Buckman's Inc.
105 Airport Road
Pottstown, PA 19464

Prepared by:

Liberty Environmental, Inc.
50 N. 5th Street, 5th Floor
Reading, PA 19601

Liberty Project No. 120096

April 20, 2011

Prepared by:

Jason M. Spanier
Project Geologist

Reviewed by:

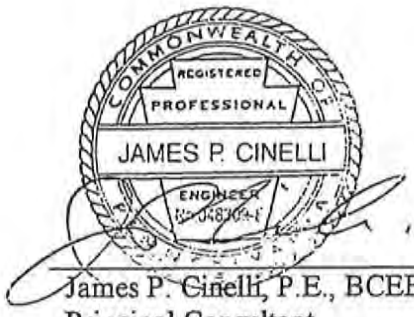
James P. Cinelli, P.E., BCEE
Principal Consultant

Combined Site Characterization and Remedial Action Completion Report

American Pool Service, Inc.
210 North Aberdeen Road, Radnor Township
Delaware County, Pennsylvania
Facility ID No. 23-45047

April 20, 2012

This report was prepared by Liberty Environmental, Inc. under the direct supervision of Mr. James P. Cinelli



James P. Cinelli, P.E., BCEE
Principal Consultant

4-20-12
Date

By affixing my seal to this document, I am certifying that the information is true and correct. I further certify I am licensed to practice in the Commonwealth of Pennsylvania and that it is within my professional expertise to verify the correctness of the information.

1. INTRODUCTION

Liberty Environmental, Inc. (Liberty) was retained by Buckman's Inc. (Buckman's) to perform sampling and reporting pursuant to a sodium hypochlorite release at the American Pool Service store, located at 210 North Aberdeen Road in Radnor Township, Delaware County, Pennsylvania (site). The location of the release occurred just to the southwest of the store in the facility's back lot. Two above-ground storage tanks (ASTs) containing sodium hypochlorite is located in this area and is a part of normal business operations, being a pool service provider. The two ASTs are surrounded by a concrete secondary containment wall. Details of the remedial activities and post-excavation screening and sampling are provided in Section 2. The site location is indicated on Figure 1.

1.1 SITE BACKGROUND

On September 16, 2011, a release of unknown volume of sodium hypochlorite occurred at the subject property during the filling of two ASTs located behind the store. While filling the first AST, a closed valve prevented the transfer of sodium hypochlorite to the second AST, causing the first tank to overflow into the secondary containment area. The secondary containment drainage valve was left open causing the release of sodium chlorite to nearby soils.

Following the release, Lewis Environmental (Lewis) of Royersford, PA mobilized to the site to perform cleanup and soil screening services. Impacted soils were excavated and disposed of off-site. Confirmatory soil sampling by Liberty in March 2012 indicated that none of the samples collected created a leachate exceeding the Pennsylvania Department of Environmental Protection's (DEP) Secondary Maximum Concentration Level (SMCL). Secondary SMCLs are not based on health risks but rather other quality considerations such as taste and odor. Since there is no promulgated Statewide Health Standard (SHS) for chlorides in soil, the method of leachate analysis addresses the soil to groundwater pathway. As set forth in a DEP memo dated September 2, 2011, the remediator may conduct leaching tests on soil to demonstrate that the leachate does not exceed the published Medium Specific Concentration (MSC) for chloride in groundwater (250 mg/L).

Analytical results for the post-excavation soil samples indicate that the chloride leachate concentration did not exceed the SMCL for chloride in groundwater. Therefore, Liberty has prepared this Combined Site Characterization and Remedial Action Completion Report, in accordance with the requirements set forth in 25 PA Code 245.312. This report requests closure of the site through the PADEP Storage Tank Corrective Action process.

1.2 SITE DESCRIPTION

The site is located at 210 North Aberdeen Road in Radnor Township, Delaware County, Pennsylvania. The property is bordered by North Aberdeen Road to the east. The subject

property has been improved with a single story building and currently operates as American Pool Services, a full service pool and spa equipment supplier. The site is primarily residential and is surrounded by other residences and sporadic businesses. The subject site and surrounding properties are provided with public water from Aqua America. A Site Location Map and Site Diagram are provided as Figures 1 and 2, respectively.

According to the USGS 7.5-Minute Topographic Quadrangle Map for the site (Valley Forge, Pennsylvania), the elevation of the site is approximately 380 feet above mean sea level. The site topography is relatively flat; however, the general topography of the surrounding area slopes gently to the north/northwest toward Gulf Creek, located approximately 0.09 mile from the site.

According to the Pennsylvania State University soil information website (http://soilmap.psu.edu/), the soil beneath the impacted area is mapped as Made land (Md), gabbro and diabase material with no slope range slope. The Md soil series is considered well drained with a seasonal high water table of greater than 60 inches. There is no flooding potential in this soil series and the profile permeability is unspecified.

According to the Pennsylvania State University soil information website (http://soilmap.psu.edu/), geology beneath the site is mapped as mafic gneiss (mgp) of Precambrian age. The dominant lithology of this formation is mafic gneiss with no secondary lithologies identified. The publication *Engineering Characteristics of the Rocks of Pennsylvania* (1982), states that mafic gneiss is poorly bedded with irregular joint patterns. Joints are considered moderately to poorly formed, moderate in abundance, steeply dipping to vertical, and open. This rock unit is highly resistant to weathering and provides good surface drainage. In this stratigraphic series, joints provide a very low secondary porosity. Median well yields in mafic gneiss are estimated to be 20 gal/min.

2. SITE CHARACTERIZATION & REMEDIATION

2.1 REMEDIAL ACTIVITIES

On September 16 Lewis, performed remedial activities at the site which included the excavation of impacted soils around the containment. During the excavation, Lewis excavated impacted stone and soil from an approximate 50 foot by 50 foot area adjacent to the AST containment area. Following the excavation of soils, the excavation was then field screened with pH litmus paper to confirm neutral readings and that soil impacted by the sodium hypochlorite release had been removed.

All excavated soil was placed into two lined, 20 cubic yard roll-off containers. Environmental Recovery Corporation of Lancaster, Pennsylvania transported the soil to Modern Landfill in York, Pennsylvania. A total of 35.68 tons of impacted soil was removed from the site. Copies of all disposal documentation are provided in Appendix A.

It should also be noted that neither groundwater nor bedrock was encountered during excavation activities.

2.2 POST EXCAVATION SOIL SAMPLING

On March 27, 2012, Liberty collected three post-excavation soil samples at the three locations exhibiting the highest pH levels during the post-excavation sampling performed by Lewis in January 2012. As previously discussed, these soil samples were collected in the area just outside of the AST containment area. Post-excavation soil sampling activities included the removal of surface stone and soil to a confirmed depth ranging between 4 and 5 inches below grade. Similar to the post-excavation samples collected in January 2012, one soil sample (SS-E-4") and two soil samples (SS-A-5" and SS-D-5") were collected from a depth of 4 and 5 inches below grade, respectively. The location of the post-excavation soil samples can be been in Figure 2.

All post-excavation soil samples were collected using dedicated sampling equipment and placed into laboratory-supplied bottleware, preserved as necessary according to analytical methods, placed on ice, and submitted under chain-of-custody documentation to Test America, Inc. (TestAmerica) of King of Prussia, Pennsylvania for analysis of total chlorides using the Synthetic Precipatation Leaching Procedure (SPLP) method.

2.3 LABORATORY ANALYTICAL RESULTS

Laboratory analytical results for the post-excavation soil samples indicate that only one sample (SS-E-4") detected chloride above the laboratory reporting limit. SS-E-4" recorded a chloride

leachate concentration of 29 mg/L. Compared to the MSC for chloride in groundwater, this value is well below the standard of 250 mg/L. Chloride was not detected in any other post-excavation soil sample above laboratory reporting limits. It should be noted that there is no DEP chloride standard for soils, either for residential or non-residential DEP direct contact MSC (MSC_{DC}) or residential soil-to-groundwater MSC ($MSC_{SOIL\text{-}to\text{-}GW}$) pathways. A summary of the post-excavation soil analytical data is provided as Table 1 and a copy of the laboratory analytical report is provided in Attachment C.

3. RECEPTOR EVALUATION

3.1 HUMAN RECEPTOR EVALUATION

Liberty evaluated potential exposure pathways and performed a survey of potential receptors in the areas which have been, or may be, affected by the release at the subject site. The purpose of the survey was to identify and evaluate the risks posed by potential exposure at identified receptor points. The following sections summarize our findings.

3.1.1 Water Supply Wells

The subject site and surrounding area are supplied with public water by Aqua America. Furthermore, groundwater was not impacted by the release and soil leachate concentrations from post-remediation soil samples were well below the 250 mg/L MCL for chloride in groundwater. Therefore, there is no completed exposure pathways associated with groundwater quality.

3.1.2 Direct contact with soil

There is no DEP residential or non-residential direct contact standard for individual chloride substances or for total chlorides in soil. Therefore, chloride exposure through direct contact with soils is not an exposure pathway of concern.

3.1.3 Soil Vapor Intrusion Evaluation

Liberty reviewed the PADEP's Land Recycling Program Technical Guidance Manual – Section IV.A.4. "Vapor Intrusion into Buildings from Groundwater and Soil under the Act 2 Statewide Health Standard" dated January 24, 2004. Since chloride is not a volatile organic compound vapor intrusion is not an issue at this site and no further vapor intrusion evaluation is needed.

3.2 ECOLOGICAL RECEPTOR EVALUATION

Pursuant to the requirements of 25 PA Code §250.402(c), Liberty evaluated potential current and/or future exposure pathways to ecological receptors, as identified in 25 PA Code §250.311(a)(1-4). These receptors include threatened or endangered species; exceptional value wetlands; habitats of concern; and species of concern. Liberty performed a Pennsylvania Natural Diversity Inventory (PNDI) search for the site using the default search radius.

The PNDI search results did not identify any potential impacts. The site is located in an residential setting and reconnaissance of the surrounding area also did not reveal any potential ecological receptors.

Based on the aforementioned review, there are no known exceptional value wetlands, threatened or endangered species as designated by the U.S. Fish and Wildlife Service under the Endangered Species Act, habitats of concern, or species of concern on the site or in the area surrounding the site. Therefore, the conditions listed in §250.311(a)(1-4) are not present, and as such there can be no completed pathways to these ecological receptors and no need for further review pursuant to 25 PA Code §250.402(c). A copy of the PNDI search results report is provided in Appendix E.

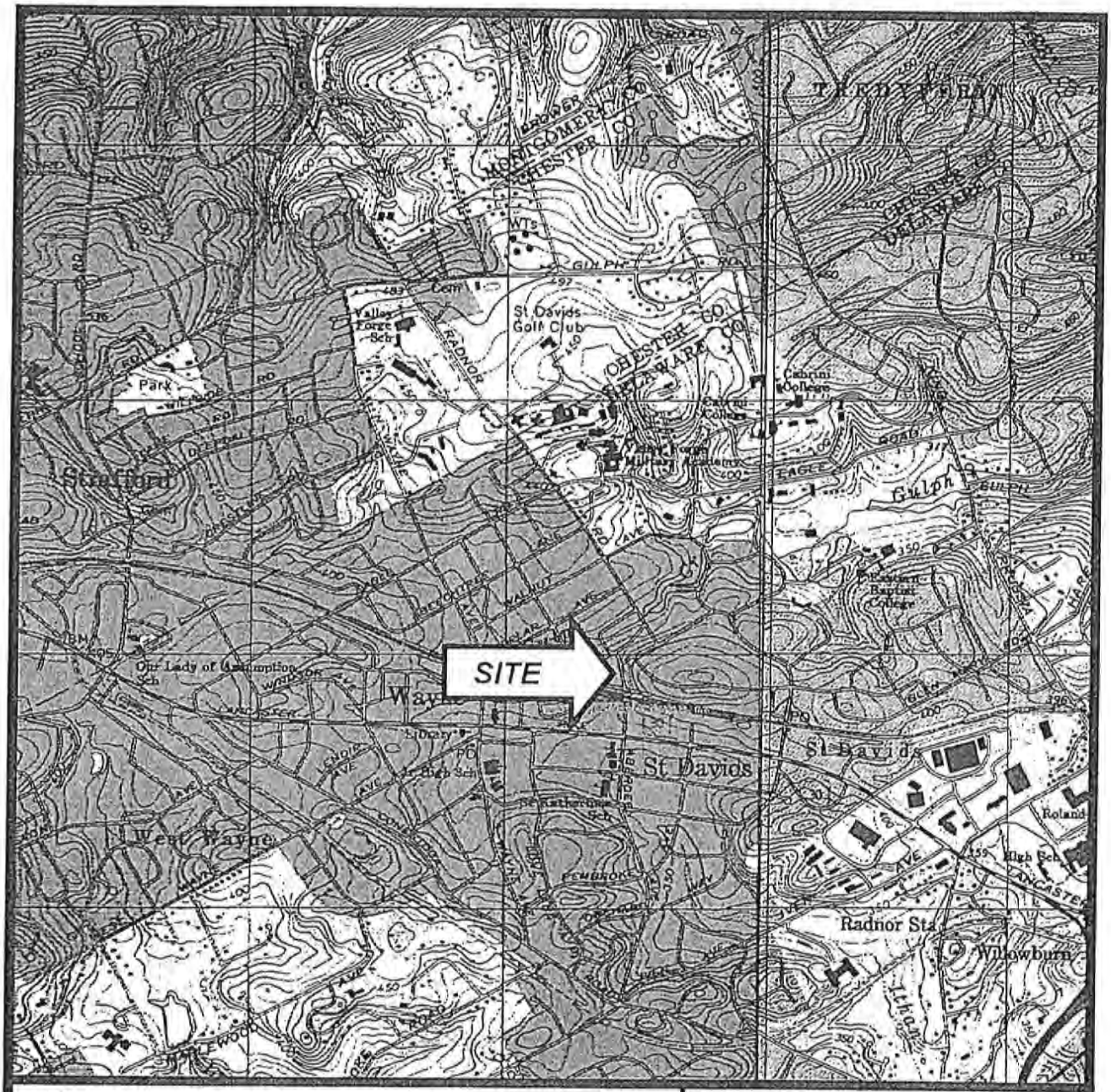
4. DEMONSTRATION OF ATTAINMENT

As noted earlier, the remediator is seeking a release of liability for chloride in soil. Groundwater is not considered a medium of concern at this site. Since there is no SHS for total chlorides or individual chloride substances in soil, SPLP leaching tests were conducted and confirmed that all analytical results were either below laboratory reporting limits or well below the promulgated secondary MSC for chloride in groundwater, as set forth by the United States Environmental Protection Agency (EPA). As such, analytical results from the post-remediation soil sampling demonstrate attainment by a site-specific standard through pathway elimination pursuant to 25 PA Code, Chapter 250 Subchapter D and G. The responsible party has met their remedial obligations, and no further remedy is required at the site.

5. CONCLUSIONS

As documented in this report, American Pool Service, located at 210 North Aberdeen Road, Radnor Township, Delaware County, Pennsylvania, has addressed and meet Site-Specific Standards for chlorides in soil through pathway elimination, pursuant to the requirements of 25 PA Code Chapter 250, without any further remediation. As such, American Pool Service has met their remedial obligations under 25 PA Code Chapter 245, and no further remedy is required at the site.

Based on the information detailed within this combined Site Characterization and Remedial Action Completion Report, Liberty is requesting closure of the site through the PADEP Storage Tank Corrective Action process, as set forth in 25 PA Code 245.312, including liability protection extended to regulated storage tank sites as specified in Act 2 of 1995, Section 904(c).



Liberty Environmental, Inc.

50 N. Fifth Street, Fifth Floor
Reading, PA 19601
Phone: 610-375-9301
Fax: 610-375-9302

NORTH

SCALE : 1" = 2000 FEET

0 2000 4000

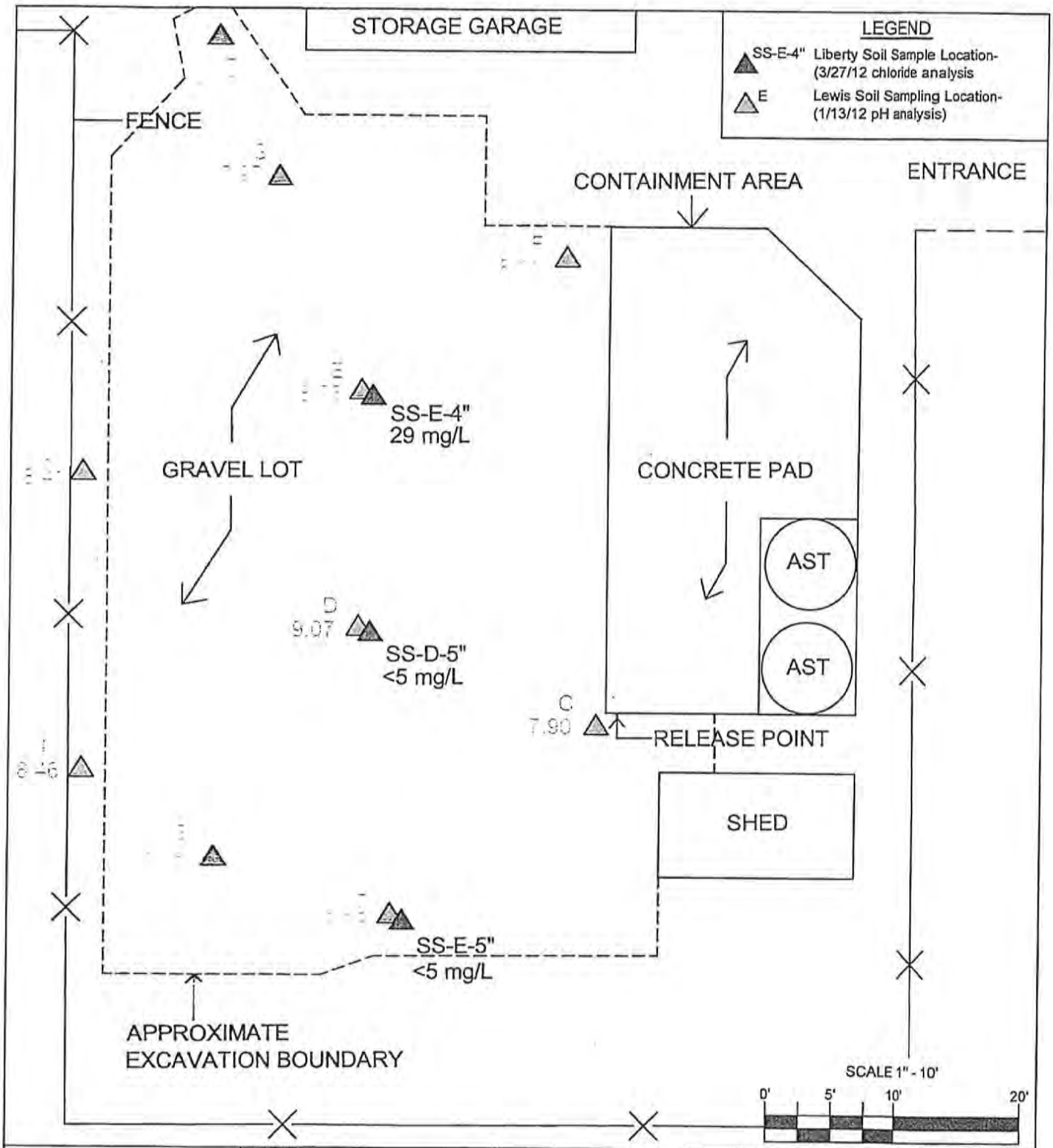
FIGURE 1: SITE LOCATION MAP

210 NORTH ABERDEEN ROAD

RADNOR TWP., DELAWARE COUNTY, PA

USGS MAP QUADRANGLE: VALLEY FORGE, PA

LIBERTY PROJECT NO. 120096 | APRIL 12, 2012



Liberty Environmental, Inc.

50 N. Fifth St. 5th Floor
Reading, PA 19601
Phone: 610-375-9301

Figure 2 - Soil Screening & Sampling Diagram

American Pool Service
210 North Aberdeen Road
Radnor Township, Delaware County, Pennsylvania

PROJECT NO. - 120096	REV - 0	PREPARED BY: JMS

TABLE 1
Soil Analytical Results Summary
American Pool Service
210 North Aberdeen Road, Radnor Twp., Delaware County, PA
Liberty Project No. 120096

DEP Medium Specific Concentrations (Residential)		Laboratory Analysis	
		pH	SPLP Chloride (in mg/L)
Groundwater[1]		N/A	250
Sample ID	Sample Date		
A	1/13/12	8.98	---
B	1/13/12	8.64	---
C	1/13/12	7.90	---
D	1/13/12	9.07	---
E	1/13/12	8.78	---
F	1/13/12	8.11	---
G	1/13/12	7.97	---
H	1/13/12	8.37	---
I	1/13/12	8.46	---
J	1/13/12	8.41	---
SS-A-5"	3/27/12	---	<5.0
SS-D-5"	3/27/12	---	<5.0
SS-E-4"	3/27/12	---	29

Notes:

1. Based on the Secondary Maximum Concentration Level (SMCL) promulgated by EPA.
2. pH samples collected on 1/13/2012 by Lewis Environemtnal.
3. SPLP chloride samples collected on 3/27/2012 by Liberty Environmental Inc. using Synthetic Precipitation Leaching Procedure (SPLP) method.
4. < Denotes that the analyte was not detected above laboratory reporting limits.

ENVIRONMENTAL RECOVERY CORPORATION
NON-HAZARDOUS WASTE MANIFEST

GENERATOR

Generators Name and Site Address Buckmans, Inc. 210 North Aberdeen Avenue Wayne, PA 19087	Manifest No. 91697 Generator Contact: Brian Good Generator Phone: 610-495-7495
Transporter Company Name: Lauda Environmental US EPA ID Number: PAD987378940	Transporter Contact: Jim Gould
Transporter Company Address: P.O Box 639, Royersford, PA 19468	Transporter Phone: 800-258-5585
Designated Facility Name and Site Address Environmental Recovery Corporation 1076 Old Manheim Pike Lancaster, PA 17601 US EPA ID Number: PAD987266749	State Facility's ID Number: 301344 Facility's Phone: (717) 393-2627

	WASTE DESCRIPTION	Containers No.	Type	Total Quantity	UOM
a.	Non-Hazardous Waste Solid Non-DOT Regulated/Non-RCRA Hazardous (Sodium Hypochlorite impacted soil & stone)	00	CM	(EST) 012	T
b.					
c.					
d.					

Other Comments: Job# 11023PL

TYPES OF CONTAINERS

BA = Burlap, cloth, paper or plastic bags, super sac
CF = Fiber or plastic boxes, cartons, cases, cubic yd. box
CM = Metal boxes, cartons, cases (including roll-offs)
CW = Wooden boxes, cartons, cases, pallet
DF = Fiberboard or plastic drums, barrels, kegs
DM = Metal drums, barrels, kegs, pails
DT = Dump truck
DW = Wooden drums, barrels, kegs
TT = Cargo tanks (tank trucks)
TP = Liquid tons / totes

UNITS OF MEASURE (UOM)

G = Gallons (liquids only)
P = Pounds
T = Tons (2000 pounds)
Y = Cubic Yards

I hereby certify that the above described materials are non-hazardous wastes as defined by 40 CFR 261 or any applicable state law. Further, that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Printed / Typed Name	Signature	Date: Month	Day	Year
Dennis J. Knight - Agent for Generator		10	10	11

TRANSPORTER

Transporter Acknowledgement of Receipt of Materials

Printed / Typed Name	Signature	Date: Month	Day	Year

FACILITY

Discrepancy Indication Space

Facility Owner or Operator: Certification of receipt of the waste materials covered by this manifest, except as noted above

Printed / Typed Name	Signature	Date: Month	Day	Year
T. Treadwell		10	11	11

White Copy: Environmental Recovery Corp. Yellow Copy: Invoice Copy Pink Copy: Transporter Gold Copy: Generator

REPUBLIC SERVICES, INC.

07 093129

NON-HAZARDOUS WASTE MANIFEST

GENERATOR INFORMATION

Generator Name: Lancaster Oil Company

Address: 1076 Old Manheim Pike

City: Lancaster County: Lancaster

State: Pa Zip: 17601

Site Location (if different): _____

CUSTOMER/BILLING INFORMATION

Billing Name: Lancaster Oil Company

Address: 1076 Old Manheim Pike

City: Lancaster County: Lancaster

State: Pa Zip 17601

Republic Services Approval Number	Description of Waste	Volume/Weight	Expiration Date	Container Type
11-11542	Comingled Residual Waste	20 ton	08/2012	XXTCM

*Attach Additional Sheet if necessary.

I hereby certify that the above described materials are non-hazardous wastes as defined by 40 CFR 261 or any applicable state law. Further, that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Troy P Tremellen — Generator/Authorized Agent Name

X _____ — Signature

10/11/2011 — Date Shipped

TRANSPORTER INFORMATION

Transporter Name: Lewis Environmental Services DOT Number: _____

Address: Railroad Ave Truck Number: 24

Royersford, Pa Phone Number: 610-495-6695

I certify no hazardous waste or other regulated substance was knowingly introduced to the waste while in my custody. The waste transported in this vehicle is the waste identified above, to the best of my knowledge.

[illegible] — Name of Authorized Agent

X _____ — Signature

10/11/11 — Date Delivered

DISPOSAL SITE INFORMATION

Site Name: Modern Landfill Phone Number: 717-246-2686

Address: 4400 Mt. Pisgah Road, York, PA 17406

I hereby acknowledge receipt of the above described materials.

_____ — Name (Print or Type)

X _____ — Signature

_____ — Date Received

Modern Landfill

4400 Mt Pisgah Rd.
York, PA 17406
(717) 246-2688
Fax (717) 244-5588

REPUBLIC SERVICES, INC.

Ticket: 185263
Date: 10/11/11
Time In: 8:00 am
Time Out: 8:30 am

Scalehouse Copy

Vehicle: 12178 ROLL OFF DEP# : VIN# WH#1536

Container/Trailer/DEP#:

Customer: 000121 ENVIRONMENTAL RECOVERY CP
1076 OLD MANHEIM PIKE

LANCASTER, PA 17601

00 Gross Weight 72,800.00 lb
Tare Weight 32,760.00 lb
Net Weight 40,040.00 lb

Net Tons 20.02 TN
Yards 20.00 YD

Reference:

Contract/Profile: 38191111542

Manifest: 093122

Generator: LANCASTER OIL COMPANY

Origin:	Materials & Services		Quantity	Unit	Rate	Disposal
LANCASTER (36)	YU [08]	SW-OILY MATERIAL/DEBRIS	20.02	TN		

Check #
Net Amount:
Tendered:
Change:

Driver _____

Weighmaster _____

TERRY SHERBINE 062688

Modern Landfill

4400 Mt Pisgah Rd.
York, PA 17406
(717) 246-2688
Fax (717) 244-5588

REPUBLIC SERVICES, INC.

Ticket: 185263
Date: 10/11/11
Time In: 8:00 am
Time Out: 8:30 am

Customer Copy

Vehicle: 12178 ROLL OFF DEP# : VIN# WH#1536

Container/Trailer/DEP#:

Customer: 000121 ENVIRONMENTAL RECOVERY CP
1076 OLD MANHEIM PIKE

LANCASTER, PA 17601

00 Gross Weight 72,800.00 lb
Tare Weight 32,760.00 lb
Net Weight 40,040.00 lb

Net Tons 20.02 TN
Yards 20.00 YD

Reference:

Contract/Profile: 38191111542

Manifest: 093122

Generator: LANCASTER OIL COMPANY

Origin:	Materials & Services		Quantity	Unit	Rate	Disposal
LANCASTER (36)	YU [08]	SW-OILY MATERIAL/DEBRIS	20.02	TN		

Check #
Net Amount:
Tendered:
Change:

Driver _____

Weighmaster _____

TERRY SHERBINE 062688

ENVIRONMENTAL RECOVERY CORPORATION
NON-HAZARDOUS WASTE MANIFEST

GENERATOR

Generators Name and Site Address Buckmans, Inc. 210 North Aberdeen Avenue Wayne, PA 19087	Manifest No. 91696 Generator Contact Brian Good Generator Phone 610-495-7405
Transporter Company Name: Lewis Environmental — US EPA ID Number: PAD987376940	Transporter Contact: Jim Gould
Transporter Company Address: P.O Box 639, Royersford, PA 19468	Transporter Phone: 800-258-5585
Designated Facility Name and Site Address Environmental Recovery Corporation 1076 Old Manheim Pike Lancaster, PA 17601 — US EPA ID Number: PAD987266749	State Facility's ID Number: 301344 Facility's Phone: (717) 393-2627

WASTE DESCRIPTION	Containers No.	Type	Total Quantity	UOM
a. Non-Hazardous Waste Solid Non-DOT Regulated/Non-RCRA Hazardous (Sodium Hypochlorite impacted soil & stone)	00	CM	(EST.) 012	T
b.				
c.				
d.				

Other Comments: Job# 11023PL

TYPES OF CONTAINERS
- BA = Burlap, cloth, paper or plastic bags, super sac
- CF = Fiber or plastic boxes, cartons, cases, cubic yd. box
- CM = Metal boxes, cartons, cases (including roll-offs)
- CW = Wooden boxes, cartons, cases, pallet
- DF = Fiberboard or plastic drums, barrels, kegs
- DM = Metal drums, barrels, kegs, pails
- DT = Dump truck
- DW = Wooden drums, barrels, kegs
- TT = Cargo tanks (tank trucks)
- TP = Liqua bins / totes

UNITS OF MEASURE (UOM)
- G = Gallons (liquids only)
- P = Pounds
- T = Tons (2000 pounds)
- Y = Cubic Yards

I hereby certify that the above described materials are non-hazardous wastes as defined by 40 CFR 261 or any applicable state law. Further, that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Printed / Typed Name	Signature	Date: Month	Day	Year
Dana V. Lindle Asst Project Coordinator	Dana V. Lindle	10	12	11

TRANSPORTER

Transporter Acknowledgement of Receipt of Materials		Date: Month	Day	Year
Printed / Typed Name	Signature			

FACILITY

Discrepancy Indication Space

Facility Owner or Operator: Certification of receipt of the waste materials covered by this manifest, except as noted above

Printed / Typed Name	Signature	Date: Month	Day	Year
T. Trostle		10	12	11

White Copy: Environmental Recovery Corp. Yellow Copy: Invoice Copy Pink Copy: Transporter Gold Copy: Generator

REPUBLIC SERVICES, INC.

07 093131

NON-HAZARDOUS WASTE MANIFEST

GENERATOR INFORMATION

Generator Name: Lancaster Oil Company

Address: 1076 Old Manheim Pike

City: Lancaster County: Lancaster

State: Pa Zip: 17601

Site Location (if different): _____

CUSTOMER/BILLING INFORMATION

Billing Name: Lancaster Oil Company

Address: 1076 Old Manheim Pike

City: Lancaster County: Lancaster

State: Pa Zip 17601

Republic Services Approval Number	Description of Waste	Volume/Weight	Expiration Date	Container Type
11-11542	Comingled Residual Waste	20 ton	08/2012	XXTCM

*Attach Additional Sheet if necessary.

I hereby certify that the above described materials are non-hazardous wastes as defined by 40 CFR 261 or any applicable state law. Further, that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

Troy P Tronellen — Generator/Authorized Agent Name

X _____ — Signature

10/12/2011 — Date Shipped

TRANSPORTER INFORMATION

Transporter Name: Lewis Environmental Service DOT Number: _____

Address: Railroad Ave Truck Number: 463

Royersford, Pa Phone Number: 610-495-6695

I certify no hazardous waste or other regulated substance was knowingly introduced to the waste while in my custody. The waste transported in this vehicle is the waste identified above, to the best of my knowledge.

_____ — Name of Authorized Agent

X _____ — Signature

10/12/11 — Date Delivered

DISPOSAL SITE INFORMATION

Site Name: Modern Landfill Phone Number: 717-246-2686

Address: 4400 Mt. Pisgah Road, York, PA 17406

I hereby acknowledge receipt of the above described materials.

_____ — Name (Print or Type)

X _____ — Signature

_____ — Date Received

Modern Landfill

4400 Mt. Pisgah Rd.
York, PA 17406
(717) 246-2586
Fax (717) 244-5588

REPUBLIC SERVICES, INC.

Ticket: 185683
Date: 10/12/11
Time In: 8:19 am
Time Out: 9:05 am

Scalehouse Copy

Vehicle: 12178 ROLL OFF DEP# : VIN# WH#1536

Container/Trailer/DEP#:

Customer: 000121 ENVIRONMENTAL RECOVERY CP
1076 OLD MANHEIM PIKE

LANCASTER, PA 17601

00 Gross Weight 63,900.00 lb
Tare Weight 32,580.00 lb
Net Weight 31,320.00 lb

Net Tons 15.66 TN
Yards 20.00 YD

Reference:

Contract/Profile: 38191111542

Manifest: 093131

Generator: LANCASTER OIL COMPANY

Origin:	Materials & Services		Quantity	Unit	Rate	Disposal
LANCASTER (36)	YU [08]	SW-OILY MATERIAL/DEBRIS	15.66	TN		

Check #
Net Amount:
Tendered:
Change:

Driver _____

Weighmaster _____

JODI WILLIAMS 059039

Modern Landfill

4400 Mt. Pisgah Rd.
York, PA 17406
(717) 246-2586
Fax (717) 244-5588

REPUBLIC SERVICES, INC.

Ticket: 185683
Date: 10/12/11
Time In: 8:19 am
Time Out: 9:05 am

Customer Copy

Vehicle: 12178 ROLL OFF DEP# : VIN# WH#1536

Container/Trailer/DEP#:

Customer: 000121 ENVIRONMENTAL RECOVERY CP
1076 OLD MANHEIM PIKE

LANCASTER, PA 17601

00 Gross Weight 63,900.00 lb
Tare Weight 32,580.00 lb
Net Weight 31,320.00 lb

Net Tons 15.66 TN
Yards 20.00 YD

Reference:

Contract/Profile: 38191111542

Manifest: 093131

Generator: LANCASTER OIL COMPANY

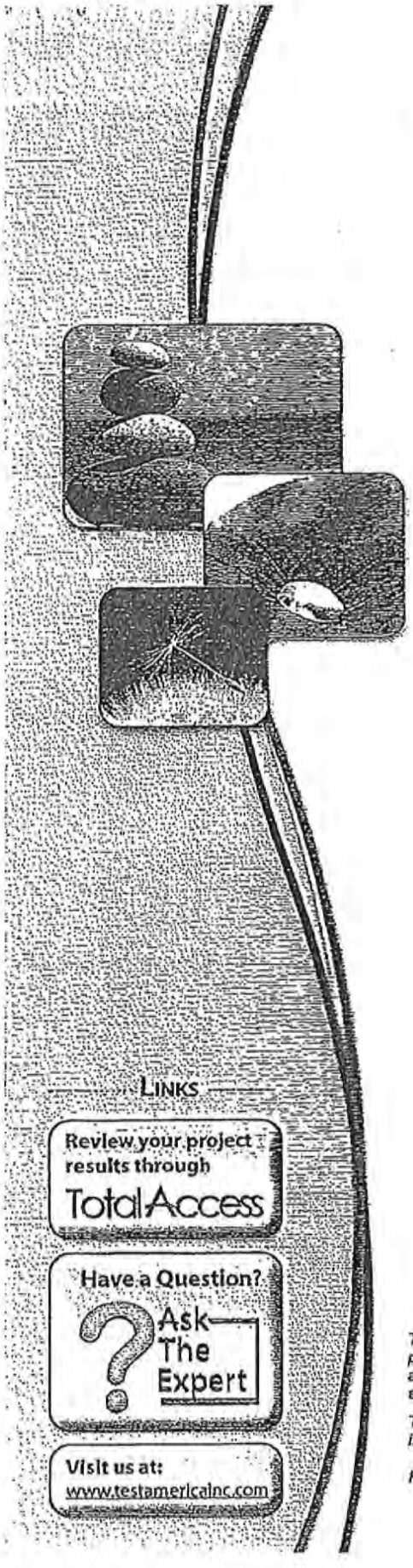
Origin:	Materials & Services		Quantity	Unit	Rate	Disposal
LANCASTER (36)	YU [08]	SW-OILY MATERIAL/DEBRIS	15.66	TN		

Check #
Net Amount:
Tendered:
Change:

Driver _____

Weighmaster _____

JODI WILLIAMS 059039



LINKS

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TestAmerica

THE LEADER IN ENVIRONMENTAL TESTING

ANALYTICAL REPORT

TestAmerica Laboratories, Inc.
TestAmerica King of Prussia
1008 W Ninth Ave
King of Prussia, PA 19406
Tel: (610)337-9992

TestAmerica Job ID: 450-2214-1
Client Project/Site: Buckman's Inc.

For:
Lewis Environmental Inc
PO BOX 639
Royersford, Pennsylvania 19468

Attn: Justin Lineman

O. Burgos

Authorized for release by:
1/23/2012 9:54:08 AM

Ozzy Burgos
Project Manager I
ozzy.burgos@testamericainc.com

The test results in this report meet all 2003 NELAC and 2009 TNI requirements for accredited parameters, exceptions are noted in this report. This report may not be reproduced except in full, and with written approval from the laboratory. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Chronicle 8
Certification Summary 10
Chain of Custody 11
Receipt Checklists 12

Sample Summary

Client: Lewis Environmental Inc
Project/Site: Buckman's Inc.

TestAmerica Job ID: 450-2214-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
450-2214-1	A	Solid	01/13/12 09:44	01/17/12 12:18
450-2214-2	B	Solid	01/13/12 09:54	01/17/12 12:18
450-2214-3	C	Solid	01/13/12 09:58	01/17/12 12:18
450-2214-4	D	Solid	01/13/12 10:05	01/17/12 12:18
450-2214-5	E	Solid	01/13/12 10:11	01/17/12 12:18
450-2214-6	F	Solid	01/13/12 10:19	01/17/12 12:18
450-2214-7	G	Solid	01/13/12 10:25	01/17/12 12:18
450-2214-8	H	Solid	01/13/12 10:36	01/17/12 12:18
450-2214-9	I	Solid	01/13/12 10:45	01/17/12 12:18
450-2214-10	J	Solid	01/13/12 10:56	01/17/12 12:18

Job ID: 450-2214-1

Laboratory: TestAmerica King of Prussia

Narrative

Job Narrative
450-2214-1

Comments
No additional comments.

Receipt
All samples were received in good condition within temperature requirements.

General Chemistry
No analytical or quality issues were noted.

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CNF	Contains no Free Liquid
DL, RA, RE, IN	Indicates a Dilution, Reanalysis, Re-extraction, or additional initial metals/anion analysis of the sample
EDL	Estimated Detection Limit
EPA	United States Environmental Protection Agency
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RL	Reporting Limit
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

5

Client Sample Results

Client: Lewis Environmental Inc
Project/Site: Buckman's Inc.

TestAmerica Job ID: 450-2214-1

Client Sample ID: A

Lab Sample ID: 450-2214-1
Matrix: Solid

Date Collected: 01/13/12 09:44
Date Received: 01/17/12 12:18

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.98		1.00		SU			01/18/12 14:41	1
Temperature	19.0		0.100		Degrees C			01/18/12 14:41	1

Client Sample ID: B

Lab Sample ID: 450-2214-2
Matrix: Solid

Date Collected: 01/13/12 09:54
Date Received: 01/17/12 12:18

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.64		1.00		SU			01/18/12 14:41	1
Temperature	19.2		0.100		Degrees C			01/18/12 14:41	1

Client Sample ID: C

Lab Sample ID: 450-2214-3
Matrix: Solid

Date Collected: 01/13/12 09:58
Date Received: 01/17/12 12:18

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	7.90		1.00		SU			01/18/12 14:41	1
Temperature	19.2		0.100		Degrees C			01/18/12 14:41	1

Client Sample ID: D

Lab Sample ID: 450-2214-4
Matrix: Solid

Date Collected: 01/13/12 10:05
Date Received: 01/17/12 12:18

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	9.07		1.00		SU			01/19/12 09:23	1
Temperature	17.6		0.100		Degrees C			01/19/12 09:23	1

Client Sample ID: E

Lab Sample ID: 450-2214-5
Matrix: Solid

Date Collected: 01/13/12 10:11
Date Received: 01/17/12 12:18

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.78		1.00		SU			01/19/12 10:27	1
Temperature	17.2		0.100		Degrees C			01/19/12 10:27	1

Client Sample ID: F

Lab Sample ID: 450-2214-6
Matrix: Solid

Date Collected: 01/13/12 10:19
Date Received: 01/17/12 12:18

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.11		1.00		SU			01/19/12 10:27	1

Client Sample ID: F
Date Collected: 01/13/12 10:19
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-6
Matrix: Solid

General Chemistry (Continued)

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
Temperature	17.0		0.100		Degrees C			01/19/12 10:27	1

Client Sample ID: G
Date Collected: 01/13/12 10:25
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-7
Matrix: Solid

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	7.97		1.00		SU			01/19/12 10:27	1
Temperature	17.9		0.100		Degrees C			01/19/12 10:27	1

Client Sample ID: H
Date Collected: 01/13/12 10:36
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-8
Matrix: Solid

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.37		1.00		SU			01/19/12 10:27	1
Temperature	18.3		0.100		Degrees C			01/19/12 10:27	1

Client Sample ID: I
Date Collected: 01/13/12 10:45
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-9
Matrix: Solid

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.46		1.00		SU			01/19/12 10:27	1
Temperature	18.0		0.100		Degrees C			01/19/12 10:27	1

Client Sample ID: J
Date Collected: 01/13/12 10:56
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-10
Matrix: Solid

General Chemistry

Analyte	Result	Qualifier	RL	MDL	Unit	D	Prepared	Analyzed	Dil Fac
pH	8.41		1.00		SU			01/19/12 10:27	1
Temperature	18.0		0.100		Degrees C			01/19/12 10:27	1

Lab Chronicle

Client: Lewis Environmental Inc
Project/Site: Buckman's Inc.

TestAmerica Job ID: 450-2214-1

Client Sample ID: A
Date Collected: 01/13/12 09:44
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-1
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6073	01/18/12 14:41	RB	TAL KOP

Client Sample ID: B
Date Collected: 01/13/12 09:54
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-2
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6073	01/18/12 14:41	RB	TAL KOP

Client Sample ID: C
Date Collected: 01/13/12 09:58
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-3
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6073	01/18/12 14:41	RB	TAL KOP

Client Sample ID: D
Date Collected: 01/13/12 10:05
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-4
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6099	01/19/12 09:23	SPC	TAL KOP

Client Sample ID: E
Date Collected: 01/13/12 10:11
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-5
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6103	01/19/12 10:27	SPC	TAL KOP

Client Sample ID: F
Date Collected: 01/13/12 10:19
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-6
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6103	01/19/12 10:27	SPC	TAL KOP

Client Sample ID: G
Date Collected: 01/13/12 10:25
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-7
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6103	01/19/12 10:27	SPC	TAL KOP

Lab Chronicle

Client: Lewis Environmental Inc
Project/Site: Buckman's Inc.

TestAmerica Job ID: 450-2214-1

Client Sample ID: H
Date Collected: 01/13/12 10:36
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-8
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6103	01/19/12 10:27	SPC	TAL KOP

Client Sample ID: I
Date Collected: 01/13/12 10:45
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-9
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6103	01/19/12 10:27	SPC	TAL KOP

Client Sample ID: J
Date Collected: 01/13/12 10:56
Date Received: 01/17/12 12:18

Lab Sample ID: 450-2214-10
Matrix: Solid

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Analysis	9045C		1	6103	01/19/12 10:27	SPC	TAL KOP

Laboratory References:

TAL KOP = TestAmerica King of Prussia, 1008 W Ninth Ave, King of Prussia, PA 19406, TEL (610)337-9992

Certification Summary

Client: Lewis Environmental Inc
Project/Site: Buckman's Inc.

TestAmerica Job ID: 450-2214-1

Laboratory	Authority	Program	EPA Region	Certification ID
TestAmerica King of Prussia	New Jersey	NELAC	2	PA004
TestAmerica King of Prussia	Pennsylvania	NELAC	3	46-00505
TestAmerica King of Prussia	USDA	USDA		P330-10-00327

Accreditation may not be offered or required for all methods and analytes reported in this package. Please contact your project manager for the laboratory's current list of certified methods and analytes.

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CHAIN OF CUSTODY REPORT

1008 W. Ninth Avenue
King of Prussia, PA 19406
(610) 337-9992
FAX (610) 337-9939

1/23/2012

CMS

Client: B. Lewis Environmental Inc
Address: P.O. Box 639 Royersford, PA
Report to: J Lewis
E-mail: @ lewisenvironmental.com
Phone #: (610) 495-6695
Fax #: x248
Project Name: Buckman's Inc.
Project #/PO#: 11023PL
Sampler: A. Kendrick

Bill To:
Address:
Terms: Net 30 days
State & Program:
Phone #: ( )
Fax #: ( )

TAT: STD 5 DAY 4 DAY 3 DAY 2 DAY 1 DAY <24 HRS.
Received: ☐ Ice ☐ ambient
DATE RESULTS NEEDED:
Deliverable Package: ☐ NO ☐ YES
Temp. Upon Receipt: 3.7
If Yes, please explain:

FIELD ID / LOCATION	DATE COLLECTED	TIME COLLECTED	SAMPLE MATRIX	# of Bottles Preservative Used: MeOH	DI	HCl	HNO3	H2SO4	NaOH	NONE	TOTAL # OF BOTTLES	SAMPLES RECEIVED IN HOLDING TIME? YES / NO	pH	ANALYSIS TYPE	SAMPLE CONTROL: CRACKED/BROKEN	SAMPLE CONTROL: IMPROPERLY SEALED	LABORATORY ID NUMBER
1 A PID:	1/13/12	9:44	S							1		1					A50-2214-1
2 B PID:	1/13/12	9:54	S							1		1					-2
3 C PID:	1/13/12	9:58	S							1		1					-3
4 D PID:	1/13/12	10:05	S							1		1					-4
5 E PID:	1/13/12	10:11	S							1		1					-5
6 F PID:	1/13/12	10:19	S							1		1					-6
7 G PID:	1/13/12	10:25	S							1		1					-7
8 H PID:	1/13/12	10:36	S							1		1					-8
9 I PID:	1/13/12	10:45	S							1		1					-9
10 J PID:	1/13/12	10:52	S							1		1					-10

RELINQUISHED	DATE / TIME	RECEIVED	DATE / TIME	RELINQUISHED	DATE / TIME	RECEIVED	DATE / TIME
[signature]	1/17 10:15	[signature]	1/17/12 12:50				
RELINQUISHED	DATE / TIME	RECEIVED	DATE / TIME	RELINQUISHED	DATE / TIME	RECEIVED	DATE / TIME

COMMENTS:

PAGE OF

TAL-4124-460 (0509)

Login Sample Receipt Checklist

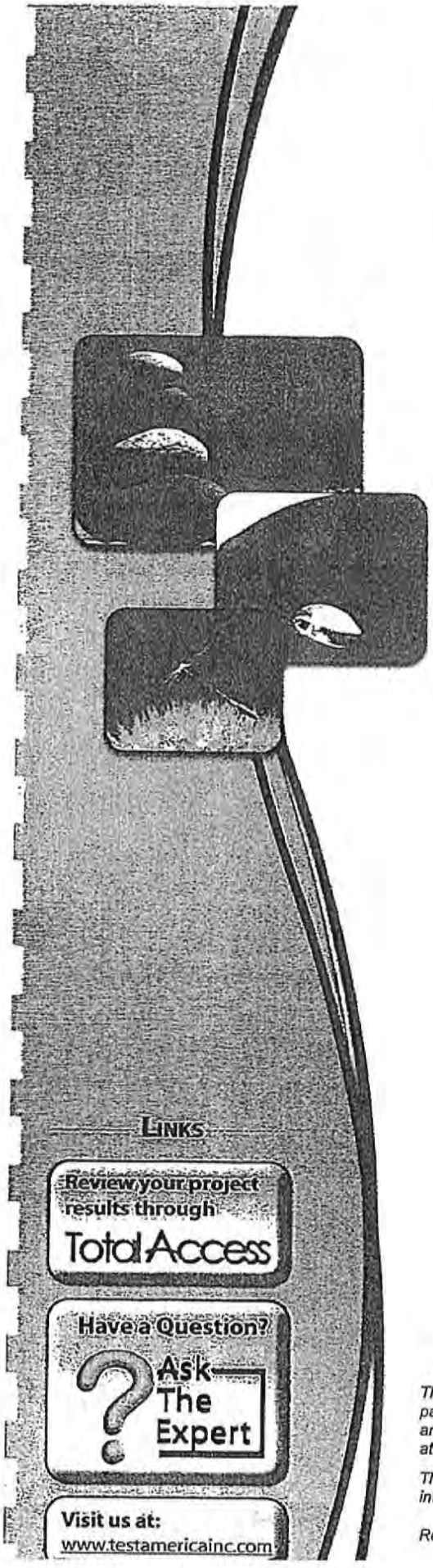
Client: Lewis Environmental Inc

Job Number: 450-2214-1

Login Number: 2214
List Number: 1
Creator: Wyper, J. Michael

List Source: TestAmerica King of Prussia

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	N/A	
The cooler's custody seal, if present, is intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



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ANALYTICAL REPORT

TestAmerica Laboratories, Inc.
TestAmerica King of Prussia
1008 W Ninth Ave
King of Prussia, PA 19406
Tel: (610)337-9992

TestAmerica Job ID: 450-3468-1
Client Project/Site: Buckmans - American Pool Service

For:
Liberty Environmental
50 North 5th Street
5th Floor
Reading, Pennsylvania 19601

Attn: Jim Cinelli

Jill Miller

Authorized for release by:
4/3/2012 4:34:35 PM

Jill Miller
Senior Project Manager
jill.miller@testamericainc.com

The test results in this report meet all 2003 NELAC and 2009 TNI requirements for accredited parameters, exceptions are noted in this report. This report may not be reproduced except in full, and with written approval from the laboratory. For questions please contact the Project Manager at the e-mail address or telephone number listed on this page.

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Sample Summary

Client: Liberty Environmental
Project/Site: Buckmans - American Pool Service

TestAmerica Job ID: 450-3468-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
450-3468-1	SS-A-5"	Solid	03/27/12 11:45	03/27/12 12:35
450-3468-2	SS-D-5"	Solid	03/27/12 11:55	03/27/12 12:35
450-3468-3	SS-E-4"	Solid	03/27/12 12:05	03/27/12 12:35

Case Narrative

Client: Liberty Environmental
Project/Site: Buckmans - American Pool Service

TestAmerica Job ID: 450-3468-1

Job ID: 450-3468-1

Laboratory: TestAmerica King of Prussia

Narrative

Job Narrative
450-3468-1

Comments
No additional comments.

Receipt
All samples were received in good condition within temperature requirements.

General Chemistry
No analytical or quality issues were noted.

Definitions/Glossary

Client: Liberty Environmental
Project/Site: Buckmans - American Pool Service

TestAmerica Job ID: 450-3466-1

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
☼	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CNF	Contains no Free Liquid
DL, RA, RE, IN	Indicates a Dilution, Reanalysis, Re-extraction, or additional Initial metals/anion analysis of the sample
EDL	Estimated Detection Limit
EPA	United States Environmental Protection Agency
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
ND	Not detected at the reporting limit (or MDL or EDL if shown)
PQL	Practical Quantitation Limit
QC	Quality Control
RL	Reporting Limit
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)

5

Client Sample Results

Client: Liberty Environmental
Project/Site: Buckmans - American Pool Service

TestAmerica Job ID: 450-3468-1

Client Sample ID: SS-A-5"
Date Collected: 03/27/12 11:45
Date Received: 03/27/12 12:35

Lab Sample ID: 450-3468-1
Matrix: Solid

General Chemistry - SPLP East

Analyte	Result	Qualifier	RL	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloride	ND		5.0	5.0	mg/L			03/29/12 10:49	1

Client Sample ID: SS-D-5"
Date Collected: 03/27/12 11:55
Date Received: 03/27/12 12:35

Lab Sample ID: 450-3468-2
Matrix: Solid

General Chemistry - SPLP East

Analyte	Result	Qualifier	RL	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloride	ND		5.0	5.0	mg/L			03/29/12 10:49	1

Client Sample ID: SS-E-4"
Date Collected: 03/27/12 12:05
Date Received: 03/27/12 12:35

Lab Sample ID: 450-3468-3
Matrix: Solid

General Chemistry - SPLP East

Analyte	Result	Qualifier	RL	RL	Unit	D	Prepared	Analyzed	Dil Fac
Chloride	29		5.0	5.0	mg/L			03/29/12 10:49	1

Lab Chronicle

Client: Liberty Environmental
Project/Site: Buckmans - American Pool Service

TestAmerica Job ID: 450-3468-1

Client Sample ID: SS-A-5"

Lab Sample ID: 450-3468-1
Matrix: Solid

Date Collected: 03/27/12 11:45
Date Received: 03/27/12 12:35

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
SPLP East	Leach	1312			9277	03/28/12 07:22	SPC	TAL KOP
SPLP East	Analysis	SM 4500 Cl- C		1	9371	03/29/12 10:49	RB	TAL KOP

Client Sample ID: SS-D-5"

Lab Sample ID: 450-3468-2
Matrix: Solid

Date Collected: 03/27/12 11:55
Date Received: 03/27/12 12:35

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
SPLP East	Leach	1312			9277	03/28/12 07:22	SPC	TAL KOP
SPLP East	Analysis	SM 4500 Cl- C		1	9371	03/29/12 10:49	RB	TAL KOP

Client Sample ID: SS-E-4"

Lab Sample ID: 450-3468-3
Matrix: Solid

Date Collected: 03/27/12 12:05
Date Received: 03/27/12 12:35

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
SPLP East	Leach	1312			9277	03/28/12 07:22	SPC	TAL KOP
SPLP East	Analysis	SM 4500 Cl- C		1	9371	03/29/12 10:49	RB	TAL KOP

Laboratory References:

TAL KOP = TestAmerica King of Prussia, 1008 W Ninth Ave, King of Prussia, PA 19406, TEL (610)337-9992

Certification Summary

Client: Liberty Environmental
Project/Site: Buckmans - American Pool Service

TestAmerica Job ID: 450-3468-1

Laboratory	Authority	Program	EPA Region	Certification ID
TestAmerica King of Prussia	New Jersey	NELAC	2	PA004
TestAmerica King of Prussia	Pennsylvania	NELAC	3	46-00505
TestAmerica King of Prussia	USDA	Federal		P330-10-00327

Accreditation may not be offered or required for all methods and analytes reported in this package. Please contact your project manager for the laboratory's current list of certified methods and analytes.

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CHAIN OF CUSTODY REPORT

1008 W. Ninth Avenue
King of Prussia, PA 19406
(610) 337-9992
FAX (610) 337-9939

Client: Liberty Environmental Inc
Address: 50 N. Fifth St. 5th Floor
Reading PA 19601
Report to:
E-mail: jmalie@libertyenv.com
Phone #: (610) 315-9301
Fax #: (610) 315-9302
Project Name: Buckmans - American Pool Service
Project #/PO#: 120096
Sampler: J. Spanier

Bill To: "same"
Address:
Terms: Net 30 days
State & Program: ACT 2
Phone #: ( )
Fax #: ( )

TAT: (STD.) 5 DAY 4 DAY 3 DAY 2 DAY 1 DAY <24 HRS.
Received: ☐ Ice ☐ ambient
DATE RESULTS NEEDED:
Deliverable Package: ☐ NO ☐ YES
Temp. Upon Receipt: 14.2
If Yes, please explain.

	PID:	DATE COLLECTED	TIME COLLECTED	SAMPLE MATRIX	# of Bottles Preservative Used: MeOH	DI	HCl	HNO3	H2SO4	NaOH	NONE	TOTAL # OF BOTTLES	SAMPLES RELINQUISHED DATES 3/30	TOTAL CHLORINE (SM 4500)	ANALYSIS TYPE	CRACKED/BROKEN	IMPROPERLY SEALED	SAMPLE CONTROL	LABORATORY ID NUMBER
1 SS-A-5"		3/27/12	11:45	So							1	1	No	X					450-3468-1
2 SS-D-5"		3/27/12	11:55	So							1	1	No	X					-2
3 SS-E-4'		3/27/12	12:05	So							1	1	No	X					-3
4																			
5																			
6																			
7																			
8																			
9																			
10																			

RELINQUISHED	DATE	RECEIVED	DATE	RELINQUISHED	DATE	RECEIVED	DATE
Jim Murphi	3/27/12		3/27/12				
	TIME 12:35		TIME 1235		TIME		TIME
RELINQUISHED	DATE	RECEIVED	DATE	RELINQUISHED	DATE	RECEIVED	DATE
	TIME		TIME		TIME		TIME

COMMENTS: rec'd directly from field on ice @ 14.2°C 3/27/12

PAGE 1 OF 1

TAL-4124-450 (0509)

Login Sample Receipt Checklist

Client: Liberty Environmental

Job Number: 450-3468-1

Login Number: 3468
List Number: 1
Creator: Malandra, Ryan

List Source: TestAmerica King of Prussia

Question	Answer	Comment
Radioactivity either was not measured or, if measured, is at or below background	N/A	
The cooler's custody seal, if present, is intact.	N/A	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	N/A	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

Evaluating unlicensed DynamicPDF feature. DynamicPDF.com [400:200]

PNDI Project Environmental Review Receipt Project Search ID: 20120418350237

1. PROJECT INFORMATION

Project Name: **American Pool Service**
Date of review: **4/18/2012 8:15:50 AM**
Project Category: **Hazardous Waste Clean-up, Site Remediation, and Reclamation,Spill (e.g., oil, chemical)**
Project Area: **0.5** acres
County: **Delaware** Township/Municipality: **Radnor**
Quadrangle Name: **VALLEY FORGE** ~ ZIP Code: **19087**
Decimal Degrees: **40.045868 N, -75.381834 W**
Degrees Minutes Seconds: **40° 2' 45.1" N, -75° 22' 54.6" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
[illegible]	[illegible]	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

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Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.* is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

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concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DER and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at http://www.naturalheritage.state.pa.us.

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5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources
Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA. 17105-8552
Fax:(717) 772-0271

U.S. Fish and Wildlife Service
Endangered Species Section
315 South Allen Street, Suite 322, State College, PA. 16801-4851
NO Faxes Please.

PA Fish and Boat Commission
Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name:_____
Company/Business Name:_____
Address:_____
City, State, Zip:_____
Phone:(____)_____Fax:(____)_____
Email:_____

8. CERTIFICATION

I certify that the project information submitted is true and correct for the proposed project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

_____ _____
applicant/project proponent signature date

Gannett Fleming

*Excellence Delivered **As Promised***

Date: November 2, 2020

To: Steve Norcini, PE Township Engineer

From: Roger Phillips, PE

cc: Kevin W. Kochanski, RLA, CZO – Director of Community Development
John Rice, Esq. – Grim, Biehn, and Thatcher
Damon Drummond, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 208 North Aberdeen Avenue Townhouses

Date Accepted: Pending
90 Day Review: Pending

Gannett Fleming, Inc. has completed a review of the Preliminary Land Development for compliance with the Radnor Township Code. We have reviewed the plans based on the contents of the C3 Zoning Amendment (to allow townhouse developments in certain areas of the C-3 district) that has not yet been approved by the Board of Commissioners. These Plans were also reviewed for conformance with Subdivision and Land Development, and other applicable codes of the Township of Radnor.

The applicant is proposing to construct 6 townhouses on one lot. This project is located in the C3 district of the Township.

<u>208 North Aberdeen Avenue Townhouses</u>
Plans Prepared By: Site Engineering Concepts, LLC
Dated: 05/08/2020, last revised 09/11/2020

<u>Sewage Facilities Planning</u>

1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has indicated on the plans that the planning modules have been submitted to the authorities for signature and will be forwarded to the PA DEP when completed.

Zoning

1. §280-112.C. – Areas of steep slopes containing slopes steeper than 14% shall be outlined as following (1) Areas containing slopes steeper than 14% but less than 20% shall be distinguished from the areas containing slopes of 20% or steeper. (2) Areas containing slopes of 20% and steeper shall be separately identified.

Subdivision and Land Development

1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known. The applicant has indicated this will be provided when available.

2. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans. The applicant has provided an aerial of 500 feet. If all the requirements of this section will not be on the plan, a waiver must be requested.

3. §255-20-B(1)(o)[3] – The arrangements and use of buildings and parking areas in nonresidential developments and multifamily residential developments with all necessary dimensions and number of parking spaces must be shown on the plans. Elevations and perspective sketches of proposed buildings are encouraged. The applicant has provided the dimensions and parking summary.

4. §255-27-C(1) – The right of way, ultimate right of way, cartway, curbing and sidewalks must be shown and clearly labeled along N. Aberdeen Avenue. The right-of-way and ultimate right-of-way must be clearly labeled on the plans.

5. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.

6. §255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The applicant has indicated that this will be provided when the plan moves to final approval.

7. §255.38B – 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 street within the proposed subdivision or land development must be shown on the plans. The landscape plans provided only provide 2 street trees along the frontage of approximately 200 feet. Additional street trees must be provided.

8. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks.

9. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience. There is a snow removal area shown on the plan and the applicant has indicated that the other services will access the property from the street.

10. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of $3,307 per dwelling unit (existing or proposed).

11. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, 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.

Stormwater

1. The infiltration trench hydrograph in the stormwater report indicates 2 pipe sections of 57 LF with headers but the detail on the plans indicates 110 LF of pipe. Please revise the plan detail to reflect the correct length of pipe.

2. Please revise the infiltration rate in the Dewater Time Table on the Compliance Summary sheet to 0.11 in/hr, as indicated on the plans and soil evaluation report. An infiltration rate of 0.1 would result in a dewatering time in excess of 96 hours.

3. A drainage area plan was only provided for post-development conditions. Please provide a pre-development drainage area map as well. Please provide a scale for both drainage area maps.

4. Please update the plans to show the location of the overflow structure on the plan view of the site.

5. It is unclear where the right of way line is located. Please clearly display and identify the right of way line so that an impervious cover percentage can be accurately calculated.

General

1. §175-15.A – The top or bottom edge of slopes shall be at least three feet from the property or right-of-way lines of streets in order to permit the normal rounding of the edge without encroaching on the abutting property. This must be revised along the North and South property lines.

2. The applicant has indicated that the tanks formerly held chlorine and have been decontaminated as required by the Township. The report will be provided under separate cover. The decontaminated tanks will be salvaged. The basin concrete removed and backfill as needed to provide basement level subgrade.

3. The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.

4. The applicant has indicated that the homes will be fee-simple footprint ownership, with the HOA owning and maintaining all area outside of the footprint of the buildings. The declaration will be provided for review prior to recording the final plan.

5. The attached tree protection detail from Rockwell and Associates must be added to the plan.

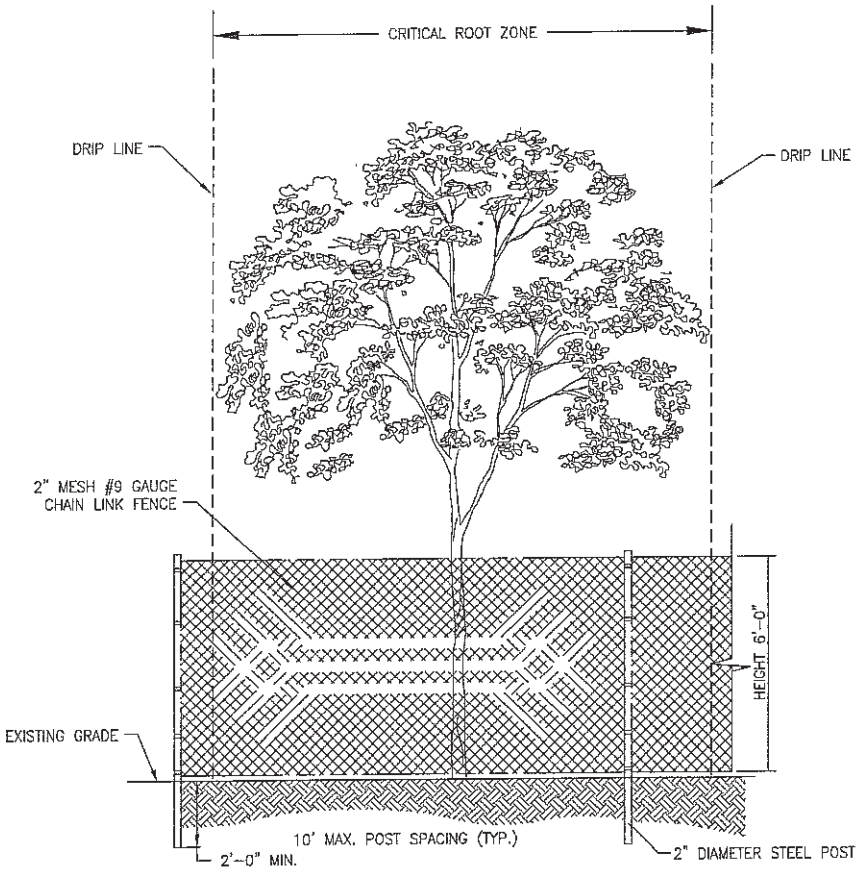
The applicant appeared before the Planning Commission on October 6, 2020. The Planning Commission recommended approval of the plan and requested waivers contingent upon addressing all staff comments and the C3 zoning amendment passing.

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



DO NOT:
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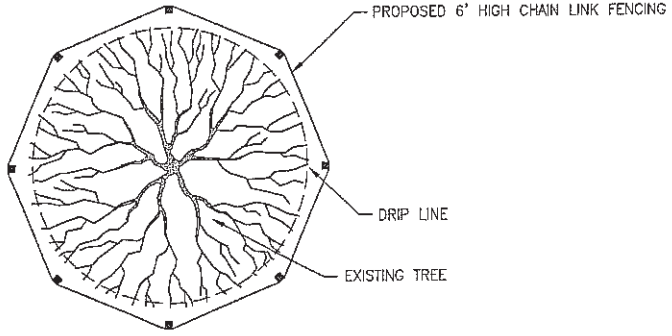
TREE PROTECTION DETAIL

NO SCALE



PLAN VIEW

TREE PROTECTION SPECIFICATIONS

I. A 4" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

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Arboriculture • Urban Forestry • Horticulture
Consulting • Planning • Management

P.O. Box 542, Ridley Park, PA 19078
Phone (610) 731-7969
Fax (610) 521-0108

jhtrees@verizon.net
www.rockwellconsultants.com

Gannett Fleming

Excellence Delivered ***As Promised***

Date: September 29, 2020

To: Steve Norcini, PE 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, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: 208 North Aberdeen Avenue Townhouses

Date Accepted: Pending
90 Day Review: Pending

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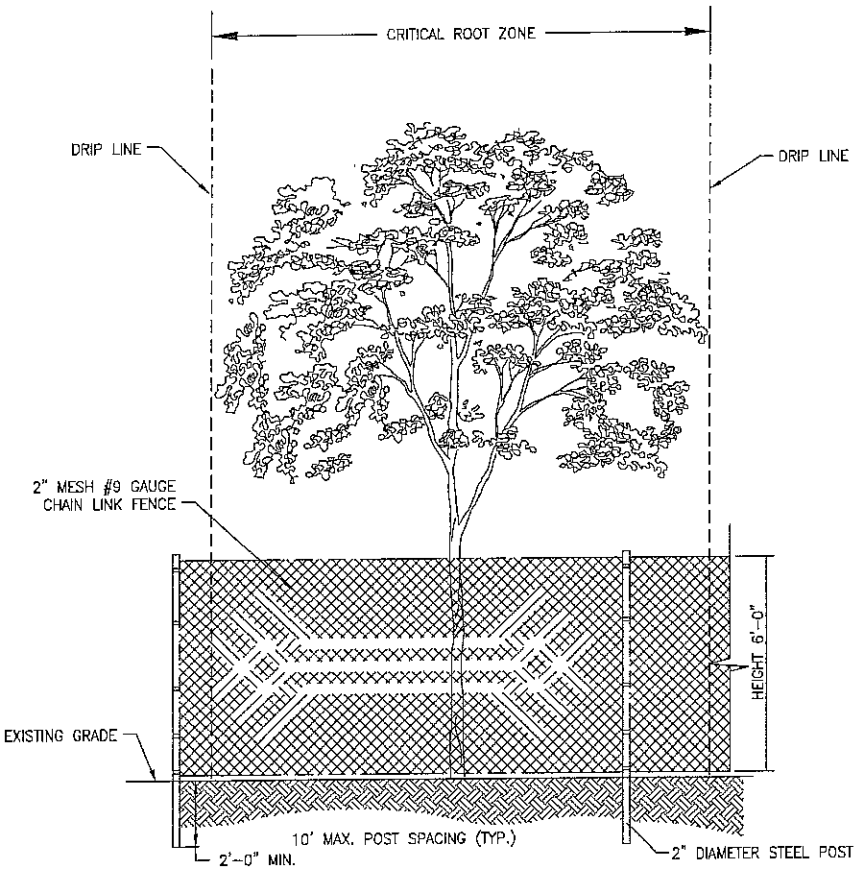

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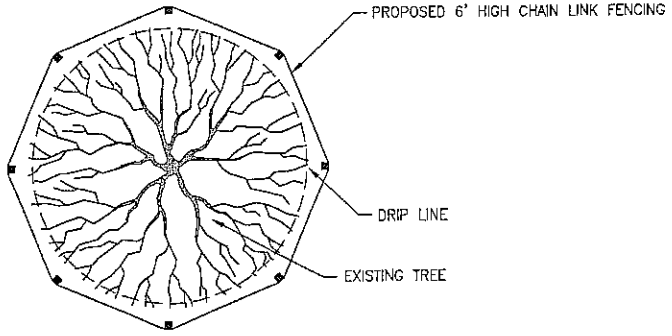

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GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

MEMORANDUM

Date:	September 25, 2020
To:	Steve Norcini, P.E. Radnor Township Engineer
From:	Damon Drummond, P.E., PTOE Senior Transportation Engineer
cc:	Kevin Kochanski, ASLA, R.L.A. – Director of Community Development Roger Phillips, P.E. – Gannett Fleming, Inc. Leslie Salsbury, P.E. – Gilmore and Associates, Inc.
Reference:	208 North Aberdeen Avenue Townhouses Final Minor Land Development Plan Review #2 Radnor Township, Delaware County, PA G&A #20-06064

Gilmore & Associates, Inc. (G&A) has completed a transportation review for the referenced project and offers the following transportation comments for Radnor Township consideration:

A. BACKGROUND

The applicant proposes to construct 6 townhomes at 208 North Aberdeen Avenue with five (5) on-street parking spaces in addition to on-site parking. Based on Radnor Township Trip Generation rates (SALDO §255 attachment 4), the proposed development will generate 49 average weekday trips, with 4 AM Peak Hour and 6 PM Peak Hour trips.

B. DOCUMENTS REVIEWED

1. Final Minor Land Development Plan prepared by Site Engineering Concepts, LLC, consisting of 4 sheets and dated April 3, 2020, last revised September 11, 2020.
2. Response letter prepared by Site Engineering Concepts, LLC, dated September 11, 2020.

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 | **215-345-4330** | 215-345-8606
508 Corporate Drive West | Langhorne, PA 19047 | **215-369-3955** | 215-345-8606
184 W. Main Street | Suite 300 | Trappe, PA 19426 |**610-489-4949** | 610-489-8447
119 East Linden Street | Kennett Square, PA 19348 | **610-444-9006** | 610-444-7292
5100 Tilghman Street | Suite 150 | Allentown, PA 18104 | **610-366-8064** | 610-366-0433
One Penn Center at Suburban Station | 1617 JFK Blvd. | Suite 425 | Philadelphia, PA 19103 | **215-687-4246** | 215-564-1780
201 Market Street | Camden, NJ 08102 | **856-203-7447** | 856-379-3567
www.gilmore-assoc.com

C. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

1. §255-21.B(5)a[1].– Provide the corresponding driveway profile stationing in plan view (Sheet 3 of 6).
2. §255-21.B(5)b[1].– Provide the existing ground surface along center line and both right-of-way lines of streets. Provide the grade of the driveway apron.
3. §255-28.B –Revise the label for the available and required sight distance looking to the left of the driveway. It erroneously indicates sight distance to the right.
4. §255-37.B – The applicant is providing the minimum four foot sidewalk with the required a 5’ x5’ level passing area to meet the latest ADA standards. However, the applicant should consider extending the sidewalk towards the curbline in the area of parallel parking creating a 5-foot sidewalk and eliminating the 1-foot vegetated area that is more difficult to maintain.
5. §255-40.E(2) – The applicant is proposing 16’ wide driveway which is the typical minimal width for allowing two-way traffic. However, the driveway is constrained by the adjacent building directly adjacent to the pavement and a curbline. Consider widening this driveway as much as feasible. A preferred pavement width for a driveway is between 18-20 feet. Also, grade breaks along the driveway should not exceed an algebraic difference of 8%. Revise the driveway profile as it indicates a 12% difference between the driveway and sidewalk.

D. GENERAL COMMENTS

1. Provide a label indicating depressed curb for the width of the proposed driveway.

SITE ENGINEERING CONCEPTS, LLC
Consulting Engineering and Land Development Services

September 11, 2020

Steve Norcini, P.E.
Township Engineer
Radnor Township
Iven Ave
Wayne, PA 19087

Re: Response to Engineering Review
208 N. Aberdeen Ave Townhouses
Preliminary Land Development Plan
Revision #1

Dear Laura,
On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed revision to the Aberdeen Townhouses land development application. Revision #1 addresses the comments in the June 8, 2020 review memo from Roger Phillips, P.E., as follows:

Sewage Facilities Planning

Comment 1. Final plan approval will not be granted until Planning Approval or a Planning Exemption is received from the PA DEP. The applicant has indicated on the plans that the planning modules have been submitted to the authorities for signature and will be forwarded to the PA DEP when completed. To date, the Township has not received a copy for review.

Response 1. The Applicant is aware planning approval is required before final approval. A note is added to Sheet 3. Revised modules have been submitted to the DCPD and Township.

Subdivision and Land Development

Comment 1. §255-20-B(1)(e)[5] – The site plan must show the size of the units (in bedrooms), if known.

Response 1. The number of bedrooms is yet to be determined. It will be provided when available.

Comment 2. §255-20-B(1)(n) – Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site (this includes properties across streets) must be shown on the plans.

Response 2. The 500' offset is added to Sheet 1 showing the surrounding features.

Comment 3. §255-20-B(1)(o)[3] – The arrangements and use of buildings and parking areas in nonresidential developments and multifamily residential developments with all necessary dimensions and number of parking spaces must be shown on the plans. Elevations and perspective sketches of proposed buildings are encouraged.

Response 3. Dimensions are added and a parking summary is provided.

Comment 4. §255-20-B(1)(o)[8] – All streetlights must be shown on the site plan.

Response 4. The street light at the intersection of Aberdeen Terrace and North Aberdeen Avenue is shown on Sheet 3. There is also a street light on the north side of railroad underpass, approximately 120' to the south

Comment 5. §255-20-B(1)(o)[9] – All fire hydrants must be shown on the site plan.

Response 5. The fire hydrant at the intersection of Plant Avenue and North Aberdeen Avenue is shown on Sheet 1.

Comment 6. §255-20-B(1)(o)[11] – All watermains must be shown on the site plan.

P.O. Box 1992 • Southeastern • PA 19399
P: 610.240.0450 F: 610.240.0451

Response 6. The water mains location on North Aberdeen is shown as provided by Aqua response to POCS design ticket.

Comment 7. §255-27-C(1) – The right of way, ultimate right of way, cartway, curbing and sidewalks must be shown and clearly labeled along N. Aberdeen Avenue.

Response 7. The features are labeled.

Comment 8. §255-27.C(2) – Additional right-of way and/or cartway widths may be required by the Board of Commissioners in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements and to promote the general welfare.

Response 8. Per the August 13, 2020 video conference with Township staff, it is not anticipated additional widths will be requested.

Comment 9. §255-27.I(3) – Private driveways, where provided, shall be located not less than 40 feet from the intersection and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications as defined herein. This must be labeled on the plans.

Response 9. The distances to the nearest intersections are noted on Sheet 3.

Comment 10. §255-29.A(12)(b) – The width of entrance and exit drives shall be a minimum of 25 feet for two-way use. The applicant provided a 12-foot entrance and exit drive.

Response 10. Per the August 13, 2020 video conference with Township staff, the driveway has been widened to 16 feet.

Comment 11. §255-29.A(20) – Where semi-attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to be used and meet the off-street parking requirements, one parking spaces per four dwelling units of overflow off-street parking shall be provided. The applicant is providing overflow parking along N. Aberdeen Avenue. This section requires that the overflow parking be located with in a public parking facility or on individual lots.

Response 11. Per the August 13, 2020 video conference with Township staff, we believe the overflow parking is in accordance with the ordinance.

Comment 12. §255-32.A – No changes shall be made in the contour of the land and no grading excavation, removal or destruction of the topsoil, trees or other vegetation cover of the land shall be commended until such time a plan for minimizing erosion and sedimentation has been processed and reviewed by the Township Engineer and the DCCD. The Board of Commissioners may waive this requirement for minor subdivisions.

Response 12. Erosion and sedimentation control measures are provided on the proposed plan for review and approval. An application will be submitted to the DCCD if required when the plan moves to final approval.

Comment 13. §255.37.G – The minimum width of all sidewalks and pedestrian paths shall be four feet. This must be dimensioned on the plans.

Response 13. The sidewalk is now dimensioned.

Comment 14. §255.37.G – Sidewalks and pedestrian paths shall be laterally pitched at a slope of not less than ¼ inch per foot to provide for adequate surface drainage.

Response 14. The 2% cross slope is noted.

Comment 15. §255.38B – 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 street within the proposed subdivision or land development must be shown on the plans. A landscaping plan must be provided.

Response 15. A landscape plan is provided.

Comment 16. §255-40.B – Attached dwelling types should incorporate varied designs, architectural modes and setbacks.

Response 16. The Applicant is aware of this requirement.

Comment 17. §255-40.C(2) – Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.

Response 17. As discussed on the August 13, 2020 video call, a snow removal area is shown on the plan. The other services will access the property from the street.

Comment 18. §255-40.E(3) – All driveways shall be paved and constructed with Township standards.

Response 18. A note is added to the plan.

Comment 19. §255-40.F(1) – Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is no provided. The applicant must explain what is proposed for trash removal.

Response 19. Trash removal will be by the Township's curb side pickup.

Comment 20. §255-40.G – The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and desirable topographic features. Additional plant material shall be added for privacy, shade, beauty of buildings and grounds to screen out objectionable features.

Response 20. Existing healthy trees are retained where possible. A landscape plan is provided with this submission.

Comment 21. §255-42.A – Buffer screen are required between subdivisions and land developments and along existing streets to soften visual impact, to screen glare and to create a visual barriers between conflicting land uses. A buffer screen must be provided for this development.

Response 21. The landscape plan includes a buffer screen consisting of plants and privacy fencing.

Comment 22. §255-43.1.B(1) – For all residential subdivisions or land developments involving a total of four or more lots and/or dwelling units, a minimum of 1,440 square feet or suitable park and recreation land shall be provided per dwelling unit within such subdivision/land development, unless the developer agrees to a fee in lieu of $3,307 per dwelling unit (existing or proposed).

Response 22. The Applicant is aware of this requirement and agrees to the fee in lieu payment.

Comment 23. §255-49 – Where appropriate, the developer shall install or cause to be installed, at the developer's expense, 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.

Response 23. There are existing street lights on the east side of N. Aberdeen Avenue and no additional streetlights are proposed.

Comment 24. §255-54.B – The central water system should be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes pursuant to the specification of the National Fire Protection Association. Review and approval by the Township Engineer and the Township Fire Marshall shall be required in order to ensure that adequate fire protection is provided. We note that the applicant is working with the Township Engineer and Township Fire Marshall and will incorporate their input as applicable.

Response 24. The Applicant is aware of this requirement.

Stormwater

Comment 1. The post-dev hydrograph lists 0.277 acres of impervious and 0.137 acres of pervious; however, the sum of the post-dev bypass and post-dev captured result in 0.297 acres impervious and 0.117 acres pervious. Please revise the post-dev hydrographs to be consistent.

Response 1. The post-dev hydrograph #2 is revised to be consistent.

Comment 2. The plans list the outer dimensions of the bed as 112.5' x 5', which is 562.5 SF. The Dewater Time table in the Compliance Summary of the Stormwater Report lists the basin footprint as 731 SF. Please revise this inconsistency.

Response 2. The bed is revised and the plan, pond report and summary table are consistent.

Comment 3. §245-22(A)(1)(c) – the infiltration facility shall be capable of completely infiltrating the retention volume within four days (96 hours). Based on a bed footprint of 562.5 SF as taken from the plans, the dewatering time exceeds 96 hours. Please revise such that the dewatering time meets this requirement.

Response 3. The bed and the calculations are revised.

Comment 4. *The Water Quality Volume in the Compliance Summary of the Stormwater Report lists 65% impervious; however, the hydrograph for the post-dev captured shows 0.253 acres going to the stormwater system or approx. 74% impervious. Please revise this discrepancy.*

Response 4. The % impervious captured is revised in the calculations.

Comment 5. *§245-23(D) - Developed areas shall provide adequate storage and treatment facilities necessary to capture and treat stormwater runoff. The retention volume computed under §245-22 may be a component of the water quality volume if the applicant chooses to manage both components in a single facility. If the retention volume is less than the water quality volume, the remaining water quality volume may be captured and treated by methods other than infiltration BMPs. The required water quality volume (WQv) is the storage capacity needed to capture and treat a portion of stormwater runoff from the developed areas of the site. Based on 74% impervious reaching the stormwater system, the system does not provide sufficient water quality volume. Please revise the system to meet this requirement.*

Response 5. The bed is revised to provide the infiltration volume to meet the revise WQv calculation.

Comment 6. *Please provide pre-development and post-development drainage area maps.*

Response 6. A drainage map is added to Sheet 4.

Comment 7. *Please provide an overflow outlet structure for the system.*

Response 7. The infiltration bed is designed for zero discharge up to the 100 year storm. The curb behind Proposed Inlet #2 has a 3" reveal and level top of curb elevation to act as a level spreader if the basin overflows.

Comment 8. *Final approval of the stormwater management plan will be required as part of the Grading Permit process. Any revisions to the size or location of the individual structures or other features will be addressed at that time.*

Response 8. Understood.

Sanitary Sewer

Comment 1. *The sanitary sewer line in N. Aberdeen Avenue must be shown on the plans.*

Response 1. The sanitary main is shown.

Comment 2. *The existing sanitary sewer connection and disposition of the connection must be provided on the plans.*

Response 2. The existing lateral is shown and a decommission note added.

Comment 3. *The size and materials of the proposed sanitary sewer laterals along with a profile must be shown on the plans.*

Response 3. The Township lateral requirements and detail are added.

General

Comment 1. *The cover sheet must be revised to indicated that this is a preliminary land development plan.*

Response 1. The cover sheet is updated to reflect preliminary land development.

Comment 2. *General note 2 on sheet 3 of 3 indicates that the survey was completed without the benefit of a current title report. A title report was provided with the submission.*

Response 2. The notes are revised on Sheet 2 and removed from Sheet 3.

Comment 3. *Information regarding the removal of the water basin and water tanks must be provided.*

Response 3. The tanks formerly held chlorine and have been decontaminated as required by the Township. The Applicant will provide the report under separate cover. The decontaminated tanks will be salvaged. The basin concrete removed and backfill as needed to provide basement level subgrade.

Comment 4. *The applicant must appear before the Shade Tree Commission and gain approval prior to this plan being presented to the Board of Commissioners.*

Response 4. Understood.

Comment 5. *Information regarding the home owners association and the ownership of the lot must be provided.*

Response 5. It is anticipated the homes will be fee-simple footprint ownership, with the HOA owning and maintaining all area outside of the footprint of the buildings. The declaration will be provided for review prior to recording of the final plan.

We trust these revisions satisfactorily address your comments. Should you have any questions and/or additional comments, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

Patrick Spellman, P.E.

SITE ENGINEERING CONCEPTS, LLC
Consulting Engineering and Land Development Services

September 11, 2020

Steve Norcini, P.E.
Township Engineer
Radnor Township
Iven Ave
Wayne, PA 19087

Re: Response to Traffic Engineering Review
208 N. Aberdeen Ave Townhouses
Preliminary Land Development Plan
Revision #1

Dear Laura,
On behalf of the 210 N Aberdeen Associates, LLC, SITE Engineering Concepts is pleased to submit the enclosed revision to the Aberdeen Townhouses land development application. Revision #1 addresses the comments in the June 26, 2020 review memo from Damon Drummond, P.E., PTOE, as follows:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Comment 1. §250-17.D (7) – Label the clear sight triangle on the plans for the proposed driveway intersection with North Aberdeen Avenue, as well as the curb radii.

Response 1. Sight triangles and curb radii are added on Sheet 3.

Comment 2. §255-27.I(4) – Label the individual driveway grades for each unit to ensure they do not exceed 16%.

Response 2. Driveway grades are labeled on Sheet 3.

Comment 3. §255-28.B – Identify the proposed sight distance on the plans at the access with N. Aberdeen Avenue. Ensure adequate sight distance for safe and efficient vehicular operation.

Response 3. Sight distances and requirements are identified on Sheet 3.

Comment 4. §255-37.B – Verify the width of the sidewalk along North Aberdeen Avenue meets the minimum four feet required. Label the proposed width on the plans. A 5-foot sidewalk width along the site frontage is recommended to comply with the current preferred ADA standards. If a 5 sidewalk is not provide a 5' x5' level passing area must be provided along the site frontage to meet the latest ADA standards.

Response 4. The sidewalk is dimensioned at 4' and a 5'x5' passing area added.

Comment 5. §255-37 – Label proposed ADA-compliant curb ramps at the driveway crossing. Provide spot elevations and additional details (i.e., longitudinal slopes, cross slopes, ramp lengths, etc.) of the sidewalks and curb ramps (1"-5' scale) to ensure compliance with this section of the code. Otherwise, a concrete apron shall be installed in accordance with §250-17.D(9).

Response 5. A driveway apron with the sidewalk crossing at grade is proposed.

Comment 6. §255-40.C(2) – Ensure emergency vehicles, delivery vehicles, trash trucks, etc. can access the rear lot by providing truck turning templates for the vehicles anticipated for the site. Additionally, an area should be provided and labeled on the plans for storage of snow during removal that will not interfere with the circulation of the access driveway.

Response 6. As discussed on the August 13, 2020 video call, a snow removal area is shown on the plan. The other services will access the site from the street.

Comment 7. §255-40.E(2) – The proposed driveway width is shown as 12' which is not sufficient for two-way traffic. Provide adequate driveway cartway width to accommodate two-way traffic.

Response 7. Per the August 13, 2020 video conference with Township staff, the driveway is widened to 16 feet.

GENERAL COMMENTS

Comment 1. *There are details for both concrete curb and granite curb provided on Sheet 3 of 3. Provide labels on the plans for where each type of curb is proposed. Note that concrete curb shall be provided along North Aberdeen Avenue in accordance with §255-78.*

Response 1. Concrete curb is identified on Sheet 3. The granite curb detail is removed.

Comment 2. *Label the proposed driveway radii or indicate a proposed concrete apron. If utilizing a concrete apron, label depressed curb along North Aberdeen Avenue for the width of the driveway.*

Response 2. A concrete apron and depressed curb width are identified on Sheet 3.

Comment 3. *Provide a driveway centerline profile from the centerline of North Aberdeen Avenue to confirm that appropriate grades are provided for the development.*

Response 3. A profile is provided on Sheet 4.

We trust these revisions satisfactorily address your comments. Should you have any questions and/or additional comments, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,

Patrick Spellman, P.E.

SITE ENGINEERING CONCEPTS, LLC

CIVIL ENGINEERING AND CONSULTING SERVICES

TRANSMITTAL

TO: Patricia Sherwin	FROM: Patrick Spellman
COMPANY: Radnor Township	DATE: 9/14/2020
STREET ADDRESS: 301 Iven Avenue	PHONE:
CITY, ZIP: Wayne, PA 19087	SENDER'S REFERENCE NUMBER: 36-13-278 208 N Aberdeen
RE: Preliminary Land Development Plan Application 208 North Aberdeen Townhouses	CC: 208 N. Aberdeen Assc, Owner & Applicant

COPIES	SHEETS	DATE	ITEM
2	5	9/11/2020	RESPONSE TO TOWNSHIP ENGINEER REVIEW MEMO
2	2	9/11/2020	RESPONSE TO TRAFFIC ENGINEER REVIEW MEMO
12	6	9/11/2020	PRELIMINARY LAND DEVELOPMENT PLAN, REVISION #1 W/ LANDSCAPE PLANS
2	61	9/10/2020	PCSM NARRATIVE, REVISION #1

NOTES/COMMENTS:

On behalf of 210 N Aberdeen Associates, LLC, SITE Engineering Concepts, LLC. is pleased to submit the attached revised documents for the land development plan application. If you have any questions or comments, please contact me at pspellman@site-engineers.com or 610.523.9002. Thank you.

P.O. Box 1992 º Southeastern, PA 19399
P: 610.240.0450 º F: 610.240.0451

JACK LARKIN
President
LISA BOROWSKI
Vice President
JAKE ABEL
RICHARD F. BOOKER, ESQ.
DAMIEN ENDERLE
SEAN FARHY
MOIRA MULRONEY, ESQ.

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

Phone (610) 688-5600
Fax (610) 971-0450
www.radnor.com

WILLIAM M. WHITE
Acting Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

June 10, 2020

Christy Flynn
201 N Aberdeen Associates, LLC
C/O Rockwell Custom Homes
126 East State Street
Media, PA 19063

RE: Land Development Application #2020-D-04
208 North Aberdeen Avenue Townhouses– Preliminary Land Development Plan

Dear Ms. Flynn:

In accordance with Section 255-18 of the Subdivision of Land Code of the Township of Radnor, we have received your preliminary land development plan to construct 6 single family townhouses on one lot and have found the submission to be administratively complete. Therefore, I have accepted the application for the preliminary land development for review by the Township Staff, Planning Commission, and Board of Commissioners.

These plans are available for public viewing in the Engineering Department. A waiver of time period under 508 of the Municipal Planning Code has been executed by you. The 90-day review period will commence 90 days after the termination of the statewide disaster emergency by the Governors office or 30 days after written notification is received from the applicant to commence the 90-day clock whichever is later.

These plans will be reviewed by the Planning Commission at a future meeting to be determined.

Sincerely,

Stephen F. Norcini, PE
Township Engineer

SITE ENGINEERING CONCEPTS, LLC

CIVIL ENGINEERING AND CONSULTING SERVICES

TRANSMITTAL

TO: Patricia Sherwin	FROM: Patrick Spellman
COMPANY: Radnor Township	DATE: 5/13/2020
STREET ADDRESS: 301 Iven Avenue	PHONE:
CITY, ZIP: Wayne, PA 19087	SENDER'S REFERENCE NUMBER: 36-13-278 208 N Aberdeen
RE: Final Minor Land Development Plan Application 208 North Aberdeen Townhouses	CC: 208 N. Aberdeen Assc, Owner & Applicant

COPIES	SHEETS	DATE	ITEM
			APPLICATIONS AND FEES TO BE PROVIDED BY APPLICANT UNDER SEPARATE COVER.
13	3	5/8/2020	FINAL MINOR LAND DEVELOPMENT PLAN, FULL SCALE SETS
7	3	5/8/2020	FINAL MINOR LAND DEVELOPMENT PLAN, HALF- SCALE SETS
2	61	5/6/202	PCSM NARRATIVE
2	-	-	FLASH DRIVES

NOTES/COMMENTS:

On behalf of 210 N Aberdeen Associates, LLC, SITE Engineering Concepts, LLC. is pleased to submit the attached land development plan application. If you have any questions or comments, please contact me at pspellman@site-engineers.com or 610.523.9002. Thank you.

P.O. Box 1992 º Southeastern, PA 19399
P: 610.240.0450 º F: 610.240.0451

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 210 N ABERDEEN ASSOCIATES, LLC E-mail CFlynn@RockwellCustom.com

Address C/O ROCKWELL CUSTOM HOMES, 126 E STATE STREET, MEDIA 19063 Phone (484) 614-5876

Name of Development 208 NORTH ABERDEEN AVENUE SUBDIVISION

Municipality RADNOR

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm SITE ENGINEERING CONCEPTS, LLC Phone 610.523.9002

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Contact PATRICK SPELLMAN E-mail PSPELLMAN@SITE-ENGINEERS.COM

Type of Review	Plan Status	Utilities Existing	Utilities Proposed	Environmental Characteristics
☐ Zoning Change	☐ Sketch	☑ Public Sewerage	☑ Public Sewerage	
☑ Land Development	☑ Preliminary	☐ Private Sewerage	☐ Private Sewerage	☐ Wetlands
☐ Subdivision	☐ Final	☑ Public Water	☑ Public Water	☐ Floodplain
☐ PRD	☐ Tentative	☐ Private Water	☐ Private Water	☐ Steep Slopes

Zoning District C-3

Tax Map # 36 / 13 / 378

Tax Folio # 36 / 010 / 0009 / 00

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

Existing and/or Proposed Use of Site/Buildings:

EXISTING: VACANT SINGLE FAMILY HOUSE.

PROPOSED: 6 TOWNHOUSE UNIT

Total Site Area 0.46 Acres

Size of All Existing Buildings 2607 Square Feet

Size of All Proposed Buildings 6000 Square Feet

Size of Buildings to be Demolished 2607 Square Feet

GREG LINGO
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 <u>original</u> signatures must be submitted to DCPD.

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

200564
2020 D-04

SUBDIVISION ~~ LAND DEVELOPMENT

Location of Property 208 NORTH ABERDEEN AVENUE

Zoning District C-3 Application No. _____ (Twp. Use)

Fee _____ Ward No. _____ Is property in HARB District NO

Applicant: (Choose one) Owner X Equitable Owner _____

Name 210 N ABERDEEN ASSOCIATES, LLC

Address C/O ROCKWELLL CUSTOM HOMES, 126 EAST STATE ST, MEDIA, 19063

Telephone 484.614.5876 Fax _____ Cell _____

Email CFYLNN@ROCKWELLCUSTOM.COM

Designer: (Choose one) Engineer X Surveyor _____

Name SITE ENGINEERING CONCEPTS, LLC

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Telephone 610.523.9002 Fax _____

Email PSPELLMAN@SITE-ENGINEERS.COM

Area of property 20,083 SF (0.46 AC) Area of disturbance 18,034 SF

Number of proposed buildings 1 Proposed use of property 6 SINGLE FAMILY TOWNHOUSES

Number of proposed lots 1 (NO CHANGE)

Plan Status: Sketch Plan ___ Preliminary ___ Final X Revised ___
Are there any requirements of Chapter 255 (SALDO) that are not in compliance with?

NO

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

NO

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

NO

Individual/Corporation/Partnership Name

210 N ABERDEEN ASSOCIATES, LLC

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 GREG LINGO

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 Lane) of the Code of the Township of Radnor must be complied with whether or not indicated in this application.

JACK LARKIN
President
LISA BOROWSKI
Vice President
JAKE ABEL
RICHARD F. BOOKER, ESQ.
DAMIEN ENDERLE
SEAN FARHY
MOIRA MULRONEY, ESQ.

RADNOR TOWNSHIP
301 IVEN AVENUE
WAYNE, PENNSYLVANIA 19087-5297

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WILLIAM M. WHITE
Acting Township Manager
Township Secretary

JOHN B. RICE, ESQ.
Solicitor

KATHRYN GARTLAND
Treasurer

WAIVER OF TIME PERIODS UNDER 508 OF MPC

ON BEHALF OF THE APPLICANT, I HEREBY WAIVE THE TIME PERIOD WITHIN WHICH RADNOR TOWNSHIP IS REQUIRED TO MAKE A DECISION UNDER SECTION 508 OF THE PA. MUNICIPALITIES CODE. THE 90 DAY CLOCK UNDER SECTION 508 WILL COMMENCE 90 DAYS AFTER TERMINATION OF THE STATEWIDE DISASTER EMERGENCY BY THE GOVERNOR'S OFFICE OR 30 DAYS AFTER WRITTEN NOTICE IS RECEIVED FROM THE APPLICANT TO COMMENCE THE 90 DAY CLOCK WHICHEVER IS LATER

GREG LINGO
APPLICANT OR REPRESENTATIVE

36-13-278 208 N ABERDEEN AVE
TAX PARCEL AND ADDRESS OF PROJECT

5/5/2020
DATE

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 210 N ABERDEEN ASSOCIATES, LLC E-mail CFlynn@RockwellCustom.com

Address C/O ROCKWELL CUSTOM HOMES, 126 E STATE STREET, MEDIA 19063 Phone (484) 614-5876

Name of Development 208 NORTH ABERDEEN AVENUE SUBDIVISION

Municipality RADNOR

ARCHITECT, ENGINEER, OR SURVEYOR

Name of Firm SITE ENGINEERING CONCEPTS, LLC Phone 610.523.9002

Address PO BOX 1992, SOUTHEASTERN, PA 19399

Contact PATRICK SPELLMAN E-mail PSPELLMAN@SITE-ENGINEERS.COM

Type of Review	Plan Status	Utilities: Existing	Utilities: Proposed	Environmental Characteristics
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☐ PRD	☐ Tentative	☐ Private Water	☐ Private Water	☐ Steep Slopes

Zoning District C-3 Tax Map # 36 / 13 / 378

Tax Folio # 36 / 010 / 0009 / 00

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WRITING "SEE ATTACHED PLAN" IS NOT ACCEPTABLE.

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PROPOSED: 6 TOWNHOUSE UNIT

Total Site Area 0.46 Acres

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Size of All Proposed Buildings 6000 Square Feet

Size of Buildings to be Demolished 2607 Square Feet

GREG LINGO
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 <u>original</u> signatures must be submitted to DCPD.

First American Title™	ALTA Commitment for Title Insurance ISSUED BY **First American Title Insurance Company**
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: Hollister Land Services, LLC
ALTA ® Universal ID:
Commitment No.: 2437416
Property Address: 208-210 N. Aberdeen Avenue, Wayne, PA 19087
Revision No.:

Issuing Office: Hollister Land Services, LLC
Loan ID No.:
Issuing Office File No.: 2437416

2/6/2018

SCHEDULE A

1. Commitment Date: ~~May 26, 2017~~ @ 8:00 am
2. Policy to be issued:
   (a) ALTA Owner Policy (6-17-06)
   Proposed Insured: 210 N. Aberdeen Avenue Associates, LLC

   Proposed Policy Amount: ~~$1,230,000.00~~ $844,000.00
   (b)
   Proposed Insured: TBD, its successors and/or assigns, as their interests may appear

   Proposed Policy Amount: $ 0.00
   (c)
   Proposed Insured:
   Proposed Policy Amount: $
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
   American Pool Service Corporation (as to Premises A) and Mark Sergeant Miller (as to Premises B)

   And was acquired by:
   Premises A - By virtue of Deed, from Frederick Weinert and Doris H. Weinert, his wife, dated 07/15/1966, recorded 07/26/1966, at Deed Book 2247, Page 261, to American Pool Service Corporation

   Premises B - By virtue of Deed, from Mark Sergeant Miller and Christine S. Miller, his wife, Joseph Curtin and Susan Curtin his wife and Robert Harper and Wendy Miller, his wife, by Deed dated 07/02/2015, and recorded 07/29/2015, in the Office of the
5. The Land is described as follows:
   See Exhibit A attached hereto and made a part hereof

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Meghan Peterson
Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Schedule BI	

Commitment No.: 2437416

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Original photo identification for all parties to the transaction must be provided.
6. Proof to be furnished that as to each grantor/mortgagor who is an individual, if presently married, that he/she is neither separated from his/her spouse nor a party to any pending divorce proceeding in any jurisdiction, otherwise, the non-record spouse must join in the deed or mortgage contemplated hereunder.
7. Proof that there are no overdue support obligations of record with the Domestic Relations Section of the parties to this transaction, up through the date of recording of the instruments to be insured.
8. Town, County and School Taxes and Water and Sewer Rents for the prior three years. (Receipts to be produced and filed with the Company.) If certification of payment or amount due is obtained from the taxing and municipal authorities in lieu of such receipts, proof must be provided that the taxing and municipal authorities have not turned collection of any unpaid amounts over to a collection agency or law firm. Absent such proof, or if the taxing or municipal authorities have turned collection over to a collection agency or law firm, then additional certification of payment or amount due to be obtained from such collection agency or law firm.
9. Real Estate Taxes and Municipal Claims ~~(If paid, receipts are to be produced and filed with the Company).~~ for current year not yet due & payable.
   PARCEL IDENTIFICATION NUMBER:
   ASSESSMENT: $
10. The Company may make other requirements or exceptions upon its review of the documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.
11. Mortgages: NONE
12. Judgments: NONE
13. Financing Statements: None

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Schedule BI (Cont.)

Commitment No.: 2437416

SCHEDULE B, PART I

Requirements

14. SUPPORT ARREARAGE SEARCH RESULTS: SEE ATTACHED

15. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).Tax Account Number: 36-01-00009-00 (Premises A) Assessment: $214,130.00

16. Real Estate Taxes and Municipal Claims (If paid, receipts are to be produced and filed with the Company).Tax Account Number: 36-01-00010-00 (Premises B) Assessment: $0.00

17. Taxes for the year(s) 2015, 2016 (Premises A and B) have been returned to the Tax Claim Bureau of the County of Delaware as unpaid and liened and are payable at that office only.

18. As to American Pool Service Corporation the following must be furnished:
    a. Proper Resolution by its Board of Directors authorizing the proposed conveyance.
    b. Proof all corporate taxes owed the Commonwealth of Pennsylvania have been paid to date.
    c. Certificate of Good Standing must be furnished (only if the corporation is a foreign corporation, i.e. incorporated in a state other than Pennsylvania).

19. For Information Only - chain of title:
    Being the same premises which Mark Sergeant Miller and Christine S. Miller, his wife, Joseph Curtin and Susan Curtin his wife and Robert Harper and Wendy Miller, his wife, by Deed dated 07/02/2015 and recorded 07/29/2015 in the Office of the Recorder of Deeds in and for the County of DELAWARE in Record Book 5679 page 731 (Premises B), granted and conveyed unto Mark Sergeant Miller.

20. Notice of settlement to this Company must be given at least 48 hours prior to settlement.

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First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Schedule BII	

Commitment No.: 2437416

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims by parties in possession or under the terms of any unrecorded lease or agreement(s) of sale.
3. Any variation in location of lines or dimensions or other matters which an accurate survey would disclose.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Possible tax increase based on additional assessments.
7. Accuracy of area content not insured.
8. Title to that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein.
9. Restrictions and other matters, if any, appearing of record in Deed Book W-7 page 212 (Premises A) and Deed Book H-8 page 148 (as to Premises B), but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Court Ordered Easement as set forth in Record Book 5401 page 882 (as to Premises A).
11. Supplemental Final Order and Judgment as set forth in Volume 4899 page 1049 (as to Premises A)
12. Rights granted to Bell Telephone Company as set forth in Deed Book 2255 page 1006 (as to Premises B).

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Schedule BII (Cont.)

Commitment No.: 2437416

SCHEDULE B, PART II

Exceptions

Except 13. Under and Subject to the terms and provisions as set forth in the Rails to Trails Conservancy Act.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American Title™	Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Exhibit A	

Commitment No.: 2437416

LEGAL DESCRIPTION

PREMISES A

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a Map of Property of Delia Cowen, made by M.R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, June 18, 1947, as follows, to wit:

BEGINNING at a tack set in the middle line of Aberdeen Avenue (Sixty feet wide) which tack is at the distance of one hundred three feet and eighty-one one-hundredths feet measured Northwestwardly along the middle line of said Aberdeen Avenue from its intersectlon with the center line of Pennsylvania Avenue, which last mentioned point is at the distance of seventeen feet and ninety seven one-hundredths feet measured Northwestwardly from a stone in the Northern boundary of the Pennsylvania Railroad;thence from the beginning point and extending South seventy-five degrees, fifty-three minutes West two hundred fifty feet and fourteen one-hundredths feet to a spike set in the bed of said Pennsylvania Avenue; thence extending North sixteen degrees, zero minutes West, along the Northeasterly side of a proposed twenty-five feet wide public road one hundred forty-three feet and twenty-two one-hundredths feet to a spike; thence extending North seventy-four degrees, zero minutes East, two hundred fifty feet to a tack set in the middle line of Aberdeen Avenue; thence extending along same, South sixteen degrees, zero minutes East, one hundred fifty-one feet and forty-four one-hundredths feet to a tack, being the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, being the Westerly portion of the lot of land of Delia Cowan, Widow, Situate in the Township of Radnor County of Delaware and State of Pennsylvania, as shown on a survey made by M.R. and J. B. Yerkes, Civil Engineers, June 18, 1947 being bounded and described, to wit;

BEGINNING at a point in the Northerly line of said tract of land which said point is 135 feet from the centerline of Aberdeen Avenue measured along a line whose course North 74 degrees East which said point in the centerline of Aberdeen Avenue is at the distance of 255.25 feet from the intersection of the centerline of Pennsylvania Avenue with the centerline of Aberdeen Avenue measured along a line whose course bears South 16 degrees 00 minutes East, from said point of beginning, running South 74 degrees, 00 minutes West, 115 feet; thence South 16 degrees East 143.22 feet to a point near the centerline of the said Pennsylvania Avenue; thence North 75 degrees 53 minutes East 115.06 feet more or less to a point; thence North 16 degrees West, 147 feet feet more or less to the point and place of BEGINNING.

FOLIO NO 36-01-00009-00

BEING the same premises which Frederick Weinert and Doris H. Weinert, his wife, by Deed dated 07/15/1966, and recorded 07/26/1966, in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 2247, page 261, granted and conveyed unto American Pool Service Corporation.

PREMISES B

ALL THAT CERTAIN lot or place of ground, Situate in Wayne, in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit;

First American Title™	Commitment for Title Insurance
	ISSUED BY **First American Title Insurance Company**
Exhibit A - cont.	

Commitment No.: 2437416

LEGAL DESCRIPTION

BEGINNING in the middle line of Aberdeen Avenue at the distance of two hundred seventy-three feet and twenty-two one-hundredths of a foot Northwardly from the intersection of the Northerly line of the Pennsylvania Railroad Company's land, a corner of ground late of Arthur H. Lanser, now of H. A. Poth; Thence along the middle line of Aberdeen Avenue North sixteen degrees West fifty feet to a corner of ground late of Harry McClintock, now of Susanna F. Leach; Thence by said Leach‘s ground South seventy-four degrees West two hundred fifty feet to the Easterly line of a twenty-five foot wide avenue or road; Thence along the Easterly side of said road and by land now or late of Drexel and Child, South sixteen degrees East fifty feet to the Northwesterly corner of ground of the said H. A. Poth; Thence by said Poth's ground North seventy-four degrees East two hundred fifty feet to the place of BEGINNING.

FOLIO NO. 36-01-00010-00

BEING the same premises which Mark Sergeant Miller and Christine S. Miller, his wife, Joseph Curtin and Susan Curtin his wife and Robert Harper and Wendy Miller , his wife, by Deed dated 07/02/2015, and recorded 07/29/2015, in the Office of the Recorder of Deeds in and for Delaware County in Record Book 5679, page 731, granted and conveyed unto Mark Sergeant Miller.

Prepared by:
Hollister Land Services, LLC
126 E. State Street
Media, PA 19063
610-891-6600

DT-DEED
RD BK06130-0669
2018007979 02/14/2018 03:18:18 PM:1
RCD FEE: $120.25 POL SUB TAX: $12,660.00 ST TAX $8,440.00
DELAWARE COUNTY
36-RADNOR $12,660.00 THOMAS J. JUDGE SR. ROD

Record and Return to:
Hollister Land Services, LLC
126 E. State Street
Media, PA 19063
610-891-6600

File No. 2437416
Property Address: 210 N. Aberdeed Avenue, Wayne, PA 19087
Folio No.: 36-01-00009-00 and 36-01-00010-00
Township of Radnor, Delaware County

This Deed, Made the 6 day of February, 2018

Between **American Pool Service Corporation, a Pennsylvania Corporation and Mark Miller** (hereinafter called the Grantor(s)), of the one part, and **210 N. Aberdeen Associates, LLC, a Pennsylvania limited liability company** (hereinafter called the Grantee(s)), of the other part,

Witnesseth That the said Grantor(s) for and in consideration of the sum of **Eight Hundred Forty Four Thousand Dollars ($844,000.00)** as good and sufficient consideration of lawful money of the United States of America, unto them well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee(s), their heirs, personal representatives, successors and assigns,

PREMISES A

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected, SITUATE in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described according to a Map of Property of Delia Cowen, made by M.R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, June 18, 1947, as follows, to wit:

BEGINNING at a tack set in the middle line of Aberdeen Avenue (Sixty feet wide) which tack is at the distance of one hundred three feet and eighty-one one-hundredths feet measured Northwestwardly along the middle line of said Aberdeen Avenue from its intersectlon with the center line of Pennsylvania Avenue, which last mentioned point is at the distance of seventeen feet and ninety seven one-hundredths feet measured Northwestwardly from a stone in the

Northern boundary of the Pennsylvania Railroad;thence from the beginning point and extending South seventy-five degrees, fifty-three minutes West two hundred fifty feet and fourteen one-hundredths feet to a spike set in the bed of said Pennsylvania Avenue; thence extending North sixteen degrees, zero minutes West, along the Northeasterly side of a proposed twenty-five feet wide public road one hundred forty-three feet and twenty-two one-hundredths feet to a spike; thence extending North seventy-four degrees, zero minutes East, two hundred fifty feet to a tack set in the middle line of Aberdeen Avenue; thence extending along same, South sixteen degrees, zero minutes East, one hundred fifty-one feet and forty-four one-hundredths feet to a tack, being the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, being the Westerly portion of the lot of land of Delia Cowan, Widow, Situate in the Township of Radnor County of Delaware and State of Pennsylvania, as shown on a survey made by M.R. and J. B. Yerkes, Civil Engineers, June 18, 1947 being bounded and described, to wit;

BEGINNING at a point in the Northerly line of said tract of land which said point is 135 feet from the centerline of Aberdeen Avenue measured along a line whose course North 74 degrees East which said point in the centerline of Aberdeen Avenue is at the distance of 255.25 feet from the intersection of the centerline of Pennsylvania Avenue with the centerline of Aberdeen Avenue measured along a line whose course bears South 16 degrees 00 minutes East, from said point of beginning, running South 74 degrees, 00 minutes West, 115 feet; thence South 16 degrees East 143.22 feet to a point near the centerline of the said Pennsylvania Avenue; thence North 75 degrees 53 minutes East 115.06 feet more or less to a point; thence North 16 degrees West, 147 feet feet more or less to the point and place of BEGINNING.

FOLIO NO 36-01-00009-00

BEING the same premises which Frederick Weinert and Doris H. Weinert, his wife, by Deed dated 07/15/1966, and recorded 07/26/1966, in the Office of the Recorder of Deeds in and for Delaware County in Deed Book 2247, page 261, granted and conveyed unto American Pool Service Corporation.

PREMISES B

ALL THAT CERTAIN lot or place of ground, Situate in Wayne, in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING in the middle line of Aberdeen Avenue at the distance of two hundred seventy-three feet and twenty-two one-hundredths of a foot Northwardly from the intersection of the Northerly line of the Pennsylvania Railroad Company's land, a corner of ground late of Arthur H. Lanser, now of H. A. Poth; Thence along the middle line of Aberdeen Avenue North sixteen degrees West fifty feet to a corner of ground late of Harry McClintock, now of Susanna F. Leach; Thence by said Leach‘s ground South seventy-four degrees West two hundred fifty feet to the Easterly line of a twenty-five foot wide avenue or road; Thence along the

Easterly side of said road and by land now or late of Drexel and Child, South sixteen degrees East fifty feet to the Northwesterly corner of ground of the said H. A. Poth; Thence by said Poth's ground North seventy-four degrees East two hundred fifty feet to the place of BEGINNING.

FOLIO NO. 36-01-00010-00

BEING the same premises which Mark Sergeant Miller and Christine S. Miller, his wife, Joseph Curtin and Susan Curtin his wife and Robert Harper and Wendy Miller , his wife, by Deed dated 07/02/2015, and recorded 07/29/2015, in the Office of the Recorder of Deeds in and for Delaware County in Record Book 5679, page 731, granted and conveyed unto Mark Sergeant Miller.

Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor(s), as well at law as in equity, of, in and to the same.
To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their heirs, personal representatives, successors and assigns, to and for the only proper use and benefit of the said Grantee(s), their heirs, personal representatives, successors and assigns, forever.

And the said Grantor(s), his heirs, personal representatives, executors and administrators does (do) covenant, promise and agree, to and with the said Grantee(s), their heirs, personal representatives, successors and assigns, by these presents, that the said Grantor(s) and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantor and his heirs, and against all and every person and persons whosever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will
SPECIALLY WARRANT and forever DEFEND.

Instrument Number: 1988041545 Book/Page: RECORD-00592/2079 Date Filed: 7/25/1988 12:05:59 AM

2

Fee Simple Deed No. 752-S

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the 8TH day of

April in the year of our Lord one thousand nine hundred and Eighty-eight (1988)

Between GEORGE R. ATTERBURY, JR. AND WINIFRED B. ATTERBURY by her ATTY-IN-FACT GEORGE R. ATTERBURY JR

(hereinafter called the Grantor), of the one part, and

DAVID SMITH AND SUZANNE E. SMITH, HIS WIFE

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor

for and in consideration of the sum of

EIGHTY FOUR THOUSAND ($84,000.00) DOLLARS ——— lawful money of the United States of America, unto well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents grant, bargain and sell, release and confirm unto the said Grantees THEIR heirs and assigns,

ALL THAT CERTAIN parcel or tract of land with the improvements thereon erected situate in the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania bounded and described in accordance with a subdivision plan prepared for Aberdeen Enterprises dated 14 June 1986 by Yerkes Associates, Inc., Bryn Mawr, Pa.

BEGINNING at the point on the title line within the bed of North Aberdeen Avenue (60 feet wide), opposite Aberdeen Terrace, said point being at the distance of three hundred twenty three and twenty two one-hundredths feet measured in a Northwestly direction along said title line extended from a point on the North boundary line of the Pennsylvania Railroad Company; thence from said point of beginning, along lands or former of Samuel C. Miller, North seventy-four degrees, zero minutes East, one hundred four and thirty one-hundredths feet crossing the Southerly terminus of a five foot wide maintenance easement to a point a corner; thence along Parcel 1 and along the Western side of said five foot wide maintenance easement, North 16 degrees, zero minutes West fifty feet to a point a corner; thence along lands of others, North seventy-four degrees, zero minutes East, one hundred four and thirty one-hundredths feet to a point a corner on the said title line within the bed of North Aberdeen Avenue; thence along said title line, South sixteen degrees, zero minutes East, fifty feet to the first mentioned point and place of Beginning.

VOL0592 PG2079

Printed: 10/2/2018

Instrument Number: 1990054576 Book/Page: RECORD-00796/0445 Date Filed: 10/8/1990 12:00:42 AM

DEED—Trustees' Covenant - (Corp. - Ind.) No. 772A Printed for and Sold by John C. Clark Co., 1316 Walnut St., Phila.

This Indenture, Made the

19th day of September in the year of our Lord one thousand nine hundred and NINETY (1990)

Between ROBERT KNIGHT, Executor under the Will of Margaret M. Knight, also known as Margaret Mary Knight, deceased.

(hereinafter called the Grantor), of the one part;

AND

GREGORY KRAMER AND SUSAN K. KRAMER, husband and wife.

(hereinafter called the Grantees).

of the other part, **Witnesseth**, That the said Grantor for and in consideration of the sum of ONE HUNDRED FIVE THOUSAND ($105,000.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents does

grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their heirs

and assigns, as tenants by entireties.

ALL THAT CERTAIN lot or piece of ground with the tenement thereon erected, Hereditaments and Appurtenances, Situate in the Township of Radnor, County of Delaware and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the junction of the property line in Pennsylvania Avenue with the middle line of Aberdeen Avenue, which point of junction is at the distance of 21.78 feet Northwestwardly from the Northerly boundary line of land of the Pennsylvania Railroad Company; thence in and along the bed of Pennsylvania Avenue, North 82 degrees, 36 minutes West 80.59 feet; thence by other land now or late of Philip Harrison and Louis Harrison, the (2) following courses and distances, to wit: (1) North 16 degrees West 41.33 feet; thence (2) North 74 degrees East, passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the North, 73.96 feet to the middle of Aberdeen Avenue; thence along the middle line of Aberdeen Avenue, South 16 degrees East 73.34 feet to the place of beginning.

BEING the same premises which Richard Porter, Executor of the Estate of Catherine Knight (also known as Kathryn Mitchell Knight) (also known as Catherine A. Knight), deceased, by Indenture bearing date the 29th day of March, A.D. 1968 and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book 2301 page 767, granted and conveyed unto Robert F. Knight and Margaret M., his wife, in fee.

VOL0796 PG0445

Printed: 10/2/2018

RD BK05578-0341
2014061534 12/08/2014 10:53:25 AM:1 DT-DEED
RCD FEE: $96.50 POL SUB TAX: $2,250.00 ST TAX: $1,500.00
36-RADNOR $2,250.00 THOMAS J. JUDGE SR. ROD DELAWARE COUNTY

Prepared By: **Keystone Premier Settlement Services, LLC**
ATTN: Mary Walters
276-B Dilworthtown Road
West Chester, PA19382
Phone: 484-313-1260

Return To: **Keystone Premier Settlement Services, LLC**
ATTN: Mary Walters
276-B Dilworthtown Road
West Chester, PA19382
Phone: 484-313-1260

36-01-00432-00
203 Pennsylvania Avenue, Wayne, PA 19087
File No. 303-030578

Fee Simple Deed

This Deed, made on **November 20, 2014,** between,

Jane E. Sanders

hereinafter called the Grantor of the one part, and

Nicholas Masciantonio

hereinafter called the Grantee of the other part,

Witnesseth, that in consideration of **One Hundred Fifty Thousand and 00/100 Dollars, ($150,000.00)** in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, his/her/their heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the tenement thereon erected, Situate in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows:-

BEGINNING at a point in the property line in the bed of Pennsylvania Avenue, a corner of this and other land of Philip Harrison, et al at the distance of 113.38 feet North 82 degrees 36 minutes West from the junction of the property line in Pennsylvania Avenue with the middle line of Aberdeen Avenue, which point of junction is at the distance of 21.78 feet Northwardly from the North boundary line of land of the Pennsylvania Railroad; thence in and along the bed of Pennsylvania Avenue North 82 degrees 36 minutes West 28.48 feet; thence by land of John Nichol North 13 degrees 7 minutes West 47.88 feet; thence by land now or late of H. A. Poth North 75 degrees 53 minutes East 26.5 feet; thence by other land of Philip Harrison et al South 14 degrees 7 minutes East passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the East, 58.33 feet to the place of BEGINNING.

FOLIO NO. 36-01-00432-00

BEING the same premises which Halsey A. Frederick and Elisabeth C. Frederick, by Deed dated 06/09/2000 and recorded 07/11/2000 in the Office of the Recorder of Deeds in and for the County of Delaware in Record Book 2035, Page 1718, granted and conveyed unto Jane E. Sanders.

THIS DEED, MADE THIS 20th ***day of February, 2014***

BETWEEN, **Gary E. Daniels and Claire T. Daniels, Trustees of the JOML, L.L.C. 401 (K) Salary Savings Plan**

(hereinafter called the "Grantor"), of the one part,

and

Sheryl Sue, LLC, a Pennsylvania limited liability company

(hereinafter called the "Grantee"), of the other part.

WITNESSETH, That the said Grantor for and in consideration of the sum of

---- Seven Hundred Twenty Five Thousand Dollars and No Cents ----($725,000.00)-----

lawful money of the United States of America, unto it, the said Grantor, well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and assigns, **in Fee:**

Premises "A"
ALL THAT CERTAIN tract or piece of ground, being the Westerly portion of land formerly of Delia Cowan, Hereditaments and Appurtenances, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, and described from a Survey thereof made by M.R. and J.B. Yerkes, Civil Engineers, June 18, 1947, as follows, to wit:

BEGINNING at a point in the Northerly line of said tract of land, which said point is 135.00 feet from the center line of Aberdeen Avenue measured along a line whose course bears North 74 degrees East, which said point in the center line of Aberdeen Avenue is at the distance of 261.25 feet from the intersection of the center line of Pennsylvania Avenue with the center line of Aberdeen Avenue measured along a line whose course bears South 16 degrees East, from said point of beginning running South 74 degrees West, 115.00 feet; thence South 16 degrees East, 143.22 feet to a point near the center line of said Pennsylvania Avenue; thence North 74 degrees East, approximately 115.16 feet to a point; thence North 16 degrees West, approximately 147.00 feet to the point and place of beginning, or however otherwise said premises may be bounded, measured or described.

-continued-

Premises "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE in the Township of Radnor, County of Delaware and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the bed of Pennsylvania Avenue at the distance of 141.86 feet North 82 degrees, 36 minutes West from a point in the middle line of Aberdeen Avenue (said point being 21.79 feet Northwardly from the Northern boundary line of Pennsylvania Railroad Company's land); thence extending along Pennsylvania Avenue, 130.54 feet to a point; thence extending North 75 degrees, 53 minutes East, 121.44 feet to a point; thence extending South 14 degrees, 7 minutes East, 47.88 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH The Rosedon Holding Company Limited Partnership, a Pa. limited partnership, by Deed dated 6/20/2013 and recorded 7/1/2013 in the County of Delaware, Pennsylvania in Volume 5357, Page 477, conveyed unto JOML, L.L.C. 401 (K) Salary Savings Plan, in fee.

Instrument Number: 1998007157 Book/Page: RECORD-01678/0209 Date Filed: 2/5/1998 12:01:26 AM

(5) 485256 U

772A/8 DEED—Trustees' Covenant - Corporation - Individual. Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the 14th day of January in the year of our Lord one thousand nine hundred and NINETY_EIGHT (1998)

Between CELESTE SPEER, ADMINISTRATOR C.T.A. OF THE ESTATE OF MARY K. KELLY, DECEASED; CELESTE SPEER, ATTORNEY-IN-FACT FOR JAMES MICHAEL McNALLY AND PATRICK FRANCIS McNALLY, EXECUTORS OF THE ESTATE OF REGINA A. McNALLY, DECEASED; CELESTE SPEER, ATTORNEY-IN-FACT FOR FREDERICK J. BRANDT, SOLE RESIDUARY BENEFICIARY UNDER THE WILL OF FLORENCE K. BRANDT, DECEASED; CELESTE SPEER, ATTORNEY-IN-FACT FOR ELIZABETH A. McDERMOTT, INDIVIDUALLY, hereinafter called the Grantors, of the one part;

AND

DOMINIC DeMITIS, JR., hereinafter called the Grantees

of the other part, **Witnesseth** That the said Grantors for and in consideration of the sum of ONE HUNDRED SIXTY-FIVE THOUSAND ($165,000.00) lawful money of the United States of America, unto them, well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, his heirs and assigns, in fee.

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, Situate in the Township of Radnor, County of Delaware and State of PA, bounded and described as follows, to wit:

BEGINNING in the middle of Aberdeen Avenue at the distance of 373.22 feet Northwardly from the Northerly boundary line of the Pennsylvania Railroad Company land a corner of land now or late of Harry McClintock, thence by the said McClintock's land South 74 degrees West 250 feet to land formerly of Drexel and Childs; thence by the said land North 16 degrees West 43.67 feet; thence by land now or late of James Reynolds North 71 degrees East 250.34 feet to the middle of Aberdeen Avenue, aforesaid, thence along the middle of said Aberdeen Avenue South 16 degrees East 56.80 feet to the place of beginning.

BEING Folio No. 36-01-00012-00

BEING the same premises which John A. Cummings et ux, by their Indenture bearing date the 14th day of April AD, 1925 and recorded at Media in the Office for the Recording of Deeds, in and for the County of Delaware in Deed Book No. 658 page 280 etc., granted and conveyed unto Michael J. Kelly and Annie A. Kelly, his wife, in fee.

AND THE SAID Annie A. Kelly, being so thereof seised departed this life on 3/6/1962, leaving to survive her, her said husband Michael J. Kelly who thereby became seised in fee.

AND THE SAID Michael J. Kelly departed this life on 12/7/1964 having first made and published his Last Will and Testament, duly probated in the Office of the Register of Wills in and for Delaware County, PA and recorded therein in Will Book No. 171, page 443, wherein and whereby he did provide as follows:

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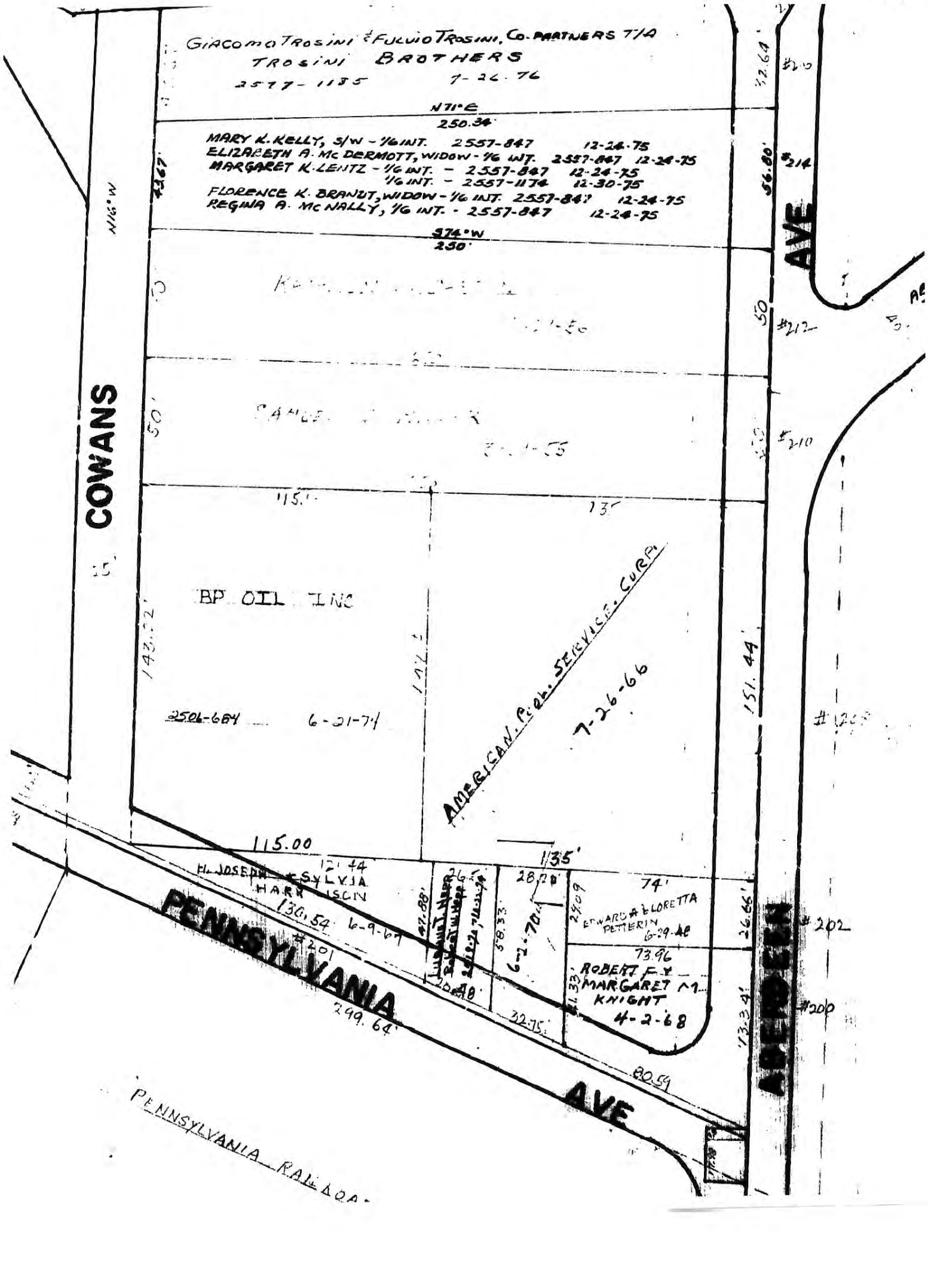
Printed: 10/2/2018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TROSINI BROTHERS
2577-1185 7-26-76
N71°E
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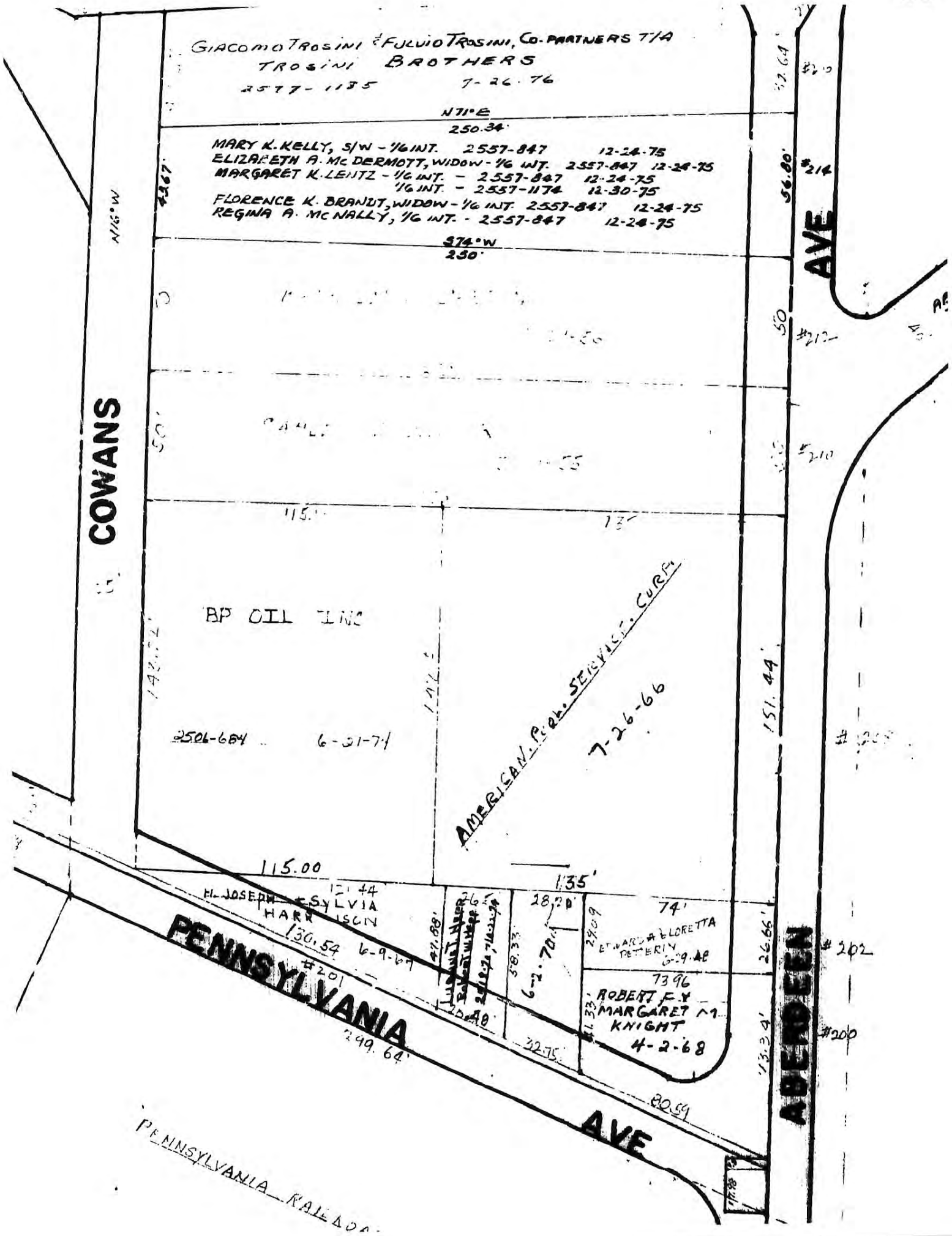
MARY K. KELLY, S/W - 1/6 INT. 2557-847 12-24-75
ELIZABETH A. MC DERMOTT, WIDOW - 1/6 INT. 2557-847 12-24-75
MARGARET K. LEINTZ - 1/6 INT. - 2557-847 12-24-75
1/6 INT. - 2557-1174 12-30-75
FLORENCE K. BRANUT, WIDOW - 1/6 INT. 2557-847 12-24-75
REGINA A. MC NALLY, 1/6 INT. - 2557-847 12-24-75
S74°W
250'
COWANS
N16°W
AVE
#214
#212
#210
#208
#206
#204
#202
#200
#201
BP OIL INC
2506-684 6-21-74
7-26-66
AMERICAN REAL SERVICE CORP
115.00
135'
PENNSYLVANIA
AVE
PENNSYLVANIA RAILROAD
EDWARD & LORETTA PETTERIN 6-29-66
ROBERT F. & MARGARET A. KNIGHT 4-2-68
6-2-70
6-9-67
74'
73.96
80.54
151.44'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250'
COWANS AVE
N16°W
BP OIL INC
2506-664 6-21-71
AMERICAN PUB. SERVICE CORP.
7-26-66
115.00
135'
H. JOSEPH & SYLVIA HARRISON
130.54 6-9-67
PENNSYLVANIA AVE
#201
249.64'
80.59
ROBERT F. & MARGARET A. KNIGHT 4-2-68
EDWARD & LORETTA PETERIN 6-29-66
ABERDEEN AVE
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#212
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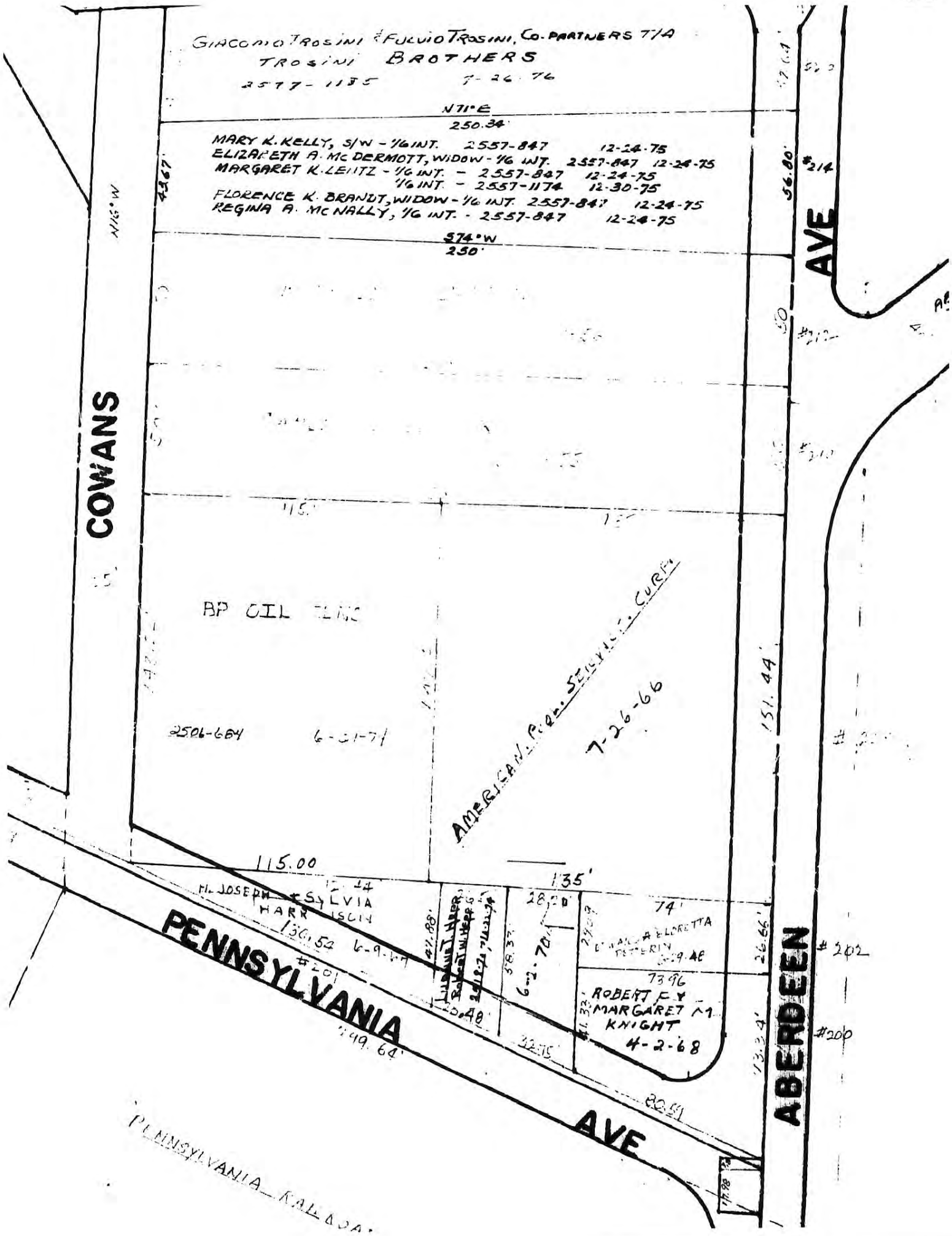
151.44'
56.80'
PENNSYLVANIA RAILROAD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ABERDEEN
#202
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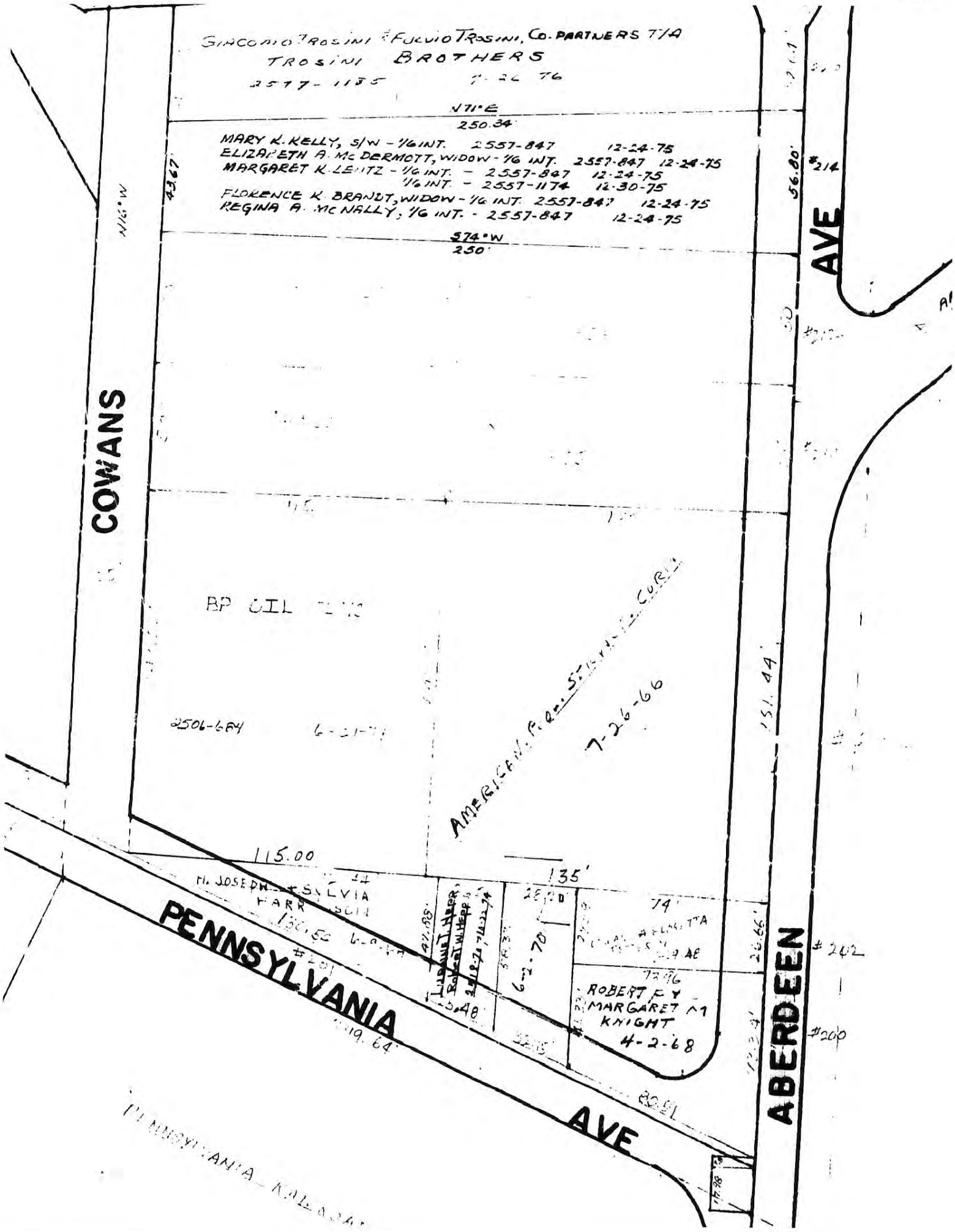
PENNSYLVANIA RAILROAD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250'
N16°W
43.67'
56.80'
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AVE
COWANS
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AMERICAN FIRE SPRINKLER CORP.
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115.00
135'
PENNSYLVANIA
AVE
ABERDEEN
#202
#200
ROBERT F. Y
MARGARET M
KNIGHT
4-2-68
6-2-70
80.81'
PENNSYLVANIA RAILROAD

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
208 NORTH ABERDEEN AVENUE TOWNHOUSES
WAYNE, PA

ADJOINING PROPERTIES:

LANDS N/F:*
1. JASON JAKIELASZEK
   202 N. ABERDEEN AVE
   36-13-277
   DB 5922 PG 1494
2. CNP SELECT REALTY LLC
   205 PENNSYLVANIA AVENUE
   36-13-278
   DB 6169 PG 1435
3. NICHOLAS MASCIANTONIO
   205 PENNSYLVANIA AVENUE
   36-13-279
   DB 5578 PG 341
4. SUE SHERYL LLC
   201 PENNSYLVANIA AVENUE
   36-13-280
   DB 5467 PG 1208
5. SUE SHERYL LLC
   0 N ABERDEEN AVENUE
   36-13-281
   DB 5467 PG 1208
6. 210 N ABERDEEN ASSOCIATES
   208 N. ABERDEEN AVE
   36-13-278
   DB 6130 PG 669

*FROM PUBLIC PROPERTY RECORDS FOR DELAWARE COUNTY

VICINITY MAP INCLUDING STRUCTURES WITHIN 500' OF SITE

AUTODESK GEOLOCATIONS SERVICES, 2020 DIGITAL GLOBE MAPS

DRAWING SCHEDULE

1. COVER SHEET
2. EXISTING FEATURES PLAN, E&SC PLAN & DEMO PLAN
3. PRELIMINARY LAND DEVELOPMENT PLAN & PCSM PLAN (SHEET 1 OF 1 TO BE RECORDED)
4. DETAILS & PROFILES
5. L-1, PRELIMINARY LANDSCAPE PLAN, PREPARED BY ANNE F WALTERS COMPANY, WEST CHESTER, PA
6. L-2, DETAILS & SPECIFICATIONS, PREPARED BY ANNE F WALTERS COMPANY, WEST CHESTER, PA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NUM.	DATE	REVISION
2.	10/26/2020	REVISED PER TOWNSHIP REVIEWS DATED 9.25.20 & 9.29.20
1.	9/11/2020	REVISED PER TOWNSHIP REVIEWS DATED 6.8.20 & 6.26.20

CIVIL ENGINEER:
SITE ENGINEERING CONCEPTS, LLC
ATTN: PATRICK SPELLMAN, P.E.
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: (610) 523-9002
E: PSPELLMAN@SITE-ENGINEERS.COM

LANDCAPE ARCHITECT:
ANNE F. WALTERS COMPANY
ATTN: ANNE WALTERS, RLA, ASLA, LEED AP
224 E. BIDDLE STREET
WEST CHESTER, PA 19380
P: (610) 429-4533
E: ANNE@ANNEFWALTERSCOMPANY.COM

APPLICANT/OWNER:
210 N ABERDEEN ASSOCIATES, LLC
C/O ROCKWELL CUSTOM HOMES
ATTN: GREG LINGO
126 E. STATE STREET
MEDIA, PA, 19063

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
210 N ABERDEEN ASSOCIATES, LLC
208 NORTH ABERDEEN AVENUE
WAYNE, PA 19087

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PATRICK SPELLMAN
ENGINEER
No. 40021E

PATRICK SPELLMAN, P.E.
PE-40021

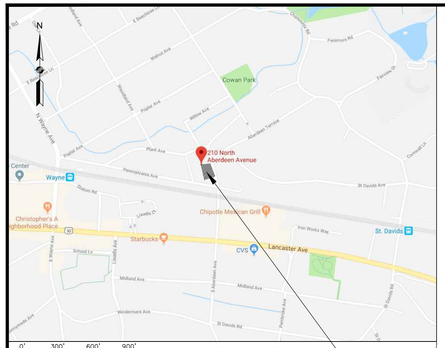
RADNOR TOWNSHIP | DELAWARE COUNTY | PENNSYLVANIA

SEPT 11, 2020

COVER SHEET

SHEET 1 of 6

SCALE: 1" = 100'

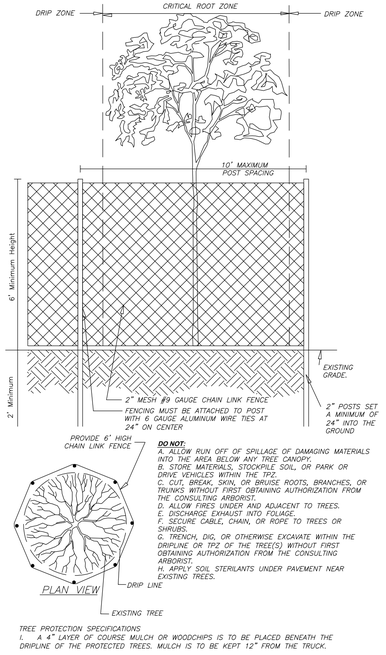


LOCATION MAP — SITE

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20182293339

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 — IT'S GOOD, BEFORE YOU DIG!



DO NOT:

A. ALLOW RUN OFF OF SPILLAGE OF DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
B. STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TPZ.
C. CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
D. ALLOW FIRES UNDER AND ADJACENT TO TREES.
E. DISCHARGE EXHAUST INTO FOLIAGE.
F. SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
G. TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR TPZ OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
H. APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION SPECIFICATIONS

I. A 4" LAYER OF COURSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIPLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUCK.

II. A PROTECTIVE BARRIER OF 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIPLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIPLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOR CLOSER THAN 2' FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).

III. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.

IV. WHERE THE CONSULTING ARBORIST HAS THE DETERMINED THAT TREE PROTECTION WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUCK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY BE USED AS A TRUNK WRAP BY COILING THE WADDLE AROUND THE TRUNK IN TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OR ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.

TREE PROTECTION FENCING

AI	AILANTHUS	MB	MULBERRY
AS	ASH	MG	MAGNOLIA
AV	ARBORVITAE	MJ	J. MAPLE
BE	BEECH	OK	OAK
BR	BIRCH	P	PINE
CD	CEDAR	SA	SASSAFRAS
CH	CHESTNUT	SG	SWEETGUM
CY	CHERRY	SP	SPRUCE
DG	DOGWOOD	SW	SOURWOOD
EM	ELM	SY	SYCAMORE
FR	FRUIT	TL	TUPELO
HB	HACKBERRY	TU	TULIP POPLAR
HK	HICKORY	WA	WALNUT
HM	HEMLOCK	WI	WILLOW
HY	HOLLY	WP	WHITE PINE
MA	MAPLE		
KD	KOUSA DOGWOOD		

SOIL DATA

SITE COMPOSED OF UmB SOILS ACCORDING TO THE NRCS WEB SOIL SERVICE:
http://websoilsurvey.sc.egov.usda.gov

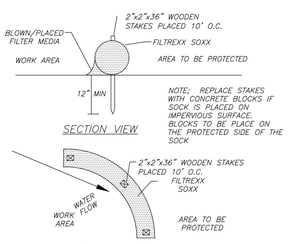
UmB – URBAN LAND–GLENELG COMPLEX
0 TO 8 PERCENT SLOPES
DEPTH TO RESTRICTIVE FEATURE: 60 TO 120 INCHES TO PARALITHIC BEDROCK
NATURAL DRAINAGE CLASS: WELL DRAINED
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: NO

E&S CONTROL NOTES

1. E&S CONTROL FOR TRENCH CONSTRUCTION WILL CONSIST OF PLACING EXCAVATED MATERIAL ON THE UPHILL SIDE OF THE TRENCH AND BACKFILLING AND STABILIZING WITHIN THE SAME WORK DAY.
2. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.
4. CONTRACTOR MUST WASH VEHICLE TIRES PRIOR TO LEAVING SITE. SHOULD WASHING TIRES PROVE INEFFECTIVE, CONTRACTOR MUST INSTALL ROCK CONSTRUCTION ENTRANCE.
5. CONTRACTOR MUST CLEAN DRIVEWAY AND ROAD OF ANY SEDIMENT AT THE END OF EACH WORK DAY.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
7. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

EROSION CONTROL MAINTENANCE REQUIREMENTS

1. SILT BARRIER, TREE PROTECTION FENCING, AND THE ROCK CONSTRUCTION ENTRANCE MUST BE CHECKED ON A DAILY BASIS AND AFTER ALL STORM EVENTS TO ENSURE THAT THEY ARE STILL FUNCTIONING PROPERLY. IF NOT, THEY SHALL BE REPLACED OR CLEANED OF SEDIMENT.
2. SEDIMENT MUST BE REMOVED FROM SILT BARRIER WHEN ACCUMULATIONS REACH 1/2 OF THE ABOVE GROUND HEIGHT OF THE FENCE OR AS RECOMMENDED BY MANUFACTURER.
3. ANY SECTION OF SILT BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
4. DIVERSION BERMS, STONED CONSTRUCTION STAGING AREAS, AND INLETS/PIPING SHALL BE PROVIDED AS REQUIRED OR AS DIRECTED BY THE TOWNSHIP SO AS TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE



NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. INSTALLATION TO MEET FILTREXX SPECIFICATIONS
3. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
4. COMPOST MATERIAL TO BE DISPERSED ONSITE
5. FOR PAVEMENT INSTALLATIONS REPLACE STAKE WITH CONCRETE BLOCKS OR SAND BAGS (SIZED AS NEEDED, 10" O.C.)
6. ADDITIONAL SPECIFICATIONS AT WEBSITE WWW.FILTREXX.COM

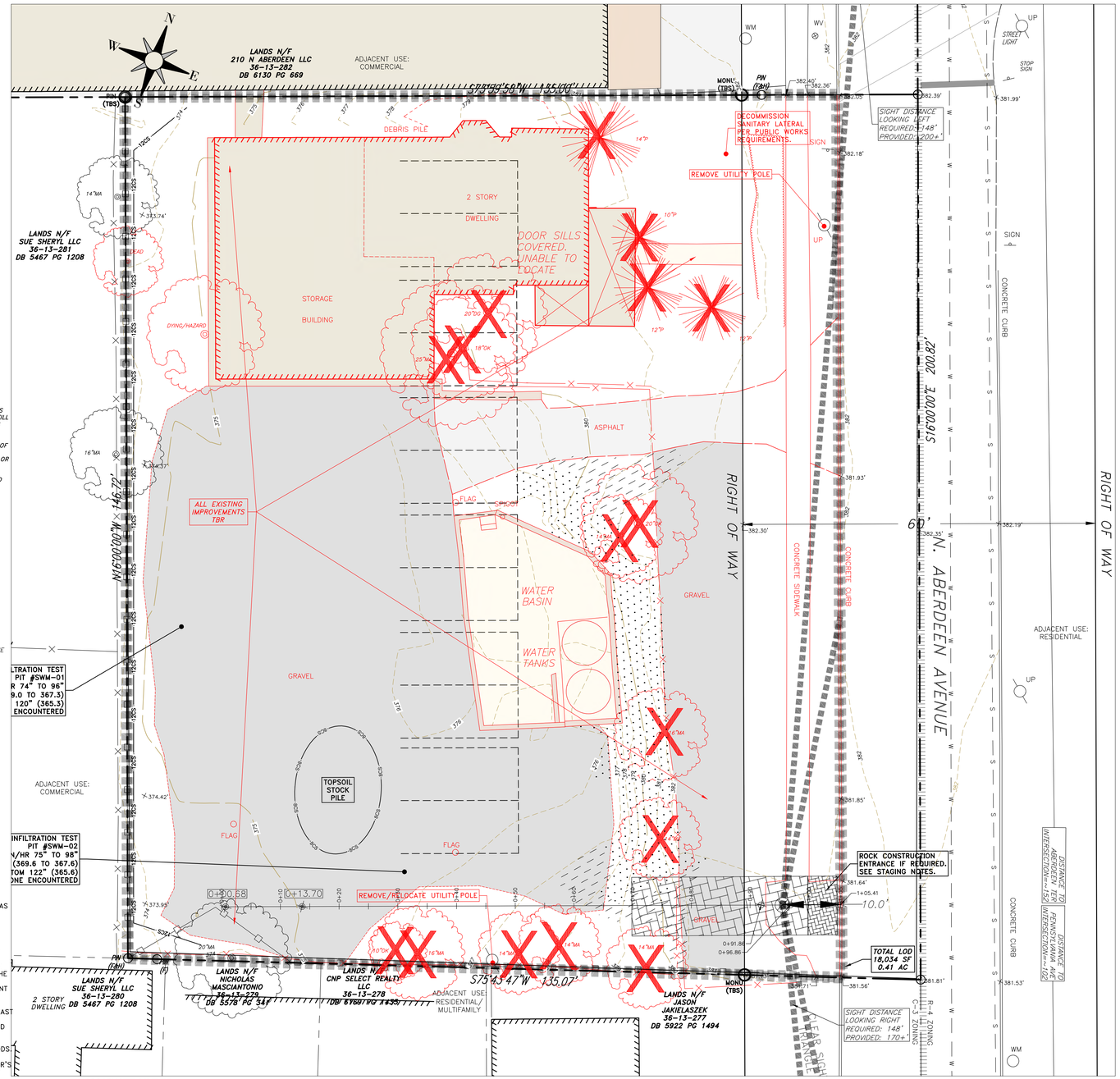
NOTE: STANDARD PADEP 18" SILT FENCE ACCEPTABLE WITH APPROVAL FROM TOWNSHIP ENGINEER.

12" FILTREXX SOXX SEDIMENT CONTROL

FOR PAVEMENT INSTALLATION REPLACE STAKE WITH CONCRETE BLOCKS OR SAND BAGS (SIZED AS NEEDED, 10" O.C.) PER MANUFACTURER'S RECOMMENDATIONS.

SEEDING & MULCHING NOTES

1. ANY DISTURBED AREA ON WHICH CONSTRUCTION ACTIVITY HAS CEASED MUST BE IMMEDIATELY SEEDED AND MULCHED. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR SHALL BE IMMEDIATELY MULCHED AND SEEDED WITH A QUICK-GROWING TEMPORARY SEED MIXTURE. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE IMMEDIATELY MULCHED AND SEEDED WITH THE PERMANENT SEED MIXTURE.
2. DIVERSIONS, CHANNELS, SWALES, SEDIMENT BASINS, SEDIMENT TRAPS AND SOIL STOCKPILES SHALL BE SEEDED AND MULCHED IMMEDIATELY.
3. HAY/STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 1 LB PER 100 SF.
4. AREAS UTILIZING VEGETATIVE STABILIZATION MUST BE SEEDED AND MULCHED WITHIN THE APRIL 15th TO OCTOBER 15th GERMINATION WINDOW. SEEDING WILL BE ACCOMPLISHED THROUGH HYDROSEEDING OR CONVENTIONAL SEEDING METHODS.
5. GEOTEXTILE EROSION CONTROL CHANNEL LINING AND SLOPE PROTECTION SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS IMMEDIATELY UPON THE COMPLETION OF GRADING ACTIVITIES.



TEMPORARY SEED MIXTURE

SITE PREPARATION: APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE. WORK INTO THE SOIL WHERE POSSIBLE. SECURE A SOIL TEST BEFORE APPLICATION OF PERMANENT SEEDING. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

SPECIES:	LBS/ACRE:
FOR SPRING SEEDING (UP TO JUNE 15)	
ANNUAL RYEGRASS	40
OR SPRING OATS	96 (3 BU)
OR SPRING OATS PLUS RYEGRASS	64 LBS OATS (2 BU) + 20 LBS ANNUAL OR PERENNIAL RYEGRASS
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SPRING & SUMMER SEEDING (JUNE 16 TO AUGUST 15)	
ANNUAL RYEGRASS	40
OR JAPANESE OR FOXTAIL MILLET	35
OR SUDANGRASS	40
OR SPRING OATS	96 (3 BU)
OR WINTER WHEAT	180 (3 BU)
OR WINTER RYE	168 (3 BU)
FOR LATE SUMMER & FALL SEEDING (AUGUST 16 AND LATER)	
ANNUAL RYEGRASS	40
OR WINTER RYE	168 (3 BU)
OR WINTER WHEAT	180 (3 BU)
OR SPRING OATS	96
(CAN BE USED BUT WILL WINTER KILL)	

PERMANENT SEED MIXTURE

NAME	PARTS BY WEIGHT	PURITY	GERMINATION
KENTUCKY BLUE GRASS VARIETIES	33%	95%	85%
PENNSTAR OR PENNFINE			
PERENNIAL RYEGRASS	33%	95%	85%
ANNUAL RYEGRASS	33%	95%	85%

MULCH: SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED TO ALL AREAS AT A RATE OF 3 TONS PER ACRE. ON STEEP SLOPE AREAS (GREATER THAN 3:1), COVER SEEDED AREAS WITH AN ACCEPTABLE GEOTEXTILE EROSION CONTROL BLANKET.

SOD: KENTUCKY BLUEGRASS SOD (IF CALLED FOR). SOD SHALL BE GROWN UNDER THE SUPERVISION OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE BUREAU OF PLANT INDUSTRY OR SHALL BE COMPOSED OF ONLY BLUE TAC CERTIFIED SEED.

SEED: ALL SEED SHALL BE FRESH. ALL NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SCALE STANDARD TO KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE LIST FURNISHED WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED, SPREAD AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET (MINIMUM). FOR SLOPE 3:1 OR GREATER, USE 7.5 POUNDS OF SEED PER 1,000 SQUARE FEET.

PLAN LEGEND

- 1' INTERVAL CONTOUR
- 5' INTERVAL CONTOUR
- ST — STORM SEWER PIPING
- S — SANITARY SEWER PIPING
- G — GAS MAIN
- W — WATER MAIN / SERVICE
- E — UNDERGROUND ELECTRIC
- OHW — OVERHEAD WIRES
- T — UNDERGROUND TELEPHONE
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- ZONING BOUNDARY

LEGEND - E & S CONTROL FEATURES

- 8" COMPOST SOCK (8CS — 8CS)
- 18" COMPOST SOCK (18CS — 18CS)
- 32" COMPOST SOCK (32CS — 32CS)
- TREE PROTECTION FENCING (TPF — TPF)
- ROCK CONSTRUCTION ENTRANCE
- SOIL BOUNDARY & MAP SYMBOL (MaD)
- SLOPE LENGTH CALCULATION (SL)
- Tc CALCULATION
- INLET PROTECTION
- TREES TO BE REMOVED

- BUILDINGS
- WALKS & PADS
- ASPHALT
- WALLS
- MAN-MADE MODERATELY STEEP SLOPES 14-25%
- MAN-MADE VERY STEEP SLOPES >25%

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft.

SECTION 255-19.B NATURAL FEATURES MAP

(1) CONTOUR LINES: SHOWN.
(2) FLOODPLAIN AREAS: NONE.
(3) FLOODPLAIN SOILS: NONE.
(4) STEEP SLOPE AREAS: NONE.
(5) FOREST AREAS: NONE.
(6) STREAMS: NONE.
(7) LAKES AND PONDS: NONE.
(8) WETLANDS: NONE.

255-21.B(4)(e) WETLANDS STATEMENT

THE SITE IS FULLY DEVELOPED WITH IMPROVEMENTS, FILL MATERIAL AND COMMERCIAL STORAGE AND DOES NOT EXHIBIT ANY CONDITIONS CONSISTENT WITH THE PRESENCE OF WETLANDS.

SURVEYOR NOTES

1. PARCEL INFORMATION:
   STREET ADDRESS: 208 N. ABERDEEN AVE
   FOLIO NUMBER: 36-010-0009-00 Block 36-13 Unit 278
   DEED BOOK 6130 PAGE 669, "PREMISES A"
   GROSS LOT AREA: 20,083 Sq. Ft.
2. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH BENCHMARK. DATUM NAD83/NAVD88.
3. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
4. THERE IS NO IDENTIFIABLE FEMA FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON COMMUNITY PANEL NUMBER 420428 0017F OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF RADNOR, PENNSYLVANIA.
5. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY JEFFERY P. TURNER, PLS. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS A SUPPLEMENT TO THE SITE SURVEY. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION. THE EXISTENCE AND/OR LOCATION OF ALL SUBSURFACE UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE FIELD VERIFIED BY ALL CONTRACTORS PRIOR TO ANY CONSTRUCTION.
6. EXISTING DIMENSION ESTIMATES BASED ON APPROXIMATE MEASUREMENTS WITH RESTRICTED ACCESS TO PORTIONS OF THE PROPERTIES.

ZONING SUMMARY

ORDINANCE ITEM	C-3 TOWNHOUSE REQUIREMENT *	EXISTING
MIN. LOT AREA	19,500 SF (3,250 SF/UNIT)	20,083 SF
MIN. LOT WIDTH FOR GROUP	100 FT	200 FT
MIN LOT WIDTH INDIVIDUAL UNIT	20 FT	N/A
MIN. SETBACKS		
FRONT FROM CURB LINE	25 FT	34 FT
SIDE FOR END UNITS (MIN/AGG)	10 FT/ 25 FT	4 FT/103 FT
SIDE BETWEEN BUILDINGS	10 FT	N/A
REAR	25 FT	15 FT
MAX. BUILDING HEIGHT	35 FT	NR
MAX. BUILDING COVERAGE	35%	13.0%
MAX. IMPERVIOUS COVERAGE	60%	53.4%

* PER DRAFT ORDINANCE 2019-15, DATED FEBRUARY 19, 2020

IMPERVIOUS SUMMARY (SQ. FT.)

LOT AREA CLEAR OF R/W	20,083
BUILDINGS	2,607
WALKWAY/SIDEWALKS	65
PATIO, DECKS	0
DRIVEWAY	7,179
OTHER	878
TOTAL BUILDING COVERAGE	2,607
TOTAL BUILDING PERCENTAGE	13.0%
TOTAL IMPERVIOUS COVERAGE	10,729
TOTAL IMPERVIOUS PERCENTAGE	53.4%

DEMOLITION NOTES

1. ALL EXISTING IMPROVEMENTS TO BE REMOVED.
2. UTILITIES SHOWN ARE FROM THE EXTENT OF OUR KNOWLEDGE BASED ON PA ONE CALL, PROPOSED PLANS AND VISUAL OBSERVATION. THIS PLAN IS NOT GUARANTEED TO SHOW ALL UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY PA ONE CALL AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH PA ONE CALL REGULATIONS (CALL 1-800-242-1776) AND FIELD LOCATE ALL UTILITIES WITHIN THE WORK AREA.
3. EXISTING UTILITIES (AS NECESSARY) SHALL HAVE SERVICE CUT OFF AND DISCONNECTED BEFORE DEMOLITION BEGINS. UTILITIES SHALL BE PROPERLY CAPPED AND BURIED IF NOT REMOVED AND RELOCATED. PLEASE NOTE THAT EXISTING STORES TO REMAIN WILL BE ACTIVE DURING CONSTRUCTION AND MUST HAVE WORKING UTILITY SERVICE.
4. IF ANY EXISTING UTILITIES CONFLICT WITH CONSTRUCTION, PLANS SHALL BE MADE WITH UTILITY COMPANY FOR RELOCATION.
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE DURING CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN, AS APPLICABLE, INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION, AND IMMEDIATE STABILIZATION OF ANY DISTURBED AREAS.

NUM.	DATE	REVISION
2.	10/26/2020	REVISED PER TOWNSHIP REVIEWS DATED 9.25.20 & 9.29.20
1.	9/11/2020	REVISED PER TOWNSHIP REVIEWS DATED 6.8.20 & 6.26.20

PLAN PREPARED BY:
SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:
210 N ABERDEEN ASSOCIATES, LLC
208 NORTH ABERDEEN AVENUE
WAYNE, PA 19087

RADNOR TOWNSHIP — DELAWARE COUNTY — PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — PATRICK SPELLMAN — ENGINEER — No. 40021E

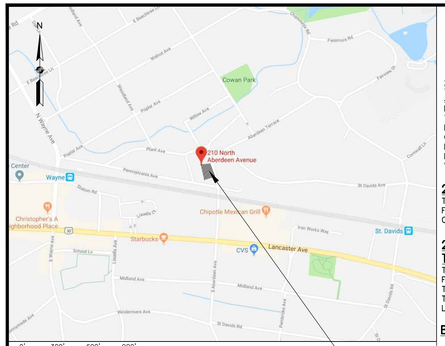
PATRICK SPELLMAN, P.E.
PE-40021

EXISTING PLAN
E&S PLAN
DEMOLITION PLAN

SEPT 11, 2020

SHEET 2 of 6

SCALE: 1" = 10'



0' 300' 600' 900'
Map Scale: 1" = 600'-0"

LOCATION MAP — SITE

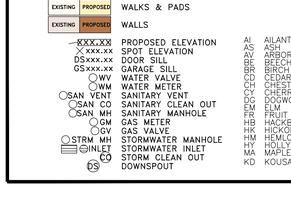
NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 — IT'S THE LAW!

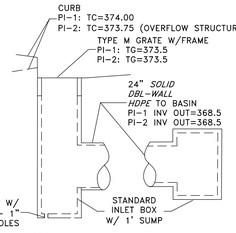
DESIGN S/N: 20182293339

RIVER ROCK DISCHARGE APRON

THE OBSERVATION PORT SHOULD BE LOCATED WITHIN THE STONE PORTION OF THE INFILTRATION BASIN, SHOULD BE PERFORATED WITHIN THE STONE TO THE BOTTOM OF THE INFILTRATION BASIN, AND SHOULD HAVE A REMOVABLE CAP.



OBSERVATION PORT



INLET & OUTLET STRUCTURE DETAIL

ZONING SUMMARY			
ORDINANCE ITEM	C-3 TOWNHOUSE REQUIREMENT *	EXISTING	PROPOSED
MIN. LOT AREA	19,500 SF (3,250 SF/UNIT)	20,083 SF	20,083 SF (3,347 SF/DWELLING AVG)
MIN. LOT WIDTH FOR GROUP	100 FT	200 FT	200 FT
MIN LOT WIDTH INDIVIDUAL UNIT	20 FT	N/A	20 FT
MIN. SETBACKS			
FRONT FROM CURB LINE	25 FT	34 FT	25 FT
SIDE FOR END UNITS (MIN/AGG)	10 FT/ 25 FT	4 FT/103 FT	10 FT/ 28 FT
SIDE BETWEEN BUILDINGS	10 FT	N/A	N/A
REAR	25 FT	15 FT	46 FT
MAX. BUILDING HEIGHT	35 FT	NR	<35 FT
MAX. BUILDING COVERAGE	35%	13.0%	29.9%
MAX. IMPERVIOUS COVERAGE	60%	53.4%	59.4%

* PER DRAFT ORDINANCE 2019-15, DATED FEBRUARY 19, 2020

IMPERVIOUS SUMMARY (SQ. FT.)				
LOT AREA CLEAR OF R/W	20,083			
	EXISTING	TO BE REMOVED	TO BE ADDED	PROPOSED
BUILDINGS	2,607	2,607	6000	6,000
WALKWAY/SIDEWALKS	65	65	362	362
PATIO, DECKS	0	0	0	0
DRIVEWAY	7,179	7,179	5568	5,568
OTHER	878	878	0	0
TOTAL BUILDING COVERAGE	2,607	2,607	6,000	6,000
TOTAL BUILDING PERCENTAGE	13.0%			29.9%
TOTAL IMPERVIOUS COVERAGE	10,729	10,729	11,930	11,930
TOTAL IMPERVIOUS PERCENTAGE	53.4%			59.4%

PARKING SUMMARY					
USE	SPACES	PER UNIT	AMOUNT		SPACES REQUIRED
RESIDENTIAL	2	1	DWELL 6	UNITS	12
TOTAL REQUIRED					12
					SPACES PROVIDED
REAR LOADING GARAGES					12
TOTAL SPACES PROVIDED					12

*NOTE: 5 ON-STREET PARKING SPACES INCLUDED IN ADDITION TO ON-SITE PARKING

PLAN LEGEND

BOLD LINES: PROPOSED
FADED LINES: EXISTING

- 1' INTERVAL CONTOUR
- 5' INTERVAL CONTOUR
- ST> STORM SEWER PIPING
- S SANITARY SEWER PIPING
- G GAS MAIN
- W WATER MAIN / SERVICE
- E UNDERGROUND ELECTRIC
- OHW OVERHEAD WIRES
- T COMMUNICATIONS
- EDGE OF LANDSCAPING
- EDGE OF PAVEMENT
- FENCE LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- PIN ○ MONU (F&H) (TBS) MONUMENT OR PIN FOUND AND HELD TO BE SET
- BUILDING SETBACK LINE
- LIMIT OF DISTURBANCE LINE
- ZONING BOUNDARY

EXISTING	PROPOSED	
		BUILDINGS
		ASPHALT
		WALKS & PADS
		WALLS

MODERATELY STEEP SLOPES 14-25%
VERY STEEP SLOPES >20%

- XXX.XX PROPOSED ELEVATION
- ×xxx.xx SPOT ELEVATION
- DSxxx.xx DOOR SILL
- GSxxx.xx GARAGE SILL
- ○WV WATER VALVE
- ○WM WATER METER
- ○SAN VENT SANITARY VENT
- ○SAN CO SANITARY CLEAN OUT
- ○SAN MH SANITARY MANHOLE
- ○GM GAS METER
- ○GV GAS VALVE
- ○STRM MH STORMWATER MANHOLE
- ⊖INLET STORMWATER INLET
- CO STORM CLEAN OUT
- DS DOWNSPOUT

AI AILANTHUS, AS ASH, AV ARBORVITAE, BE BEECH, BR BIRCH, CD CEDAR, CH CHESTNUT, CY CHERRY, DG DOGWOOD, EM ELM, FR FRUIT, HB HACKBERRY, HK HICKORY, HM HEMLOCK, HY HOLLY, MA MAPLE, KD KOUSA DOGWOOD, MB MULBERRY, MG MAGNOLIA, MJ J. MAPLE, OK OAK, P PINE, SA SASSAFRAS, SG SWEETGUM, SP SPRUCE, SW SOURWOOD, SY SYCAMORE, TL TUPELO, TU TULIP POPLAR, WA WALNUT, WI WILLOW, WP WHITE PINE

SURVEYOR NOTES

1. SEE SHEET 2 FOR SURVEYOR NOTES.

SEWAGE PLANNING MODULE APPROVAL REQUIRED

PLANNING MODULES HAVE BEEN SUBMITTED TO AUTHORITIES FOR SIGNATURE AND WILL BE FORWARDED TO THE PADEP WHEN COMPLETE. THE PADEP MUST APPROVE THE REQUIRED SEWAGE PLANNING MODULES BEFORE ANY GRADING OR BUILDING PERMITS WILL BE ISSUED.

255-43.1.B(1) RECREATIONAL FEE

THE APPLICANT WILL PAY AN RECREATIONAL FEE PER THIS SECTION IN LIEU OF CONSTRUCTING RECREATIONAL FACILITIES

263-8.A COMMEMORATIVE SHADE TREE FUND

THE APPLICANT WILL PAY THE SHADE TREE FEE PER THIS SECTION IN LIEU OF PLANTING TWO OF THE 4 SHADE TREES REQUIRED. TWO TREES WILL BE PLANTED PER THE LANDSCAPE PLAN.

BUILDING HEIGHT

AVERAGE GRADE	379.1
MAXIMUM HEIGHT ALLOWED:	35
MAXIMUM ELEVATION OF MEAN LEVEL OF ROOF: (28.1' ABOVE FFE @ ELEV 368)	414.1

THE ARCHITECTURAL PLANS MUST BE COORDINATED WITH AVE GRADE AND MUST COMPLY WITH THE GRADING PROPOSED BY THIS PERMIT PLAN.

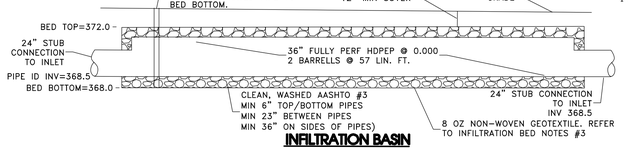
FUTURE IMPERVIOUS

THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE AN ADDITIONAL 77 SF OF PROPOSED IMPERVIOUS NOT SHOWN ON THIS PLAN. THE PROPOSED DESIGN ANTICIPATES FUTURE IMPERVIOUS BYPASS THE CONTROL STRUCTURES. A SEPARATE GRADING PERMIT SUBMISSION WILL BE REQUIRED TO CONSTRUCT THE ADDITIONAL IMPERVIOUS AND FOR ANY OTHER FUTURE IMPROVEMENTS AT THE SITE IN ACCORDANCE WITH THE APPLICABLE ORDINANCES IN FORCE AT THAT TIME.

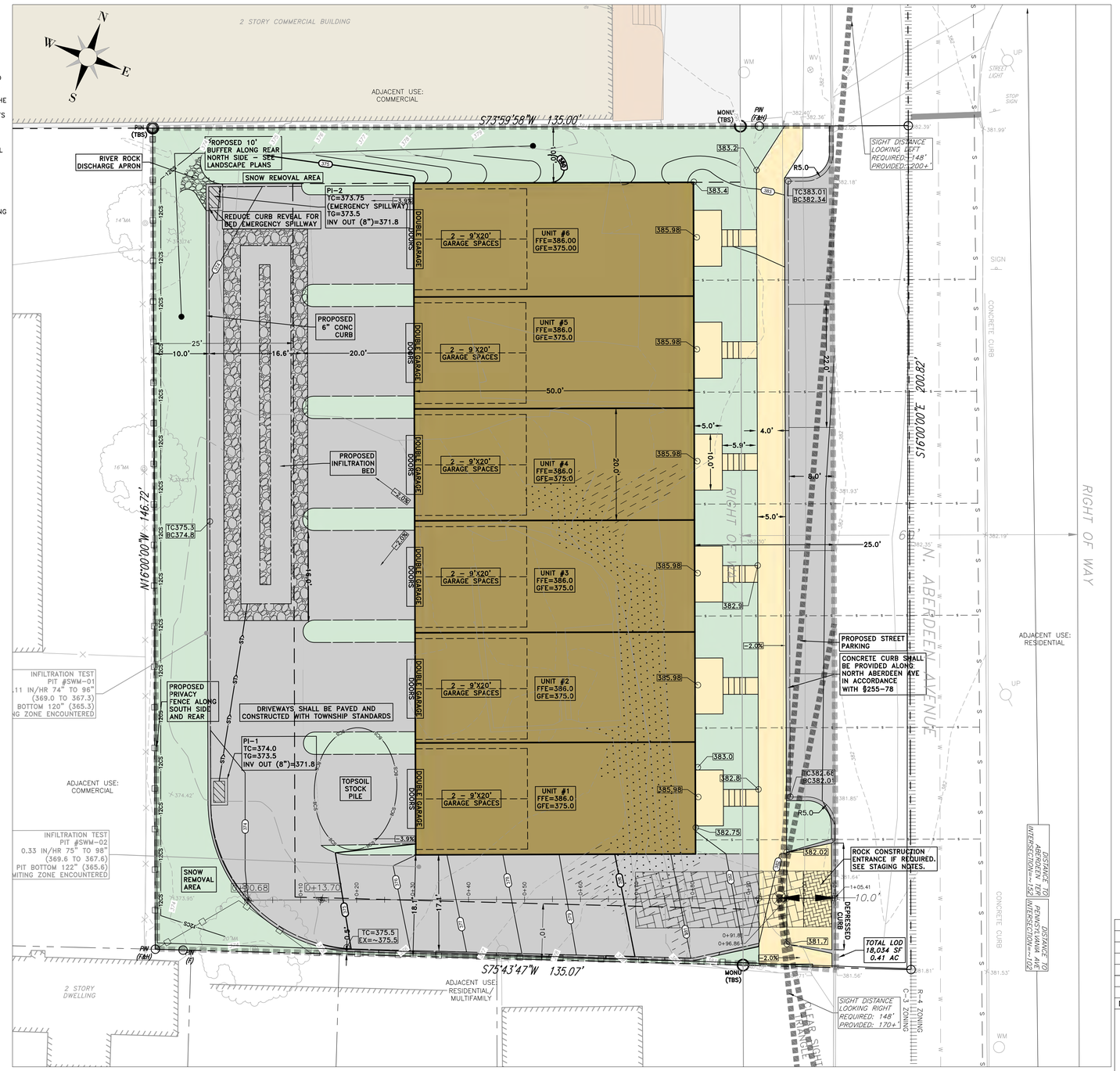
OUTER DIMENSIONS OF BED = 72'L x 15'W x 4.4'D
BED DIMENSIONS BASED ON 36" OF STONE AROUND PIPE PERIMETER AND LANE DESIGN GUIDANCE MANUAL FOR INTERNAL PIPE SPACING TO PROVIDE SUFFICIENT FOOTPRINT SF TO MEET DEWATERING REQUIREMENTS,

STORMWATER INFILTRATION BED NOTES

1. PERFORATIONS SHALL MEET AASHTO CLASS II PATTERN FOR PIPE DIAMETER.
2. ENTIRE BED, SIDES TOP AND BOTTOM, SHALL BE WRAPPED IN TENCATE MIRAFI 180N NON-WOVEN GEOTEXTILE OR ENGINEER APPROVED EQUAL. PROVIDE A MINIMUM 1' OVERLAP AT ALL SEAMS AND JOINTS OF THE GEOTEXTILE.
3. CARE SHOULD BE TAKEN IN THE PLACING OF STONE ATOP THE GEOTEXTILE SO AS TO AVOID TEARING OR RIPPING OF THE LINER AND FABRIC. STONE SHOULD NOT BE DUMPED UNTIL A 6" LAYER OF STONE IS IN PLACE.
4. THE STORMWATER SYSTEM IS NOT DESIGNED TO ACCEPT FLOW FROM SUMP PUMPS AND/OR FOUNDATION DRAINS. SUMP PUMPS AND/OR FOUNDATION DRAINS CAN NOT BE CONNECTED TO THE DETENTION BED UNLESS ALLOWED BY LOCAL ORDINANCE, THE BED IS RE-DESIGNED TO ACCOMMODATE THE ADDITIONAL FLOWS AND IS APPROVED BY THE TOWNSHIP ENGINEER.
5. GUTTER LEAF GUARDS OR OTHER DEBRIS COLLECTORS SHOULD BE PROVIDED FOR THE RUNOFF ENTERING THE DETENTION BED. INVISIFLOW SELF-CLEANING DOWNSPOUT FILTERS OR EQUIVALENT WOULD BE AN ACCEPTABLE ALTERNATIVE.
6. ALL INLETS AND DRAIN BASINS THAT DRAIN DIRECTLY TO INFILTRATION BEDS SHALL SUMPED AND CLEANED PER O&M REQUIREMENTS.



INFILTRATION BASIN



GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft.

WAIVERS REQUESTED

THE APPLICANT RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS:

1. SECTION 255-12.A REQUIRING A PRELIMINARY LAND DEVELOPMENT PLAN FOR A MAJOR SUBDIVISION. THE WAIVER IS REQUEST TO THE EXTENT NECESSARY TO PERMIT REVIEW AND APPROVE THIS APPLICATION AS A PRELIMINARY/FINAL LAND DEVELOPMENT PLAN.
2. PARTIAL WAIVER OF 255-21.B(1)(n) REQUIRING SIGNIFICANT MAN-MADE FEATURES WITHIN 500 FEET OF THE SITE BE PROVIDED ON THE PLAN. AERIAL IMAGERY IS USED TO PROVIDE DETAIL BEYOND THE SITE BOUNDARIES WHERE SURVEY DATA CAN NOT LEGALLY BE COLLECTED (E.G.: PRIVATE PROPERTY). A PARTIAL WAIVER IS REQUEST TO THE EXTENT NECESSARY TO NOT PROVIDE THOSE ITEMS WHICH ARE NOT VISIBLE ON AERIAL IMAGERY (E.G.: SEWER LINES, STORM DRAINS, EASEMENTS, ETC.).

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF _____,

ON THE _____ DAY OF _____; 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY PERSONALLY APPEARED _____,WHO ACKNOWLEDGED

_____ TO BE A MEMBER OF _____ THE OWNER OF THE PROPERTY SHOWN ON THE PLAN, BEING AUTHORIZED TO DO SO, ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF _____ COUNTY, PENNSYLVANIA, AND DESCRIBED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

x_____x
REPRESENTATIVE

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID

x_____x
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

DELAWARE COUNTY PLANNING COMMISSION STAMP

DELAWARE COUNTY RECORDER OF DEEDS STAMP

NUM.	DATE	REVISION
2.	10/26/2020	REVISED PER TOWNSHIP REVIEWS DATED 9.25.20 & 9.29.20
1.	9/11/2020	REVISED PER TOWNSHIP REVIEWS DATED 6.8.20 & 6.26.20

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

210 N ABERDEEN ASSOCIATES, LLC
208 NORTH ABERDEEN AVENUE
WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PATRICK SPELLMAN ENGINEER No. 40021E

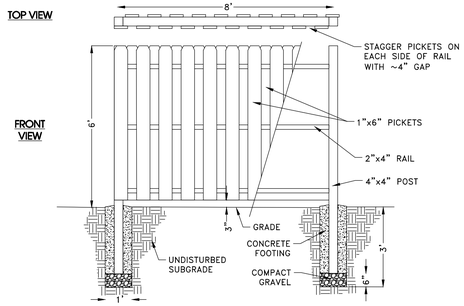
PATRICK SPELLMAN, P.E.
PE-40021

PROPOSED LAND DEVELOPMENT PLAN
(SHEET 1 OF 1 TO BE RECORDED)

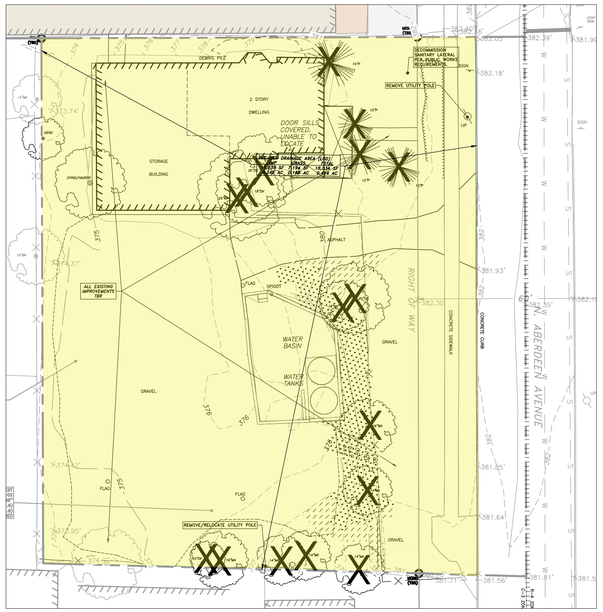
SEPT 11, 2020

SHEET 3 of 6

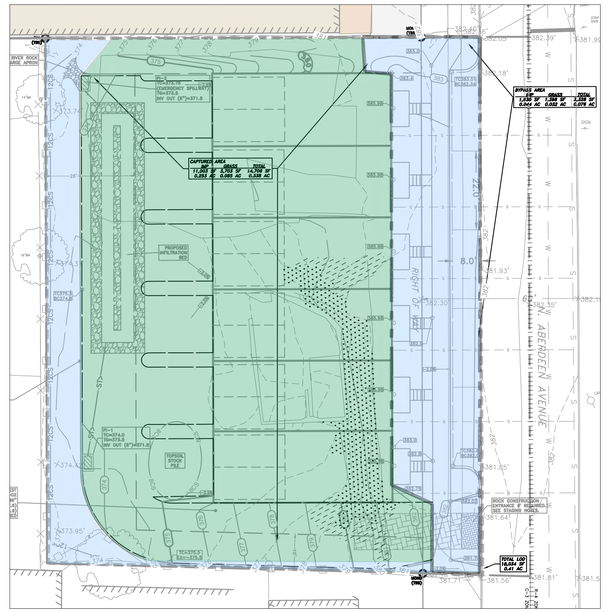
SCALE: 1" = 10'



SHADOWBOX PRIVACY FENCE



PRE-DEV DRAINAGE MAP



POST-DEV DRAINAGE MAP

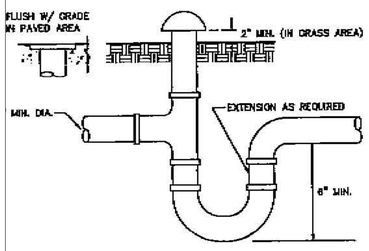
DRAINAGE MAP LEGEND

- PRE-DEV AREA
- CAPTURED POST-DEV AREA
- POST-DEV BYPASS AREA

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft.



LATERAL CONNECTION DETAIL

N.T.S.

NOTES

1. TRAP AND RISER MUST BE CAST IRON.
2. NO REDUCTION IN SIZE FROM HOUSE TO SEWER.
3. NO STORM SEWER OR SURFACE WATER OF ANY NATURE SHALL BE PERMITTED TO ENTER THE SANITARY SYSTEM.
4. CONCRETE ENCASEMENT MAY BE REQUIRED AT THE DISCRETION OF THE TOWNSHIP ENGINEER.

72 Hour Notice Required

RADNOR TOWNSHIP SEWER CONNECTION REGULATIONS

PLEASE CALL 610-688-5600 TO SCHEDULE AN INSPECTION

Inspectors:

Ray Daly - Code Inspector (from house to and including trap) - Ext 144
Bill Miller - Code Inspector (from house to and including trap) -Ext 145
Mark Domenick - Sewer Department Supervisor (from trap to main) - Ext 195
Panl Bazik - Highway Department Supervisor (roadway inspections) - Ext 181

Laterals:

1. All plastic pipe must be laid in six (6) inches of 2B stone.
2. A test shall be performed and inspected by the Code Official.
3. All plastic pipe must be covered with six (6) inches of2B stone.
4. All sanitary sewer laterals must be in a straight line from trap to main.

Traps:

1. All traps must be cast iron.
2. All traps must be installed within five (5) feet of the road edge or main.
3. The four (4) inch trap riser vent must be cast iron, with mushroom cap installed six (6) inches above grade.

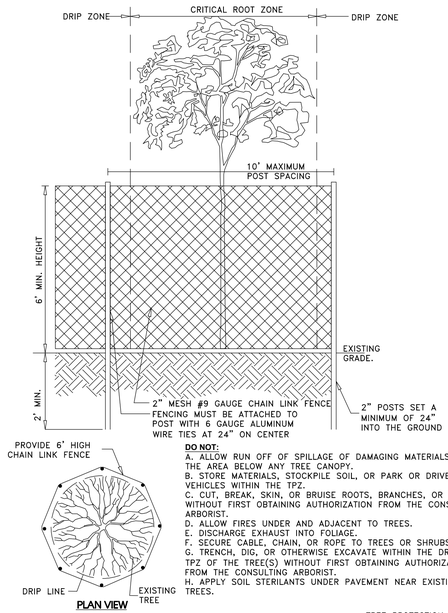
Backfill & Restoration of Yard:

1. All plastic pipe must be covered with six (6) inches of2B stone.
2. After a section of sewer is built, the trench shall be backfilled with acceptable material in layers not more than one (1) foot in depth. Each layer shall be thoroughly compacted to the required elevation. All backfilling shall be done under the supervision of a Township Inspector.
3. The trench must be backfilled and graded to the height which previously existed unless the Township Inspector directs otherwise.
4. No large stones, rocks, or organic materials will be permitted in the backfill.

Backfilling & Final Restoration with the Paved Roadway:

1. A road opening permit is req1 ired before any excavation is begun on Township Roadways. This can be obtained from the Engineering Department
2. All backfilling shall be done under the supervision of a Highway Department Supervisor.
3. When backfilling, 2RC shall be used and tamped in one (1) foot lifts until seven (7) inches below grade. The trench is then to be filled with five (5) inches of BCBC (black base) compacted property, followed by two (2) inches of ID 2 top rolled to the height of the existing wearing course. The seams are then to be sealed with AC 20 or equivalent to completed final restoration;

FAILURE TO NOTIFY THE ABOVE INSPECTORS WILL RESULT IN COMPLETE OPENING OF THE TRENCH



PLAN VIEW

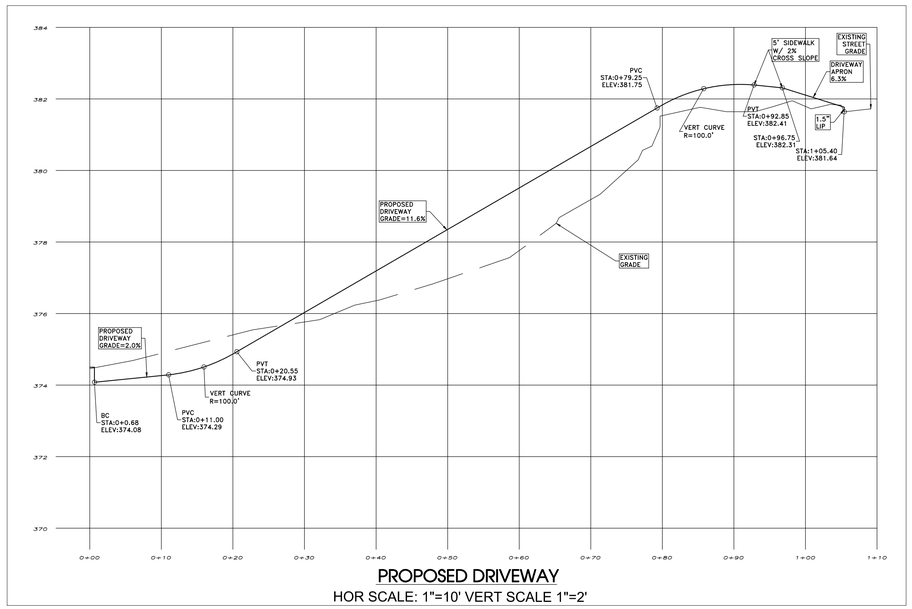
DO NOT:

A. ALLOW RUN OFF OF SPILLAGE OF DAMAGING MATERIALS INTO THE AREA BELOW ANY TREE CANOPY.
B. STORE MATERIALS, STOCKPILE SOIL, OR PARK OR DRIVE VEHICLES WITHIN THE TPZ.
C. CUT, BREAK, SKIN, OR BRUISE ROOTS, BRANCHES, OR TRUNKS WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
D. ALLOW FIRES UNDER AND ADJACENT TO TREES.
E. DISCHARGE EXHAUST INTO FOLIAGE.
F. SECURE CABLE, CHAIN, OR ROPE TO TREES OR SHRUBS.
G. TRENCH, DIG, OR OTHERWISE EXCAVATE WITHIN THE DRIPLINE OR TPZ OF THE TREE(S) WITHOUT FIRST OBTAINING AUTHORIZATION FROM THE CONSULTING ARBORIST.
H. APPLY SOIL STERILANTS UNDER PAVEMENT NEAR EXISTING TREES.

TREE PROTECTION FENCING

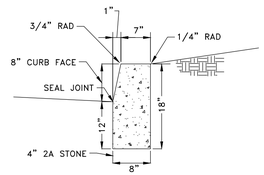
TREE PROTECTION SPECIFICATIONS

I. A 4" LAYER OF COURSE MULCH OR WOODCHIPS IS TO BE PLACED BENEATH THE DRIPLINE OF THE PROTECTED TREES. MULCH IS TO BE KEPT 12" FROM THE TRUCK.
II. A PROTECTIVE BARRIER OF 6' CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIPLINE OF PROTECTED TREE(S). THE FENCING CAN BE MOVED WITHIN THE DRIPLINE IF AUTHORIZED BY THE CONSULTING ARBORIST BUT NOR CLOSER THAN 2' FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 2.0" IN DIAMETER AND ARE TO BE DRIVEN 2' INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10'. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).
III. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR "FIXED" FENCING IF THE CONSULTING ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE CONSULTING ARBORIST.
IV. WHERE THE CONSULTING ARBORIST HAS THE DETERMINED THAT TREE PROTECTION WILL INTERFERE WITH THE SAFETY OF WORK CREWS, TREE WRAP MAY BE USED AS AN ALTERNATIVE FORM OF TREE PROTECTION. WOODEN SLATS AT LEAST ONE INCH THICK ARE TO BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUCK. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE PROTECTION AS DETERMINED BY THE CONSULTING ARBORIST. STRAW WADDLE MAY BE USED AS A TRUNK WRAP BY COILING THE WADDLE AROUND THE TRUNK UP TO A MINIMUM HEIGHT OF SIX FEET FROM GRADE. A SINGLE LAYER OR MORE OR ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE STRAW WADDLE.



PROPOSED DRIVEWAY

HOR SCALE: 1"=10' VERT SCALE 1"=2'



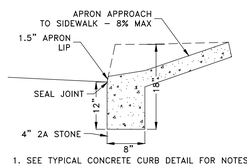
1. CURB TO BE PLACED IN 10' SECTIONS WITH ½" EXPANSION JOINT.
3. USE 10% FLARE ALONG WALKING SURFACE TO TRANSITION TO FLUSH CURB. USE 24"-LONG FLARE ALONG NON-WALKIUNG SURFACE.
2. SEE CONCRETE NOTES FOR ADDITIONAL REQUIREMENTS.

TYPICAL CONCRETE CURB

CONCRETE NOTES

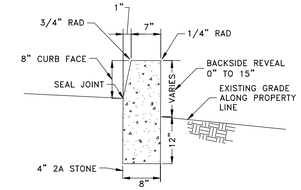
FOR CURBS, WALKS AND PIPE ANCHORS. SEE BUILDING PLANS FOR STRUCTURAL CONCRETE SPECIFICATIONS.

1. CLASS "A" CONCRETE
2. MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4800 PSI
3. CONTAIN 5-8% AIR-ENTRAINMENT BY VOLUME
4. MAXIMUM W/C RATIO OF 0.45
5. CURING COMPOUND PLACED AFTER FINISHING



1. SEE TYPICAL CONCRETE CURB DETAIL FOR NOTES

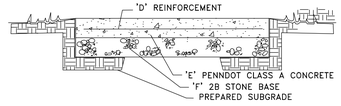
TYPICAL DRIVEWAY DEPRESSION IN CONCRETE CURB



1. CURB TO BE PLACED IN 10' SECTIONS WITH ½" EXPANSION JOINT.
3. USE 10% FLARE ALONG WALKING SURFACE TO TRANSITION TO FLUSH CURB. USE 24"-LONG FLARE ALONG NON-WALKIUNG SURFACE.
2. SEE CONCRETE NOTES FOR ADDITIONAL REQUIREMENTS.

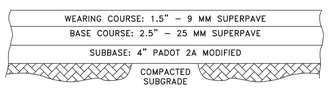
DOUBLE-REVEAL CONCRETE CURB

CONCRETE THICKNESS			
	'D' REINFORCEMENT	'E' CONCRETE THICKNESS (IN)	'F' STONE BASE THICKNESS (IN)
SIDEWALK ROW	6 x 6/1.4-1.4 W.W.F.	4.0	4.0
WALKWAY	6 x 6/1.4-1.4 W.W.F.	4.0	4.0
DRIVEWAY APRON	#4'S @ 10" O.C.E.W. AT CENTER OF SLAB	7.0	6.0



NOTE: CONCRETE SHALL BE CONSTRUCTED IN 20 FOOT SECTIONS WHICH SHALL BE SEPARATED BY 1/4" THICK FELT IMPREGNATED WITH BITUMINOUS MATERIAL. FELT TO BE INSTALLED BETWEEN SECTIONS AND AT ALL STRUCTURES. WALK TO BE SCORED EVERY 4 FEET. CUT REINFORCEMENT BETWEEN SECTIONS.

CONCRETE PAVEMENT (DRIVEWAY & WALKWAY)



DRIVEWAY PAVING DETAIL

NUM.	DATE	REVISION
2.	10/26/2020	REVISED PER TOWNSHIP REVIEWS DATED 9.25.20 & 9.29.20
1.	9/11/2020	REVISED PER TOWNSHIP REVIEWS DATED 6.8.20 & 6.26.20

PLAN PREPARED BY:

SITE ENGINEERING CONCEPTS, LLC
P.O. BOX 1992
SOUTHEASTERN, PA 19399
P: 610-240-0450 F: 610-240-0451 E:INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:

210 N ABERDEEN ASSOCIATES, LLC
208 NORTH ABERDEEN AVENUE
WAYNE, PA 19087

RADNOR TOWNSHIP DELAWARE COUNTY PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — PATRICK SPELLMAN — No. 40021E

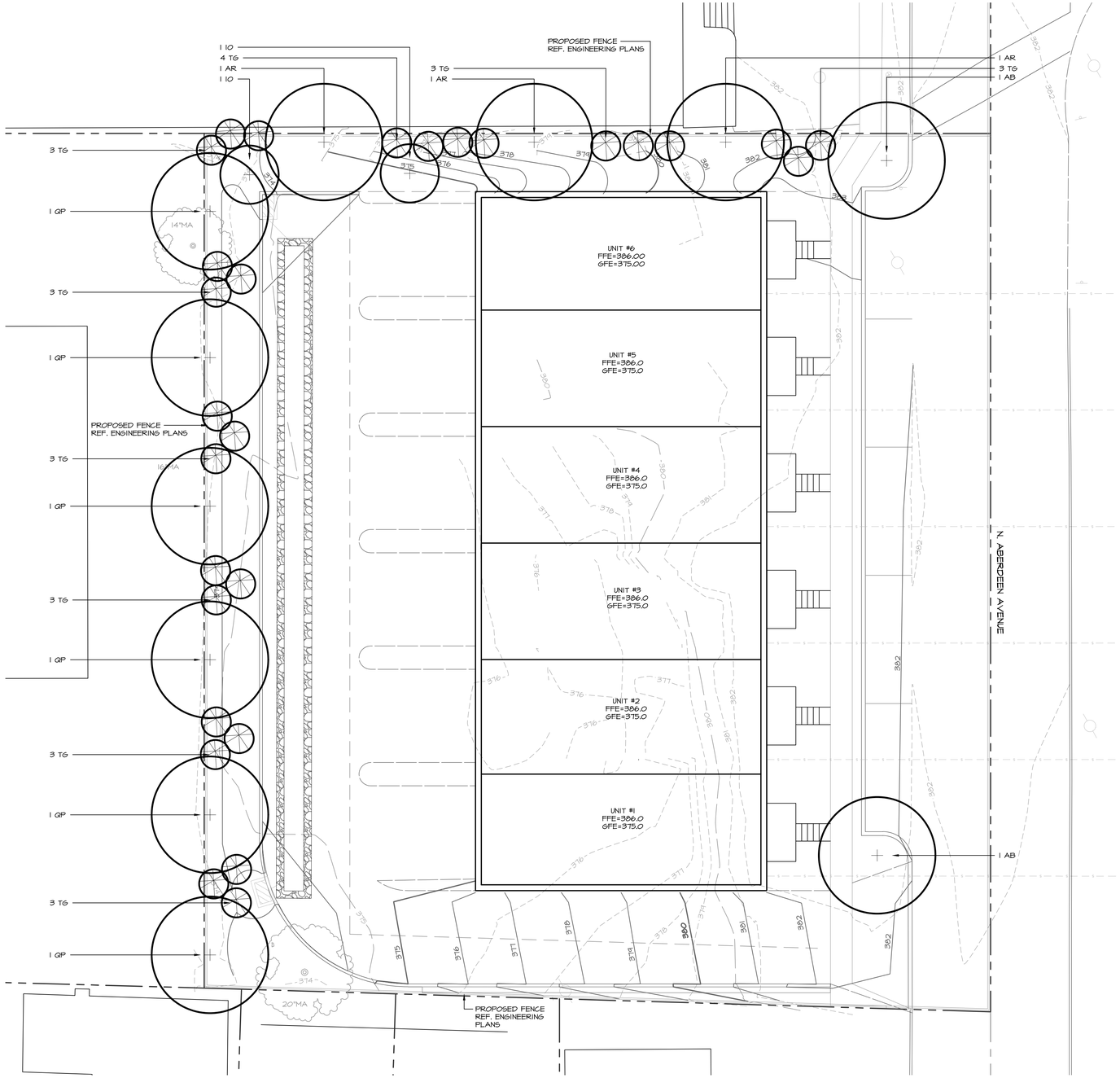
PATRICK SPELLMAN, P.E.
PE-40021

DETAILS & PROFILES

SEPT 11, 2020

SHEET 4 of 6

SCALE: 1" = 10'



NOTE:

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY AND WAS PREPARED BASED UPON SURVEY PREPARED BY JEFFREY P. TURNER, PLS DATED MAY 8, 2020. THIS PLAN IS NOT TO BE USED FOR TREE REMOVAL, PROPERTY LINES. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.

COMPLIANCE CHART

TREE REPLACEMENT FORMULA

6 TO 18-INCH DBH REMOVED	=	1 REPLACEMENT TREE
19 TO 29-INCH DBH REMOVED	=	3 REPLACEMENT TREES, TWO BEING LARGE CANOPY TREES
TREES TO BE REMOVED	=	13 AT (6-18" CAL.) 3 AT (19-29" CAL.)

TREES REQUIRED TO BE REPLACED = 13 + 9 = 22 TREES AT 2 1/2" CALIPER.

REPLACEMENT TREES PROVIDED = 22 AT 2 1/2" CALIPER AND MIN. 6' HT.

BUFFER SCREENS - CHAPTER 255-42

CLASS A -

1 CANOPY TREE (2 1/2" CAL.) PER 40 FEET (INFORMALLY ARRANGED)
1 EVERGREEN TREE (MIN. 6' HT.) PER 30 FEET (INFORMALLY ARRANGED)

NORTH PROPERTY LINE - 135 L.F. **REQUIRED:** 135 DIVIDED BY 40 = 3 CANOPY TREES AND 135 DIVIDED BY 30 = 5 EVERGREEN TREES

PROVIDED: 3 CANOPY TREES AND 5 EVERGREEN TREES

WEST PROPERTY LINE - 146.72 L.F. **REQUIRED:** 147 DIVIDED BY 40 = 4 CANOPY TREES 147 DIVIDED BY 30 = 5 EVERGREEN TREES

PROVIDED: 4 CANOPY TREES AND 5 EVERGREEN TREES

NOTE: NEW 6 FT. HIGH PRIVACY FENCE TO BE INSTALLED ALONG NORTH, WEST AND SOUTH PROPERTY LINES.

STREET TREES - NO CLOSER THAN 30 FEET APART, 2 1/2" CAL., TREES SELECTED FROM APPENDIX A.

PROVIDED: 2 STREET TREES AT 2 1/2" CAL.

GENERAL NOTES:

1. THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
2. THE SEAL OF THE LANDSCAPE ARCHITECT IS FOR LANDSCAPING PURPOSES ONLY.
3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE LANDSCAPE PLAN, SPECIFICATIONS AND DETAILS AS SHOWN ON SHEETS L-1 AND L-2.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. IN AREAS WHERE TREE PROTECTION FENCING IS REQUIRED, THE FENCING MAY BE TEMPORARILY RE-LOCATED TO ALLOW FOR PLANTINGS TO BE INSTALLED (AS NECESSARY) AND THEN THE FENCING RE-INSTALLED TO THE LIMITS OF THE DRIP LINES OF THE EXISTING TREES AS SHOWN ON THE PLANS.
6. ALL PROPOSED TREES TO BE OFF-SET A MINIMUM OF 15 FEET FROM OVERHEAD UTILITY LINES, POLES, SIGNS AND FIRE HYDRANTS, 10 FEET FROM UNDERGROUND UTILITY LINES AND 5 FEET FROM SIDEWALKS AND DRIVEWAYS. REF. ENGINEER'S PLANS FOR LOCATIONS OF ALL UTILITIES.
7. TREES SHALL BE PLANTED SO AS NOT TO INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF PROPOSED DRAINAGE SWALES, SIDEWALKS, LIGHTS AND UTILITIES. SEE ENGINEER'S PLANS FOR LOCATION OF ALL UTILITIES. PROPOSED GRADING AND INLETS ARE SHOWN ON THE LANDSCAPE PLAN.
8. PROPOSED PLANTINGS MAY REQUIRE FIELD ADJUSTMENT DUE TO EXISTING SITE CONDITIONS, UTILITY LOCATIONS AND CLEAR SITE TRIANGLES.
9. ALL PLANTINGS TO BE PERMANENTLY MAINTAINED.

LEGEND

DECIDUOUS TREE

EVERGREEN TREE

208 N. ABERDEEN AVENUE
PRELIMINARY LANDSCAPE PLAN

208 N. ABERDEEN AVE.
WAYNE, PA. 19087

SCALE: 1" = 10'-0" L-1 OF 2 AUGUST 28, 2020

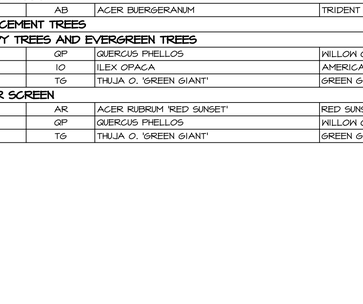
PENNSYLVANIA ANNE FENNELL WALTERS REGISTRATION NUMBER 865-R REGISTERED LANDSCAPE ARCHITECT

ANNE F. WALTERS COMPANY LANDSCAPE ARCHITECTS

224 East Biddle St. | West Chester, Pennsylvania 19380.2750 | T 610.429.4533 | annefwalterscompany.com
Members of the American Society of Landscape Architects

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	COMMENTS
STREET TREES							
2	AB	ACER BUERGERANUM	TRIDENT MAPLE	2 1/2"	10-12'	3'	SINGLE, STRAIGHT TRUNK, FULL, B&B.
REPLACEMENT TREES							
CANOPY TREES AND EVERGREEN TREES							
2	QP	QUERCUS PHELLOS	WILLOW OAK	2 1/2"	10-12'	3-4'	SINGLE, STRAIGHT TRUNK, FULL, B&B.
2	IO	ILEX OPACA	AMERICAN HOLLY		6'	3'	SINGLE, STRAIGHT TRUNK, FULL, B&B.
18	TG	THUJA O. 'GREEN GIANT'	GREEN GIANT ARBORVITAE		6'	2-3'	SINGLE, STRAIGHT TRUNK, FULL, B&B.
BUFFER SCREEN							
3	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2 1/2"	10-12'	3-4'	SINGLE, STRAIGHT TRUNK, FULL, B&B.
4	QP	QUERCUS PHELLOS	WILLOW OAK	2 1/2"	10-12'	3-4'	SINGLE, STRAIGHT TRUNK, FULL, B&B.
10	TG	THUJA O. 'GREEN GIANT'	GREEN GIANT ARBORVITAE		6'	2-3'	SINGLE, STRAIGHT TRUNK, FULL, B&B.



ELEVATION

TYPICAL TREE PROTECTION DETAIL

NOT TO SCALE

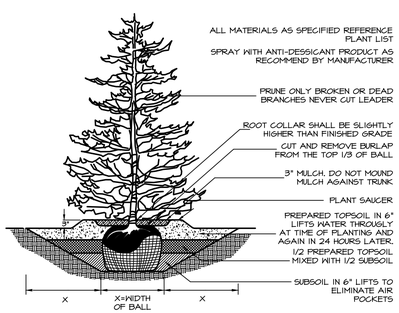
PLAN

TYPICAL TREE PROTECTION DETAIL (SINGLE TREE)

NOT TO SCALE

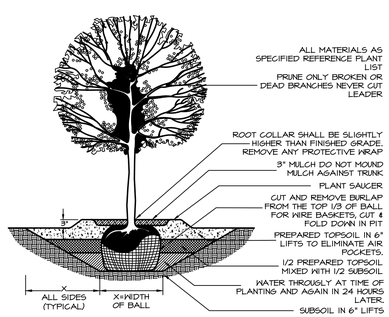
TYPICAL GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



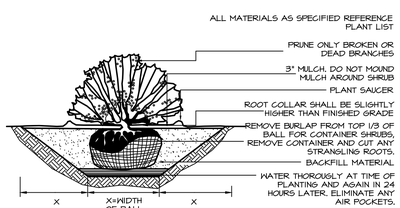
TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIAL AND IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE PLANT LIST UNLESS OTHERWISE NOTED AND SPECIFICALLY EXCLUDED IN THE CONTRACTOR'S BID. IN THE CASE OF A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE PLANS GOVERN.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR LOCATING PROPERTY LINES, BUILDING SETBACKS AND EASEMENTS WHICH MIGHT EFFECT THE INSTALLATION OF PLANT MATERIAL OR IMPROVEMENTS.
3. THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO ANY EXCAVATION OR INSTALLATION. THE CONTRACTOR MUST ALSO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION OF PLANT MATERIAL OR IMPROVEMENTS. PLANT LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, FINAL LOCATIONS ARE SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT IN THE FIELD AND STAKED LOCATIONS OF ALL PLANT MATERIAL AND IMPROVEMENTS MUST BE APPROVED PRIOR TO INSTALLATION.
4. THE CONTRACTOR WILL MAINTAIN THE SITE IN A CLEAN AND NEAT APPEARANCE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE EACH DAY.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND IN ACCORDANCE WITH THE LATEST STANDARDS AS SET FORTH IN THE MOST RECENT EDITION OF THE STANDARDS FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL HAVE A NORMAL GROWTH HABIT AND BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, VIGOROUS, WELL-BRANCHED, DENSELY FOLIATED WHEN IN LEAF, THEY SHALL BE DISEASE-FREE, FREE OF INSECTS, PESTS, EGGS AND/OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. TREES AND SHRUBS SHALL BE FRESHLY DUG AND NURSERY GROWN. ALL PLANT MATERIAL SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
7. SUBSTITUTIONS OF SPECIFIED MATERIALS WILL ONLY BE ALLOWED AT THE SOLE DISCRETION OF THE OWNER AND THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT TREES AND SHRUBS IN TRANSIT TO THE SITE AND PRIOR TO INSTALLATION. TREES AND SHRUBS SHALL BE PROTECTED FROM DRYING WINDS AND SUN. PLANTS WITH BROKEN ROOT BALLS OR WITH DAMAGE TO THE CROWN OR BROKEN BRANCHES AFFECTING THE FORM OF THE PLANT WILL BE REJECTED.
9. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
10. BACKFILL MATERIAL FOR BACKFILLING AROUND TREE BALLS SHALL BE A MIX OF 1/3 EARTHLIFE AND 2/3 TOPSOIL. BACKFILL MATERIAL SHALL HAVE AT LEAST 15% ORGANIC MATTER. ADD FERTILIZER 20-10-5 OR AGRIFORM TABLETS AT RATES AS SPECIFIED BY THE MANUFACTURER.
11. ALL TREES AND SHRUBS SHALL BE PLACED IN CONTINUOUS BEDS OF SHREDDED HARDWOOD BARK 3" IN DEPTH.
12. STAKING: ALL PLANT MATERIAL MUST BE STAKED IN ACCORDANCE WITH THE DETAILS PROVIDED. REMOVE GUY WIRES AND STAKES AFTER TWO YEARS.
13. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE PERIOD OF 18 MONTHS. ALL PLANT MATERIAL MUST BE IN A VIGOROUS, HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ANY PLANTS NOT IN EXCELLENT CONDITION WILL BE REMOVED AND REPLACED WITH A PLANT OF EQUAL SIZE, SHAPE AND SPECIES TO THE ORIGINAL.
14. THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT MUST BE NOTIFIED BY THE CONTRACTOR IN WRITING THAT THE WORK HAS BEEN COMPLETED AND REQUESTING THE PREPARATION OF A PUNCH LIST AT LEAST FIVE (5) DAYS PRIOR TO THE DATE ON WHICH THE CONTRACTOR WISHES TO SCHEDULE AN INSPECTION. AFTER THE INSPECTION IS COMPLETED, THE CONTRACTOR WILL BE NOTIFIED IN WRITING OF ALL ITEMS OF WORK WHICH REMAIN INCOMPLETE OR REQUIRE ADJUSTMENT. FINAL PAYMENT FOR THE WORK WILL BE MADE AND THE 18 MONTHS GUARANTEE PERIOD WILL COMMENCE WHEN ALL ITEMS OF WORK ARE COMPLETE PER THE DRAWINGS AND SPECIFICATIONS AND ACCEPTED BY THE OWNER AND THE LANDSCAPE ARCHITECT.
15. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INSTALLATION PRIOR TO THE COMMENCEMENT OF THE 18 MONTHS GUARANTEE PERIOD. THE CONTRACTOR MUST MAINTAIN ALL PLANT MATERIAL BY WATERING, FERTILIZING, DISEASE CONTROL, PRUNING, WEEDING, AND ANY OTHER MEANS WHICH THE CONTRACTOR DEEMS NECESSARY INCLUDING REPLACING REPLACEMENT OF DEAD, STOLEN PLANT MATERIAL AS NECESSARY IN ORDER TO MAINTAIN THE PLANT MATERIAL IN A CONDITION AS SPECIFIED AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
16. PRIOR TO TURNING THE MAINTENANCE OVER TO THE OWNER, THE CONTRACTOR SHALL REVIEW WITH THE OWNER OR THE OWNER'S REPRESENTATIVE THE PROPER CARE AND MAINTENANCE OF ALL MATERIALS INSTALLED BY THE CONTRACTOR. DURING THE 18 MONTHS GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE IN WRITING OF ANY MAINTENANCE PRACTICES BEING FOLLOWED OR OMITTED WHICH COULD BE CONSIDERED DETRIMENTAL TO THE HEALTH OF THE PLANT MATERIAL OR HARMFUL TO THE IMPROVEMENTS.
17. AT THE END OF THE 18 MONTHS GUARANTEE PERIOD, THE CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER OR THE OWNER'S REPRESENTATIVE OF ALL ITEMS OF WORK WHICH REQUIRE REPLACEMENT OR ADJUSTMENT. THE FINAL ACCEPTANCE OF THE WORK WILL BE GIVEN WHEN ALL ITEMS OF WORK ARE COMPLETE AND ACCEPTED BY THE OWNER AND LANDSCAPE ARCHITECT.

PROTECTION OF EXISTING TREES

1. IT IS THE INTENT OF THE OWNER THAT EVERY EFFORT BE MADE TO MAINTAIN, PROTECT, AND PRESERVE AS MANY OF THE SITES' EXISTING TREES AND VEGETATION AS POSSIBLE.
2. TREES WHICH ARE TO REMAIN WILL BE MARKED IN THE FIELD. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL TREES AND VEGETATION WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF SITE CLEARING WORK. ACTUAL TREE LOCATIONS MAY VARY FROM THOSE SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR WILL PROVIDE A TEMPORARY ENCLOSURE, WHICH WILL REMAIN IN PLACE THROUGHOUT CONSTRUCTION, TO DESIGNATE AN AREA OF PROTECTION AROUND THE TREES AND VEGETATION DESIGNATED TO REMAIN. THE CONTRACTOR MUST EXERCISE CAUTION DURING CLEARING AND CONSTRUCTION ACTIVITY. THE PREFERRED TYPE OF TEMPORARY ENCLOSURE IS 4'-0" HIGH WOOD FENCE ATTACHED TO 6'-0" HIGH WOOD POST SET INTO THE GROUND. THE MINIMUM AREA OF PROTECTION IS THE AREA WITHIN THE DRIP LINE OF THE TREE. WHENEVER POSSIBLE, THE CONTRACTOR IS ENCOURAGED TO DESIGNATE A PROTECTION AREA WHICH IS TWICE THE DIAMETER OF THE DRIP LINE. FENCE MUST REMAIN AND BE MAINTAINED THROUGHOUT ENTIRE BUILDING PHASE DURING WHICH CONSTRUCTION MAY AFFECT TREES.
4. TRENCHING FOR UTILITIES OR OTHER SUBSURFACE CONSTRUCTION WITHIN THE DRIP LINE OF THE TREE WILL NOT BE ALLOWED.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING TREES AND OTHER VEGETATION IN THE CONSTRUCT AREA AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS AND BARK. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING EXISTING TREES AND VEGETATION FROM SMOTHERING BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITH THE DRIP LINE OF THE TREE. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE SOIL AROUND THE TREES' ROOT SYSTEMS FROM COMPACTION DUE TO FOOT TRAFFIC, VEHICULAR TRAFFIC OR PARKING.
6. THE CONTRACTOR IS RESPONSIBLE FOR WATERING THE TREES AND ANY OTHER EXISTING VEGETATION DESIGNATED TO REMAIN, WITHIN LIMITS OF THE CONTRACT WORK, (AS REQUIRED) TO MAINTAIN THEIR HEALTH DURING THE COURSE OF CONSTRUCTION OPERATIONS.
7. THE CONTRACTOR WILL AVOID SOIL COMPACTION OR ALTERING THE GRADES AND DRAINAGE PATTERNS AROUND EXISTING TREES WHEN COMPLETING THE FINISHED GRADING OR INSTALLATION OF GROUND COVER.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE TREATMENT OF INJURED TREES, INCLUDING THE TREATMENT OF WOUNDS AND THE PRUNING OF DAMAGE. THE CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF DAMAGE TO TREES DESIGNATED FOR PROTECTION SO THAT A DECISION CAN BE MADE ABOUT THE BEST COURSE OF ACTION TO TREAT THE INJURY. IF DEEMED NECESSARY BY THE OWNER AND THE LANDSCAPE ARCHITECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE TREATMENT OF DAMAGE OR INJURIES TO ANY TREE BY A CERTIFIED ARBORIST OR TREE SURGEON.
9. AT THE OWNER'S SOLE DISCRETION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING AND REPLACING DAMAGED TREES OR VEGETATION DESIGNATED FOR PROTECTION WHICH HAVE BEEN DISFIGURED OR WILL DECLINE AND DIE DUE TO THE INJURIES INFLICTED UPON THEM DURING CONSTRUCTION.

SEEDING SPECIFICATIONS

1. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY FOR THE COMPLETION OF WORK AS SPECIFIED AND AS SHOWN ON THE DRAWINGS. THE WORK INCLUDES FINISH GRADING AND RAKING OF ALL AREAS TO BE SEEDED.
2. SEEDING SHALL BE ACCOMPLISHED AS WEATHER PERMITS AND/OR AS APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUITABLE MULCH TO PROTECT THE NEWLY SEEDDED AREAS FROM THE AFFECTS OF DRYING, FROST OR OTHER ADVERSE WEATHER CONDITIONS PRIOR TO GERMINATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AGAINST AND REPAIRING SOIL EROSION DUE TO EXISTING AND PROPOSED DRAINAGE PATTERNS. IN AREAS SUSCEPTIBLE TO HIGH WATER RUN-OFF, SUCH AS SWALES, BASINS OR SLOPES GREATER THAN 2 : 1 THE CONTRACTOR WILL PROTECT THOSE AREAS FROM EROSION WITH THE USE OF REINFORCING FABRIC, NET OR THE INSTALLATION OF SOD.
4. THE CONTRACTOR SHALL FINE GRADE AND RAKE ALL LAWN AREAS AND AREAS TO BE PLANTED, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". FINE GRADING AND RAKING SHALL INCLUDE THE BREAKING UP OF EARTHEN CLODS TO NO GREATER THAN ONE HALF (1/2") INCH IN DIAMETER TO A DEPTH OF SIX (6") INCHES. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL DEBRIS AND STONES, AT THE SOLE DISCRETION OF THE OWNER, THE CONTRACTOR MAY DISPOSE OF STONE AND NATURAL DEBRIS ON SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL TEST FROM THE LOCAL COUNTY EXTENSION SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR AMENDING THE SOIL AS NECESSARY BASED UPON THE TEST RESULTS. THE CONTRACTOR WILL PRESENT THE TEST RESULTS TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO THE APPLICATION OF FERTILIZERS OR OTHER TREATMENTS. IN LIEU OF TESTING, THE CONTRACTOR MAY PREPARE THE SOIL FOR PLANTING BY SCARIFYING THE TOPSOIL TO A DEPTH OF FOUR (4") INCHES AND INCORPORATING THE ENTIRE DEPTH OF THE TOPSOIL LIME AND BASIC FERTILIZER IN UNIFORM DISTRIBUTION AT THE FOLLOWING RATES:
   - 40 LBS. LIME (PER 1000 SQ. FT.)
   - 25 LBS. FERTILIZER (0-20-10) (PER 1000 SQ. FT.)
6. THE CONTRACTOR WILL PROVIDE SEED WITH A MINIMUM PURITY OF 90% AND A MINIMUM GERMINATION OF 85%. PER 1,000 SF PROVIDING A MIXTURE WITH THE MINIMUM PROPORTIONS BY WEIGHT AS FOLLOWS:
   THE CONTRACTOR WILL SEED ALL GRASSED AREAS EVENLY IN UNIFORM DISTRIBUTION AT A RATE OF 5 POUNDS
   - SR2000 OR SR2100 FINE BLADE IMPROVED BLUEGRASS @ 25%;
   - CHEWINGS FESCUE @ 25%;
   - CHAMPION FINE BLADE PERENNIAL RYE GRASS @ 50%.
7. IF THE SEED MIXTURE DOES NOT GERMINATE AT THE MINIMUM RATE DESIGNATED WITHIN 10 DAYS FROM INSTALLATION, THE CONTRACTOR WILL OVER-SEED ALL AREAS AS NECESSARY TO OBTAIN THE SPECIFIED COVERAGE.
8. THE CONTRACTOR IS RESPONSIBLE FOR WATERING THE NEWLY SEEDED LAWN AREAS DAILY KEEPING IT MOIST DURING SEED GERMINATION AND UNTIL THE GRASS COVERS AT LEAST 75% OF THE SEEDED AREAS TO A HEIGHT OF 2-3" THEREAFTER, THE CONTRACTOR WILL BE RESPONSIBLE FOR WATERING THE SEEDED AREAS IN THE ABSENCE OF RAIN EVERY 5-7 DAYS UNTIL THE OWNER ACCEPTS RESPONSIBILITY FOR THE MAINTENANCE. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AT REGULAR INTERVALS TO MAINTAIN A HEIGHT NOT TO EXCEED 3 INCHES.
9. GUARANTEE: ALL LAWN AREAS SHALL BE GUARANTEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THE LAWN MUST BE IN A VIGOROUS, HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ANY AREAS OF THE LAWN NOT IN EXCELLENT CONDITION WILL BE OVER-SEEDED BY THE CONTRACTOR WITH THE SPECIFIED SEED MIX.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INSTALLATION PRIOR TO ACCEPTANCE BY THE OWNER AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST MAINTAIN THE SEEDED AREA BY WATERING, MOWING, CULTIVATION, WEEDING, DISEASE AND PEST CONTROL, FILLING AND RESEEDING OR SODDING OF SETTLEMENT AREAS AND WASH-OUTS, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO INSURE NORMAL, VIGOROUS AND HEALTHY GROWTH OF ALL LAWN AREAS UNDER THE CONTRACT.
11. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REVIEW WITH THE OWNER OR THE OWNER'S REPRESENTATIVE THE PROPER CARE AND MAINTENANCE OF THE LAWN INSTALLED BY THE CONTRACTOR.

SOD SPECIFICATIONS

1. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY FOR THE COMPLETION OF WORK AS SPECIFIED AND AS SHOWN ON THE DRAWINGS. THE WORK INCLUDES FINISH GRADING AND RAKING OF ALL AREAS WHERE SOD IS TO BE INSTALLED.
2. THE INSTALLATION OF SOD SHALL BE ACCOMPLISHED AS WEATHER PERMITS AND/OR AS APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUITABLE MEASURES TO PROTECT THE NEW SOD FROM THE EFFECTS OF DRYING, FROST OR OTHER ADVERSE WEATHER CONDITIONS.
3. THE CONTRACTOR SHALL FINE GRADE AND RAKE ALL AREAS, REMOVING ALL DEBRIS AND STONES LARGER THAN 1". FINE GRADING AND RAKING SHALL INCLUDE THE BREAKING UP OF EARTHEN CLODS TO NO GREATER THAN ONE HALF (1/2") INCH IN DIAMETER TO A DEPTH OF SIX (6") INCHES. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL DEBRIS AND STONES, AT THE SOLE DISCRETION OF THE OWNER, THE CONTRACTOR MAY DISPOSE OF STONE AND NATURAL DEBRIS ON SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL TEST FROM THE LOCAL COUNTY EXTENSION SERVICE. THE CONTRACTOR WILL BE RESPONSIBLE FOR AMENDING THE SOIL AS NECESSARY BASED UPON THE TEST RESULTS. THE CONTRACTOR WILL PRESENT THE TEST RESULTS TO THE OWNER OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO THE APPLICATION OF FERTILIZERS OR OTHER TREATMENTS. IN LIEU OF TESTING, THE CONTRACTOR MAY PREPARE THE SOIL FOR PLANTING BY SCARIFYING THE TOPSOIL TO A DEPTH OF FOUR (4") INCHES AND INCORPORATING EVENLY THROUGHOUT THE ENTIRE DEPTH OF THE TOPSOIL LIME AND BASIC FERTILIZER IN UNIFORM DISTRIBUTION AT THE FOLLOWING RATES:
   - 40 LBS. LIME (PER 1000 SQ. FT.)
   - 25 LBS. STARTER FERTILIZER (28-20-10) (PER 1000 SQ. FT.)
5. SOD WHERE INDICATED ON THE DRAWINGS WILL BE COMPOSED OF THE FOLLOWING BLEND:
   - 90% GOLD TAG REBEL JR. TALL FESCUE
   - 10% KENTUCKY BLUEGRASS
6. ALL SOD MUST BE DELIVERED AND INSTALLED WITHIN 36 HOURS OF BEING CUT. SOD SHALL BE LAID SMOOTHLY, EDGE TO EDGE, STAGGERING THE JOINTS IN EACH A MINIMUM OF 12". IN AREAS WITH SLOPES GREATER THAN 2 : 1 THE CONTRACTOR WILL SUPPORT THOSE AREAS OF SOD WITH THE USE OF ANCHORS AT SUFFICIENT INTERVALS TO PREVENT "SLUMPING". PRIOR TO COMPLETING THE INSTALLATION, THE SOD SHALL BE ROLLED TO ELIMINATE UNEVEN AREAS. AFTER COMPLETING THE INSTALLATION OR AT THE END OF EACH DAY'S WORK (IN THE CASE OF LARGER INSTALLATIONS), THE CONTRACTOR SHALL WATER THE SOD TO A DEPTH OF 4".
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING SOIL EROSION DUE TO EXISTING AND PROPOSED DRAINAGE PATTERNS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE NEW SOD BY WATERING IT DAILY, KEEPING IT EVENLY MOIST, UNTIL IT IS ACCEPTED BY THE OWNER AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR MOWING AT REGULAR INTERVALS TO MAINTAIN A HEIGHT NOT TO EXCEED 3 INCHES UNTIL THE SOD IS ACCEPTED BY THE OWNER. THE CONTRACTOR MUST ALSO MAINTAIN THE SOD BY CULTIVATION, WEEDING, DISEASE AND PEST CONTROL, FILLING AND REINSTALLING SOD IN ANY AREAS WHICH ARE NOT THRIVING AND HEALTHY, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICE NECESSARY TO INSURE NORMAL, VIGOROUS AND HEALTHY GROWTH OF ALL LAWN AREAS UNDER THE CONTRACT.
9. GUARANTEE: ALL SOD SHALL BE GUARANTEED UNTIL THE PROJECT IS ACCEPTED BY THE OWNER. THE SOD MUST BE IN A VIGOROUS, HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ANY AREAS OF THE SOD NOT IN EXCELLENT CONDITION WILL BE REPLACED BY THE CONTRACTOR.
10. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REVIEW WITH THE OWNER OR THE OWNER'S REPRESENTATIVE THE PROPER CARE AND MAINTENANCE OF THE LAWN INSTALLED BY THE CONTRACTOR.

208 N. ABERDEEN AVENUE DETAILS ANS SPECIFICATIONS

208 N. ABERDEEN AVE.
WAYNE, PA. 19087

SCALE: AS SHOWN L-2 OF 2 AUGUST 28, 2020

ANNE F. WALTERS COMPANY LANDSCAPE ARCHITECTS

224 East Biddle St. | West Chester, Pennsylvania 19380.2750 | T 610.429.4533 | annefwalterscompany.com
Members of the American Society of Landscape Architects

RESOLUTION NO. 2020 -137
RADNOR TOWNSHIP

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, APPROVING THE LOT CONSOLIDATION/LOT LINE CHANGE FOR 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 Plan proposed development of the Ardrossan Farm in Phases and was revised pursuant to Resolution No. 2019-1101; and

WHEREAS, E.S. III, LP, ("Applicant") has submitted a Lot Consolidation/Lot Line Change revising existing lot lines and consolidating open spaces; and

WHEREAS, the proposed plan has been reviews 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/Lot Line Change for Ardrossan Farms as shown on a set of plans prepared by Momenee & Associates, Inc., dated June 28, 2019, last revised September 4, 2020, subject to the following conditions:

1. Compliance with the Gannett Fleming review letter dated October 22, 2020, 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 any outstanding conditions of the final plan approval Resolution No. 2014-104 as modified by Resolution No. 2019-101.

SO RESOLVED, at a duly convened meeting of the Board of Commissioners of Radnor Township conducted on this _____day of _____, 2020**.**

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST:_____

Gannett Fleming

Excellence Delivered ***As Promised***

Date: October 22, 2020

To: Steve Norcini, PE 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, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Ardrossan NALT Lot Consolidation

Date Accepted: N/A
90 Day Review: N/A

Gannett Fleming, Inc. has completed a review of the Lot Consolidation Plan for compliance with the Radnor Township Code. These Plans were also reviewed for conformance with Subdivision and Land Development, and other applicable codes of the Township of Radnor. This plan is submitted as a revision to a plan that was previously approved by the Board of Commissioners on plan on October 7, 2019.

On the revised plan, several of the lot consolidation/lot line changes on the original submission (2019) which are no longer being proposed have been removed. These are addressed as follows:

- The lot line change with NRA 18 and Lot 4-1 shown on the original plan is no longer proposed. NALT has entered into an agreement to swap NRA 20 for lot 4-1 with the owner of Lot 4-8.
- The lot line change between NRA-7 and NRA-24 is no longer proposed and is no longer shown
- The separate consolidation of OS-9A and OS-11 is no longer proposed since these have been gifted to NALT. The consolidation of the two parcels is no longer a separate item since they are being incorporated into the new NALT Lot 2, as outlined below.

In the prior plan, NRA-25 was not being conveyed to NALT, and because of that, the proposed Ayrshire Drive cul-de-sac terminus was being extended beyond NRA-25 to avoid any changes to NRA-25. Subsequently, NRA-25 along with NRA-19 have been conveyed to NALT, and the need to extend the cul-de-sac location no longer exists. Since the cul-de-sac remains in its current location, the flag leg to lot 4-8 is extended to the current location and the configuration of Lots 4-7 and 4-19 are revised in order to create the flag leg (note that Lots 4-7 and 4-19 are owned by NALT which is in agreement with the change.

Gannett Fleming, Inc.

Valley Forge Corporate Center • 1010 Adams Avenue • Audubon, PA 19403-2402
t: 610.650.8101 • f: 610.650.8190
www.gannettfleming.com

Exhibit "A"

With this revision NRA-2, NRA-9, NRA-19, NRA-25 and Open Spaces 9A and 11 are included in the consolidation since these lots have now been gifted to NALT

NALT Lot 1 on the old plan has been split. Since NALT has entered into an agreement to swap NRA 20 for lot 4-1, we are showing NRA-20 as a separate NALT Lot 11, The new NALT Lot 1 includes a portion of the prior NALT Lot 1 and also includes NRA-19. The other portion of the prior NALT Lot 1 has been renamed NALT Lot 2 and includes the OS 9A and OS-11 parcels

The breakup of NALT Lot 1 resulted in the renumbering of the prior NALT Lots as follows:

- Prior NALT Lot 2 is now NALT Lot 7
- Prior NALT Lot 3 is now NALT Lot 4
- Prior NALT Lot 4 is now NALT Lot 3
- Prior NALT Lot 5 is now NALT Lot 8 with the addition of NRA-9
- Prior NALT Lot 6 is now NALT Lot 5
- Prior NALT Lot 7 is Now NALT Lot 10
- Prior NALT Lot 8 is now NALT Lot 6
- NRA-2 is now NALT Lot 9

Please note that there are no new lots and the restricted lots NALT owns are being consolidated with other open space and NRAs. It allows all the open areas of Ardrossan to be shown as NALT property instead of a lot of little pieces. There is no change in open space as a result of this plan revision.

The Ardrossan Farm – Lot Consolidation/Subdivision Plan
Plans Prepared By: Momnee, Inc.
Dated: 06/28/2019, last revised 09/04/2020

Zoning

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

General

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

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

Gannett Fleming

*Excellence Delivered **As Promised***

Date: November 12, 2020

To: Steve Norcini, PE 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, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

RE: Ardrossan NALT Lot Consolidation

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With this revision NRA-2, NRA-9, NRA-19, NRA-25 and Open Spaces 9A and 11 are included in the consolidation since these lots have now been gifted to NALT

NALT Lot 1 on the old plan has been split. Since NALT has entered into an agreement to swap NRA 20 for lot 4-1, we are showing NRA-20 as a separate NALT Lot 11. The new NALT Lot 1 includes a

portion of the prior NALT Lot 1 and also includes NRA-19. The other portion of the prior NALT Lot 1 has been renamed NALT Lot 2 and includes the OS 9A and OS-11 parcels

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The Ardrossan Farm – Lot Consolidation/Subdivision Plan
Plans Prepared By: Momenee, Inc.
Dated: 06/28/2019, last revised 09/04/2020

General

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

The applicant appeared before the Planning Commission on November 2, 2020. The Planning Commission recommended approval of the plan contingent upon addressing all staff 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

Gannett Fleming

*Excellence Delivered **As Promised***

Date: October 22, 2020

To: Steve Norcini, PE 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, PE – Gilmore & Associates, Inc.
Patricia Sherwin – Radnor Township Engineering Department

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Date Accepted: N/A
90 Day Review: N/A

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Plans Prepared By: Momnee, Inc.
Dated: 06/28/2019, last revised 09/04/2020

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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

Karins and Associates • Engineers • Planners • Surveyors

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING

Newark, DE | Georgetown, DE | Bryn Mawr, PA | Exton, PA | Forest Hill, MD

924 County Line Road, Bryn Mawr, PA 19010
Phone: (610) 527-3030 Fax: (610) 527-9008

September 4, 2020

Mr. Steve Norcini P.E.
Radnor Township Engineer
301 Iven Avenue
Wayne, PA 19087

RE: Lot Termination/Consolidation/Subdivision Plans **Our File # 06-012**
Ardrossan Farms – Various Lots
Radnor Township, Delaware County

Dear Steve:

On behalf of ESIII L.P., we are submitting twelve (12) copies of revised final plans for the North American Land Trust Lot consolidation at Ardrossan. You may recall that plans submitted last year at this time were approved by the Board. I am attaching a copy of the cover sheet from those plans for your reference. Although approved, those plans were never recorded.

ESIII L.P. and NALT desire to include additional lots as part of the consolidation. The attached plans reflect the changes proposed from the previously approved plans together with the inclusion of additional lots. As before, the changes involve the termination of existing residentially approved lots, consolidation of existing lots and the vacation of the previously approved, but not yet constructed West Ayrshire Drive. There is no change to the area of open space being provided. Existing open space areas have been depicted on the plans as restricted areas on the lots.

These revised plans reflect the following:

- To vacate portions of the right of way of West Ayrshire Drive and to terminate Ayrshire Drive at a new cul-de-sac.
- To reconfigure Lot 4-8 as a flag Lot with access to the Ayrshire drive cul-de-sac by merging portions of Lots 4-7, 4-17, NRA-25 and NRA-19 with Lot 4-8
- To terminate existing residentially approved Lots 4-4, 4-6 and 4-7, and merge them with existing non residentially approved Lot NRA-19 and open space Lots OS-8B, OS-8D, and OS-8E

- To terminate existing residentially approved Lots 4-12,4-14, 4-15 and 4-16 and merge them with open space Lots OS-8F, OS-8G, OS-9A, OS-9B, OS-9C, OS-9Dosnd OS-11 to create North American Land Trust Lot 2
- To terminate existing non residentially approved- Lots NRA-3, NRA-5 and NRA-6 and merge them with open space Lots OS-3b, OS-3c, OS-3d and OS-10 to create North American Land Trust Lot 3
- 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 4
- To convert existing open space Lot OS-4 into North American Land Trust Lot 5
- To terminate existing residentially approved Lot 4-17 and merge it with existing non residentially approved Lots NRA-25 to create North American Land Trust Lot 6
- To terminate existing residentially approved Lots 4-19 and 4-20 by consolidating them into North American Land Trust Lot 8.
- To convert existing non residentially approved Lot NRA-2 into North American Land Trust Lot 9.
- To convert existing open space Lot OS-8h into North American Land Trust Lot 10
- To convert existing non residentially approved Lot NRA-20 into North American Land Trust Lot 11.

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

Very truly yours,
MOMENEE, INC. a Karins Company

David R. Fiorello, P.E.

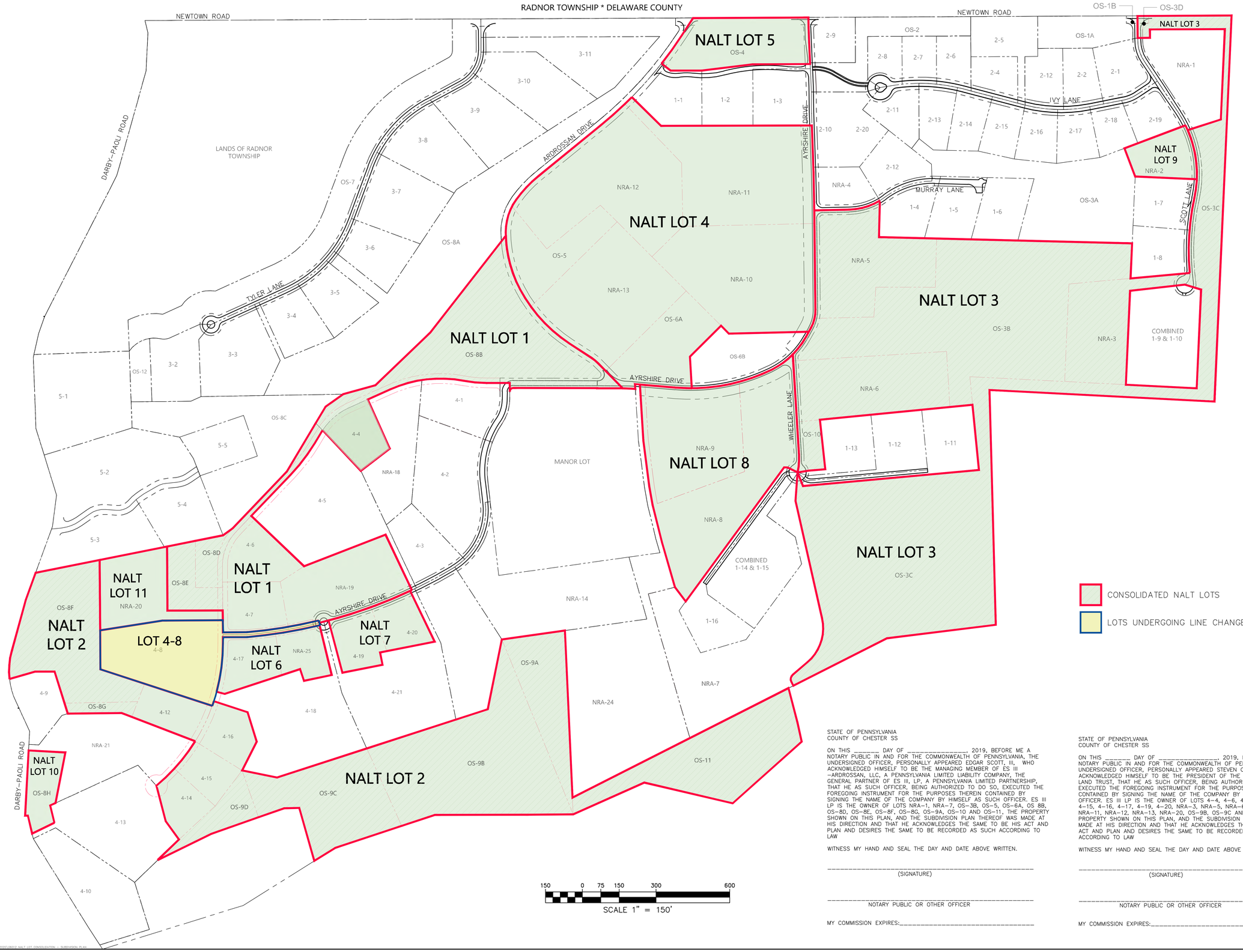
06012-L29_RT NALT.doc
cc: Edgar Scott III
John C. Snyder Esq.

LOT CONSOLIDATION / SUBDIVISION PLAN

NALT LOTS 1 - 11 | LOT 4-8

THE ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY



CONSOLIDATED NALT LOTS

LOTS UNDERGOING LINE CHANGES

150 0 75 150 300 600

SCALE 1" = 150'

STATE OF PENNSYLVANIA
COUNTY OF CHESTER SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED EDGAR SCOTT, III, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF ES III –ARDROSSAN, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF ES III, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS SUCH OFFICER. ES III LP IS THE OWNER OF LOTS NRA–1, NRA–7, OS–3B, OS–5, OS–6A, OS 8B, OS–8D, OS–8E, OS–8F, OS–8G, OS–9A, OS–10 AND OS–11, THE PROPERTY SHOWN ON THIS PLAN, AND THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

_____
(SIGNATURE)

_____
NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES:_____

STATE OF PENNSYLVANIA
COUNTY OF CHESTER SS

ON THIS _____ DAY OF _____, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVEN CARTER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF THE NORTH AMERICAN LAND TRUST, THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE COMPANY BY HIMSELF AS SUCH OFFICER. ES III LP IS THE OWNER OF LOTS 4–4, 4–6, 4–7, 4–12, 4–14, 4–15, 4–16, 4–17, 4–19, 4–20, NRA–3, NRA–5, NRA–6, NRA–10, NRA–11, NRA–12, NRA–13, NRA–20, OS–9B, OS–9C AND OS–9D, THE PROPERTY SHOWN ON THIS PLAN, AND THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

_____
(SIGNATURE)

_____
NOTARY PUBLIC OR OTHER OFFICER

MY COMMISSION EXPIRES:_____

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Serial Number: 2014-203-0820

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR DESIGN PHASE.
Pennsylvania One Call System, Inc.
1-800-242-1776

DAVID R. FIORELLO
PROFESSIONAL ENGINEER
PE027478E

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

ILLUSTRATIVE PLAN

LOT CONSOLIDATION / SUBDIVISION PLAN

THE ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820
DRAWN BY:	TED
CHECKED BY:	DRF

REV.	DATE	COMMENTS
4	09/04/20	ADDITIONAL LOTS AND RECONFIGURATION
3	08/24/20	NALT LOTS 3 - 9 ADDED
2	09/17/19	NAL LOT 1 SPLIT INTO SMALLER LOTS
1	07/31/19	NALT LOTS 3 - 8 ADDED

FILE NO.: 06-012

SHEET 1 OF 10

DATE: JUNE 28, 2019

SCALE: 1" = 150'

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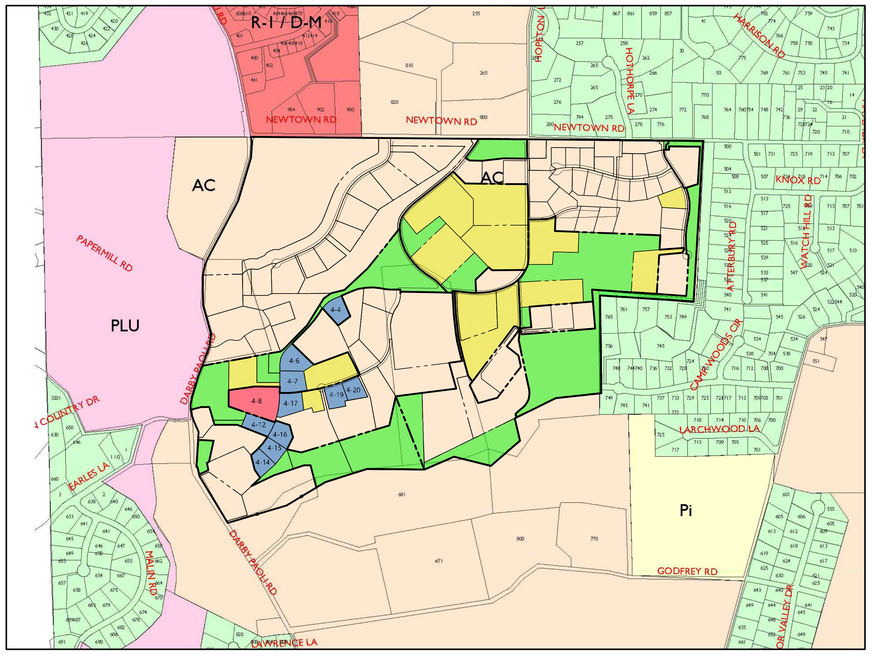
(J:\PROJECTS\2004\0901\DWG\MASTER\DRAWINGS\NALT CONSOLIDATION, 2020\08\12_NALT_LOT_CONSOLIDATION - SUBDIVISION_PLAN



LOCATION MAP
SCALE: 1" = 600'

- APPROVED BUILDABLE LOTS MERGED INTO NALT
- NRA LOTS MERGED INTO NALT
- OPEN SPACE LOTS MERGED INTO NALT
- LOTS UNDERGOING LINE CHANGES

600 0 600 1200 1800

Scale 1" = 600'

ZONING DISTRICT AC RESIDENTIAL DISTRICT

AREA:	2 AC
LOT WIDTH:	80' AT BSBL
BUILDING AREA:	15% MAX
FRONT YARD:	60 FT
SIDE YARD:	50 FT MIN, 40 FT NON-RESIDENTIAL BUILDINGS.
REAR YARD:	60FT

NOTE: THIS SITE TO BE DEVELOPED UNDER DENSITY MODIFICATION REGULATIONS PERMITTED UNDER ARTICLE XIX OF THE RADNOR TOWNSHIP ZONING CODE.

MINIMUM TRACT AREA:	20 AC
PERIMETER BUILDING SETBACK:	75 FT FROM RIGHT OF WAY 50 FT FROM ADJACENT PROPERTY
FRONT YARD:	35 FT FROM OUTSIDE EDGE OF CURB
SIDE YARD:	25 FT
REAR YARD:	30 FT

FOLIO NUMBER:

36-04-02463-00 & 36-04-02464-00

DENSITY CALCULATIONS PER SECTION 280-92 (ENTIRE SITE)

GROSS AREA: 311.54 ACRES

[AREA NET OF ULTIMATE R/W = 311.54 - 6.73 = 304.81 AC]

DEDUCTIONS:

1/2 FLOOD PLAIN (CALCULATED) = 13.62AC/2 =	6.82 AC
1/2 STEEP SLOPES (> 20%) = 21.94 AC ÷ 2 =	10.97 AC
TOTAL DEDUCTIONS =	17.78 AC

TOTAL ADJUSTED TRACT AREA = 304.81 AC - 17.78 AC = 287.03 AC
PERMITTED DENSITY: 287.03 AC/2 AC ZONING = 143.52 UNITS
NET COMMON OPEN SPACE = 84.056 AC (CLEAR OF ROAD R/W AND BUFFER)
COMMON OPEN SPACE AS A PERCENT OF TOTAL NET TRACT AREA = 27.57%
PERCENT DENSITY INCREASE PERMITTED = 27.57%/3% = 9.19%
BONUS DENSITY PERMITTED BY DENSITY MODIFICATION = 109.19% = 156 UNITS
DENSITY PROPOSED = 76 DWELLING UNITS (72 LOTS)
OVERALL DENSITY: 76 UNITS/304.81 AC = 0.2493 UNITS/ACRE OR 1 UNIT PER 4.01 ACRES

OPEN SPACE CALCULATIONS:
REQUIRED PER SECTION 280-91 = 15%
MINIMUM AREA REQUIRED = 304.81 AC x 15% = 45.72 AC
PROPOSED COMMON OPEN SPACE: 84.07 AC = 27.57% (NET OF ROAD R/W & BUFFER)

PROPOSED STANDARDS:
DENSITY: 76 UNITS/304.81 AC = 0.2493 UNITS/AC
OPEN SPACE RATIO: OPEN SPACE = 84.07 AC/304.81 AC = 27.57%

TOTAL NUMBER OF LOTS: 72
10 LOTS CONTAIN EXISTING STRUCTURES/DWELLINGS. THE BUILDINGS ON LOTS 2-5 & 2-9 CONTAIN 2 UNITS AS A DUPLEX, AND THE BUILDINGS ON LOT 4-10 CONTAIN 3 UNITS.
62 LOTS ARE TO BE SOLD INDIVIDUALLY AND ULTIMATELY BE DEVELOPED BY THE NEW OWNERS WITH NEW SINGLE FAMILY DWELLINGS

DWELLING MIX: SINGLE FAMILY DETACHED

SIZE OF UNITS: 3-5 BEDROOM TYPICAL

GENERAL NOTES:

1. THE INTENT OF THESE PLAN IS THE FOLLOWING:
   a. TO ABANDON PORTIONS OF PREVIOUSLY APPROVED R/W OF AYRSHIRE DRIVE
   b. TO RECONFIGULE LOT 4-8 AS A FLAG LOT WITH ACCESS TO THE AYRSHIRE DRIVE CUL-DE-SAC BY MERGING PORTIONS OF LOTS 4-7, 4-17, NRA-25 AND NRA-19 WITH LOT 4-8
   c. TO TERMINATE EXISTING RESIDENTIALLY APPROVED LOTS 4-4, 4-6 AND 4-7, AND MERGE THEM WITH EXISTING NON RESIDENTIALLY APPROVED LOT NRA-19 AND OPEN SPACE LOTS OS-8B, OS-8D, AND OS-8E TO CREATE NORTH AMERICAN LAND TRUST LOT 1
   d. TO TERMINATE EXISTING RESIDENTIALLY APPROVED LOTS 4-12,4-14, 4-15 AND 4-16 AND MERGE THEM WITH OPEN SPACE LOTS OS-8F, OS-8G, OS-9A, OS-9B, OS-9C, OS-9D AND OS-11 TO CREATE NORTH AMERICAN LAND TRUST LOT 2
   e. TO TERMINATE EXISTING NON RESIDENTIALLY APPROVED- LOTS NRA-3, NRA-5 AND NRA-6 AND MERGE THEM WITH OPEN SPACE LOTS OS-3B, OS-3C, OS-3D AND OS-10 TO CREATE NORTH AMERICAN LAND TRUST LOT 3
   f. 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 4
   g. TO CONVERT EXISTING OPEN SPACE LOT OS-4 INTO NORTH AMERICAN LAND TRUST LOT 5
   h. TO TERMINATE EXISTING RESIDENTIALLY APPROVED LOT 4-17 AND MERGE IT WITH EXISTING NON RESIDENTIALLY APPROVED LOTS NRA-25 TO CREATE NORTH AMERICAN LAND TRUST LOT 6
   i. TO TERMINATE EXISTING RESIDENTIALLY APPROVED LOTS 4-19 AND 4-20 BY CONSOLIDATING THEM INTO NORTH AMERICAN LAND TRUST LOT 8
   j. TO CONVERT EXISTING NON RESIDENTIALLY APPROVED LOT NRA-2 INTO NORTH AMERICAN LAND TRUST LOT 9
   k. TO CONVERT EXISTING OPEN SPACE LOT OS-8H INTO NORTH AMERICAN LAND TRUST LOT 10
   l. TO CONVERT EXISTING NON RESIDENTIALLY APPROVED LOT NRA-20 INTO NORTH AMERICAN LAND TRUST LOT 11

2. APPLICANT/AGENT
   ESIII LP
   107 TWADDELL MILL ROAD
   WILMINGTON, DE 19807

3. OWNER LOTS 4-4, 4-6, 4-7, 4-12, 4-14, 4-15, 4-16, 4-17, 4-19, 4-20, NRA-2, NRA-3, NRA-5, NRA-6, NRA-10, NRA-11, NRA-12, NRA-13, NRA-19, NRA-20, NRA-25, OS-3B, OS-3C, OS-9A, OS-9B, OS-9C, OS-9D, AND OS-11:
   NORTH AMERICAN LAND TRUST
   100 HICKORY HILL ROAD
   CHADDS FORD, PA 19317

4. OWNER LOTS NRA-1, OS-3D, OS-5, OS-6A, OS 8B, OS-8D, OS-8E, OS-8F, OS-8G, OS-9A, OS-10 AND OS-11
   ESIII, L.P.
   107 TWADDELL MILL ROAD
   WILMINGTON, DE 19807

5. OWNER LOT 4-8 AND NRA-20:
   & MRS. KANE BRENAN
   565 HUSTON ROAD
   SAINT DAVID'S, PA 19087

6. BY RESTRICTIVE COVENANT DATED _____ AND RECORDEC ON _____ IN BOOK _____ PAGE _____, NORTH AMERICAN LAD TRUST HAS RESTRICTED FORMER LOTS 4-4, 4-6, 4-7, 4-12, 4-14, 4-15, 4-16, 4-17, 4-19 AND 4-20 FROM FUTURE DEVELOPMENT.

7. PLANNING MODULE APPROVAL OBTAINED IN 2014 FOR THE ARDROSSAN SUBDIVISION INCLUDED 74 EDUS FOR THE SUBDIVISION.

8. PUBLIC WATER SUPPLY AND SANITARY SEWER SERVICE ARE PROPOSED FOR ALL LOTS.

9. DRAINAGE EASEMENTS ARE HEREBY BE CREATED IN ACCORDANCE WITH SECTION 255-35D FOR STREAMS WITHIN THE SITE. LIMIT OF EASEMENT SHALL COINCIDE WITH TOWNSHIP RIPARIAN BUFFER AND/OR THE CALCULATED 100-YEAR FLOODPLAIN WHICHEVER IS GREATER.

10. ALL PROPOSED PUBLIC ROADS, STORM SEWERS AND SANITARY SEWERS TO BE OFFERED FOR DEDICATION.

11. PRIVATE ROADS AND COMMON STORMWATER MANAGEMENT DETENTION SYSTEMS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

12. THE PROPOSED COMMON OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED. LOTS IDENTIFIED AS NON-RESIDENTIALLY APPROVED LOTS ARE TO BE HELD AS INVESTMENT PROPERTY AND MAY BE SUBDIVIDED INTO PARCELS FOR THAT PURPOSE, BUT MAY NOT BE USED AS RESIDENTIAL LOTS WITHOUT FURTHER CONDITIONAL USE AND SUBDIVISION APPROVAL.

13. BOUNDARY INFORMATION TAKEN FROM A FIELD VERIFIED SURVEY BY MOMENEE SURVEY GROUP INC., PLAN ENTITLED "BOUNDARY SURVEY OF ARDROSSAN FARM" DATED JULY 27,1999, FILE No. 99079.

14. REFERENCE PLANS:
15. FINAL SUBDIVISION AND LAND DEVELOPMENT PLANS FOR THE ARDROSSAN FARM, PREPARED BY MOMENEE AND ASSOCIATES INC., DATED SEPTEMBER 5, 2014, LAST REVISED 12/08/14, FILE 06-012.
16. PHASE 4 LOT LINE CHANGE PLANS FOR THE ARDROSSAN FARM PREPARED BY MOMENEE INC., DATED NOVEMBER 4, 2016, LAST REVISED 04/24/17, FILE 06-012.
17. SUBDIVISION/LOT LINE CHANGE PLAN: LOTS 4-8 & NRA-20, THE ARDROSSAN FARM, PREPARED BY MOMENEE INC., DATED MARCH 1, 2018, FILE 06-012.
18. LOT LINE CHANGE PLAN: LOTS NRA-7 & NRA-24, THE ARDROSSAN FARM, PREPARED BY MOMENEE INC., DATED MARCH 1, 2018, FILE 06-012.
19. LOT LINE CHANGE PLAN: ARDROSSAN FARMS PHASE 3, PREPARED BY MOMENEE INC., DATED MARCH 1, 2018, FILE 06-012.
20. LOT LINE CHANGE PLAN: LOTS 3-2, 3-3, OS-8A, OS-12 - THE ARDROSSAN FARM, PREPARED BY MOMENEE INC., DATED JANUARY 3, 2019, LAST REVISED NOVEMBER 13, 2019, FILE 06-012.

14. DEED INFORMATION FURNISHED BY CLIENT: "RECORD OWNER AND LIEN CERTIFICATE" BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TWO LOGAN SQUARE, 5TH FLOOR, PHILADELPHIA, PA 19103. ORDER NO. D168624ED EFFECTIVE DATE: 08/09/97. PREMISES: PORTION OF ARDROSSAN FARM, RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA.

15. TOPOGRAPHY BY AERIAL DATA REDUCTION ASSOCIATES INC., PENNSAUKEN NJ 08110. NEGATIVE SCALE 1"=500'. DATE OF PHOTOGRAPHY 01/15/97. DIGITAL MAP COMPILATION AT 1"=50'. CONTOUR INTERVAL 2'. MAPPING COMPILED WITHOUT BENEFIT OF A FIELD EDIT. AREAS OBSCURED BY DENSE VEGETATION OR SHADDOW ARE ENCLOSED BY A LINE LABELED "DENSE WOODS", "SHADDOW" OR "OBSCURED AREA". WITHIN THESE AREAS THERE IS NO GUARANTEE OR IMPLIED HORIZONTAL OR VERTICAL ACCURACIES.

16. HORIZONTAL AND VERTICAL GROUND CONTROL BY MOMENEE SURVEY GROUP INC.

17. WETLAND DELINEATION CONDUCTED BY MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES INC. IN MARCH & APRIL OF 2014.

18. THE EXISTENCE AND/OR LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.

19. THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE COMMON STORMWATER MANAGEMENT SYSTEMS SHALL BE THE OBLIGATION OF THE HOMEOWNERS ASSOCIATION. THE RESPONSIBILITY OF THE CONTINUED MAINTENANCE AND OPERATION OF THE INDIVIDUAL ON-LOT STORMWATER MANAGEMENT SYSTEMS AND OTHER ON-LOT BMP FACILITIES SHALL BE THE OBLIGATION OF THE PROPERTY OWNER.

20. BENCHMARK - USGS NGVD1929 BENCHMARK RM-11, SQUARE CUT IN EAST END OF SOUTHERLY WALL OFSAW MILL ROAD BRIDGE OVER DARBY CREEK, ELEV.=236.18.

21. MONUMENTS ARE TO BE SET AS INDICATED ON THE RECORD PLAN AT ANGLE POINTS OF THE RIGHTS OF WAY. ALL PROPERTY CORNERS ARE TO BE PERMANENTLY MARKED WITH IRON PINS.

22. NO PLANTING OR OTHER STRUCTURES ARE PERMITTED WITHIN THE STORM OR SANITARY SEWER EASEMENTS.

23. ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.

24. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.

25. THE FOLLOWING CONDITIONS APPLY WITHIN ALL CLEAR SIGHT TRIANGLES:
   e. NO OBSTRUCTIONS TO VISIBILITY FROM 2 1/2 FEET TO 12 FEET IN HEIGHT ABOVE THE EDGE OF PAVING.
   f. ANY PLANT MATERIALS MUST BE PROPERTY MAINTAINED TO CONTINUALLY COMPLY WITH THE VISIBILITY REQUIREMENTS AND ARE SUBJECT TO TRIMMING AND REMOVAL BY THE TOWNSHIP.

26. ALL SANITARY FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH RADNOR TOWNSHIP STANDARD SPECIFICATIONS. ALL STORM SEWER AND ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH PENNDOT FORM 408, LATEST REVISION, AND/OR PENNDOT ROADWAY CONSTRUCTION STANDARDS, AND IN ACCORDANCE WITH RADNOR TOWNSHIP CONSTRUCTION AND MATERIALS SPECIFICATIONS.

27. STORM SEWERS SHALL BE CORRUGATED POLYETHYLENE PIPE (W/SMOOTH INTERIOR) MEETING PENNDOT SPECIFICATIONS.

28. A MINIMUM OF 20 L.F. OF CONCRETE ENCASEMENT SHALL BE PROVIDED FOR THE SANITARY SEWER PIPING WHEN LESS THAN 18" OF VERTICAL CLEARANCE IS PROVIDED WITH ANY WATER MAIN AND STORM SEWER.

29. NO TREES SHALL BE PERMITTED WITHIN TEN FEET OF THE SANITARY SEWER MAIN OR LATERALS.

30. TEN (10) FEET OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN SANITARY LATERALS AND WATER SERVICES ON EACH LOT.

31. INDIVIDUAL LOT GRADING PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE TOWNSHIP ENGINEER AS PART OF A GRADING PERMIT FOR EACH LOT.

32. A GRADING PERMIT PLAN SHOWING GRADING, STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL SHALL BE SUBMITTED TO AND APPROVED BY THE TOWNSHIP PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. PLANS SHALL ALSO BE SUBMITTED TO THE DELAWARE COUNTY CONSERVATION DISTRICT FOR APPROVAL AS A MODIFICATION TO THE NPDES PERMIT.

33. SINCE DEVELOPER WILL BE PROVIDING FINANCIAL SECURITY FOR COMPLETION OF THE IMPROVEMENTS ON A PHASE BY PHASE BASIS, NO WORK SHALL BE PERMITTED TO COMMENCE, NO BUILDING PERMIT WILL BE ISSUED AND NO LOT SHALL BE PERMITTED TO BE SOLD IN ANY PHASE FOR WHICH FINANCIAL SECURITY FOR THE COMPLETION OF THE IMPROVEMENTS IN THAT PHASE HAS NOT BEEN POSTED WITH THE TOWNSHIP. FOR EACH PHASE, INCLUDING PHASE 1,THE PROVISIONS OF ARTICLE V OF THE DEVELOPMENT AGREEMENT BETWEEN TOWNSHIP AND DEVELOPER FOR THIS PROJECT SHALL GOVERN THE POSTING OF FINANCIAL SECURITY.ONCE FINANCIAL SECURITY FOR A PHASE HAS BEEN POSTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND THE ORDINANCES OF THE TOWNSHIP, THE DEVELOPER AND THE TOWNSHIP SHALL EXECUTE AND DEVELOPER SHALL RECORD A NOTICE NAMING THE PHASE AND THE LOTS (BY LOT NUMBER ON THE PLAN) WITHIN THE DEVELOPMENT THAT ARE THEREUPON AVAILABLE FOR SALE AND DEVELOPMENT.

34. SINCE DEVELOPER MAY SELL LOTS PRIOR TO THE COMPLETION OF THE IMPROVEMENTS FOR ANY PHASE, TOWNSHIP AND DEVELOPER AGREE THAT IF DEVELOPER SHALL FAIL TO CONSTRUCT ANY IMPROVEMENTS AND THE HOMEOWNERS' ASSOCIATION FOR THE COMMUNITY, ARDROSSAN FARMS OWNERS ASSOCIATION (THE "ASSOCIATION"), CONTRACTS FOR AND COMPLETES ANY SUCH IMPROVEMENTS IN ACCORDANCE WITH THE PLAN AND TO THE SATISFACTION OF THE TOWNSHIP INSPECTORS, THE TOWNSHIP MAY AND SHALL AUTHORIZE THE RELEASE OF THE RESPECTIVE AMOUNT OF THE FINANCIAL SECURITY TO THE ASSOCIATION AS REIMBURSEMENT FOR THE COSTS OF SUCH IMPROVEMENTS.

35. ANY ADDITIONAL DWELLINGS ON ANY LOTS BEYOND THE 70 INDIVIDUAL RESIDENTIAL LOTS AS SHOWN ON THE PLAN SHALL REQUIRE A NEW CONDITIONAL USE APPLICATION MEETING ALL ZONING ORDINANCE REQUIREMENTS OF CHAPTER 280, ARTICLE XIX FOR A DENSITY MODIFICATION DEVELOPMENT AND A NEW SUBDIVISION APPLICATION WITH FULL PUBLIC IMPROVEMENTS IN ACCORDANCE WITH EXISTING ORDINANCES. IT IS THE INTENT OF THIS CONDITION THAT SUCH FUTURE PUBLIC IMPROVEMENTS SHALL BE NECESSARY IN CONSIDERATION OF THE WAIVERS WHICH HAVE BEEN GRANTED TO PERMIT THE SUBDIVISION OF THE PROPERTY IN ITS PRESENT CONFIGURATION AS APPROVED.

36. OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED.

37. MAINTENANCE RESPONSIBILITY OF COMMON DRIVEWAYS, PRIVATE ROADS, NALT LOTS AND OPEN SPACE IS THAT OF THE ARDROSSAN FARMS HOMEOWNERS ASSOCIATION. OPEN SPACE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE OPEN SPACE MANAGEMENT PLAN APPENDED AS EXHIBIT 2.3.21 TO THE DECLARATION OF ARDROSSAN FARMS, A PLANNED COMMUNITY, DATED DECEMBER 23, 2014, AND RECORDED IN THE LAND RECORDS OF DELAWARE COUNTY, PENNSYLVANIA IN BOOK 5585, PAGE 0276, ET SEQ.

38. MAINTENANCE OF TREES SHALL BE CONSISTENT WITH THE TOWNSHIP SHADE TREE ORDINANCE.

CONDITIONAL USE DECISION - ISSUED JANUARY 6, 2014:

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

WAIVER REQUESTS:

WAIVERS ARE REQUESTED FROM THE APPLICABLE SECTIONS OF TOWNSHIP CODE 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.

A WAIVER IS REQUESTED FROM THE SECTION OF TOWNSHIP CODE 255-27.D(1) WHICH REQUIRED THE MAXIMUM LENGTH OF A PERMANENT OR TEMPORARY CUL-DE-SAC NOT TO EXCEED 800 FEET IN LENGTH THE PROPOSED LENGTH OF THE AYRSHIRE DRIVE CUL-DE-SAC IS APPROXIMATELY 2,300 FEET.

PRIOR APPROVED WAIVERS:

WAIVERS WERE GRANTED FROM THE FOLLOWING SECTIONS OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS PART OF FINAL PLAN APPROVAL FOR THIS PROJECT

ARTICLE 5: DESIGN STANDARDS:

255-27. STREETS;
- 255-27 (A-5) CUL-DE-SAC TERMINUS AT ROAD D
- 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

STREET INTERSECTIONS
- 255-27 (H)(1) INTERSECTIONS LESS THAN 90 DEGREES FOR ROAD E AT NEWTOWN ROAD, ROAD E AND ROAD C & ROAD C AND ROAD H.

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

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PENNSYLVANIA ONE CALL SYSTEM
Pennsylvania One Call System, Inc.
1-800-242-1776

MOMENEE, INC.
a Kanis Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

NOTES AND REFERENCES PLAN
LOT CONSOLIDATION / SUBDIVISION PLAN

THE ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

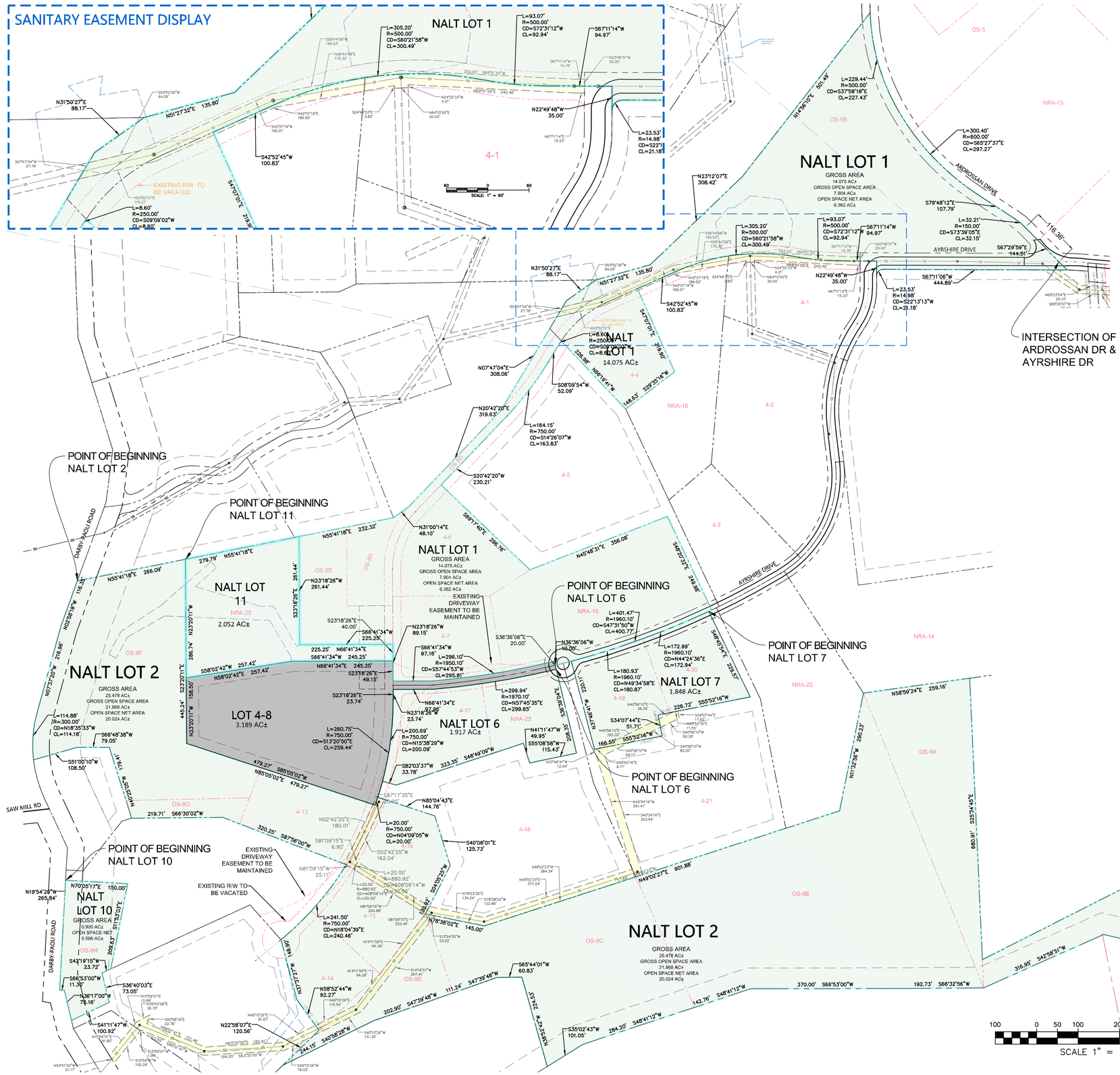
APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

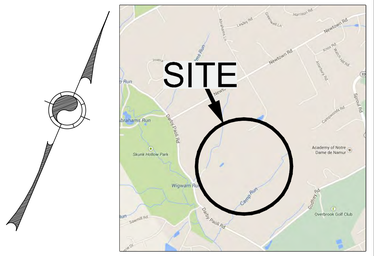
ONE-CALL:	20142820
DRAWN BY:	TED
CHECKED BY:	DMF

REV.	DATE	COMMENTS
1	07/31/19	NALT LOTS 5 - 8 ADDED
2	09/17/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
3	10/24/19	ADDITIONAL LOTS AND RECONFIGURATION
4	09/04/20	ADDITIONAL LOTS AND RECONFIGURATION

FILE NO.: 06-012

SHEET 2 OF 10
DATE: JUNE 28, 2019
SCALE: AS NOTED





LOCATION MAP
SCALE: 1" = 2,000'

LOT 4-8

PORTION OF NRA-25	1,822	SF	0.042 AC
PORTION OF 4-17	2,145	SF	0.049 AC
PORTION OF 4-7	2,680	SF	0.062 AC
PORTION OF NRA-19	1,264	SF	0.029 AC
EXISTING LOT AREA	131,016	SF	3.008 AC
Total:	138,927	SF	3.189 AC

LOT 4-17

LOT AREA	49,287	SF	1.131 AC
PORTION TRANSFERRED TO LOT 4-8	2,145	SF	0.049 AC
REMAINDER:	47,142	SF	1.082 AC

NRA-25

LOT AREA	38,168	SF	0.876 AC
PORTION TRANSFERRED TO LOT 4-8	1,822	SF	0.042 AC
REMAINDER:	36,346	SF	0.834 AC

LOT 4-7

LOT AREA	52,758	SF	1.211 AC
PORTION TRANSFERRED TO LOT 4-8	2,680	SF	0.062 AC
REMAINDER;	50,078	SF	1.150 AC

NRA-19

LOT AREA	120,431	SF	2.765 AC
PORTION TRANSFERRED TO LOT 4-8	1,264	SF	0.029 AC
REMAINDER:	119,167	SF	2.736 AC

NALT LOT 1

	GROSS AREA		GROSS
4-4	43,520	SF	0.999 AC
4-6	56,017	SF	1.286 AC
4-7*	50,078	SF	1.150 AC
OS-8B	263,948	SF	6.059 AC
OS-8D	38,691	SF	0.888 AC
OS-8E	41,668	SF	0.957 AC
NRA-19*	119,167	SF	2.736 AC
Total NALT Lot 1:	613,089	SF	14.075 AC

*REMAINDER AFTER TRANSFER TO LOT 4-8

NALT LOT 2

OS-8F	178,019	SF	4.087 AC
OS-8G	12,969	SF	0.298 AC
4-12	43,460	SF	0.998 AC
4-14	36,093	SF	0.829 AC
4-15	35,729	SF	0.820 AC
4-16	41,948	SF	0.963 AC
OS-9A	96,621	SF	2.218 AC
OS-9B	295,985	SF	6.795 AC
OS-9C	151,374	SF	3.475 AC
OS-9D	37,591	SF	0.863 AC
OS-11	180,011	SF	4.132 AC
Total NALT Lot 2:	#######	SF	25.478 AC

NALT Lot 6

4-17*	47,142	SF	1.082 AC
NRA-25*	36,346	SF	0.834 AC
Total:	83,488	SF	1.917 AC

*REMAINDER AFTER TRANSFER TO LOT 4-8

NALT Lot 7

LOT 4-19	42,279	SF	0.971 AC
LOT 4-20	38,201	SF	0.877 AC
Total:	80,480	SF	1.848 AC

NALT LOT 10

OS-8H	39,195	SF	0.900 AC

NALT LOT 11

NRA-20	89,374	SF	2.052 AC

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- DRIVEWAY ACCESS/UTILITY EASEMENT
- SANITARY SEWER EASEMENT

LOT CONSOLIDATION: NALT LOTS 1, 2, 6, 7, 10 & 11
LOT LINE CHANGE LOT 4-8

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Pennsylvania One Call System, Inc.
1-800-242-1776
Serial Number: 2014203820

DAVID R. FIORELLO
PROFESSIONAL ENGINEER
REGISTERED
PROFESSIONAL
PE074786

MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: NALT LOTS 1, 2, 6, 7, 10 & 11 / LOT 4-8
LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
RADNOR TOWNSHIP / DELAWARE COUNTY / PENNSYLVANIA

APPLICANT
ESII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820
DRAWN BY:	TED
CHECKED BY:	DMF

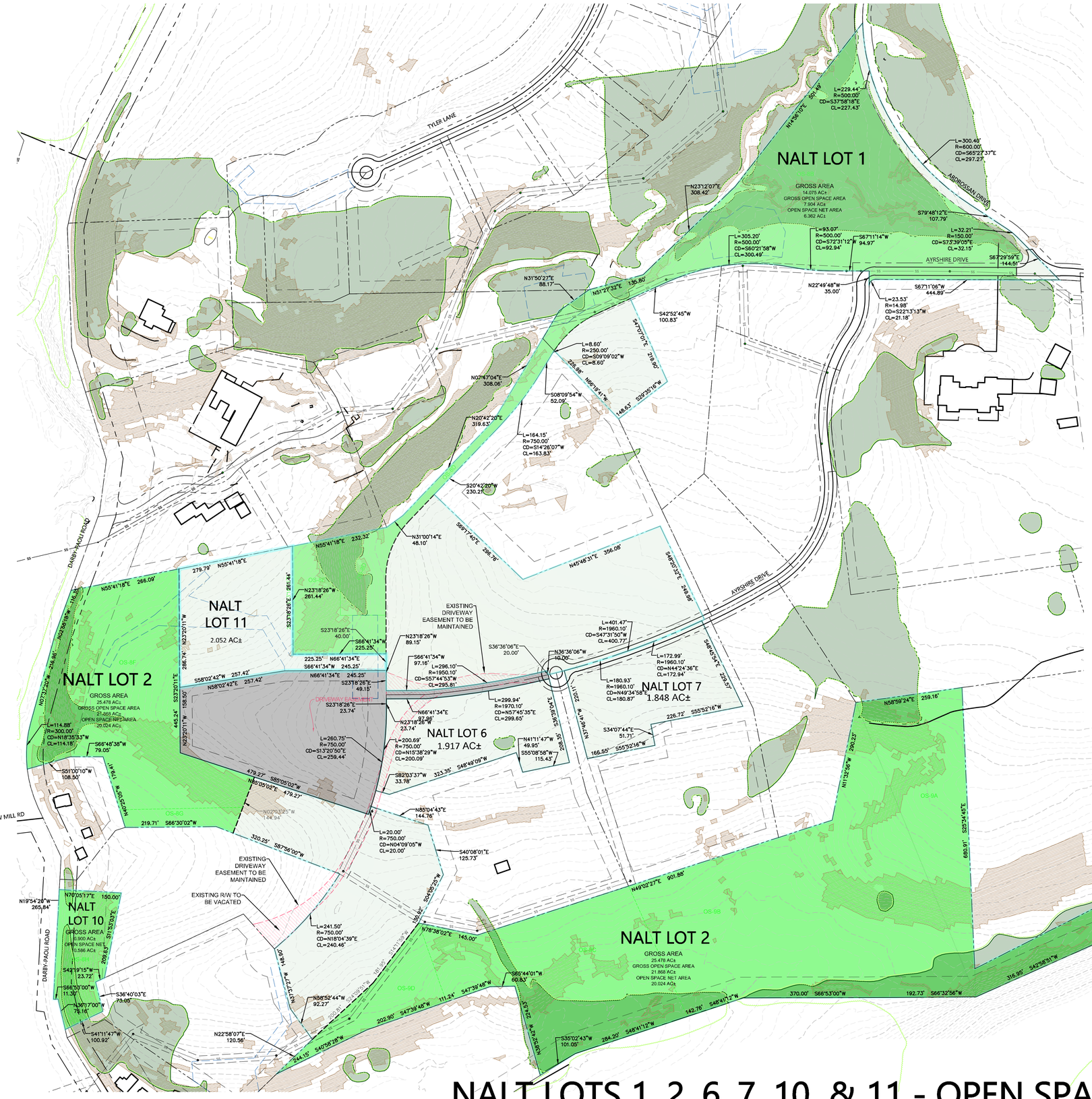
REV.	DATE	COMMENTS
1	05/04/20	ADDITIONAL LOTS AND RECONFIGURATION
2	09/11/19	ADDITIONAL LOTS AND SEWER
3	07/31/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
4	07/31/19	NALT LOTS 3 - 9 ADDED

FILE NO.: 06-012

SHEET 3 OF 10

DATE: JUNE 28, 2019

SCALE: AS NOTED



NALT LOTS 1, 2, 6, 7, 10 & 11 - OPEN SPACE DISPLAY

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PORTION OF NRA-25	1,822	SF	0.042 AC
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*REMAINDER AFTER TRANSFER TO LOT 4-8

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NALT LOT 10

OS-8H	39,195	SF	0.900 AC

NALT LOT 11

NRA-20	89,374	SF	2.052 AC

LOCATION MAP
SCALE: 1" = 2,000'

OPEN SPACE AREA

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- RIGHT OF WAY TO BE ABANDONED
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- EXISTING TREE LINE
- 378 EXISTING 2' CONTOUR
- 380 EXISTING 10' CONTOUR
- EXISTING SLOPES 20% AND GREATER
- EXISTING WOODED AREAS
- DRIVEWAY ACCESS/UTILITY EASEMENT
- SANITARY SEWER EASEMENT

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Pennsylvania One Call System, Inc.
1-800-242-1776

DAVID R. FIORELLO
PROFESSIONAL ENGINEER
REGISTERED
PE027478E
COMMONWEALTH OF PENNSYLVANIA

MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE/FEATURES PLAN-NALT LOTS 1, 2, 6, 7, 10 & 11 / LOT 4-8
LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
RADNOR TOWNSHIP / DELAWARE COUNTY / PENNSYLVANIA

APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

DWG.	203-0820
DRAWN BY:	TED
CHECKED BY:	DWF

REV.	DATE	COMMENTS
1.	07/31/19	NALT LOTS 2, 6 & ADDED
2.	09/17/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
3.	09/24/20	ADDITIONAL LOTS AND RECONFIGURATION

FILE NO.: 06-012
SHEET 4 OF 10
DATE: JUNE 28, 2019
SCALE: 1" = 100'

NALT Lot 7

The point of beginning being located the following courses and distances from the intersection of Ayrshire Drive and Newtown Road,

1. S 24°14'23"E the distance of 40.31 feet to a point,
2. Along the arc of a circle curving to the left having a radius of 2,500.00 feet the arc distance of 58.59 feet, having a chord bearing of N 24°54'39"W and a chord distance of 58.58 feet to a point,
3. S 25°34'56"E the distance of 110.67 feet to the point of beginning ,
4. S 25°34'56"E the distance of 75.53 feet to a point of curvature,
5. Along the arc of a circle curving to the right having a radius of 1,000.00 feet the arc distance of 59.27 feet, having a chord bearing of S 23°53'04"E and a chord length of 59.26 feet to a point of reverse curvature,
6. Along the arc of a circle curving to the left having a radius of 521.68 feet the arc distance of 48.91 feet, having a chord bearing of S 23°35'14"E and a chord length of 48.89 feet to a point of tangency,
7. S 24°59'17"E, 48.42 feet to a point,

NALT Lot 11

The point of beginning being located at the intersection of Ayrshire Drive and Newtown Road

NEWTOWN ROAD

N66°43'41"E 469.51'

N10°08'00"E 83.69'

ULTIMATE RIGHT OF WAY

S24°14'23"E 40.31'

POINT OF BEGINNING NALT LOT 5

NALT LOT 5

L=58.59'
R=2500.00'
CD=S24°54'39"E
CL=58.58'

GROSS AREA
2.467 ACs
OPEN SPACE NET
1.971 ACs

L=141.94'
R=1600.00'
CD=N12°40'29"E
CL=141.89'

S25°34'56"E 86.18'

S25°34'56"E 4.48'

N75°15'20"W 46.87'

126.45' S66°48'47"W

209.50' S59°57'34"W

233.49' S66°48'47"W

AYRSHIRE DRIVE

S60°42'21"W 6.01'

L=29.52'
R=1620.00'
CD=S32°52'08"W
CL=29.52'

N68°17'36"W 20.00'

S22°40'22"E 40.82'

N22°40'22"E 49.88'

L=39.99'
R=1600.00'
CD=N22°27'39"E
CL=39.99'

S68°17'36"E 168.75'

POINT OF BEGINNING NALT LOT 4

N66°48'47"E 614.41'

N68°31'03"E 35.10'

L=130.02'
R=1600.00'
CD=N25°30'17"E
CL=129.98'

ARDROSSAN DRIVE

N27°49'58"E 328.60'

NALT LOT 4

GROSS AREA
24.716 ACs
GROSS OPEN SPACE AREA
4.037 ACs
OPEN SPACE NET AREA
3.651 ACs

NRA-11

NRA-12

S24°59'17"E 192.60'

L=116.91'
R=5000.00'
CD=S24°19'05"E
CL=116.91'

MURRAY LANE

L=132.67'
R=500.00'
CD=N20°13'53"E
CL=132.28'

L=140.49'
R=225.00'
CD=N05°15'29"W
CL=138.22'

OS-5

L=244.10'
R=500.00'
CD=N37°07'54"W
CL=241.68'

NRA-10

S23°38'54"E 441.70'

NRA-5

NRA-13

OS-8B

20' SANITARY SEWER EASEMENT DEDICATED TO RADNOR TOWNSHIP

N07°10'40"E 264.46'
264.46' S21°49'20"E

L=300.40'
R=600.00'
CD=N65°27'37"W
CL=297.27'

L=77.17'
R=150.00'
CD=S08°54'37"E
CL=76.32'

S05°49'40"W 17.49'

N68°01'54"W 45.18'

325.46' S65°43'07"W

ARDROSSAN DRIVE

N79°48'12"W 107.79'

L=32.21'
R=150.00'
CD=N73°39'05"W
CL=32.15'

OS-6A

178.54' S22°13'25"E

N67°29'59"E 45.50'

N67°29'59"W 99.00'

S26°27'00"E 20.23'

L=67.77'
R=750.00'
CD=S69°21'09"W
CL=67.74'

S71°56'28"W 164.31'

129.02' S28°30'25"E

N67°11'14"E 14.76'

N22°48'31"W 20.00'

AYRSHIRE DRIVE

WHEELER LANE

N20°30'25"W 29.44'

NRA

S69°41'34"W 38.10'

S71°56'28"W 13.23'

N67°11'14"E 15.23'

N07°10'40"E 264.46'
N21°49'20"W 264.46'

N07°10'40"E 264.46'
S21°49'20"E 264.46'

N21°34'32"E 123.
S21°34'32"W 126.

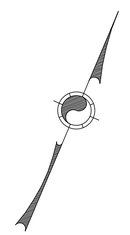
LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT

LOT CONSOLIDATION: NALT LOT 4 | NALT LOT 5

60 0 30 60 120 240

1 INCH = 60 FT.



LOCATION MAP
SCALE: 1" = 2,000'

NALT Lot 4			
NRA-10	233,930	SF	5.370 AC
NRA-11	233,719	SF	5.365 AC
NRA-12	240,062	SF	5.511 AC
NRA-13	193,327	SF	4.438 AC
OS-5	80,886	SF	1.857 AC
OS-6A	94,697	SF	2.174 AC
Total:	1,076,621	SF	24.716 AC

NALT Lot 5			
OS-4	107,450	SF	2.467 AC

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DAVID R. FIORELLO
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PE037478E
COMMONWEALTH OF PENNSYLVANIA

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ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: NALT LOT 4 & 5

LOT CONSOLIDATION / SUBDIVISION PLAN

THE ARDROSSAN FARM

RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820	
DRAWN BY:	TED	
CHECKED BY:	DRF	

REV#	DATE	COMMENTS
5	09/24/20	ADDITIONAL LOTS AND RECONFIGURATION
4	11/13/19	NALT LOTS 5 & 6 ADDED
3	09/17/19	NALT LOT 5 SPLIT INTO SMALLER LOTS
2	08/27/19	NALT LOTS 5 - 8 ADDED
1	07/31/19	

FILE NO.: 06-012

SHEET 5 OF 10

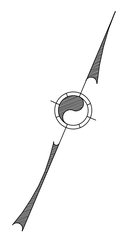
DATE: JUNE 28, 2019

SCALE: 1" = 60'

N:\MOMENEE INC\2020\0820\12 LOT CONSOLIDATION\NALT LOTS\CONSOLIDATION 2020\0820-2 NALT LOT CONSOLIDATION - SUBDIVISION PLAN

NALT LOT 4 | NALT LOT 5

OPEN SPACE DISPLAY



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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO MARK ALL PROPOSED EXCAVATION.
Pennsylvania One Call System, Inc.
1-800-242-1776
Serial Number: 2014203820

DAVID R. FIORELLO
PROFESSIONAL ENGINEER
PROFESSIONAL
REGISTERED
PROFESSIONAL ENGINEER
PROFESSIONAL
REGISTERED

MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE PLAN – NALT LOTS 4 & 5
LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA
APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820
DRAWN BY:	TTD
CHECKED BY:	DRF

REV'D	DATE	COMMENTS
4	09/24/20	ADDITIONAL LOTS AND RECONFIGURATION
3	08/19/19	NALT LOT 4 & NALT LOT 5 CREATED
2	05/17/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
1	07/31/18	NALT LOTS 5 - 8 ADDED

FILE NO.: 06-012
SHEET 6 OF 10
DATE: JUNE 28, 2019
SCALE: 1" = 60'

M:\MOMENEE INC\2020\2020123\2020123 LOT CONSOLIDATION\2020123 NALT LOT CONSOLIDATION - SUBDIVISION PLAN.

NALT Lot 9

The point of beginning being located at the intersection of Scott Lane and Newtown Road.

MATCHLINE A–A

MURRAY LANE

AYRSHIRE DRIVE

SCOTT LANE

ATHELEAS LANE

CAMPWOODS DRIVE

NALT LOT 3

GROSS AREA
38.808 ACs
GROSS OPEN SPACE AREA
29.055 ACs
OPEN SPACE NET AREA
24.780 ACs

NRA-3
NRA-5
NRA-6
NRA-8
OS-3B
OS-3C
OS-10

STORMWATER MANAGEMENT EASEMENT

25' BUFFER
50' BUFFER

N65°47'47"E 142.31'
L=131.55'
R=250.08'
CD=N50°41'14"E
CL=130.04'
L=22.60'
R=270.00'
CD=N40°41'52"E
CL=22.59'
S21°34'32"E 148.81'
N21°34'32"W 123.25'
S21°34'32"E 126.41'
N68°24'49"E 40.00'
N21°34'50"W 33.54'
N68°25'10"E 23.93'
S21°34'50"E 32.35'
N68°24'49"E 1030.89'
N68°24'49"E 66.55'
N68°24'49"E 20.00'
S20°28'11"E 142.54'
N20°28'11"W 142.18'
S20°27'36"E 157.15'
L=307.45'
R=1000.00'
CD=N19°26'58"W
CL=306.25'
L=2.87'
R=1000.00'
CD=S28°37'22"E
CL=2.87'
L=51.33'
R=50.00'
CD=S00°59'03"W
CL=49.10'
N61°44'34"E 241.79'
S20°27'13"E 50.41'
N60°39'23"E 224.55'
N83°59'52"E 69.04'
N20°27'00"W 382.89'
S69°33'00"E 20.00'
S20°27'36"E 402.45'
288.78' S69°56'52"W
917.07' S69°56'52"W
N26°30'25"W 411.15'
N61°23'51"E 504.61'
624.00' S61°24'28"W
S28°35'32"E 20.00'
N26°30'25"W 20.00'
S28°37'12"E 202.58'
S58°02'59"W 44.99'
L=70.64'
R=250.00'
CD=N18°24'46"W
CL=70.40'
S61°48'45"W 68.66'
S44°25'08"E 66.42'
N61°48'45"E 719.49'
N18°48'08"W 115.50'
N26°56'13"W 956.80'
S24°31'34"E 956.80'
N25°31'41"W 491.37'
446.53' S59°59'37"W
L=31.31'
R=23.50'
CD=N11°42'19"W
CL=29.05'
N49°52'44"W 17.77'
N18°26'07"E 78.32'
427.30' S40°07'16"W
L=77.17'
R=150.00'
CD=N08°54'37"W
CL=76.32'
N05°49'40"E 40.18'
L=90.64'
R=325.00'
CD=N13°49'02"E
CL=90.34'
N26°30'25"W 29.44'
S53°01'42"E 208.45'
S53°01'42"E 208.45'
N63°08'54"W 165.39'
N26°30'25"W 334.91'
S27°50'14"W 334.91'
N68°25'10"E 284.98'
S68°25'10"W 352.97'
N51°06'47"E 135.47'
S07°02'37"W 108.98'
S20°27'36"E 1574.57'
N66°43'41"E 383.00'
N23°19'11"W 89.44'
S66°43'41"W 305.19'
S23°16'19"E 34.40'
S66°40'49"W 50.00'
N20°27'36"W 398.69'
N49°10'37"E 141.49'
N46°17'36"E 265.76'
L=281.82'
R=450.00'
CD=N28°34'57"W
CL=277.24'
L=226.93'
R=450.00'
CD=S34°50'44"E
CL=224.53'
N43°44'54"W 122.30'
251.61' S69°36'04"W

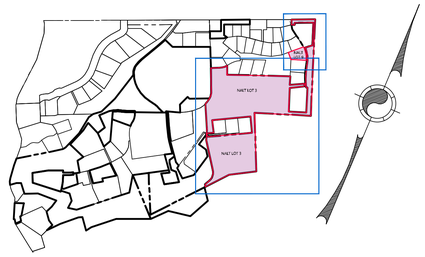
POINT OF BEGINNING
NALT LOT 3

POINT OF BEGINNING
NALT LOT 9

NALT LOT 9
1.050 AC±

NALT LOT 3

80 0 40 80 160 320
1 INCH = 80 FT.



LOCATION MAP
SCALE: 1" = 2,000'

NALT Lot 3			
NRA-3	115,235	SF	2.645 AC
NRA-5	160,941	SF	3.695 AC
NRA-6	148,677	SF	3.413 AC
OS-3B	482,937	SF	11.087 AC
OS-10	20,265	SF	0.465 AC
OS-3C/D	762,435	SF	17.503 AC
Total:	1,690,490		38.808 AC

NALT LOT 9			
NRA-2	45,742	SF	1.050 AC

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- SANITARY SEWER EASEMENT

LOT CONSOLIDATION: NALT LOT 3 / NALT LOT 9

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Serial Number: 201-203-0820

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS NOTICE FOR DESIGN PHASE.
Pennsylvania One Call System, Inc.
1-800-242-1776

DAVID R. FIORELLO
REGISTERED PROFESSIONAL
PE052478

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: NALT LOTS 3 & 9
LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

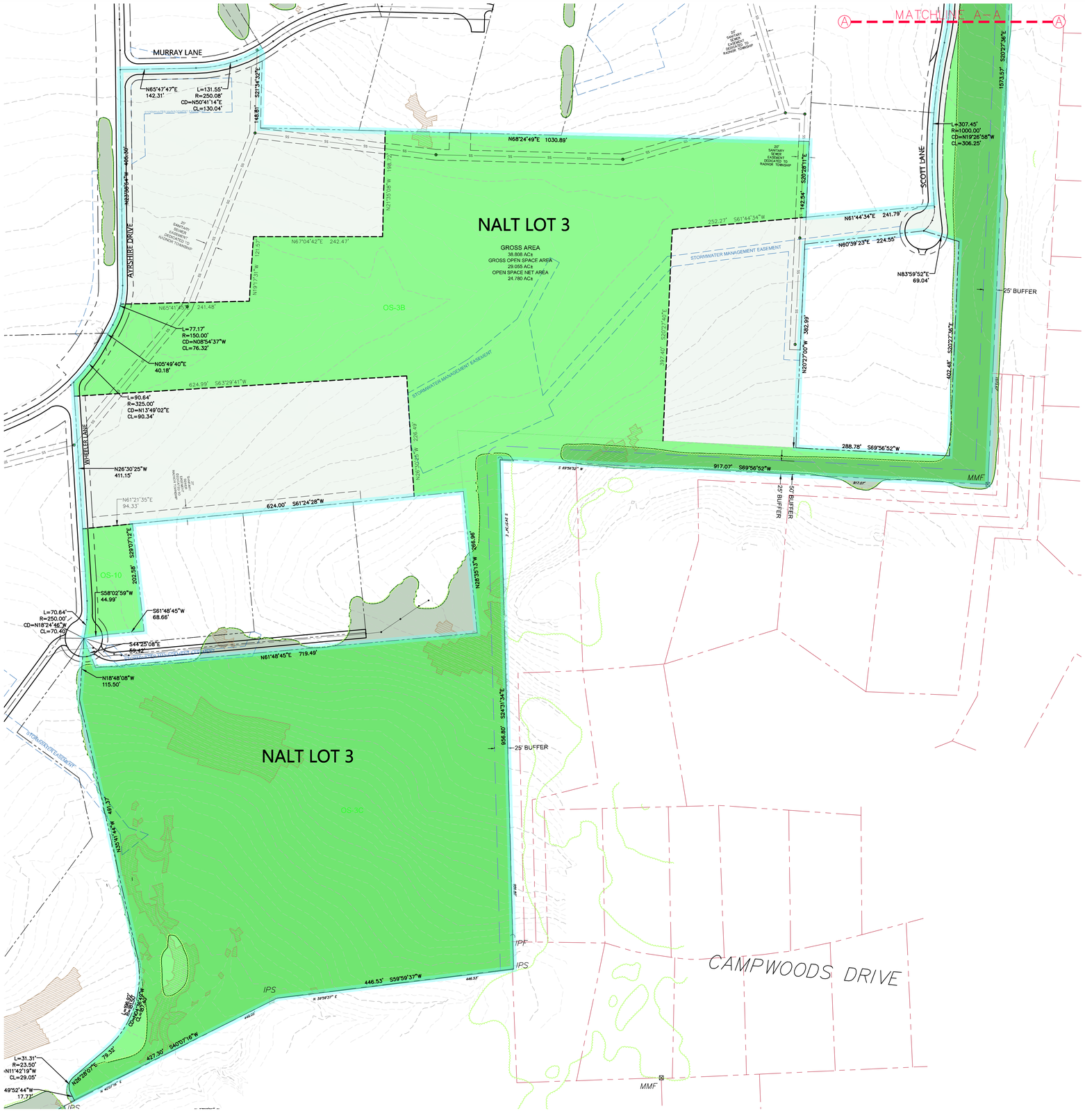
ONE-CALL:	203-0820	TED
DRAWN BY:		DRF
CHECKED BY:		

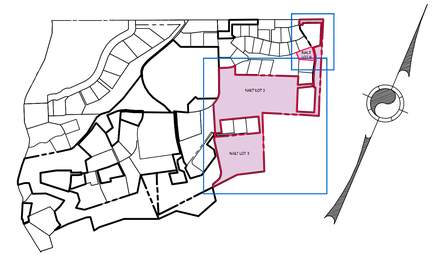
REV.	DATE	COMMENTS
4	09/04/20	ADDITIONAL LOTS AND RECONFIGURATION
3	08/14/19	ADDITIONAL LOT ADDED
2	05/17/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
1	07/31/19	NALT LOTS 3 - 9 ADDED

FILE NO.: 06-012

SHEET 7 OF 10
DATE: JUNE 28, 2019
SCALE: 1" = 80'

I:\MOMENEE, INC\2020\0603\171324\
[ALL PROJECTS\2004\0601\DWG\DRAWINGS\NALT CONSOLIDATION, 2020\06012_NALT LOT CONSOLIDATION - SUBDIVISION PLAN...





LOCATION MAP
SCALE: 1" = 2,000'

NALT Lot 3			
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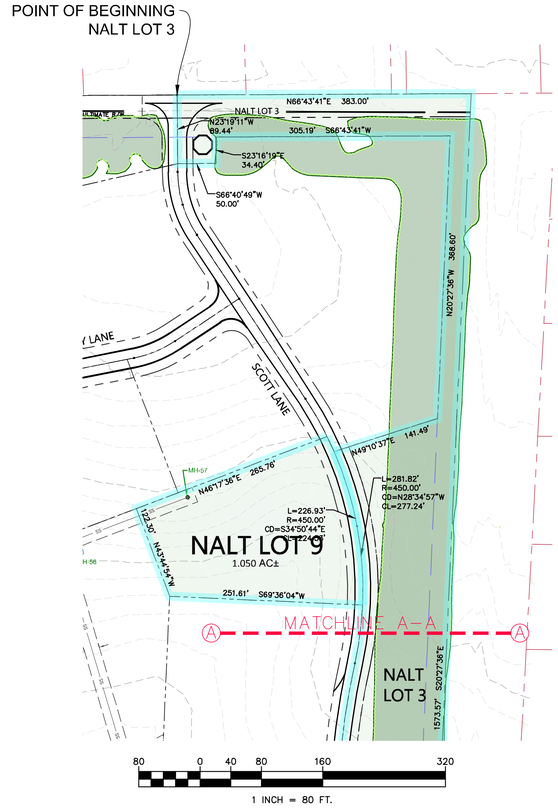
OS-10	20,265	SF	0.465 AC
OS-3C/D	762,435	SF	17.503 AC
Total:	1,690,490		38.808 AC

NALT LOT 9			
NRA-2	45,742	SF	1.050 AC

OPEN SPACE AREA

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- RIGHT OF WAY TO BE ABANDONED
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- EXISTING TREE LINE
- 378 EXISTING 2' CONTOUR
- 380 EXISTING 10' CONTOUR
- EXISTING SLOPES 20% AND GREATER
- EXISTING WOODED AREAS
- SANITARY SEWER EASEMENT



80 0 40 80 160 320

1 INCH = 80 FT.

NALT LOT 3 - OPEN SPACE DISPLAY

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Serial Number: 2014-203-0820
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TO WORKING DAYS NOTICE FOR DESIGN PHASE
Pennsylvania One Call System, Inc.
1-800-242-1776

MOMENEE, INC.
a Kairns Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE/FEATURES PLAN: NALT LOTS 3 & 9
LOT CONSOLIDATION / SUBDIVISION PLAN
THE ARDROSSAN FARM
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

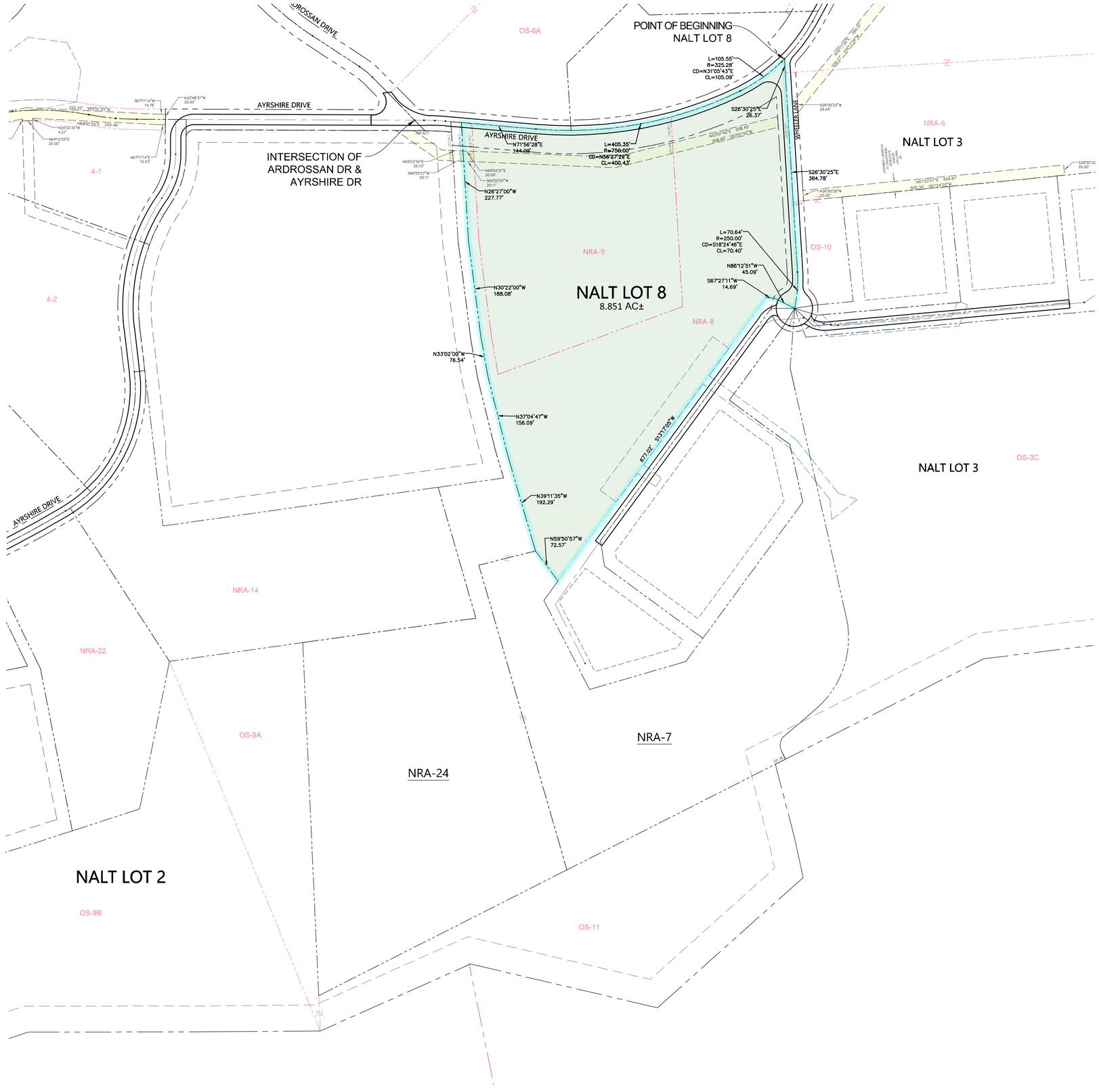
APPLICANT
ESIII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820
DRAWN BY:	TDP
CHECKED BY:	DWF

REV'D	DATE	COMMENTS
4	09/24/20	ADDITIONAL LOTS AND RECONFIGURATION
3	08/17/20	NALT LOT 9 ADDED
2	05/17/19	NALT LOT 3 SPLIT INTO SMALLER LOTS
1	07/13/19	NALT LOTS 5 - 8 ADDED

FILE NO.: 06-012

SHEET 8 OF 10
DATE: JUNE 28, 2019
SCALE: 1" = 80'



LOCATION MAP
SCALE: 1" = 2,000'

NALT Lot 8

NRA-8	228,204	SF	5.239 AC
NRA-9	157,328	SF	3.612 AC
Total:	385,532	SF	8.851 AC

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- SANITARY SEWER EASEMENT

LOT CONSOLIDATION NALT LOT 8

80 0 40 80 160 320
1 INCH = 80 FT.

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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS FOR DESIGN PHASE, EXCLUDING SAT., SUN. & HOLIDAYS
Pennsylvania One Call System, Inc.
1-800-242-1776
Serial Number: 2014203820

DAVID R. FIORELLO
PROFESSIONAL ENGINEER
PE027478E

MOMENEE, INC.
a Kamis Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

RECORD PLAN: NALT LOT 8
LOT CONSOLIDATION / SUBDIVISION PLAN
RADNOR TOWNSHIP * DELAWARE COUNTY * PENNSYLVANIA

THE ARDROSSAN FARM

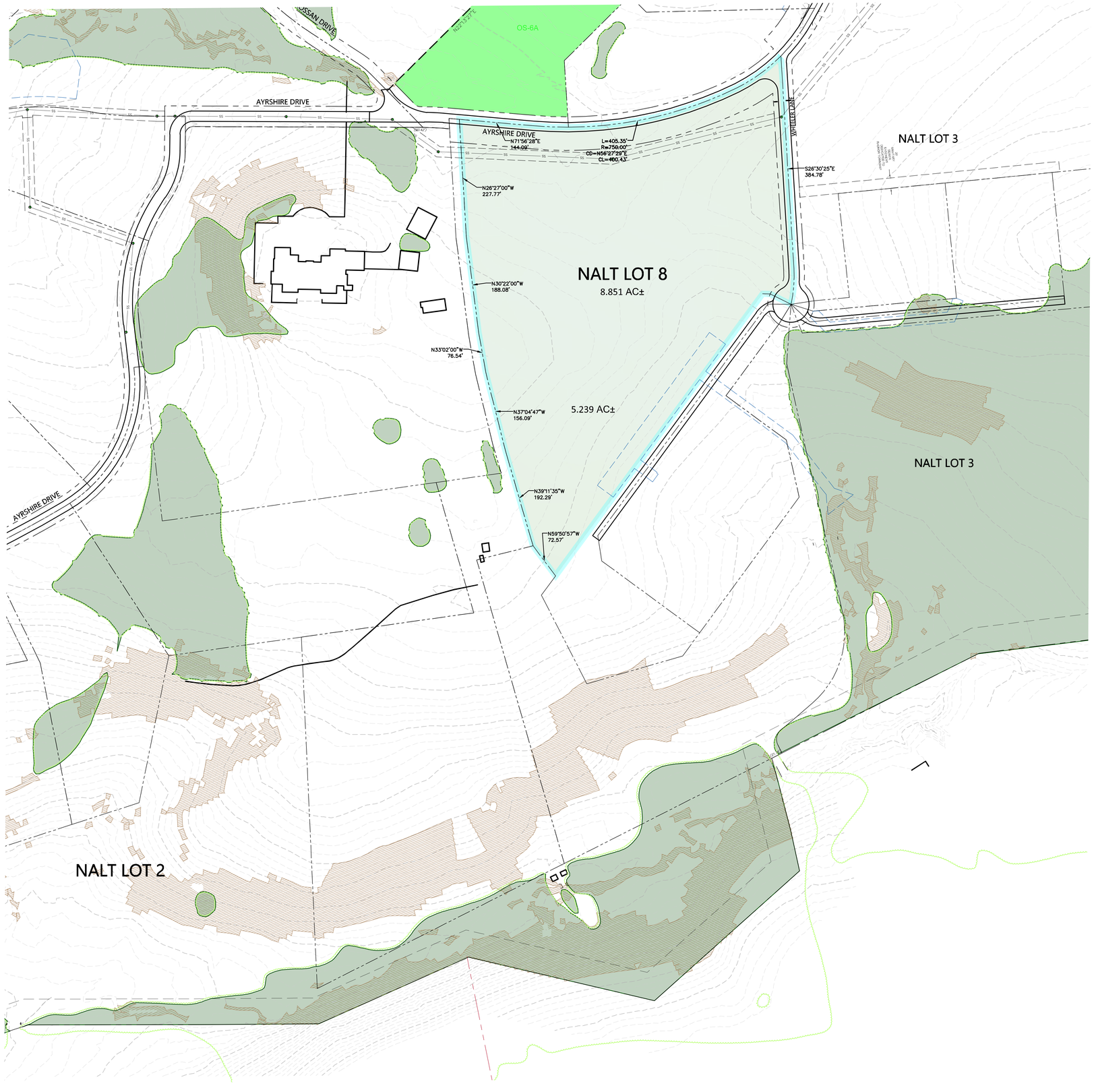
APPLICANT
ESII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820
DRAWN BY:	TED
CHECKED BY:	DRF

NO.	DATE	COMMENTS
4	09/04/20	ADDITIONAL LOTS AND RECONFIGURATION
3	08/17/20	NALT LOT 3 CONSOLIDATION & ADDITIONAL LOTS
2	09/17/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
1	07/31/19	NALT LOTS 5 - 8 ADDED

FILE NO.: 06-012
SHEET 9 OF 10
DATE: JUNE 28, 2019
SCALE: 1" = 80'

C:\MOMENEE INC\20200903.17053.0
C:\PROJECTS\2020\0820\2 MASTER\MARKUPS\NALT LOT CONSOLIDATION 20201208\2 NALT LOT CONSOLIDATION - SUBDIVISION PLAN



LOCATION MAP
SCALE: 1" = 2,000'

NALT Lot 8			
NRA-8	228,204	SF	5.239 AC
NRA-9	157,328	SF	8.851 AC
Total:	385,532	SF	

OPEN SPACE AREA

LINETYPE LEGEND

- EXISTING TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- RIGHT OF WAY TO BE ABANDONED
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- SANITARY EASEMENT
- ROADWAY CENTERLINE
- EXISTING LOT LINE TO BE REMOVED
- DRIVEWAY EASEMENT
- STORMWATER EASEMENT
- EXISTING TREE LINE
- 378 EXISTING 2' CONTOUR
- 380 EXISTING 10' CONTOUR
- EXISTING SLOPES 20% AND GREATER
- EXISTING WOODED AREAS
- SANITARY SEWER EASEMENT

DRIVEWAY ACCESS/UTILITY EASEMENT FOR NRA-7 OVER NRA-24

LOT CONSOLIDATION NALT LOT 8

80 0 40 80 160 320

1 INCH = 80 FT.

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CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TO WORK
WITHIN 10 FEET OF UNDERGROUND LINES
Pennsylvania One Call System, Inc.
1-800-242-1776
Serial Number: 2014203-0820

DAVID R. FIORELLO
REGISTERED PROFESSIONAL LAND SURVEYOR
PS024782

MOMENEE, INC.
a Karins Company
ENGINEERING | PLANNING | SURVEYING
924 COUNTY LINE ROAD - BRYN MAWR - PA - 19010

OPEN SPACE PLAN:RECORD PLAN: NALT LOT 8

LOT CONSOLIDATION / SUBDIVISION PLAN

THE ARDROSSAN FARM

RADNOR TOWNSHIP - DELAWARE COUNTY - PENNSYLVANIA

APPLICANT
ESII LP
107 TWADDELL MILL ROAD
WILMINGTON, DE 19807

ONE-CALL:	203-0820
DRAWN BY:	TEP
CHECKED BY:	DRF

REV'D	DATE	COMMENTS
4	09/24/20	ADDITIONAL LOTS AND RECONFIGURATION
3	11/14/19	NALT LOT 8 AND NRA-9 ADDED
2	09/17/19	NALT LOT 1 SPLIT INTO SMALLER LOTS
1	07/31/19	NALT LOTS 5 - 8 ADDED

FILE NO.: 06-012

SHEET 10 OF 10

DATE: JUNE 28, 2019

SCALE: 1" = 80'

P:\MOMENEE INC\2020\06012\LAND DEVELOPMENT\NALT LOT CONSOLIDATION 2020\06012-2 NALT LOT CONSOLIDATION - SUBDIVISION PLAN

ORDINANCE NO. 2020-22
FISCAL YEAR 2021 TAX LEVY

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING A FINAL COMPREHENSIVE BUDGET FOR FISCAL YEAR 2021, AND ESTABLISHING THE TOWNSHIP MILLAGE RATE

WHEREAS, Delaware County has conducted a county wide reassessment of all residential, commercial and industrial properties modifying all current assessments; and

WHEREAS, although the reassessment has been completed, the County has not provided assessment values to local municipalities or school districts, but has informed the Township that new reassessment values will be available after November 30, 2020; and

WHEREAS, despite the foregoing uncertainty, the Township is obligated under its Home Rule Charter to introduce its Tax Levy and 2021 Comprehensive Budget Ordinance on November 23, 2020 for adoption in December before the end of the fiscal year; and

WHEREAS, the Township intends to make such amendments or revisions necessary upon receipt of final County reassessment values at its budget ordinance adoption hearing.

NOW, THEREFORE, The Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, hereby ENACTS and ORDAINS, as follows:

Section 1. That the Final 2021 Budget, referenced as the Board Approved Comprehensive Budget (version 1) attached hereto and incorporated herein, dated November 23, 2020, is hereby adopted setting forth all proposed revenues and appropriations for all Township funds for fiscal year 2021.

Section 2. The total tax millage rate for 2021 will be set at *revenue neutral* in accordance with 53 Pa. C.S.A. §8823, "Limitation on tax increase after countywide reassessment" once Radnor Township receives the final 2021 reassessment data from the Delaware County Board of Assessments. It's expected that the data will be available after November 30, 2020, and, therefore, the 2021 millage will be calculated and known at the time of the adoption of this Ordinance.

Section 3. The 2021 contributions toward the ongoing Other Post-Employment Benefit ("OPEB") Funding Plan are excluded from the initial appropriation amounts, pending the results of the 2021 business tax revenue performance. If, after the filing deadline of May 15, 2021, business taxes perform better than anticipated, the Board of Commissioner will reconsider adding back all or a portion of the 2021 OPEB Funding plan contribution.

Section 4. That all other permit, service and user fees for fiscal year 2021 shall be set by Ordinance 2020-24 and shall be subject to further amendment by the Board of Commissioners.

Section 5. Repealer. All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 6. Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 7. Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED this 14th day of December, 2020

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
Name: William M. White
Title: Township Manager / Secretary

BUDGET PLACEHOLDER

The 2021 Township Manager Recommended Budget was posted to the Township's website on Friday, October 23, 2020. The Final Budget presented for adoption contains no changes from the Township Manager Recommended Budget. Please visit www.radnor.com and look for the 2021 Budget link on the home page.

ORDINANCE NO. 2020-23
FISCAL YEAR 2021 SEWER RENT RATE

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING THE TOWNSHIP SANITARY SEWER RENT FOR 2021

The Board of Commissioners of Radnor Township, Delaware County, Pennsylvania, hereby ENACTS and ORDAINS, as follows:

Section 1. That the Final 2021 Budget, referenced as the Board Approved Comprehensive Budget (version 1) incorporated in Ordinance 2020-22, dated November 23, 2020, sets forth all proposed revenues and appropriations for all Township funds for fiscal year 2021.

Section 2. The Sanitary Sewer Fund (#002) revenues included in the Final 2021 Budget are estimated based on the billing and collection of a sanitary sewer user fee calculated as a rate times water consumption, provided by Aqua, PA annually.

Section 3. The annual sewer service charges for all real property within the Township shall be set at the amount of $7.85 per 1,000 gallons of water used in the year 2020 as certified by Aqua.

Section 4. Repealer. All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 5. Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 6. Effective Date. This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter.

ENACTED AND ORDAINED this 14th day of December, 2020

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
Name: William M. White
Title: Township Manager / Secretary

ORDINANCE NO. 2020-24

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 162 BY ADOPTING THE CONSOLIDATED FEE SCHEDULE FOR CALENDAR YEAR 2021

Section 1. The Township of Radnor incurs costs and expenses in processing various permits and licenses through its various departments.

Section 2. Section §104-7 False Alarms updated with Ordinance 2017-03 and the Fee Schedule is amended to reflect the corresponding fees.

Section 3. The Pennsylvania Municipalities Planning Code authorizes reasonable and necessary charges by the Township's professional consultants based upon its schedule established by ordinance or resolution.

NOW, THEREFORE, it is hereby ***ENACTED*** and ***ORDAINED*** that the Board of Commissioners of Radnor Township hereby adopts the attached 2021 Consolidated Fee Schedule effective January 1, 2021, and all ordinances or resolutions which are inconsistent are hereby repealed.

BE IT FURTHER ENACTED and ***ORDAINED*** that any revisions to the 2021 Consolidated Fee Schedule may be amended or revised by subsequent resolution of the Board of Commissioners.

ENACTED AND ORDAINED this 14th day of December, A.D., 2020.

RADNOR TOWNSHIP

By: _____

Name: Jack Larkin
Title: President

ATTEST: _____

Name: William M. White
Title: Township Manager / Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: November 23, 2020

TO: **Board of Commissioners**

FROM: Robert V. Tate, Jr., Finance Director

LEGISLATION: Ordinance 2020-24 Adopting the Consolidated Fee Schedule (Chapter §162) for 2021

LEGISLATIVE HISTORY: Chapter §162 requires the Township to adopt a consolidated fee schedule. The last Fee Schedule Ordinance was adopted in December 2019, effective January 1, 2020. This Ordinance will replace the existing fee schedule in its entirety, effective January 1, 2021.

PURPOSE AND EXPLANATION: This Ordinance will replace the existing fee schedule in its entirety upon adoption, with the following highlights:

1. The Fee Schedule is not directly linked to the 2021 budget. The Ordinances will be considered at the same time, but that is more of a function of the calendar than any connection between the two processes.

2. Fee changes are highlighted in yellow and noted in each of the sections of the Fee Schedule under "Fee Change Narrative"

FISCAL IMPACT: There is no direct fiscal impact in passing this fee schedule.

RECOMMENDED ACTION: The Administration respectfully recommends that the Board introduce Ordinance 2020-24 at the November 23rd meeting, with an anticipated adoption at the December 14 meeting, making the replacement Consolidated Fee Schedule effective January 1, 2021.

2021 CONSOLIDATED FEE SCHEDULE

Introduced | November 23, 2020
Adopt | Scheduled for December 14, 2020

RADNOR TOWNSHIP, PA 301 Iven Ave, Wayne, PA 19087

Radnor Township, PA
2021 Consolidated Fee Schedule – Chapter 162 Fees
Ordinance 2020-24 | November 23, 2020
Effective January 1, 2021

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Fee Description	2020	2021
Community Development Department		
Chapter 120 | Bathing Places		
License Fees – Swimming Pool (outdoor)	$300.00 per pool	$300.00 per pool
License Fees – Swimming Pool (indoor)	$350.00 per pool	$350.00 per pool
License Fees – Spa	$250.00 per pool	$250.00 per pool
License Fees – Wading	$200.00 per pool	$200.00 per pool
Chapter 125 | Building Construction		
General Contractor's License (annual)	$50.00	$50.00
RESIDENTIAL		
New one and two-family dwelling	$20.00 / $1,000.00	$20.00 / $1,000.00
Additions, alterations, repairs, demolition, etc.	$20.00 / $1,000.00	$20.00 / $1,000.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New buildings and fire suppression systems	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000	$30.00 / $1,000 up to $50,000 $20.00 / $1,000 for each additional 1,000
Additions, alterations, repairs, demolition, to existing buildings and fire suppression systems	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000	$50.00 / first $1,000, $25.00 / $1,000 for each additional $1,000
Signs, to include: window, awning, wall, marquee, freestanding (new or replacement)	$20.00 / $1,000.00	$20.00 / $1,000.00
Certificate of Occupancy – Residential (new)	$50.00	$50.00
Certificate of Occupancy – Non-Residential (new)	$100.00	$100.00
Zoning Permit – Fences, Accessory Structures less than 200 sq.ft., Agricultural Buildings, Propane Tanks	$75.00	$75.00
Home Occupation – Traffic	$150.00	$150.00
Home Occupation – Non-Traffic	$100.00	$100.00
Zoning Compliance	$100.00	$100.00

Fee Description	2020	2021
Chapter 150 |Design and Review Board		
Permit for Temporary banner (max 30 days)	$50.00	$50.00
DRB Application Fees for signs	$100.00	$100.00
DRB Application Fees for telecommunication antennas	$200.00	$200.00
DRB Application Fees for façade change	$100.00	$100.00
DRB Application Fee for new building	$200.00	$200.00
DRB Application Fees for building additions and accessory structures	$200.00	$200.00
DRB Application Fees for Outdoor Dining application (furnishings and accessories)	$100.00	$100.00
Fee Change Narrative: n/a		
Chapter 156 | Electrical		
Electrician's License (annual)	$50.00	$50.00
Electrical Inspection Agency License	$100.00	$100.00
Electrical Permit Fee	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Low voltage / voice data / alarm	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Wind / solar electric	$20.00 / $1,000 or fraction thereof	$20.00 / $1,000 or fraction thereof
Plan review – 3rd Party Contract Fee	$75.00 / hour	$75.00 / hour
Chapter 166 | Fire Prevention		
Bon Fire Permit - For institutional use only (each permit)	$100.00	$100.00
Fireworks Permit	$500.00	$500.00
Blasting Permit – Residential	$150.00	$150.00
Blasting Permit – Non-Residential	$150.00	$150.00
Fire Marshall Report - Residential	$50.00	$50.00
Fire Marshall Report – Non-Residential	$100.00	$100.00
Storage Tanks – Repairs and alterations	$50.00 / tank	$50.00 / tank
Storage Tanks – Abandonment or Removal	$200.00 / tank	$200.00 / tank
Storage Tanks – Installation	$200.00 / tank	$200.00 / tank
Fee Change Narrative:		

Fee Description	2020	2021
Chapter 170 | Food Establishment Fees		
Indoor Dining:		
License and Inspection Fee for seats: 0-30 seats	$200.00	$200.00
License and Inspection Fee for seats: 31-70 seats	$250.00	$250.00
License and Inspection Fee for seats: 71-110 seats	$350.00	$350.00
License and Inspection Fee for seats: 111-150 seats	$425.00	$425.00
License and Inspection Fee for seats: 151-190 seats	$475.00	$475.00
License and Inspection Fee for seats: 191-230 seats	$525.00	$525.00
License and Inspection Fee for seats: 231-300 seats	$625.00	$625.00
License and Inspection Fee for seats: 301 seats and over	$725.00	$725.00
License and Inspection Fee for floor area (sq ft): 0-1,500	$150.00	$150.00
License and Inspection Fee for floor area (sq ft): 1,501 – 2,500	$200.00	$200.00
License and Inspection Fee for floor area (sq ft): 2,501 – 5,000	$275.00	$275.00
License and Inspection Fee for floor area (sq ft): 5,001 – 7,500	$350.00	$350.00
License and Inspection Fee for floor area (sq ft): 7,501 – 10,000	$450.00	$450.00
License and Inspection Fee for floor area (sq ft): 10,001 – 15,000	$575.00	$575.00
License and Inspection Fee for floor area (sq ft): 15,000 and over	$725.00	$725.00
License Fee for selling ice cream from a motor vehicle (excludes vendors requiring Department of Agriculture approval	$100.00	$100.00
Food Vendor (mobile and vendors requiring Department of Agriculture approval)	$200.00	$200.00
Temporary Food Establishment	$125.00	$125.00
Special Event Sponsor Fee	$250.00	$250.00
Plan Review – Food Establishment	$150.00 / initial review	$150.00 / initial review
Plan Review – Resubmitting Plans	$75.00	$75.00
Re-inspection for a failed inspection	50% of initial fee	50% of initial fee
Annual Outdoor Dining Renewal	$150.00	$150.00
Indoor Dinning Application Renewal Late Fee	75% of license fee	75% of license fee
Outdoor Dining Application Renewal Late Fee	$70.00	$70.00

Fee Description	2020	2021
Chapter 178 | Historical and Architectural Review Board ("HARB")		
Application to HARB	$50.00	$50.00
Chapter 195 | Mechanical		
HVAC License Annual (air cond., heating & refrig., mchs.)	$50.00	$50.00
RESIDENTIAL – one and two-family		
Geothermal / HVAC systems	$100.00	$100.00
Replace, modify or relocate duct work	$50.00	$50.00
Water Well or Non-Potable Water, Irrigation	$100.00	$100.00
Solar Mechanical/Plumbing	$150.00	$150.00
Add, modify or extend radiant/baseboard or other hydro-mechanical systems	$50.00	$50.00
New or replacement central heating systems	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's	$15.00 first 10,000 BTUs, $5.00 each additional 10,000 BTU's
New or replacement air cond. central systems	$100.00	$100.00
New or replacement heat pump	$100.00	$100.00
All well driven or mechanical water supply systems for geothermal HVAC systems	$100.00	$100.00
Solar Mechanical / Plumbing	$150.00	$150.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
Geothermal/HVAC system wells: 0-10 wells	$200.00	$200.00
Geothermal/HVAC system wells: 11-30 wells	$350.00	$350.00
Geothermal/HVAC system wells: 31 or more	$500.00	$500.00
New or replacement central heating system (regardless of fuel source, including duct work)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's (fee capped at 1,000,000 BTU's)
New or replacement air cond. systems incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's

Fee Description	2020	2021
	(fee capped at 1,000,000 BTU's)	(fee capped at 1,000,000 BTU's)
New or replacement heat pump incl. duct work	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's	$30.00 for 10,000 BTUs, $10.00 each additional 10,000 BTU's
Replace, modify or relocate duct work	$20.00 for each $1,000, or portion of cost	$20.00 for each $1,000 or portion of cost
Refrigeration units (incl. walk in boxes, other units with remote compressors)	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof	$20.00 first ton or portion thereof, $10.00 each additional ton, or portion thereof
Solar Mechanical/Plumbing	$175.00	$175.00
Water Wells or Non-Potable Water Wells	$100.00	$100.00
Chapter 218 | Plumbing		
Plumber License (annual)	$50.00	$50.00
RESIDENTIAL - one and two family		
New work, alterations, additions, and repairs	$75.00 for more than 5 fixtures, $5.00 each additional fixture	$75.00 for more than 5 fixtures, $5.00 each additional fixture
Alterations/additions/repairs one fixture (minimum fee)	$35.00	$35.00
Pipe Repair	$75.00	$75.00
Exterior lateral sewer connection or repair	$150.00	$150.00
Interior main drain alteration or replacement (which includes stack vent)	$75.00	$75.00
Garbage grinders and dishwashers (new installation or replacement)	$15.00 Each	$15.00 Each
All gas and electric appliances needing gas or plumbing piping	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$75.00	$75.00

Fee Description	2020	2021
Domestic hot water heater (new or replacement)	$20.00	$20.00
Sewer ejection pump (new or replacement, not incl. connections.)	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min	$50.00 pump capacity 21 gal/min, $150.00 pump capacity > 21 gal/min
Sewer grinder pumps and pit (E-One System)	$300.00	$300.00
COMMERCIAL - Commercial, institution, public land use, recreation, multi-family		
New work, alt., additions not exceeding 5 fixtures	$75.00, $5.00 each additional fixture	$75.00, $5.00 each additional fixture
External lateral sewer connection or repair main drain or sewer connection (new)	$150.00	$150.00
Pipe Repair	$100.00	$100.00
Garbage grinders and dishwashers (new installation or replacement)	$30.00 Each	$30.00 Each
Main interior drain replacement, alterations or repair (incl. stack vent)	$75.00	$75.00
Sewer ejection pump (new or replacement)	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.	$50.00, pump capacity <= 21 gal/min., $300.00, pump capacity > 21 gal/min.
All gas and elect. Appl. Requiring plumbing or mech. Install. (new or replacement, incl. gas piping)	$75.00 for first unit, $15.00 for each additional	$75.00 for first unit, $15.00 for each additional
Water service (new or replacement)	$100.00	$100.00
Each hot water heater (new or replacement)	$75.00	$75.00
Interceptors & separators (new or replacement)	$75.00	$75.00
Sewer grinder pumps new or replacement	$500.00	$500.00
Fee Change Narrative: n/a		

Chapter 226 | Rental Housing		
Rental Housing Permits	$60.00 Each Unit (1-10)	$60.00 Each Unit (1-10)

Fee Description	2020	2021
	$40.00 Each Additional Unit	$40.00 Each Additional Unit
Rental Housing Appeals Board	$2,500.00 plus $500 for each subsequent hearing	$2,500.00 plus $500 for each subsequent hearing
Re-inspection after 2nd failed inspection	$100.00	$100.00
Application Late Fee:		
July 1st to July 31st	$100.00	$100.00
On or After August 1st	$150.00	$150.00

Chapter 280 | Zoning Hearing Board		
Application fees for Zoning Hearing Board: One and two family dwellings, Rooming house, multi-family	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing
Application fees for Zoning Hearing Board: Non-res. uses (incl. comm., planned, institutional, and public land use)	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Application fees for Zoning Hearing Board: Challenge to the validity of map or ordinance	$7,500.00 plus $450 for each add'l hearing	$7,500.00 plus $450 for each add'l hearing
Application fees to Board of Commissioners: Application to amend zoning map/ord.	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Application for conditional use	$1,500.00 plus $750 for each add'l hearing	$1,500.00 plus $750 for each add'l hearing
Application fees to Board of Commissioners: Curative Amendment	$7,500.00 plus $750 for each add'l hearing	$7,500.00 plus $750 for each add'l hearing
Appeals from Zoning Officer or Township Engineer – Residential	$550.00 plus $275 for each add'l hearing	$550.00 plus $275 for each add'l hearing

Fee Description	2020	2021
Appeals from Zoning Officer or Township Engineer – Non-Residential	$900.00 plus $450 for each add'l hearing	$900.00 plus $450 for each add'l hearing
Fee for postponement of a public hearing when requested following publication of the required legal notice.	$200.00	$200.00
Zoning Books	$30.00	$30.00
Other Community Development		
Code Appeals Application Fee – Building, Electrical, Fire Prevention, Mechanical, Plumbing, Property Maintenance	$750.00	$750.00
Inter-municipal Transfer of Liquor License	$1,500.00 plus $750 for each additional hearing	$1,500.00 plus $750 for each additional hearing
PA State Assessed Training Fee, Building, Plumbing, Mechanical, Electrical	$4.50 / permit	$4.50 / permit
Administration of PA state Assessed Training Fee	$2.00 / permit	$2.00 / permit
Zoning Maps	$15.00	$15.00
Plan Review Fee (Payment is due when the permit is issued)	$95.00	$95.00
Code Official Overtime Rate	$100.00 / hour	$100.00 / hour
Administrative Refund Fee	$10% or $30.00, whichever is greater	$10% or $30.00, whichever is greater
Dormitory Inspection Fee	$24.00 / room	$24.00 / room
Appeal of Health Enforcement Notice to Board of Health:		
Single Family Residential	$550.00	$550.00
Multi-Family Residential and Non-Residential'	$900.00	$900.00
Residential Change in Contractor | New one and two-family dwelling	10% of existing permit fee or $20.00, whichever is greater	10% of existing permit fee or $20.00, whichever is greater
Change in Contractor: Commercial, institution, public land use, recreation, multi-family buildings and fire suppression systems	10% of existing permit fee or $50.00 minimum, whichever is greater	10% of existing permit fee or $50.00 minimum, whichever is greater
Fee for work without permits	$200 const. cost up to $10,000 $330 const. cost $10,000 to $25,000	$200 const. cost up to $10,000 $330 const. cost $10,000 to $25,000

Fee Description	2020	2021
	$650 const. cost $25,000 to $50,000 $1,250 const cost over $50,000	$650 const. cost $25,000 to $50,000 $1,250 const cost over $50,000
Re-inspection after 2nd failed Residential inspections for: Blasting, Footing, Foundation, Backfill, Slab, Rough, Framing, Energy, Drywall, Sprinkler, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Steel/Bonding & Final/Barrier (pools), Wire/Flashing/Barrier (stucco), Final	$100	$100
Re-inspection after 2nd failed Commercial inspections for: Footing, Foundation, Backfill, Slab, Rough, Framing, Above Ceiling, Energy, Close Up/Drywall, Sprinkler, Alarm, Rough In/Duct Testing, Underslab, Rough In, Shower Pan, Sewer Lateral (New Construction), Water Service (New Construction), Wire/Flashing/Barrier (stucco), Steel/Bonding & Final/Barrier (pools), Final	$200	$200
Fee Change Narrative: n/a		

Fee Description	2020	2021
Engineering Department		
Grading Permit		
Shed Permit Fee - to be used for installation or replacement of a storage shed only	$120.00	$120.00
Grading Permit Application Minor (<500 SF **NEW** Impervious or disturbance) This permit is for smaller projects where construction is less than 500 SF of new impervious surface or site disturbance. There is a $50 permit application fee. Plan review, and inspection cost is $460. *Should the cost of reviews and/or inspections exceed $460, the applicant will be required to pay the overage before the project is approved. A Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township.	Permit Application Fee $50 Plan review & inspection $460*	Permit Application Fee $50 Plan review & inspection $460*
Grading Permit Application (500 SF < **NEW** Impervious or Disturbance < 1,500SF) This application is to be used when **NEW** impervious is greater than 500 SF, but less than 1,500 SF. A groundwater recharge system is required to mitigate this amount of **NEW** impervious. The permit application fee is $50. Plan reviews, and inspections cost is $1,450. No escrow is required for the improvements; a Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township. The applicant is required to pay all cost overages; i.e. if the balance of the account, after deducting current review fees is less than $500, the applicant will be required to deposit additional funds to keep the balance at $1,500. All unused funds will be inspection and approval of the project.	Permit Application Fee $50 Plan review and inspections $1,450* .	Permit Application Fee $50 Plan review and inspections $1,450*
Stormwater Management Permit Application (for projects with >1,500 **NEW** impervious or disturbance) The cost of the permit application fee is $50. A professional services (PSA) account will be funded by the applicant with a balance of $3,000. The review process, inspections, SWM Agreement, legal, and other communications will be billed per the attached fee schedule, and reimbursed by the applicant funded PSA. For single lot construction, an escrow for non-dedicated improvements is not required; a Certificate of Occupancy will not be issued unless all improvements are installed, inspected, and approved by the Township. An escrow account will be required for improvements dedicated to the Township. Professional Services Account Required. The applicant is required to pay all cost overages; upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $3,000. All unused funds will be returned to the applicant upon completion of project	Permit Application Fee $50 Professional Service Agreement $3,000	Permit Application Fee $50 Professional Service Agreement $3,000

Fee Description	2020	2021
Subdivision / Land Development ("SALDO")		
Sketch Plan, Reverse Subdivision, Lot line Change, Lot Consolidation. The application fee is $50. This application requires a $3,950 professional services (engineering, legal) account. Upon the balance of the PSA reaching $1,000, applicant will be required to deposit appropriate funds to keep balance at $4,000. All unused funds will be returned to the applicant upon completion of project. A signed deposit slip is required at the time of application submission	Application Fee $50 Professional Services Agreement $3,950	Application Fee $50 Professional Services Agreement $3,950
ALL LAND DEVELOPMENT (minor, major, multi-family, etc.) . The permit application fee is $50. The professional services account fee is $16,950. All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project. *All reviews and legal invoices are billed against the PSA; when the balance of the PSA falls to $5,000, the applicant is required to deposit funds to achieve a balance of $10,000 in the PSA account. All unused funds will be returned to the applicant upon completion of project.	Application Fee $50 Professional Services Account $16,950* .	Application Fee $50 Professional Services Account $16,950*
Inspections of Improvements Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A	Inspection by staff inspector-$90/hr. All others, see rates in Appendix A
Review of Development Plans, including legal, SWM agreements, developer agreements, escrow review, financial security agreements, by staff, consultants, and/or solicitor. Increase based on the service agreement contracts for consultants, approved by the Board of Commissioners in 2020, and staff salary increases.	See rates in Appendix A	See rates in Appendix A
Transfer of Real Estate Fee	$150.00 / property	$150.00 / property
Transfer of Real Estate Fee – Expedited in **14 calendar days** or less	$300/property	$300/property

Fee Description	2020	2021
Sewage Enforcement		
Sewage Enforcement Officer Permits	$750.00 per application (includes inspection)	$750.00 per application (includes inspection)
Sewage Enforcement Officer Permits (additional perc test)	$350.00	$350.00
Sewage Enforcement Officer Permits (repairs to existing system)	$300.00	$300.00
Other Engineering		
Sidewalk Replacement Permit Fee	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit	1 – 10 Blocks | $50.00/permit 11 – 20 Blocks | $100.0/permit 21+ Blocks | $125.00/permit
Clearing Permits | If inspections are required, they will be charged in accordance with Appendix A.	$250/acre (minimum fee is $250)	$250/acre (minimum fee is $250)
Plotter Services		
8.5" x 11" or 9" x 12"	$1.50 (b/w) | $5.00 (color)	$1.50 (b/w) | $5.00 (color)
11" x 14"	$3.00 (b/w) | $9.00 (color)	$3.00 (b/w) | $9.00 (color)
11" x 17" or 12" x 18"	$10.00 (b/w) | $12.00 (color)	$10.00 (b/w) | $12.00 (color)
17" x 22" or 18" x 24"	$15.00 (b/w) | $18.00 (color)	$15.00 (b/w) | $18.00 (color)
22" x 34" or 24" x 36"	$20.00 (b/w) | $22.00 (color)	$20.00 (b/w) | $22.00 (color)
34" x 44" or 36" x 48"	$22.00 (b/w) | $35.00 (color)	$22.00 (b/w) | $35.00 (color)
Finance and Administration		

Fee Description	2020	2021
Stormwater and Sanitary Sewer Fees		
Sanitary Sewer Rent	$7.85 per 1,000 gallons' water used	$7.85 per 1,000 gallons' water used
Sanitary Sewer Rent Delinquent Charges	1% monthly beginning June 1 through March 1 applied on the full outstanding balance from the previous month	1% monthly beginning June 1 through March 1 applied on the full outstanding balance from the previous month
Stormwater Fee	$29.00 per unit	$29.00 per unit
Stormwater Fee Delinquent Charges	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month	0.5% monthly beginning March 1 through December 1 applied on the full outstanding balance from the previous month
Sanitary or Stormwater Certification Fee	$7.50	$7.50
Expedited Sanitary or Stormwater Certification Fee Surcharge (if request submitted within 48 hours of desired date / time)	$20.00	$20.00
Sanitary Sewer Connection Fee | New Residential	$850.00	$850.00
Sanitary Sewer Connection Fee | New Commercial	$1,250.00	$1,250.00
Sanitary Sewer Connection Fee | New Multi-family (0-10 units)	$500.00 per unit	$500.00 per unit
Sanitary Sewer Connection Fee | New Multi-family (11 or more units)	$400.00 per unit	$400.00 per unit
Minimum Sewer Service Charge	$65.00	$65.00
Filing of Lien (to include, but not limited to, Sanitary Sewer Rent, Stormwater Fee, or Property Maintenance Costs)	$125.00 Attorney Fee $18.50 Filing Fee	$125.00 Attorney Fee $18.50 Filing Fee
Writ of Scire Facias (for delinquent accounts)	$100.00 Attorney Fee $22.50 Filing Fee	$100.00 Attorney Fee $22.50 Filing Fee

Fee Description	2020	2021
Entering of Judgement (for delinquent accounts)	$150.00 Attorney Fee $13.50 Filing Fee	$150.00 Attorney Fee $13.50 Filing Fee
Sheriff Sale	Actual Cost	Actual Cost
Other Finance Department		
Business Privilege and Mercantile License Fee	$10.00	$10.00
Postage | Non-Residential	Actual Cost	Actual Cost
Returned Check	$50.00	$50.00
Refund Fee	10% per refund, with a minimum of $10.00	10% per refund, with a minimum of $10.00
Public Document Copy Charges (Right-to-know Requests)	$0.25 per one sided page	$0.25 per one sided page
Public Document CD Creation Charges (Right-to-know Requests)	$5.00 each	$5.00 each
Certification of Record (Right-to-know Requests)	$1.00	$1.00
Elected Treasurer		
Real Estate Certification Fee	$25.00	$25.00
Expedited Real Estate Certification Fee	$30.00	$30.00
Information Technology		
Room Rentals		
General: The Township offers three (x3) conference rooms for rental. Rates double on Saturday, Sunday, and Township holidays. Contact Township for Conference Room and Equipment Rental policy and room availability. Please see the *Information Technology Policy for Rental and Use of Township Conference Rooms & Equipment* for fee waiver opportunities.		
Friends Meeting Room (ground floor) – capacity 40	$50.00 per hour	$50.00 per hour
Radnorshire Room (first floor) – capacity 125	$100.00 per hour	$100.00 per hour
Radnorshire Room (first floor) – capacity 125 - Tenant rental	$250.00 per hour	$250.00 per hour
Powys Room (first floor) – capacity 15	$35.00 per hour	$35.00 per hour

Fee Description	2020	2021
Hourly Equipment and Staffing Fees		
General: Conference rooms offer additional equipment features such as a podium, microphones, special seating configurations, additional tables, A/V equipment, TV/DVD/VCR and wireless internet. A/V equipment rentals require staffing, a minimum of two (x2) hour charge, and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental policy and staffing availability.		
IT Staff Member (as needed)	$50.00 /hour	$50.00 /hour
Room setup and breakdown (for equipment, configuration, etc.)	$50.00 /hour	$50.00 /hour
Room cleanup (trash, non-requested setup, etc.)	$100.00 /hour	$100.00 /hour
Podium (Radnorshire room only – no microphone)	$0.00	$0.00
Microphones – 21 conference room and 1 podium microphones	$50.00 /hour	$50.00 /hour
Wireless Microphones – 2 handhelds and 2 lavalieres (combo of any 2)	$30.00 /hour	$30.00 /hour
Projectors – 2 HD DLP Projectors	$70.00 /hour (each)	$70.00 /hour (each)
Monitors – 13 LCD monitors for viewing projections/DVD/VCR	$20.00 /hour	$20.00 /hour
Document Camera – View hard docs on large screens	$60.00 /hour	$60.00 /hour
DVD/VCR	$15.00 /hour	$15.00 /hour
Laptop Use	$40.00 /hour	$40.00 /hour
DVD Copy – Recording event on DVD (limit 1)	$15.00 /hour	$15.00 /hour
Digital Format – Recording event in other digital format (limit 1)	$15.00 /hour	$15.00 /hour
Portable Projector	$50.00 /hour	$50.00 /hour
50” Plasma TV Usage	$70.00 /hour	$70.00 /hour
Graphics – Character generated graphics inserted on screen	$10.00 /hour	$10.00 /hour
Package Fees		
General: Conference rooms, A/V equipment and staffing rentals are available as a package rental. Package rentals require staffing, a minimum of two (x2) hour charge and rates double after four (x4) hours. Contact Township for Conference Room and Equipment Rental Policy and staffing availability.		
Powys Room Only – 50” Plasma and laptop	$100.00 per hour	$100.00 per hour
Radnorshire Room (no recording) – Microphones, laptop, projector, setup and breakdown	$250.00 per hour	$250.00 per hour
Radnorshire Room (recording) – Microphones, laptop, projector, DVD recording, setup and breakdown	$350.00 per hour	$350.00 per hour

Fee Description	2020	2021
Film and Video Production Fees		
General: The film and video production permit is designed to provide effective coordination of events, including the filming and videotaping of television, film, commercial, non-profit, and feature productions.		
Film and video production permit	$250.00 per production	$250.00 per production
Parks and Recreation		
General Programming and Events		
Programming and event fees are determined and allocated on an ongoing basis as they are planned. Specific programming and event identification remains under continual development, generally on a seasonal basis and once applicable direct costs are determined. Fees for those specific programs and events are set to cover the direct costs along with attempting to recover the associated overhead for the corresponding program or event. In the majority of circumstances, the direct costs of programming and events are not incurred unless the proceeds collected cover those costs. The Recreation Department determines the fees for programming and events on an ongoing basis throughout the developmental process.		
Administrative Fees		
Refund Fee	10% of the total fee paid, or a minimum of $10.00 charge	10% of the total fee paid, or a minimum of $10.00 charge
Non-Resident Program or Event Participation Fee	$30.00 per person per registrant	$30.00 per person per registrant
Parks, Picnic Areas, Fields, and Facilities		
Fenimore Woods Clem Macrone Park Pavilion Rental	$75.00 Resident $150.00 Non-Resident/Companies	$75.00 Resident $150.00 Non-Resident/Companies
Picnic | Court | Park Area Rentals	$55.00 Resident $100.00 Non-Resident / Companies	$55.00 Resident $100.00 Non-Resident / Companies
Photo Permit for Township Park Grounds (New in 2017: Expanding the Fee to all Township Parks and added a Non-Resident/ Companies fee)	$75.00 per hour $100.00 Non-Resident / Companies per hour	$75.00 per hour $100.00 Non-Resident / Companies per hour

Fee Description	2020	2021
Field Permitting Fee (to cover the permitting costs for athletic fields) (New in 2017: Non-Resident/ Companies fee to cover the administrative cost of scheduling/ managing athletic fields.)	$60.00 per field/ Three-hour usage $100.00 per field/ Three-hour usage for Non-Resident / Companies	$60.00 per field/ Three-hour usage $100.00 per field/ Three-hour usage for Non-Resident / Companies
Adult League Team Field Permit (Softball, Soccer, Baseball, etc.) [The above fee applies to programs that utilize both Township fields and School District Fields]	$100.00 per season Not-to-exceed 10-week period	$100.00 per season Not-to-exceed 10-week period
Field Permitting Fee – For Profit /Restricted Groups, Private Educational Institutions, Organizations or Programs [Field Permitting fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.] [Exceptions for this fee will consist of Radnor Township Restricted Groups, Private Educational Institutions, Organizations or Programs that provide the Township with the equivalent usage of its facility. These occurrences will be documented and provided to the Parks Board & BOC as they are recommended.]	$15.00 per person per season Not-to-exceed 10-week period	$15.00 per person per season Not-to-exceed 10-week period
Radnor Memorial Park Turf Field Permit Fee: [Fee was originally developed and structured within the Radnor Memorial Turf/Agnes Irwin School Lease Agreement.] • Radnor Residents / Radnor Non-Profit Organizations or Programs • Radnor Private Educational Institutions, Organizations or Programs • Non-Radnor Residents / Non-Radnor Non-Profit Organizations, Educational Institutions, or Programs • For-Profit Businesses or Non-Resident Groups [The above fees do not apply to Radnor Community Youth Sports Organizations that include Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse.] Radnor Memorial Park Turf Field Lights Fee	$75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour	$75.00 per Three-Hour usage $75.00 per hour $125.00 per hour $175.00 per hour $18.00 per hour

Fee Description	2020	2021
Advertising Fee (applicable to the Department Seasonal Recreation Brochure)		
Business Card Advertising in Brochure	$200.00 per Advertisement	$200.00 per Advertisement
Single Edition Publication | Business Card Advertising in Township / Department Publication for Commercial Business	$225.00 per Advertisement	$225.00 per Advertisement
Single Edition Publication - ¼ page Advertising in Township/Department Publication for Commercial Business	$450.00 per Advertisement	$450.00 per Advertisement
Single Edition Publication - ½ page Advertising in Township/Department Publication for Commercial Business	$650.00 per Advertisement	$650.00 per Advertisement
Single Edition – Full-page Advertising in Township/Department Publication for Commercial Business (does not include inside front or back cover)	$950.00 per Advertisement	$950.00 per Advertisement
Township Website Advertising	$600.00 for 3 Months $2,200.00 for 1 year	$600.00 for 3 Months $2,200.00 for 1 year
License Fee Advertising Banner for Encke Fields	$2,000.00 per Field	$2,000.00 per Field
Radnor Activity Center ("RAC") at Sulpizio Gym Permit Fees		
Full Gymnasium Rentals		
• Radnor Residents / Radnor Non-Profit Organizations or Programs [The above fees do not apply to Radnor Community Youth Sports Organization that include the Radnor Youth Basketball League, Radnor Soccer Club, Radnor Wayne Little League and Radnor Girls/Boys Lacrosse]	$60.00 per hour	$60.00 per hour
• Radnor Township Community Youth Sports Organizations operating as non-profit entities only (New fee in 2017)	$15.00 per hour	$15.00 per hour
• Radnor Township Community Youth Sports Organizations – For-profit contracted vendors operating on behalf of the non-profit Community Youth Sports Organization (New fee in 2017)	$35.00 per hour	$35.00 per hour
• Non-Radnor Residents / Non-Radnor Non-Profit Organizations or Groups	$110.00 per hour	$110.00 per hour
• Radnor Township Businesses, Educational Institutions, Organizations, or Programs	$110.00 per hour	$110.00 per hour
• Non-Radnor Businesses, Educational Institutions, Organizations, or Program	$200.00 per hour	$200.00 per hour
Birthday Party / Gymnasium: 2-hour party with event leader and party room	$300.00 Resident $350.00 Non-Resident	$300.00 Resident $350.00 Non-Resident
RAC: Room Add-on Fee to Gym Rental	$25.00 flat fee	$25.00 flat fee
Fee Change Narrative: n/a		

Fee Description	2020	2021
Police Department		
General Fees		
Alarm Registration Fee	$100.00	$100.00
Accident Report Fee	$15.00	$15.00
Fingerprinting Fee	$30.00 for 1/$20.00 per additional card	$30.00 for 1/$20.00 per additional card
Picture Fee	$30.00 each	$30.00 each
Incident Report Fee	As allowed per PA Right-to-Know	As allowed per PA Right-to-Know
Parking Permit Fee | Residential Permits	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day	$25.00 Residential $75.00 Non-Residential $10.00 Senior Citizens $5.00 Temporary Parking Per Day
Parking Permit Fee | Louella Park and Walk	$190.00 Half Year $375.00 Full Year	$190.00 Half Year $375.00 Full Year
Meter Bag Fee/Parking Space Reservation	$10.00 per day per parking space	$15.00 per day per parking space
Request for Placement of Temporary "No Parking" Signs	N/A	$25.00 Flat Fee
Peddling and Solicitation Fee	$110.00	$110.00
Extra Duty Fee | Detail Rate	1.70 X Patrolman Overtime Rate	1.70 X Patrolman Overtime Rate
Police Vehicle at Location Fee (owner request)	$25.00 per hour per vehicle	$25.00 per hour per vehicle
Video Tape / DVD Fee	$75.00 per copy	$75.00 per copy
Records Check Fee	$30.00 Written $15.00 Verbal	$30.00 Written $15.00 Verbal
Police Service Fee | Notarized Document	$45.00 per service	$45.00 per service
Expungement Letter Fee	$100.00	$100.00
K9 Services (Note: This only applies to non-emergency calls for service)	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion	During Shift | $100.00 per hour 2 or 4-hour minimum at P.D. discretion

Fee Description	2020	2021
K9 Services (Note: This only applies to non-emergency calls for service) (continued)	Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion	Non-Shift | Paid at Detail Rate (above) 2 or 4-hour minimum at P.D. discretion
False Alarms Fine	$70.00 for 2nd Occurrence |$140.00 3rd or more occurrences	2nd False Activation $25.00 | 3rd False Activation $75.00 | 4th and Subsequent False Activations $125.00
Parking Fine – Late Fee If Radnor Township has not received payment for a violation within five days after the date of violation, a late fee addition to the fine will be assessed. Failure to pay this fine and/or late fee within 30 days of the violation will result in issuance of a summons and prosecution before a District Justice	$25.00 additional for late payments	$25.00 additional for late payments
Parked Over the Line at a Meter	$20.00	$20.00
Backed into meter space	$20.00	$20.00
Beyond Time (Meter Feeding)	$20.00	$20.00
Overtime Parking	$20.00	$20.00
Where signs Prohibit Parking	$20.00	$20.00
In Front of a Private Drive	$25.00	$25.00
On a Cross Walk	$20.00	$20.00
Double Parked	$25.00	$25.00
Not Parallel with Curb	$20.00	$20.00
Facing Against Traffic	$15.00	$15.00
On a Sidewalk	$25.00	$25.00
Within 15 Feet of a Fire Hydrant	$25.00	$25.00
Within 25 Feet of an Intersection	$20.00	$20.00
Parked During Snow Removal	$25.00	$25.00
Obstructing Traffic	$20.00	$20.00
Handicap Parking	$150.00	$150.00
Other Parking Violation	$20.00	$20.00
Violation of Fire Marshal	$25.00	$25.00

Fee Description	2020	2021
Fee Change Narrative: Code Section Chapter 104-7 – False Alarms by Ordinance 2017-03 and corresponding fee schedule is amended to reflect the updated Code.		

The ticket prices, with the exception of Meter/Kiosk, Parked Over the Line at Meter, Meter Feeding and Handicapped violations, haven't changed or been updated since 2004.

Public Works Department		
General Fees		
Road Opening Permit The applicant will be required to set up a Professional Services Account with the Township to cover the cost of inspections, legal, compaction testing, and items, as required. Opening balance of the PSA is $15,000,	$150.00 per 100 ft cut (permit fee only).	$150.00 per 100 ft cut (permit fee only).
Bulk Trash Collection	$75.00 | Less than 5 items or 150 lbs Add'l $25.00 each additional 5 items over 150 lbs Add'l $25.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane	$75.00 | Less than 5 items or 150 lbs Add'l $25.00 each additional 5 items over 150 lbs Add'l $25.00 each item over 150 lbs Add'l $10.00 each item with Freon Add'l $5.00 each item with Propane
Recycling Can Replacement	$30.00 per can	$30.00 per can
Rear Yard Trash Collection (single and multi-family units with less than 9 attached units)	$500.00 per house/unit per year	$500.00 per house/unit per year
Rear Yard Trash Collection (multi-family units with greater than 9 attached units)	$275.00 per unit per year	$275.00 per unit per year

Appendix A

Professional Services Hourly Rates

Township Staff	
Township Manager	$125.00 per hour
Police Superintendent	$140.00 per hour
Assistant Township Manager & Finance Director	$120.00 per hour
Engineer	$113.00 per hour
Police Lieutenant	$120.00 per hour
Community Development Director	$90.00 per hour
Recreational Programming Director	$90.00 per hour
Public Works Director	$90.00 per hour
Engineering Inspector	$90.00 per hour
Information Technology	$65.00 per hour
Gannett Fleming, Inc.	
Senior Project -Manager	$175.00 per hour
Project Engineer	$130.00 per hour
Staff Engineer	$120.00 per hour
Engineering Technician	$105.00 per hour
Field Technician	$90.00 per hour
Clerical	$70.00 per hour
Specialty Engineers, Scientists and Planners (as needed)	TBD
QCI, Inc.	
Field Inspector (Civil)	$80.00 per hour
Owner's Representative (Clerk of the Works)	$87 per hour
Contract Administrator	$118.50 per hour
Construction Engineer, PE	$133 per hour
Clerical	$61.00 per hour
Document Controller	$71.50 per hour
Gilmore & Associates, Inc.	
Principal III	$160 per hour
Principal II	$150 per hour
Principal I	$145 per hour
Consulting Professional V	$140 per hour
Consulting Professional IV	$135 per hour
Consulting Professional III	$130 per hour
Consulting Professional II	$125 per hour

Consulting Professional I	$120 per hour
Design Technician V	$115 per hour
Design Technician IV	$105 per hour
Design Technician III	$100 per hour
Design Technician II	$95 per hour
Design Technician I	$90 per hour
Construction Representative III	$110 per hour
Construction Representatives II	$100 per hour
Construction Representatives I	$90 per hour
Surveying Crew	$150 per hour
Project Assistant	$85 per hour
Grim, Biehn & Thatcher	
Township Solicitor	$190 per hour

ORDINANCE NO. 2020- 21

AN ORDINANCE OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA APPROVING A CABLE FRANCHISE AGREEMENT FOR A TEN YEAR TERM BETWEEN RADNOR TOANSHIP AND COMCAST OF SOUTHEASTERN PENNSYLVANIA, LLC

WHEREAS, Radnor Township has negotiated a new cable franchise agreement with Comcast of Southeastern Pennsylvania LLC; and

WHEREAS, the Radnor Township Home Rule Charter, Section 3.01 E., requires all franchise agreements to be approved by ordinance

NOW, THEREFORE, be it hereby ***ENACTED*** and ***ORDAINED*** that the Radnor Township Board of Commissioners hereby approve the Agreement for a ten year term with Comcast of Southeastern Pennsylvania, LLC, a copy of which is attached hereto and incorporated herein as Exhibit "A".

ENACTED AND ORDAINED this _____day of _____, 2020.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William White, Secretary

CABLE FRANCHISE AGREEMENT

BETWEEN

RADNOR TOWNSHIP

AND

COMCAST OF SOUTHEASTERN PENNSYLVANIA, LLC

With assistance from:

Cohen Law Group
413 South Main Street
Pittsburgh, PA 15215
Phone: (412) 447-0130
www.cohenlawgroup.org

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EXHIBIT A: LOCATIONS FOR CABLE TELEVISION SERVICE

CABLE FRANCHISE AGREEMENT

This Cable Franchise Agreement (hereinafter referred to as the "Agreement") is by and between Radnor Township, a municipality located in Delaware County, Pennsylvania (hereinafter referred to as the "Township") and Comcast of Southeastern Pennsylvania, LLC (hereinafter referred to as "Comcast").

WHEREAS, pursuant to Title VI of the Communications Act, the regulations of the Federal Communications Commission (hereinafter referred to as the "FCC") and Pennsylvania law, the Township is authorized to grant and renew franchises to construct, operate and maintain a Cable System utilizing Public Rights-of-Way and properties within the Township's jurisdiction; and

WHEREAS, Comcast currently holds a cable franchise from the Township by virtue of a cable franchise agreement dated May 1, 1998; and

WHEREAS, Comcast has requested that the Township renew Comcast's franchise to maintain, construct, operate, and maintain its Cable System over, under and along the aforesaid rights-of-ways for use by the Township's residents; and

WHEREAS, the aforesaid Public Rights-of-Way used by Comcast are public properties acquired and maintained by the Township on behalf of the citizens of the Township, and the right to use said rights-of-way is a valuable property right; and

WHEREAS, the Township desires to protect and manage the aforesaid rights-of-way, establish standards of Subscriber service, maintain a technologically advanced Cable System, receive Franchise Fees for Comcast's use of the Township's public rights-of-ways as provided by federal law, obtain the use of public, educational and governmental channels, establish certain reporting requirements, provide legal protections for the Township, and meet the current and future cable-related needs of its residents; and

WHEREAS, the Township has determined that Comcast has the financial, legal and technical ability to provide Cable Services to Subscribers located in the Township;

WHEREAS, the Township has determined that this Agreement and the process for consideration of this Agreement complies with all applicable federal, state and local laws and regulations; and

WHEREAS, the Township has determined that the public interest would be served by renewing Comcast's franchise according to the terms and conditions contained herein;

NOW THEREFORE, in consideration of the mutual promises contained herein and intending to be legally bound hereby, the Township and Comcast agree as follows:

SECTION 1
DEFINITIONS

The following terms used in this franchise shall have the following meanings:

(a) Affiliated Entity - Any persons(s) or entity(ies) who own or control, are owned or controlled by or are under common ownership or control with Comcast of Southeastern Pennsylvania, LLC, but does not include Affiliated Entities that are not involved with the use, management, operation, construction, repair and/or maintenance of Comcast Corporation's cable systems.

(b) Basic Service - The service tier that includes at least the retransmission of local broadcast television signals.

(c) Cable Act - Title VI of the Communications Act of 1934, as amended by the Cable Communications Policy Act of 1984, the Cable Television Consumer Protection and Competitive Act of 1992 and the Telecommunications Act of 1996, as it may, from time to time, be further amended.

(d) Cable Service or Service - The one-way transmission to Subscribers of video programming or other programming service and Subscriber interaction, if any, which is required for the selection or use of such video programming or other programming service.

(e) Cable System or System - A facility, consisting of a set of closed transmission paths and associated signal generation, reception, and control equipment that is designed to provide Cable Service which includes video programming and which is provided to multiple Subscribers within the Township but such term does not include (1) a facility that serves only to retransmit the television signals of one or more television broadcast stations; (2) a facility that serves Subscribers without using any public right-of-way; (3) a facility of a common carrier which is subject, in whole or in part, to the provisions of Title II of the Communications Act, except that such facility shall be considered a Cable System (other than for purposes of Section 621 of the Cable Act) to the extent that facility is used in the transmission of video programming directly to Subscribers unless the extent of that use is solely to provide interactive on-demand services; (4) an open video system that complies with Section 653 of the Cable Act; (5) any facilities of any electric utility used solely for operating its electric utility systems;

(f) Channel - A portion of the electromagnetic frequency spectrum which is used in a Cable System and which is capable of delivering a television channel as a television channel is defined by FCC regulation.

(g) Complaint - Any written (including electronic) by a Subscriber expressing dissatisfaction with Comcast's operation of its Cable System that is within Comcast's control and requires a corrective measure on the part of Comcast or its contractors or subcontractors.

(h) Communications Act - The federal Communications Act of 1934, as amended, and as it may, from time to time, be further amended.

(i) Drop - The coaxial or fiber optic or other cable that connects a home or building to the Cable System.

(j) Emergency - A condition that either (1) constitutes a clear and immediate danger to the health, welfare, or safety of the public; or (2) has caused or is likely to cause the Cable system in the Public Rights-of-Way to be unusable and result in loss of the services provided.

(k) FCC - Federal Communications Commission.

(l) Force Majeure - Acts of God; acts of public enemies, including terrorist attacks; orders of any kind of the government of the United States of America or the Commonwealth of Pennsylvania or any of their departments, agencies, political subdivisions, or officials, or any civil or military authority; insurrections; riots; labor strikes; epidemics; pandemics; public health emergencies; landslides; lightning; earthquakes; fires; hurricanes; volcanic activity; storms; floods; washouts; droughts; explosions; unavailability of materials or equipment; extraordinary make ready costs; partial or entire failure of utilities or other event that is reasonably beyond Comcast's ability to anticipate or control.

(m) Franchise - The authorization granted by the Township to construct, operate and maintain a Cable System within the corporate limits of the Township as embodied in the terms and conditions of this Agreement.

(n) Franchise Fee - The fee that Comcast remits to the Township pursuant to Section 622 of the Cable Act, 47 U.S.C. §542, and Section 6.1 of this Agreement.

(o) Gross Revenues - All revenue received by Comcast or its Affiliated Entities arising from, attributable to, or in any way derived from the operation of Comcast's Cable System in the Township to provide Cable Services, as calculated in accordance with generally accepted accounting principles ("GAAP"). Gross Revenues shall include, but are not limited to, the following:

(1) Basic Service fees;
(2) fees charged to Subscribers for any Cable Service tier other than Basic Service;
(3) fees charged for premium Cable Services;
(4) fees for all digital video tiers;
(5) fees for video-on-demand;
(6) fees charged to Subscribers for any optional, per-channel or per-program Cable Services;
(7) revenue from the provision of any other Cable Services;
(8) charges for installation, additional outlets, relocation, disconnection, reconnection and change-in-service fees for Cable Service.
(9) fees for changing any level of Cable Service programming;
(10) fees for service calls pertaining to Cable Services;
(11) inside wire maintenance fees for Cable Services;
(12) service plan protection fees for Cable Services;
(13) convenience fees;

(14) early termination fees on Cable Services;
(15) fees for Leased Access Channels;
(16) charges based on the sale or lease of any portion of the Cable System for Cable Service;
(17) rental or sales of any and all equipment, including converters and remote control devices;
(18) advertising revenues attributable to the local Cable System and Cable Services;
(19) revenues or commissions from locally-derived home shopping channels;
(20) broadcast retransmission fees;
(21) regional sports fee;
(22) late payment fees on Cable Services;
(23) billing and collection fees on Cable Services;
(24) NSF check charges; and
(25) Franchise Fees.

Gross Revenue shall not include refundable deposits, investment income, programming launch support payments, nor any taxes, or other fees or assessments imposed or assessed by any governmental authority. Gross Annual Revenues shall not include actual bad debt that is written off, consistent with generally accepted accounting principles, provided however, that all or any part of any such actual bad debt that is written off, but subsequently collected, shall be included in the Gross Annual Revenues in the period so collected. In the event of any dispute over the classification of revenue, the Township and Comcast agree that reference should be made to generally accepted accounting principles ("GAAP") as promulgated and defined by the Financial Accounting Standards Board ("FASB").

(p) HD - High definition format.

(q) Leased Access or Commercial Access Channel - Any channel on Comcast's Cable System designated for use by any entity that is unaffiliated with Comcast pursuant to Section 612 of the Cable Act, 47 U.S.C. §532.

(r) Multiple Dwelling Units or MDU's - Any building, buildings or area occupied by dwelling units, appurtenances thereto, grounds and facilities, which dwelling units are intended or designed to be owned, occupied or leased for occupation, or actually occupied, as individual homes or residences for three (3) or more households.

(s) Normal Business Hours - Those hours during which most similar businesses in the community are open to serve Subscribers. In all cases, "Normal Business Hours" must include some evening hours at least one night per week and/or some weekend hours.

(t) Normal Operating Conditions - Business conditions within Comcast's service department which are within the control of Comcast. Those conditions that are not within the control of Comcast include, but are not limited to, natural disasters, civil disturbances, power outages, telephone network outages and severe or unusual weather conditions or other conditions of Force Majeure.

(u) Outlet - An interior receptacle that connects a television set to the Cable System.

(v) PEG Channels – Public, Educational and/or Governmental Channels that consists of local public, educational and/or governmental programming.

(w) Public Buildings – shall mean the Township Building, police stations, fire companies, public works buildings, and water and sewer authorities. Public Buildings shall not include buildings owned by the Township but leased to third parties, or buildings, such as storage facilities, at which government employees are not regularly stationed, or to facilities used by a private service provider, such as a private ambulance company.

(x) Public Rights-of-Way - The surface and the area across, in, over, along, under and upon the public streets, roads, lanes, avenues, alleys, sidewalks, bridges, highways and other rights-of-way, as the same now or may thereafter exist, which are under the jurisdiction or control of the Township.

(y) Programming - Any video or audio signal carried over the Cable System that is generally considered comparable to programming provided by a television broadcast station.

(z) Service Interruption - The loss of picture or sound on all Cable Service channels.

(aa) Subscriber - A person or entity who contracts with Comcast for, and lawfully receives Cable Service distributed by the Cable System.

SECTION 2
GRANT OF FRANCHISE

2.1 GRANT OF AUTHORITY

Pursuant to the Cable Act, the regulations of the FCC and Pennsylvania law, the Township hereby grants a non-exclusive franchise to Comcast. Subject to the terms and conditions contained herein, the Township hereby grants to Comcast the authority to construct, extend, install, operate, maintain, upgrade and rebuild a Cable System, including such wires, cables, fiber, conductors, ducts, conduits, amplifiers, pedestals, attachments and other equipment as is necessary and appropriate to the operation of the Cable System in the Public Rights-of-Way, including property over which the Township has a sufficient easement or right-of-way. Nothing herein shall preclude Comcast from offering any other service over the Cable System as may be lawfully allowed.

2.2 TERM OF FRANCHISE

The term of this Agreement shall be for a period of ten (10) years commencing on the date when fully executed by both parties, unless the Franchise is terminated prior to the expiration date in accordance with the terms and conditions of this Agreement.

2.3 REPRESENTATIONS AND WARRANTIES

Comcast represents, warrants and acknowledges that, as of the Effective Date:

(a) Comcast is duly organized, validly existing and in good standing under the laws of the Commonwealth of Pennsylvania;

(b) Comcast has the requisite approval from the applicable federal and state agencies;

(c) There is no action or proceeding pending or threatened against Comcast which would interfere with its performance or its ability to perform the requirements of this Agreement;

(d) Pursuant to Section 625(f) of the Cable Act, as of the Effective Date, the performance of all terms and conditions in this Agreement is commercially practicable.

2.4 NON-EXCLUSIVITY

This Franchise granted to Comcast shall be non-exclusive. Nothing in this Agreement shall affect the right of the Township to grant other Franchises to construct, operate or maintain a Cable System.

2.5 FRANCHISE SUBJECT TO FEDERAL, STATE AND LOCAL LAWS

This Franchise is subject to and shall be governed by all lawful and applicable provisions of federal, state and generally applicable local laws and regulations. This Franchise is further subject to all generally applicable ordinances and resolutions of the Township. Without waiving any of its rights, the Township agrees that, to the extent any term of this Agreement is inconsistent with the terms of any Township cable franchise ordinance existing as of the Effective Date, this Agreement shall control.

2.6 COMPETITIVE EQUITY

(a) Comcast acknowledges and agrees that the Township reserves the right to grant one or more additional franchises to construct, operate, and maintain a Cable System within the Township.

(b) The Franchise granted to Comcast is non-exclusive; however, if the Township grants a subsequent franchise or other authorization to provide similar wired video services, that, when taken as a whole upon consideration of all of its material obligations, is more favorable or less burdensome to the subsequent provider than this Agreement is to Comcast, then Comcast may request an amendment to this Agreement to provide Comcast with competitive equity. If, when taken as a whole upon consideration of all of its material obligations, the subsequent Franchise is more favorable or less burdensome, then the Township and Comcast shall enter into good faith negotiations in order to modify this Agreement to the mutual satisfaction of both parties to provide

Comcast with such competitive equity.

(c) In the event an application for a new Franchise, renewal Franchise, or other similar agreement for Cable Service is submitted to the Township proposing to serve Subscribers within the Township, then the Township shall notify Comcast in writing of the submission of the application.

SECTION 3
SYSTEM CONSTRUCTION, OPERATION AND MAINTENANCE

3.1 TECHNICAL REQUIREMENT

(a) Comcast shall operate, maintain, construct and extend the Cable System so as to offer Cable Services throughout all parts of the Township where the density requirements of Section 3.2 are met. The Cable Service provided by the Cable System shall be delivered in accordance with applicable FCC standards and the Cable Act. The Cable System shall meet or exceed any and all applicable technical performance standards of the FCC, the National Electrical Safety Code, the National Electric Code and any other applicable federal laws and regulations and the laws, ordinances and construction standards of the Commonwealth of Pennsylvania and the generally applicable laws, ordinances and construction standards of the Township.

(b) Stand-by power at the headend(s) shall be provided in the event of a service interruption. Stand-by power must activate automatically upon the failure of commercial utility power.

3.2 AREA TO BE SERVED

(a) Comcast shall make Cable Service available to every dwelling occupied by a person requesting Cable Service, provided that Comcast is able to obtain from the property owners any necessary easements and/or permits in accordance with Section 621(a)(2) of the Cable Act. Comcast shall extend the Cable System beyond that which exists on the Effective Date into all areas within the Township, unserved by another wireline video provider, where there is a minimum of twenty-five (25) dwelling units per linear plant mile of aerial cable and fifty (50) dwelling units per underground mile of cable, calculated from the end of the main distribution line from which a usable Cable Service signal can be obtained. For purposes of this section, a home shall only be counted as a "dwelling unit" if such home is within two hundred seventy-five (275) feet of the nearest distribution pole line within the public right of way. Upon written request from the Township, Comcast shall conduct a survey to determine the number of dwelling units in the requested area and shall inform the Township of the survey results and applicable costs to extend Service to the area. In those areas meeting the minimum density standard, Comcast shall commence construction within ninety (90) days after all necessary permits and pole attachment licenses are obtained. Subject to Force Majeure, Comcast will make best efforts to complete the construction of said extension within six (6) months from the issuance of all necessary permits and pole attachment licenses. Comcast's obligation hereunder shall be subject to the timely performance of walk-out, make ready and location of all underground utilities, weather permitting.

(b) Any dwelling unit within two hundred (200) feet aerial distance from the main distribution line shall be entitled to a standard installation rate. For any dwelling unit in excess of two hundred (200) feet or that requires an underground installation, Comcast shall extend the Cable Service if the Subscriber pays Comcast the actual cost of installation from its main distribution system with such cost being only the incremental portion beyond two hundred (200) feet for aerial installations.

(c) The Township has the authority to require Comcast to place wires and/or equipment underground, provided that the Township imposes such requirement on all similarly situated entities. All installations of wires and/or equipment by Comcast shall be underground in those areas of the Township where the wires and/or equipment of similarly situated entities (i.e. telephone and electric utilities) are underground; provided, however, that such underground locations are capable of accommodating Comcast's facilities without technical degradation of the Cable System's signal quality. Comcast shall not be required to construct, operate, or maintain underground any ground-mounted appurtenances such as Subscriber taps, line extenders, system passive devices, amplifiers, power supplies, or pedestals.

(d) In the event that public or private funds are made available to pay for such underground projects, Comcast shall be included by the Township for such funds. In the event that Comcast is required to place existing aerial plant underground, Comcast reserves its right to pass any remaining costs in excess of any such available public or private funds through to Subscribers if and to the extent allowed by applicable law.

3.3 CABLE SYSTEM SPECIFICATIONS

(a) Comcast has designed, constructed, and shall maintain a Cable System that has been built for digital television standards.

(b) Comcast reserves the right to alter, adjust, modify, rebuild, upgrade, redesign, or otherwise reconfigure the Cable System at any time during the term of the Agreement, provided that no alteration, adjustment, modification, rebuild, upgrade, redesign or other reconfiguration of the Cable System shall have the effect of reducing the technical capabilities of the Cable System as set forth in Section 3.1.

3.4 SYSTEM TESTS

(a) Comcast shall be responsible for ensuring that its Cable System is designed, installed and operated in a manner that fully complies with applicable FCC technical standards. Upon a showing of a pattern of Subscriber Complaints regarding signal quality or a determination of non-compliance related to signal quality through a compliance review under Section 5.2 herein, Comcast, upon written request by the Township, shall perform applicable tests to determine compliance with FCC technical standards. Comcast shall provide a report to the Township within thirty (30) days of completion of a Township-requested test that describes the results of the test. If any test under this Section indicates that the Cable System fails to meet applicable FCC requirements, Comcast shall take such corrective measures as are necessary to correct any failure and to prevent their recurrence as far as is possible.

(b) Upon sixty (60) days' written request to Comcast, the Township may inspect the Cable System at any time to ensure compliance with this Agreement and applicable law, including to ensure that the Cable System is constructed and maintained in a safe condition. The Township reserves the right, upon at least sixty (60) days' written notice to Comcast, to conduct a technical audit of the Cable System.

3.5 EMERGENCY ALERT SYSTEM

Comcast shall comply with the Emergency Alert System requirements of the FCC.

3.6 SERVICES FOR SUBSCRIBERS WITH DISABILITIES

Comcast shall comply with all applicable federal regulations, including the Cable Act, as amended, that ensure the provision of Cable Services and related equipment are accessible to and usable by persons with disabilities.

3.7 SERVICE TO MULTIPLE DWELLING UNITS ("MDU's")

Comcast and the Township hereto acknowledge and agree that installation and provision of Cable Service to MDU's are subject to a separate negotiation between the landlord, owner or governing body of any such MDU and Comcast, which negotiations shall be conducted in accordance with the procedures set forth in the Cable Act, as amended, applicable FCC regulations and applicable Pennsylvania law.

3.8 REPAIRS AND RESTORATION

(a) Whenever Comcast or any of its agents, including any contractor or subcontractor, takes up or disturbs any pavement, sidewalk or other improvement of any public or private property, the same shall be replaced and the surface restored in as reasonably good condition as before the disturbance within twenty (20) business days of the completion of the disturbance, weather permitting. Upon failure of Comcast to comply within the time specified and the Township having notified Comcast in writing of the restoration and repairs required, the Township may cause proper restoration and repairs to be made and the expense of such work shall be paid by Comcast upon demand by the Township.

(b) Whenever Comcast or any agent, including any contractor or subcontractor, shall install, operate or maintain equipment, cable, or wires, it shall avoid damage and injury to property, including structures, improvements and trees in and along the routes authorized by the Township if required for the proper installation, operation and maintenance of such equipment, cable, or wires. Comcast shall promptly repair and restore any public or private property that is damaged as a result of construction, installation, repair or maintenance of the Cable System within twenty (20) business days of the completion of the damage occurrence, weather permitting.

(c) Comcast's operation, construction, repair and maintenance personnel, including all contractors and subcontractors, shall be trained in the use of all equipment and the safe operation of vehicles. Such personnel shall follow all safety procedures required by all applicable federal,

state and local laws and regulations. All areas of the Cable System shall be inspected in accordance with such applicable federal, state and local laws and regulations so as to prevent hazardous conditions or risks to safety for the public and/or operating and maintenance personnel. Comcast shall install and maintain its wires, cables, fixtures, and other equipment in such a manner as shall not interfere with any installations of the Township or any public utility serving the Township.

(d) Should a public safety emergency occur as a result of, incident to, or connected with operation, construction, repair, or maintenance activities by Comcast personnel, including all contractors and subcontractors, then such personnel shall immediately contact the applicable public safety emergency dispatcher (e.g. 9-1-1).

(e) Whenever Comcast or any agent, including any contractor or subcontractor, shall disturb any pavement, sidewalk or other public property in order to perform any underground activity, it shall utilize the Pennsylvania One Call System prior to any such disturbance. Comcast shall adhere to any additional undergrounding requirements which the Commonwealth may establish in the future. Comcast shall adhere to all requirements of the Pennsylvania Underground Utility Line Protection Act.

(f) All structures and all lines, equipment and connections in, over, under, and upon streets, sidewalks, alleys, and public and private ways and places of the Township wherever situated or located, shall at all times be kept and maintained in a safe and suitable condition and in good order and repair in accordance with the applicable technical requirements in Section 3.1 and applicable law. Comcast shall correct any unsafe or unsuitable condition or any lines and/or equipment that are not in good order or repair within twenty (20) business days after receiving written notice from the Township.

3.9 SERVICE AREA MAPS

Upon thirty (30) days written request, Comcast shall permit the Township to view a complete set of Comcast service area strand maps of the Township on which shall be shown those areas in which facilities exist and the location of streets. The strand maps shall also designate where the cable wires and other equipment are aerial and where they are underground. Such viewing by Township officials shall be at a mutually agreed time and location. Should the Township wish to obtain such strand maps of the Township for its exclusive use, Comcast shall provide such maps within thirty (30) days of a written request, but no more than once annually and only after the Township and Comcast have executed a non-disclosure agreement as such maps are confidential and proprietary pursuant to Section 5.1 of this Agreement.

3.10 DISCONNECTION AND RELOCATION

(a) Comcast shall, at no cost to the Township, protect, support, temporarily disconnect, relocate in the same street, or other public way and place, or remove from any street or any other public way or place, any of its property as required by the Township or its designee by reason of traffic conditions, street construction, change or establishment of street grade, site distance visibility, the construction of any public improvement or structure, or any other reason related to public health, safety and welfare.

(b) In requiring Comcast to protect, support, temporarily disconnect, relocate or remove any portion of its property, the Township shall treat Comcast the same as, and require no more of Comcast than, any other similarly situated entity utilizing the Public Rights of Way, particularly in regards to any possible reimbursement of costs by the Commonwealth or federal government.

3.11 EMERGENCY REMOVAL OF EQUIPMENT

(a) If, at any time, in case of fire or other disaster in the Township, it shall be necessary, in the reasonable judgment of the Township or its agent, to cut or move any of the wires, cable or equipment of the Cable System, the Township shall have the right to do so without cost or liability, provided that, wherever possible, the Township shall give Comcast notice and the ability to relocate wires, cable or other equipment.

(b) In cutting or moving any of the wires, cable or equipment of the Cable System in the event of fire or other disaster, the Township shall treat Comcast the same as, and require no more of Comcast than, any other similarly situated entity.

3.12 TREE TRIMMING

(a) Comcast, or its agents, including contractors and subcontractors, shall have the authority to trim trees upon and overhanging the Public Rights-of-Way so as to prevent the branches of such trees from coming in contact with the wires, cables, or other equipment of Comcast. Any such tree trimming shall only be performed in accordance with applicable laws and regulations.

(b) If Comcast or its agents, including contractors and subcontractors, wish to cut down and remove any tree or trees as may be necessary for the installation and/or maintenance of its equipment, it shall apply to the Township for permission, with the exception of Emergency situations as defined in Section 1(j), and if permission is granted, shall perform such cutting and removal in accordance with the regulations of the Township.

3.13 CHANNEL CAPACITY

Comcast shall meet or exceed programming and channel capacity requirements set forth in this Agreement and required by applicable federal and state law and regulations.

3.14 BROADCAST CHANNELS

To the extent required by federal law, Comcast shall provide all Subscribers with Basic Service including, but not limited to: a) all broadcast television signals carried in fulfillment of the requirements of Section 614 of the Cable Act; b) the signals of qualified non-commercial educational television signals carried in fulfillment of the requirements of Section 615 of the Cable Act; and c) any and all Public, Educational and Governmental Channels pursuant to Section 611 of the Cable Act. All such signals shall be delivered to Subscribers in accordance with applicable FCC technical specifications.

3.15 SIGNAL SCRAMBLING

Comcast shall at all times comply with FCC regulations regarding scrambling or other encryption of audio and video signals.

3.16 CONTINUITY OF SERVICE

Subscribers shall continue to receive Cable Service from Comcast provided their financial and other obligations to Comcast are honored. Subject to Force Majeure provisions in Section 9.1, Comcast shall use its best efforts to ensure that all Subscribers receive continuous, uninterrupted service regardless of the circumstances. For the purpose of construction, routine repairing or testing of the Cable System, Comcast shall use its best efforts to interrupt service only during periods of minimum use. When necessary service interruptions of more than twenty-four (24) hours can be anticipated, Comcast shall notify Subscribers in advance of such service interruption along with providing Subscribers with a pro-rata credit for the time of such service interruption.

SECTION 4
SUBSCRIBER SERVICE STANDARDS

4.1 OFFICE HOURS AND TELEPHONE AVAILABILITY

(a) Comcast shall provide and maintain a toll-free telephone access line that will be available to Subscribers twenty-four (24) hours a day, seven (7) days a week. Trained representatives shall respond to Subscriber telephone inquiries during Normal Business Hours. After Normal Business Hours, the access line may be answered by a service or an automated response system. Inquiries received after Normal Business Hours must be responded to by a trained company representative on the next business day.

(b) Under Normal Operating Conditions and during Normal Business Hours, telephone answering time by a Subscriber representative, including wait time, shall not exceed thirty (30) seconds after the connection is made. If the call needs to be transferred, transfer time shall not exceed thirty (30) seconds. These standards shall be met no less than ninety percent (90%) of the time, measured on a quarterly basis. Under Normal Operating Conditions, the Subscriber shall receive a busy signal less than three percent (3%) of the time.

(c) Comcast will not be required to perform surveys to measure compliance with the telephone answering standards above unless a historical record of Complaints indicates a clear failure to comply. If the Township determines, after receiving Complaints itself and/or receiving a record of Complaints made to Comcast in accordance with Sections 4.5 and/or 5.7(a), that there is a clear failure to comply with the telephone answering requirements above, the Township shall notify Comcast in writing that it must measure its compliance with these requirements for the next three months and report the results to the Township.

4.2 INSTALLATIONS AND SERVICE CALLS

(a) Comcast shall maintain a staff of employees sufficient to provide adequate and prompt service to its Subscribers. Comcast shall require that any employee or agent, including any subcontractor, who personally visits any residential dwelling, shall display a photo identification badge. Any vehicle used for installation, operation or maintenance activities by any Comcast employee or agent, including any subcontractor, shall prominently display the Comcast or Xfinity logo.

(b) Standard installations will be performed within seven (7) business days after an order has been placed. "Standard" installations are those aerial installations that are located up to two hundred (200) feet from the existing main distribution line.

(c) Upon scheduling of appointments with the Subscriber for installations, service calls and other activities, Comcast shall provide the Subscriber with either a specific time or an "appointment window" of a maximum of four (4) hours during Normal Business Hours. Comcast may schedule service calls and installation activities outside of Normal Business Hours at a time that is convenient for the Subscriber.

(d) Comcast may not cancel an appointment with a Subscriber after the close of business on the business day prior to the scheduled appointment. If, at any time, an installer or technician is running late, an attempt to contact the Subscriber must be made prior to the time of the appointment. If the appointment must be rescheduled, it must be done so at a time that is convenient for the Subscriber.

4.3 NOTICES

(a) In accordance with applicable federal law, Comcast shall provide written information to each Subscriber upon initial subscription, and at least annually to Subscribers and at any time upon request, regarding each of the following areas:

(1) Products and services offered;

(2) Prices and options for programming services and conditions of subscription to programming and other services;

(3) Channel positions of programming carried on the Cable System;

(4) Installation and service maintenance policies;

(5) Instructions on how to use the Cable Service and any converters;

(6) Billing and Subscriber complaint procedures;

(7) A notice of Subscriber privacy rights as required by federal law.

(b) In accordance with applicable law, Comcast shall notify Subscribers and the Township in writing of any changes in rates, programming services or channel positions a minimum of thirty (30) days in advance of such changes provided that such change is within the control of Comcast. Comcast shall not be required to provide prior notice to Subscribers of any rate change that is the result of a regulatory fee, Franchise Fee or any other fee, tax, assessment or charge of any kind imposed by any federal agency, the Commonwealth of Pennsylvania or the Township on the transaction between Comcast and the Subscriber. Advance notice is not required for the launch of new channels when offered on a subscription basis or added to an existing service tier at no additional cost to the customer.

(c) The written notices required by this section may be provided electronically and by any other reasonable means through which notifications are provided to customers.

4.4 BILLING

(a) Bills shall be clear, concise and understandable. Bills must be fully itemized, and shall include all applicable service tiers, equipment charges and any installation or repair charges. Bills shall state the billing period, including an effective due date, the amount of current billing and any relevant credits or past due balances.

(b) The Township hereby requests that Comcast omit the Township's name, address, and telephone number from Subscriber bills as permitted by 47 C.F.R. § 76.952.

4.5 SUBSCRIBER COMPLAINT PROCEDURES

Comcast shall establish clear written procedures for resolving all Subscriber Complaints, which shall include at least the following:

(a) Comcast shall provide the Subscriber with a written response to a written Complaint within thirty (30) days of its receipt at the local business office. Such response shall include the results of its inquiry into the subject matter of the Complaint, its conclusions based on the inquiry, and its decision in response to the Complaint.

(b) If the Township is contacted directly about a Subscriber Complaint, it shall notify Comcast promptly and in writing. When Comcast receives such notification, Comcast shall respond in writing within the time period specified in Section 4.5(a).

(c) Any Subscriber who, in good faith, disputes all or part of any bill sent by Comcast has the option of withholding the disputed amount, without a late fee or disconnection, until Comcast has investigated the dispute in good faith and has made a determination that the amount is owed provided that:

(1) The Subscriber provides a written Complaint to Comcast in a timely fashion and includes identifying information;

(2) The Subscriber pays all undisputed charges;

(3) The Subscriber cooperates in determining the appropriateness of the charges in dispute; and

(4) It shall be within Comcast's sole discretion to determine when the dispute has been resolved.

(d) In accordance with applicable law, Comcast shall maintain Subscriber Complaint records for inspection by the affected Subscriber, which shall contain the date each Complaint is received, the name and address of the affected Subscriber, a description of the Complaint, the date of resolution of the Complaint, and a description of the resolution.

4.6 DISCONNECTION

Comcast may disconnect or terminate a Subscriber's service for cause:

(a) If at least twenty (20) days have elapsed from the due date of the bill that Subscriber has failed to pay; and

(b) If Comcast has provided at least ten (10) days' notice to the affected Subscriber prior to disconnection, specifying the effective date after which Cable Services are subject to disconnection; and

(c) If there is no pending written dispute with Comcast regarding the bill; or

(d) If at any time and without notice, Comcast determines in good faith that Subscriber has tampered with or abused Comcast's equipment or service, is engaged in theft of Cable Service or has exhibited violent or threatening behavior toward its employees.

4.7 SERVICE INTERRUPTIONS

(a) Excluding conditions beyond its control, Comcast shall begin working on a Service Interruption promptly and in no event later than twenty-four (24) hours after the interruption becomes known and shall pursue to completion. Notice of a Service Interruption of a single Subscriber shall give rise to this obligation on behalf of Comcast. All other service calls not affecting public health, safety or welfare shall occur within a maximum of forty-eight (48) hours after notice to Comcast or scheduled at the convenience of the Subscriber.

(b) Under Normal Operating Conditions, in the event that there is a Service Interruption to any Subscriber for six (6) or more consecutive hours and upon receipt of written or credible oral request, Comcast shall grant such Subscriber a pro rata credit or rebate, on a daily basis, of that portion of the service charge during the next consecutive billing cycle, or, at its option, apply such credit to any outstanding balance that is currently due.

4.8 PRIVACY

Comcast shall comply with the privacy provisions of Section 631 of the Cable Act and all other applicable federal and state privacy laws and regulations. Comcast shall at all times maintain adequate physical, technical and administrative security safeguards to ensure that personally-identifiable Subscriber information is handled and protected strictly in accordance with this policy and all applicable laws and regulations.

SECTION 5
REGULATION BY THE TOWNSHIP

5.1 RIGHT TO INSPECT AND PROTECTION OF PROPRIETARY INFORMATION

(a) The Township shall have the option, upon thirty (30) business days' written notice and during Normal Business Hours, to inspect at the notice location for Comcast specified in Section 9.3, all documents, records and other pertinent information maintained by Comcast which relate to the terms and conditions of this Agreement for the purpose of verifying compliance with the terms and conditions of this Agreement and applicable law.

(b) In addition, Comcast shall maintain for inspection by the public and the Township all records required by the FCC and as specified in 47 C.F.R. § 76.305 in the manner specified therein.

(c) Notwithstanding anything to the contrary set forth herein, all information specifically marked by Comcast as proprietary or confidential in nature and furnished to the Township or its designated representatives shall be treated as confidential by the Township so long as it is permitted to do so under applicable law. Representatives and/or agents of the Township may be requested to execute a non-disclosure agreement prior to the provision by Comcast of certain confidential information, provided such representatives and/or agents are permitted to do so under applicable law. Information and documentation marked by Comcast as proprietary or confidential shall include a brief written explanation as to its proprietary nature or confidentiality subject to review by the Township. The Township and its officially designated representatives agree in advance to treat any such information or records which Comcast reasonably deems would provide an unfair advantage for Comcast's competitors (e.g. system design maps, engineering plans, programming contracts, etc.) as confidential so long as permitted to do so under applicable law and only to disclose it to Township employees, agents, or representatives who have a need to know or in order to enforce the provisions of this Agreement. In the event a request is made by an individual or entity not an employee, agent or representative of the Township acting in their official capacity for information related to the franchise and marked by Comcast as confidential and/or proprietary, the Township shall timely notify Comcast of such request and shall cooperate with Comcast in protecting its proprietary and confidential information to the extent permitted by applicable law. Comcast shall not be required to provide Subscriber information in violation of Section 631 of the Cable Act, or information which is not relevant to regulation of the franchise (e.g. employee files, tax returns, etc.).

5.2 RIGHT TO CONDUCT COMPLIANCE REVIEW

Not more than twice during the term of this Agreement, the Township or its representatives may conduct a full compliance review with respect to whether Comcast has complied with the material terms and conditions of this Agreement so long as it provides Comcast with thirty (30) days written notice in advance of the commencement of any such review. Such notice shall specifically reference the section(s) or subsection(s) of the Agreement that is (are) under review, so that Comcast may organize the necessary records and documents for appropriate review by the Township. Within thirty (30) days of a written request, Comcast shall provide the Township with copies of records and documents related to the cable compliance review. The period for any such review shall be for not more than the sixty (60) months immediately previous to the notice. The Township shall promptly inform Comcast in accordance with Section 8.1 of any alleged non-compliance issues that result from the compliance review.

5.3 RESERVED AUTHORITY

The Township reserves the regulatory authority arising from the Cable Act and any other applicable federal or state laws or regulations. Nothing in this Agreement shall remove, restrict or reduce the Township's authority, rights and privileges it now holds, or which hereafter may be conferred upon it, including any right to exercise its police powers in the regulation and control of the use of the Public Rights-of-Way.

5.4 POLICE POWERS

Comcast's rights under this Agreement are subject to the police powers of the Township to adopt and enforce general laws and regulations necessary for the safety and welfare of the public. Such laws and regulations are separate and distinct from the terms and conditions contained in this Agreement. If the Township's exercise of the police power results in a material alteration of the terms and conditions of this Agreement, then the parties shall negotiate amendments in good faith to this Agreement to the mutual satisfaction of both parties to ameliorate the negative effects on Comcast of the material alteration.

5.5 NO LIMITATION ON TAXING OR FEE AUTHORITY

Nothing in this section or in this Agreement shall be construed to limit the authority of the Township to impose any tax, fee or assessment of general applicability. Such taxes, fees or assessments shall be in addition to Franchise Fees.

5.6 PERMITS

Comcast shall apply to the Township for all generally-applicable required permits and shall not undertake any activities in the Public Rights-of-Way subject to a permit without receipt of such permit, the issuance of which shall not be unreasonably withheld by the Township. Comcast shall not be required to obtain permits for Cable Service drops for individual Subscribers or for servicing or installation of pedestals or routine maintenance that does not disturb surface grade or impact vehicular traffic. Comcast shall pay any and all required permit fees.

5.7 REPORTING

In addition to the other reporting requirements contained in this Agreement, upon written request, Comcast shall provide the following reports to the Township:

(a) Subscriber Complaint Reports

Within thirty (30) days of a written request and no more than once per year, Comcast shall submit to the Township a report showing the number of Complaints, as defined in Section 1(g), that required a service call, originating from the Township and received during the previous 12-month reporting period, the dates they were received, summary descriptions of the Complaints, the dates the Complaints were resolved and summary descriptions of the resolutions.

In addition, and within thirty (30) days of a written request, Comcast shall provide a report containing at least the following statistical information for the previous 12-month period:

(1) Number of repair service requests received;

(2) Breakdown by type of Complaint received (i.e. complete outage, snowy picture, etc.);

(3) Breakdown by cause of problem (i.e. subscriber equipment, drop/converter, system, etc.);

(4) Number of known service interruptions in excess of 30 minutes and the approximate length of time of each such interruption

(b) Government Reports

Comcast shall provide to the Township, upon written request, copies of any and all communications, reports, documents, pleadings and notifications of any kind which Comcast has submitted to any federal, state or local regulatory agencies if such documents relate specifically to Comcast's Cable System within the Township. Comcast shall provide copies of such documents no later than thirty (30) days after their request.

SECTION 6
COMPENSATION TO THE TOWNSHIP

6.1 FRANCHISE FEES

Comcast shall pay to the Township an amount equal to five percent (5%) of the Gross Revenues derived from the operation of its Cable System to provide Cable Service in the Township. Comcast shall not deduct or otherwise credit against the Franchise Fee any tax, fee or assessment of general applicability, unless required by law. The Township may amend the Franchise Fee upon written notice to Comcast provided that the Franchise Fee may not exceed the maximum percentage permitted by law. A copy of the Resolution or Ordinance authorizing the

Franchise Fee rate adjustment by the Township shall accompany such written notice. Any change in Comcast's Franchise Fee obligation contained herein shall commence within ninety (90) days from such written notice.

6.2 QUARTERLY PAYMENTS

Franchise Fee payments to the Township under this provision shall be computed at the end of each calendar quarter. Such payments shall be made within forty-five (45) days following the end of each of the first three calendar quarters and sixty (60) days after the fourth calendar quarter. Specifically, payments shall be due and payable on or before May 15 (for the first quarter), August 15 (for the second quarter), November 15 (for the third quarter), and March 1 (for the fourth quarter). In the event that any Franchise Fee payment is not made on or before the date by which it is due, then interest calculated at the then-current prime rate, as published by *The Wall Street Journal*, shall be added to the amount of Franchise Fee revenue due to the Township. The interest rate shall be applied as described from the date such Franchise Fee payment was originally due. No acceptance of any payment shall be construed as an accord that the amount paid is in fact the correct amount, nor shall acceptance of any payment be construed as a release of any claim the Township may have for additional sums payable under this Agreement. Upon request and if mutually agreeable, Comcast shall deposit the Franchise Fee payments electronically into an account as designated by the Township.

6.3 QUARTERLY REPORTS

Within ten (10) days of each Franchise Fee payment described in Section 6.2 above, Comcast shall provide a written report containing an accurate statement of Comcast's Gross Revenues received for Cable Services for each calendar quarter in connection with the operation of Comcast's Cable System and showing the basis for the computation of fees. Specifically, the report shall contain line items for sources of revenue received and the amount of revenue received from each source. The report shall be verified by a financial representative of Comcast.

6.4 FRANCHISE FEE REVIEW

Not more than twice during the franchise term, the Township shall have the right to conduct a Franchise Fee review or audit of Comcast's records reasonably related to the sources, amounts and computation of Gross Revenues. Any such Franchise Fee review or audit shall occur within sixty (60) months from the date the Township receives such payment, after which period any such payment shall be considered final. Within thirty (30) days of a written request, Comcast shall provide the Township with copies of financial records related to the Franchise Fee review or audit.

(a) In the event of an alleged underpayment, the Township shall provide Comcast with a written statement indicating the basis for the alleged underpayment. If the Franchise Fee review or audit reveals that there have been no underpayments, the Township shall provide written notice to Comcast indicating that no underpayments were found and that the Franchise Fee review is closed. Comcast shall have thirty (30) days from the receipt of the statement regarding an alleged underpayment to provide the Township with any written objection to the results of the Franchise Fee review, including any substantiating documentation. Based on this exchange of information,

the Township shall make a final determination of the underpayment(s), if any, within thirty (30) days of Comcast's objection and shall provide Comcast with written notice of the determination. If Comcast disputes the Township's final determination, it may submit the dispute to mediation or arbitration within thirty (30) days of receiving the Township's written notice of determination. In the event that Comcast fails to submit the matter to mediation or arbitration within the required time period, the Township's final determination shall be binding on Comcast.

(b) Any Franchise Fee payment due to the Township as a result of the Franchise Fee review or audit shall be paid to the Township by Comcast within forty-five (45) days from the date the Township notifies Comcast of its final determination, or if the matter is submitted to mediation or litigation, within forty-five (45) days from the final disposition of such action. If the Franchise Fee review or audit shows that Franchise Fees have been underpaid, then Comcast shall pay the underpaid amount plus interest from the due date equal to the then-current prime rate of interest as published in *The Wall Street Journal* on the underpayment amount. If Franchise Fees have been underpaid by five percent (5%) or more, then Comcast shall also pay up to three thousand dollars ($3,000) of documented out-of-pocket costs of the Franchise Fee review. Any entity employed by the Township that performs an audit or franchise fee review shall not be permitted to be compensated on a success-based formula, e.g. payment based upon underpayment of fees, if any.

6.5 BUNDLED SERVICES

All revenue earned from bundled services shall be allocated to Cable Service and non-Cable Service in accordance with generally accepted accounting principles (GAAP). It is understood that in some cases equipment and other non-service charges may be allocated at full retail price due to requirements related to sales taxes or similar tax requirements. To the extent such allocations are discretionary or otherwise not addressed by GAAP, allocations of revenue from such bundles shall not be structured for the purpose of evading franchise fees applicable to Cable Services.

SECTION 7
SERVICES TO THE COMMUNITY

7.1 SERVICES TO COMMUNITY FACILITIES

(a) Comcast shall provide a Cable Service drop and Basic Service with any necessary cable box to one outlet at each Public Building listed in Exhibit A. In accordance with applicable law, Comcast will charge the fair market value for each such account, which fair market value shall match the then-current rate card for the level of service provided. Comcast shall notify the Township in writing regarding the amount of the monthly service fee for each account based on fair market value. The Township shall then notify Comcast, within thirty (30) days of receiving the notice from Comcast, whether it wishes the amount due each month to be invoiced for payment or deducted from the next franchise fee payment. The Township may upgrade the level of cable service received at then current rate card prices for the higher level of service. The Township may also elect in writing not to receive the service, in which case it will not be invoiced and no deduction will be taken from the Franchise Fee.

(b) In the event the FCC's 2019 Third Report and Order in the Matter of Implementation of Section 621 of the Cable Act is reversed on appeal as to the issue of complimentary cable services as in-kind contributions in a cable franchise and such result becomes final, within thirty (30) days of the result becoming final, Comcast will discontinue the charge for Basic Service for the Public Building locations listed in Exhibit A and provide such service on a complimentary basis. Any additional levels of Cable Service, outlets, or service locations ordered by the Township shall continue to be subject to standard rates.

(c) During the term of the Franchise, the Township may change a Public Building location listed in Exhibit A upon ninety (90) days' written notice to Comcast, provided that the new location is within two hundred (200) feet of existing Comcast cable distribution plant.

7.2 PUBLIC, EDUCATIONAL AND GOVERNMENTAL (PEG) CHANNELS

(a) Comcast shall continue to make available to the Township the use of one Public Access ("P") Channel, one Educational ("E") Channel, and one Governmental ("G") Channel in accordance with Section 611 of the Cable Act. The Township shall have complete control over the content, scheduling, administration and all other programming aspects of the PEG Channels, and may delegate such functions, or a portion of such functions, to a designated access provider. In accordance with applicable law, Comcast shall not exercise any editorial control over PEG Channel programming, but may refuse to transmit any Public Access program or portion of a Public Access program that contains obscenity, indecency, or nudity pursuant to Section 611 of the Cable Act. Comcast shall cablecast the activated PEG Channels so that they may be received by all Comcast Subscribers in the Township.

(b) To enable the Township to utilize the PEG Channels, Comcast shall continue to maintain PEG Access return lines, including activation equipment capable of transmitting high quality video and audio between the video origination locations and the Comcast headend such that live programming can originate from such locations and be distributed via the Cable System to Subscribers in the Township. These return lines and equipment shall be collectively known as the "Return Lines." As of the Effective Date, the PEG Channel origination sites are located at the Radnor Township Municipal Building (301 Iven Avenue, Wayne, PA), Radnor High School (130 King of Prussia Road, Radnor, PA) and Radnor Studio 21, Inc. (110 West Lancaster Avenue, Wayne, PA). Comcast shall determine the engineering solution necessary to allow distribution of the PEG Channel programming, via the Cable System, to Subscribers in the Township.

(c) Comcast shall be responsible for maintaining the Return Lines to the origination sites of the PEG Channels so long as the Township provides Comcast with access to such locations and access to the PEG Channel equipment within such locations. Comcast shall provide, install and maintain in good working order the equipment and the cable necessary for transmitting the signal to the channel aggregation sites for further processing and distribution to Subscribers. Comcast shall maintain the PEG Channels in accordance with the same FCC technical specifications that are comparable to the specifications used to maintain commercial channels transmitted to Subscribers on the Cable System, except that it shall not be responsible for the technical signal quality of programming produced by any PEG channel programmer.

(d) The Township and Comcast further agree that all costs incurred by Comcast for supporting such PEG Channels, including any and all equipment, and PEG capital support grants may be designated as "costs of franchise requirements" or "external costs" as defined by the FCC and Comcast reserves its right to pass these costs through to the Subscribers pursuant to federal law.

(e) The Township or its designee shall be responsible for providing any necessary production or playback equipment and shall be responsible for securing and supervising any trained/qualified personnel who conduct the operation of the PEG Channels. The Township and Comcast agree to work cooperatively in implementing the PEG Channels through such means and in such manner as shall be mutually satisfactory.

(f) Within one hundred eighty (180) days of a written request by the Township, Comcast shall, at the Township's expense, relocate the PEG origination site and the associated Return Line as follows: (i) Comcast's obligation shall be subject to the same terms and conditions that apply to the original PEG origination site in this Section; and (ii) the Township shall provide access to such site at least ninety (90) days prior to anticipated use of the new PEG origination site. The timeline for relocation of the PEG origination site shall be subject to the timely granting of any and all required permits, walk-out, make ready, and the detection of all underground utilities.

(g) In the event the Township or its designee does not program any PEG Channel, Comcast may request the use of this channel subject to written approval by the Township. If the Township approves Comcast's use of a PEG Channel and, subsequent to such approval, the Township requests the utilization of the PEG Channel being programmed by Comcast, Comcast shall relinquish such use no later than sixty (60) days after receipt of written notification from the Township that it requires such channel for educational and/or governmental use.

(h) Comcast shall use its best efforts to maintain the channel assignments for the current PEG Channels as of the Effective Date. Notwithstanding the foregoing, in the event that Comcast deems a change in any PEG Channel assignment to be necessary and changes any channel assignment in accordance with this Section, Comcast shall provide the Township thirty (30) days advance written notice of any change in PEG Channel assignments.

(i) HD Access Channel

(1) Within ninety days (90) days of the Effective Date, Radnor Township shall notify Comcast to which one (1) PEG channel will be upgraded from SD to HD.

(2) Within one hundred eighty (180) days of the receiving notice for the HD channel request, Comcast shall distribute one PEG Access Channel in HD format. Comcast shall carry all components of the HD Channel signals provided by the designated access provider including, but not limited to, closed captioning, stereo audio and other elements associated with the programming. Comcast may implement HD carriage of the PEG Channels in any manner (including selection of compression, utilization of IP, and other processing characteristics) that produces a signal quality for the viewer that is substantially equivalent to similar commercial HD

channels carried on the Cable System. The designated access provider shall be responsible for providing the Access Channel signals in an HD format consistent with Comcast's technology to the demarcation point at the designated point of origination for the Access Channels.

Provided the Township or its designee provides the channel signal to Comcast in HD format, Comcast shall, at its own cost and expense, provide all necessary equipment including HD encoders or its equivalent at the designated access provider channel origination point, and at its headend and hubs, or similar distribution facilities necessary to deliver the Access Channel in HD format to Subscribers. The demarcation point for purposes of maintenance responsibility shall be at the input of the encoder at the access channel origination location. Comcast shall pay for the cost of any necessary upgrades to the Return Line for HD carriage implementation. Such upgrade costs qualify as capital costs for PEG Facilities within the meaning of the Cable Act 47 U.S.C. Section 542(g)(2)(C) and Comcast reserves it rights to designate as a "cost of franchise requirements" or "external cost" as defined by the FCC and pass these costs through to Subscribers in accordance with applicable law.

(3) Thirty-six (36) months after the launch of an HD access Channel and upon thirty (30) days' written notice to the Township, Comcast shall have the right to reclaim one (1) of the SD Access Channels.

7.3 PEG CAPITAL GRANT

(a) Within ninety (90) days of the Effective Date, Comcast shall implement the collection of a PEG Capital fee from Subscribers, which fee shall be used to provide a grant to the Township. Such grant shall be used for capital costs associated with the production and distribution of PEG channel programming. The Township shall require that the use of the PEG capital grant is consistent with federal law. The PEG Capital fee collected from Subscribers and grant to the Township provided by Comcast shall be in the amount equal to 1.75% of Gross Revenues received from the operation of the Cable System to provide Cable Service in the Township to be used for capital expenses related to the PEG Channels. Once implemented, such grant shall be paid to the Township on a quarterly basis on or before the same due dates as the payment of Franchise Fees pursuant to Section 6.1 of this Agreement. Comcast and the Township agree that the cost of such grant may be designated as a "cost of franchise requirements" or "external cost" as defined by the FCC and passed through to Subscribers in accordance with applicable law.

(b) Other than the PEG Channel support specifically agreed to in this Agreement in Section 7.3 *PEG Capital Grant* and in Section 7.*2 PEG Channels*, Comcast shall have no further financial or operational responsibility for Township or its designated access provider's studio and shall not be required to provide technical or production staff, in-kind support, purchase, obtain or lease equipment or studio facilities for PEG channel programming, building upkeep and utilities expense, nor reimburse the costs of any other related access programming activities.

(c) If the Township allocates the PEG Capital Support Grant to a third-party PEG Access operator or management entity in the Township, such operator shall be responsible via a separate agreement with the Township to report how all such funding was spent. Franchisee reserves the right to recover any or all of its PEG Capital Support grant if used for non-Capital

purposes, subject to applicable law.

SECTION 8
ENFORCEMENT, INSURANCE AND INDEMINIFICATION

8.1 VIOLATIONS AND OPPORTUNITY TO CURE

(a) If the Township has reason to believe that Comcast violated any material provision of this Agreement, it shall notify Comcast in writing of the nature of such violation and the section(s) of this Agreement that it believes has been violated and the details relating thereto. The person providing such notice shall do so pursuant to the requisite authority of the Township.

(b) Comcast shall have forty-five (45) days to cure such violation after written notice is received by taking reasonable steps to comply with the terms of this Agreement. If the nature of the violation is such that it cannot be fully cured within forty-five (45) days, the period of time in which Comcast must cure the violation shall be extended by the Township in writing for such additional time necessary to complete the cure, provided that Comcast shall have promptly commenced to cure and is taking reasonable steps to complete the cure in the reasonable judgment of the Township.

(c) If the violation has not been cured within the time period allowed under Section 8.1(b) and, in the Township's judgment, Comcast has not taken reasonable steps to cure the violation, then the Township may deem that Comcast is liable for liquidated damages or any other right or remedy in accordance with this Section 8.

8.2 LIQUIDATED DAMAGES

(a) Because Comcast's failure to comply with the material terms of this Agreement may result in harm to the Township and because it will be difficult to measure the extent of such injury, the Township may assess liquidated damages against Comcast in the amount of Two Hundred and Fifty Dollars ($250.00) per day for each day the violation continues, provided Comcast has had an opportunity to cure in accordance with Section 8.1(b). Such damages shall not be a substitute for specific performance by Comcast but shall be in addition to such specific performance.

(b) The first day for which liquidated damages may be assessed, if there has been no cure after the end of the applicable cure period, shall be the day after the end of the applicable cure period, including any extension of the cure period granted by the Township. Liquidated damages may not be assessed for a time period exceeding one hundred and twenty (120) days per violation. The Township may commence revocation proceedings and/or initiate an action in law or equity in a court of competent jurisdiction after the assessment of liquidated damages or in lieu of liquidated damages. With respect to liquidated damages assessed, all similar violations or failures resulting from the same factual events affecting multiple Subscribers shall be assessed as a single violation.

8.3 REVOCATION

(a) In addition to the other rights, powers and remedies retained by the Township under this Agreement, the Township reserves the separate and distinct right to revoke this Franchise if:

(1) It is demonstrated that Comcast practiced any fraud or deceit upon the Township in the operation of its Cable System or any other activities pursuant to this Agreement;

(2) Comcast repeatedly fails, after notice and opportunity to cure, to maintain signal quality pursuant to the standards provided for by the FCC or the technical requirements set forth in Section 3.1;

(3) Comcast repeatedly violates, after notice and opportunity to cure, one or more of the material terms or conditions of this Agreement;

(b) The foregoing shall not constitute a violation of a material term or condition if the violation occurs without the fault of Comcast or occurs as a result of circumstances beyond its control or by reason of Force Majeure as defined in Section 1(l). Comcast shall not be excused from the performance of any of its obligations under this Franchise by mere economic hardship or by the misfeasance or malfeasance of its directors, officers or employees.

(c) A revocation shall be declared only by a written decision of the Township Board of Commissioners after an appropriate public hearing that shall afford Comcast due process and full opportunity to be heard. This shall include the ability to introduce evidence, to question witnesses and to respond to any notice of grounds to terminate in accordance with the standards of a fair hearing applicable to administrative hearings in the Commonwealth of Pennsylvania. All notice requirements shall be met by providing Comcast at least thirty (30) days prior written notice (via certified mail-return receipt requested) of any public hearing concerning the proposed revocation of this franchise. Such notice shall state the grounds for revocation. The Township, after a public hearing and upon finding the existence of grounds for revocation, may either declare this Franchise terminated or excuse such grounds upon a showing by Comcast of mitigating circumstances or good cause for the existence of such grounds. The Township shall issue such declaration and finding within thirty (30) days in a written decision which shall be sent via certified or overnight mail to Comcast. If Comcast appeals such determination to an appropriate court, the revocation shall be stayed.

8.4 PERFORMANCE BOND

(a) Comcast shall obtain and maintain, throughout the term of this Agreement, at its sole cost and expense, a performance bond with a surety company licensed to do business in the Commonwealth of Pennsylvania to ensure Comcast's faithful performance of its obligations. The performance bond shall provide that the Township may recover from the principal and surety any and all liquidated damages and/or compensatory damages incurred by the Township for Comcast's violations of this Agreement, after notice and opportunity to cure, in accordance with Sections 8.1 and 8.2.

(b) The performance bond shall be in the amount of Twenty-Five Thousand Dollars ($25,000). Comcast shall not reduce, cancel or materially change said bond from the requirement contained herein without the express prior written permission of the Township.

8.5 INSURANCE

(a) Comcast shall obtain and maintain, in full force and effect, at its sole cost and expense, during the Franchise term, the following minimum insurance coverage with an insurance company that is authorized to conduct business in Pennsylvania and which has an A.M. Best rating (or equivalent) no less than A-minus VII, indemnifying the Township from and against any and all claims for injury or damage to persons or property, both real and personal, caused by the construction, installation, reconstruction, operation, maintenance or removal of the Cable system by Comcast or any of its contractors, subcontractors, agents or employees in the following amounts:

(1) The amount of such insurance against liability for damage to property shall be no less than One Million Dollars ($1,000,000) as to any one (1) occurrence.

(2) The amount of such insurance against liability for injury or death to any person shall be no less than One Million Dollars ($1,000,000).

(3) The amount of such insurance for excess liability shall be Three Million Dollars ($3,000,000) in umbrella form.

(4) The amount of such insurance against all claims arising out of the operation of motor vehicles shall be One Million Dollars ($1,000,000) combined single limit per occurrence.

(b) The Township, its officials and employees, shall be designated as additional insureds under each of the insurance policies required in this Section 8.5.

(c) Comcast shall not cancel any required insurance policy without obtaining alternative insurance in conformance with this Section 8.5 and without submitting insurance certificates to the Township verifying that Comcast has obtained such alternative insurance. Comcast shall provide the Township with at least thirty (30) days prior written notice in the event the policies are cancelled or not renewed.

(d) Comcast shall deliver to the Township Certificates of Insurance showing evidence of the required coverage within thirty (30) days of a written request by the Township.

8.6 INDEMNIFICATION

Comcast shall indemnify, defend, save and hold harmless the Township, its elected and appointed officials, officers, agents and employees acting in their official capacities, from claims for injury, loss, liability, cost or expense arising in whole or in part from, caused by or connected with any act or omission of Comcast, its officers, agents, contractors, subcontractors or employees,

arising out of, but not limited to, the construction, installation, upgrade, reconstruction, operation, maintenance or removal of the Cable System. The Township shall give Comcast timely written notice of its obligation to indemnify and defend the Township. The obligation to indemnify, defend, save and hold the Township harmless shall include, but not be limited to, the obligation to pay judgments, injuries, liabilities, damages, penalties, and reasonable attorneys' fees. If the Township determines that it is necessary for it to employ separate counsel, in addition to that provided by Comcast, the cost for such separate counsel shall be the responsibility of the Township. Comcast shall not indemnify the Township for any claims resulting from acts of willful misconduct or negligence on the part of the Township.

SECTION 9
MISCELLANEOUS

9.1 FORCE MAJEURE

If for any reason of Force Majeure, Comcast is unable in whole or in part to carry out its obligations hereunder, Comcast shall not be deemed in violation of this Agreement during the continuance of such inability. Upon written (including electronic) request by the Township, Comcast shall inform the Township within thirty (30) days of receipt of the request whether or not Comcast has determined that a condition of Force Majeure exists.

9.2 REMOVAL OF SYSTEM

(a) Upon lawful termination or revocation of this Agreement, Comcast shall remove its supporting structures, poles, transmissions and distribution systems and other appurtenances from the streets, ways, lanes, alleys, parkways, bridges, highways, and other public and private places in, over, under, or along which they are installed and shall reasonably restore the areas to their original condition. If such removal is not completed within six (6) months of such lawful termination or revocation, the Township or property owner may deem any property not removed as having been abandoned and the Township may remove it at Comcast's cost.

(b) During the term of the Agreement, if Comcast decides to abandon or no longer use all or part of its Cable System, it shall give the Township written notice of its intent at least ninety (90) days prior to the announcement of such decision, which notice shall describe the property and its location. Upon Comcast's abandonment of the Cable System, the Township shall have the right to either require Comcast to remove the property, remove the property itself and charge Comcast with the reasonable costs related thereto.

(c) Notwithstanding the above, Comcast shall not be required to remove its Cable System, or to relocate the Cable System, or to sell the Cable System, or any portion thereof as a result of revocation, denial of renewal, or any other lawful action to forbid or disallow Comcast from providing Cable Services, if the Cable System is actively being used to facilitate any other services not governed by the Cable Act.

9.3 NOTICES

Every notice or payment to be served upon or made to the Township shall be either by hand delivery or first class mail, registered or certified, return receipt requested, postage prepaid, by reputable overnight courier service or electronic mail and addressed to:

Radnor Township
301 Iven Avenue
Radnor, PA 19087
Attention: Township Manager

The Township may specify any change of address in writing to Comcast. Every notice to be served upon or made to Comcast shall be either by hand delivery or first class mail, registered or certified, return receipt requested, postage prepaid, or by reputable overnight courier service or electronic mail and addressed to:

Comcast of Southeastern Pennsylvania, LLC
110 Springbrooke Blvd
Aston, PA 19014
Attention: Government Affairs Department

With copies to:

One Comcast Center
1701 John F. Kennedy Boulevard
Philadelphia, PA 19103-2838
Attention: Legal Department/Franchise

AND

Comcast
Northeast Division
676 Island Pond Road
Manchester, NH 03109
Attention: Government Affairs Department

Comcast may specify any changes of address in writing to the Township. Each delivery to Comcast or the Township shall be equivalent to direct personal notice, direction or order, and shall be deemed to have been given at the time of receipt.

9.4 EQUAL EMPLOYMENT OPPORTUNITY

Comcast is an equal opportunity employer and shall comply with all applicable federal and state laws and regulations regarding equal opportunity employment.

9.5 CAPTIONS

The captions for sections throughout this Agreement are intended solely to facilitate reading and reference to the sections and provisions of this Agreement. Such captions shall not affect the meaning or interpretation of this Agreement.

9.6 GOVERNING LAW; VENUE

This Agreement shall be governed and construed by and in accordance with the laws of the Commonwealth of Pennsylvania. If suit is brought by a party to this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of Pennsylvania, County of Delaware, or in the United States District Court for the Eastern District of Pennsylvania.

9.7 TRANSFER, ASSIGNMENT OR CHANGE IN CONTROL

(a) Neither Comcast nor its parent nor any Affiliated Entity shall transfer, assign or otherwise encumber, through its own action or by operation of law, its right, title or interest in the Cable System or in this Agreement without the prior written consent of the Township, provided that such consent shall not be unreasonably withheld.

(b) Neither Comcast nor its parent nor any Affiliated Entity shall change, transfer or assign, through its own action or by operation of law, its control of the Cable System or of this Agreement without the prior written consent of the Township, provided that such consent shall not be unreasonably withheld.

(c) Neither Comcast nor its parent nor any Affiliated Entity shall sell, convey, transfer, exchange or release fifty-one percent (51%) or more of its direct ownership in the Cable System without the prior written consent of the Township, provided that such consent shall not be unreasonably withheld.

(d) No such consent shall be required for (i) a transfer in trust, by mortgage, hypothecation, or by assignment to a financial institution of any rights, title or interest of Comcast in the Franchise or in the Cable System in order to secure indebtedness; or (ii) a transfer to an entity owned and/or controlled by Comcast.

(e) Comcast shall make written application to the Township of any transfer, assignment or change in control as described above and shall provide all information required by FCC Form 394 and any other applicable federal, state, and local statutes and regulations regarding transfer or assignment. The Township shall have thirty (30) days from the receipt of FCC Form 394 to notify Comcast of any additional information it needs to make an informed decision on the transfer or assignment. The Township shall have one hundred twenty (120) days from the receipt of all required information to take action on the transfer or assignment.

(f) Any consent by the Township for any transfer or assignment described above shall not be effective until the proposed transferee or assignee shall have executed a legally binding document stating that it shall be bound by all the terms and conditions contained in this Agreement.

9.8 ENTIRE AGREEMENT

This written instrument contains the entire agreement between the parties, supersedes all prior agreements or proposals whether written or oral except as specifically incorporated herein, and cannot be changed without written amendment approved by both the Township and Comcast. This Agreement supersedes all prior cable franchise agreements or cable ordinances, or parts of cable franchise agreements or cable ordinances, agreements, representations or understandings, whether written or oral, of the parties regarding the subject matter hereof that are in conflict with the provisions herein.

9.9 SEPARABILITY

If any section, provision or clause of this Agreement is held by a court of competent jurisdiction to be illegal, invalid or unenforceable, or is pre-empted by federal or state laws or regulations, such section, provision or clause shall be deemed to be separable from the remaining portions of this Agreement and shall not affect the legality, validity or enforceability of the remaining portions of this Agreement.

9.10 NO WAIVER OF RIGHTS

No course of dealing between the Township and Comcast, nor any delay on the part of the Township in exercising any rights hereunder, shall operate as a waiver of any such rights of the Township or acquiescence in the actions of Comcast in contravention of such rights, except to the extent expressly waived by the Township.

No course of dealing between Comcast and the Township, nor any delay on the part of Comcast in exercising any rights hereunder, shall operate as a waiver of any such rights of Comcast or acquiescence in the actions of the Township in contravention of such rights, except to the extent expressly waived by Comcast.

9.11 CHANGE OF LAW

In the event there is a change in a federal or state statute or regulation applicable to the Cable System or to this Agreement, the Township or Comcast may notify the other party of its desire to amend this Agreement in order to comply with the change in statute or regulation. The Township and Comcast shall amend this Agreement to comply with such change in statute or regulation provided such amendment is approved by the Township and Comcast.

9.12 COMPLIANCE WITH LAWS

Comcast shall comply with all federal, state and generally applicable local laws and regulations.

9.13 NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement is or was intended to confer third-party beneficiary status on any person other than the parties to this Agreement to enforce the terms of this Agreement.

9.14 APPLICABILITY OF AGREEMENT

All of the provisions in this Agreement shall bind Comcast, the Township and their respective successors and assigns. This Agreement is authorized by Ordinance No._____ dated _____, 2020 of the Township Board of Commissioners.

WITNESS our hands and official seals to this Cable Franchise Agreement.

TOWNSHIP OF RADNOR

By: _____

Name: _____

Title: _____

Date: _____

COMCAST OF SOUTHEASTERN PENNSYLVANIA, LLC

By: _____

Name: James Samaha

Title: Senior Vice President – Freedom Region

Date: _____

EXHIBIT A
LOCATIONS FOR CABLE TELEVISION SERVICE

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
KELLY L. EBERLE *
JOEL STEINMAN
MATTHEW E. HOOVER
COLBY S. GRIM
MICHAEL K. MARTIN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

LAW OFFICES
GRIM, BIEHN & THATCHER

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GRIM & GRIM AND BIEHN & THATCHER
ESTABLISHED 1895 AND 1956,
RESPECTIVELY
125TH ANNIVERSARY 1895-2020

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J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

November 10, 2020

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department
500 Mildred Avenue
Primos, PA 19018

Re: Radnor Township –Comcast Cable Ordinance

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the November 13th edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on November 23, 2020. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By:_____
John B. Rice

JBR/hlp
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, approving a cable franchise agreement for a ten year term between Radnor Township and Comcast of Southeastern Pennsylvania, LLC. The Board of Commissioners will hold a public hearing on November 23, 2020, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on November 23, 2020.

John B. Rice, Esquire
Grim, Biehn & Thatcher
Township Solicitor

G. Motion to Repeal Article 1 Chapter 260 | Amusement Tax from the Radnor Township Code

ORDINANCE NO. 2020-18

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF RADNOR AMENDING AND RESTATING ARTICLE I, CHAPTER 260 OF THE RADNOR TOWNSHIP CODE, RELATING TO THE AMUSEMENT TAX.

WHEREAS, the Board of Commissioners of Radnor Township, pursuant to the authority of the Local Tax Enabling Act 53 P.S. §6924.101 *et seq*., as amended, and the Radnor Township Home Rule Charter, wishes to improve administration and enforcement of the Amusement Tax; and

WHEREAS, the Board wishes to keep the subject and rate of the Amusement Tax the same as has been historically imposed by the Township;

NOW THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Commissioners of Radnor Township, as follows:

Section 1. Article I of Chapter 260 of the Radnor Township Code is hereby repealed in its entirety and replaced with the following:

Article I. Amusement Tax

§260-1. Intent; statutory authority.

The Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, under and by virtue of the authority vested in it by the Act of December 31, 1965, being Act No. 511 and known as the "Local Tax Enabling Act,"**[1]** does hereby ordain that a tax to provide revenue for general Township purposes is hereby levied, assessed and imposed upon the privilege of attending or engaging in the amusements in the Township of Radnor, in accordance with the following.

[1] Editor's Note: See 53 P.S. §6924.101 et seq.

§ 260-2. Title.

This article shall be known and may be cited as the "Radnor Township Amusement Tax Ordinance."

§ 260-3. Definitions and word usage.

A. Definition of terms. As used in this article, the following terms shall have the meanings indicated, except where the context clearly indicates a different meaning:

Amusement - means all manner and forms of entertainment, including, among others, theatrical or operatic performances, concerts, vaudeville, circus, carnival and sideshows, all forms of entertainment at fairgrounds and amusement parks, athletic contests, including wrestling matches, boxing and sparring exhibitions, football, basketball, and baseball games, skating, golfing, tennis, hockey,

bathing, swimming, archery, shooting, riding, dancing, rowing, bowling, billiards, pool and all other forms of diversion, sport, recreation or pastime, shows, exhibitions, contests, displays and games and all other methods of obtaining admission charges from the general public or a limited or selected number thereof, directly or indirectly in return for other than tangible property or specific personal or professional services.

Association – means any partnership, limited partnership or other forms of unincorporated enterprise owned by two or more persons.

Commercial Value – means the price a willing buyer would pay a willing seller in an arms' length transaction in a statewide or national marketplace, absent special circumstances. Amusements that are primarily or exclusively performed by minors and without compensation of any kind to any of the performers, shall be presumed to have no commercial value. This presumption may be rejected by the Finance Director and any competent court or authority where evidence exists that a market exists for the amusement.

Established Price – means the monetary charges fixed and exacted or in any manner received by producers, as herein defined, from the general public or a limited or selected number thereof, directly or indirectly, for the privilege to attend or engage in any entertainment or amusement, provided that when such entertainment or amusement is conducted at any place where the charge for admission is wholly or in part included in the price paid for refreshment, services or merchandise, the amount paid for admission to such amusement shall be presumed to be the amount stated by the Producer of the event to be the portion of the price allocable to the amusement, as opposed to the amounts allocable to refreshment, service or merchandise. This presumption may be rejected by the Finance Director and any competent court or authority where evidence exists that the amount stated by the Producer is inconsistent with the actual value of the amusement. Where the Producer of the event does not state the portion allocable to the amusement, the price for admission shall be deemed to be 50% of the amount paid for refreshment, service and merchandise. Where the amusement has no Commercial Value, the established price shall be $0.

Finance Director – means the Finance Director of the Township of Radnor, or his duly authorized agent.

Person – means every natural person, proprietorship, partnership, association, limited liability company, corporation or other legally recognized entity. Whenever used in any clause prescribing or imposing a penalty, the term "person" as applied to partnerships or other associations shall mean the partners or members thereof, and as applied to corporations, the officers and directors thereof.

Place of Amusement - means any place, indoors or outdoors, within the Township, where the general public or a limited or selected number thereof may,

upon payment of an established price, attend or engage in any amusement as herein defined, including, among others, theaters, opera houses, amusement parks, stadia, arenas, baseball parks, skating rinks, circus or carnival tents or grounds, fairgrounds, social, sporting, athletic, riding, gun or country clubs, riding academies, golf courses, golf driving ranges, miniature golf courses, bathing and swimming places, dance halls, tennis courts, archery, rifle or shotgun ranges, bowling alleys, pool and billiard parlors, gardens, cabarets, nightclubs and other restaurants where amusement or entertainment is provided, and other like places.

Producer – means any person, as herein defined, conducting an amusement event or operating any place of amusement, as herein defined, where the general public or a limited or selected number thereof may, upon the payment of an established price, attend or engage in any amusement.

Temporary or Itinerant Amusement – means any amusement with a duration of less than 60 consecutive calendar days.

Township – means the Township of Radnor, Delaware County, Pennsylvania.

B. Word usage. The singular shall include the plural, and the masculine shall include the feminine and neuter.

§ 260-4. Amusement permit required.

On and after the effective date of this article, it shall be unlawful for any producer to continue to conduct or thereafter to begin to conduct any form of amusement at any permanent or temporary place of amusement or any itinerant form of amusement within the Township, unless an amusement permit or permits shall have been issued to him as hereafter prescribed and the tax herein imposed paid in accordance with the provisions herein made.

§ 260-5. Permit application; fee.

A. Every producer conducting, desiring to continue to conduct, or desiring hereafter to begin to conduct any amusement within the Township shall file an application for a permanent, temporary or itinerant amusement permit or permits, as the case may be, with the Finance Director before conducting or continuing to conduct any such amusement. Each person shall apply for a separate amusement permit and shall be deemed to be a separate producer. If any producer conducts business under a fictitious name, such producer shall apply for registration in both the true and fictitious names of the producer and shall list the fictitious name first on the application. Every application for such permit or permits shall be made upon a form prescribed, prepared and furnished by the Finance Director and shall set forth the name under which the producer conducts or intends to conduct an amusement, whether the producer conducts or intends to conduct a permanent, temporary or

an itinerant form of amusement and such other information as the Finance Director may require.

B. If the producer has or intends to have more than one place of amusement within the Township, he shall state the location of each such place and, in the case of itinerant forms of amusement, the date and length of time such amusement is to be conducted at each place.

C. In the case of an application for a permit for a temporary place of amusement or itinerant form of amusement, the producer shall state the name and address of the owner, lessee or custodian of the premises upon which such amusement is to be conducted.

D. If a producer is an association or a corporation, the application shall state the names and addresses of the principal officers thereof and any other information prescribed by the Finance Director for purposes of identification.

E. The application shall be signed and verified by oath or affirmation by the producer or its authorized representative.

F. The applicant, at the time of making the application, shall pay to the Township a permit fee as follows:

(1) For a temporary permit, good for one day only: $10.

(2) For a permanent permit, good for one year: $20.

(3) For an itinerant permit, good for three months: $15.

§ 260-6. Issuance, assignability, display and expiration of permit.

A. Issuance. Upon approval of the application and the payment of any permit fee or fees herein required, the Finance Director shall grant and issue to each producer an annual, temporary or itinerant amusement permit for each place of amusement within the Township set forth in the application.

B. Validity; display. Amusement permits shall not be assignable, shall be valid only for the persons in whose names issued and for the conduct of amusements at the places designated therein and shall at all times be conspicuously displayed at the places for which issued.

C. Expiration.

(1) All permits for permanent places of amusement shall expire on the 31st day of December next succeeding the date upon which they are

issued, unless sooner suspended, surrendered or revoked for cause by the proper authorities of the Township.

(2) Permits for temporary places of amusement or for forms of itinerant amusement shall expire at the time specified therein.

§ 260-7. Notice of change in schedule

The producer of a temporary or itinerant form of amusement shall notify the Finance Director promptly of any change in the original contemplated schedule either as to date or time of the conduct of the amusement at each place.

§ 260-8. Renewal and replacement of permits.

A. Renewal of permanent permits. Permits issued for permanent places of amusement, under the provisions of this article, may be renewed annually before the first day of January upon application made to the Finance Director and the payment of a renewal fee of $20.

B. Replacement of permits. Whenever any permit issued under the provisions of this Article is defaced, destroyed or lost, the Finance Director may, upon request, issue a duplicate permit to the holder thereof.

§ 260-9. Suspension of permit; hearings.

The Finance Director may suspend an amusement permit whenever he finds that the holder thereof has failed to comply with any of the provisions of this article. Any such suspension shall be issued by the Finance Director in writing. Upon the suspension of any amusement permit, the Finance Director shall request the holder thereof to surrender immediately all permits or duplicates thereof which have been issued to him, and the holder shall promptly surrender all such permits to the Finance Director as directed. A producer whose permit has been suspended, upon request made, in writing, within 10 days after such suspension, shall be entitled to a hearing before the Board of Commissioners on or before the next regular meeting. After such hearing, the Board of Commissioners shall either rescind the order of suspension, for good cause appearing therefor, or shall continue the suspension or revoke the permit.

§ 260-10. Imposition of tax; rate.

A tax to provide revenue for general Township purposes is hereby levied, assessed and imposed upon the admission fee or privilege to attend or engage in any amusement within the Township, at the rate of 10% of the established price charged the general public or a limited or selected group thereof by any producer for such privilege, which shall be paid by the person acquiring such privilege.

§ 260-11. Tax on free admissions and box seats.

A. Free admission. In the case of persons (except bona fide employees of a producer or municipal or state officers on official business) admitted free or at a reduced rate to any place of amusement at a time when and under circumstances where an established price is charged to other persons, the tax imposed by this article shall be computed on the established price charged to such other persons of the same class for the same or similar accommodation, to be paid by the persons so admitted.

B. Permanent use of seats. In the case of persons having the permanent use of boxes or seats in any place of amusement or having a lease for the use of such box or seat in such place of amusement, the tax imposed by this article shall be computed on the established price for which a similar box or seat is sold for each performance or exhibition at which the box or seat is used or reserved by or for the lessee or holder, such tax is to be paid by the lessee or holder.

§ 260-12. Collection of tax.

A. Collection by producer. Producers shall collect the tax imposed by this article and shall be liable to the Township as agents thereof for the payment of the same to the Township, as hereinafter provided in this article. In the event a producer neglects or fails to collect and/or remit the tax due from any admittee as imposed in Section 260-10, the producer shall become primarily liable for payment of the tax.

B. Other means of payment. Where permits are obtained for conducting amusements by persons who are not the owners, lessees or custodians of the places where the amusements are to be conducted or where the amusement is permitted by the owner, lessee or custodian of any place~~s~~ to be conducted without the procurement of a permit or permits required by this article, the tax imposed by this article shall be paid by the owner, lessee or custodian of such place where such amusement is held or conducted, unless paid by the producer conducting the amusement.

§ 260-13. Report and payment of tax.

A. Responsibilities of producers. For the purpose of ascertaining the amount of tax payable by the producers to the Township:

(1) Every producer, except as hereinafter provided, conducting a place of amusement shall, on or before the 10th day of each month, transmit to the Finance Director, on forms prescribed and prepared by the Finance Director, a report, under oath or affirmation, of the amount of tax due for the preceding month.

(2) Every producer conducting a temporary place or itinerant form of amusement, within 5 days after each performance, shall file a report, under oath or affirmation, with the Finance Director on forms prescribed and prepared by the Finance Director and furnish the information required therein.

(3) Every producer, at the time of making every report required by this section, shall compute the taxes collected by him and the taxes due to the Township and shall simultaneously transmit the report required by this section to the Finance Director and pay to the Finance Director the taxes due to the Township during the period for which the report is made; provided, however, that such producer may deduct therefrom a discount of 2% if the report is filed and the tax paid on or before the due date thereof.

(4) Every producer shall maintain daily records for each day on which an amusement is conducted, indicating the number of persons admitted to that amusement; the established price of admission or other such cover charge paid by each person; the number of persons admitted without paying the established price of admission and the established price of admission charged to other persons at the time of admission of the nonpaying admittee; and the gross amount of admission fees received on that day. All such information shall be set forth on the report filed pursuant to this section.

B. Due date. The amount of all taxes imposed under the provisions of this article shall, in the case of places of permanent amusement, be due and payable on the 10th day of the next succeeding month following each monthly report, and in the case of temporary places or itinerant forms of amusement, such taxes shall be due and payable 5 days after each performance

C. Failure to comply. If any producer or other person required to make a report and pay or remit tax shall neglect or refuse to make any report and/or payment as herein required, a penalty of 10% of the amount of the tax due and unpaid shall be added thereto, plus interest of one percent (1%) of the tax due for each month or fractional part thereof from the day the tax is due and payable until paid to the Finance Director.

D. Method of recovery. The method of recovery shall be as follows:

(1) The Finance Director shall have the power in the name of the Township to collect unpaid or unremitted taxes, interest and penalties from the producers owing such taxes, interest and penalties by institution of a civil action or other appropriate remedy.

(2) If for any reason the tax is not paid or remitted when due and suit is brought for the recovery of any such tax, the person liable therefor shall, in addition, be liable for the costs of collection and interest and penalties herein

imposed, including but not limited to legal fees and charges incurred by the Township in the collection of the tax authorized by this article.

(3) The Finance Director shall have the power to report all persons who have neglected or refused to pay or remit the amount of tax due to the Township Solicitor, who shall file a municipal claim in the Office of Judicial Support of Delaware County against each such taxpayer or producer in the amount of the tax due and any penalties or interest accrued.

(5) The Finance Director shall have the power to revoke the permit or permits of any person who shall fail or refuse to file a report as required by this article or who shall fail or refuse to pay or remit any taxes, interest or penalty due.

(6) In addition to the above remedies, the Finance Director shall have the power to recover unpaid or unremitted taxes as other debts or like amount are now by law recoverable.

§ 260-14. Powers of Finance Director.

A. Examination of records. If the Finance Director is not satisfied with the report and payment of tax made by any producer under the provisions of this article, he is hereby authorized and empowered to make a determination of the tax due by such producer, based upon the facts contained in the report or upon any information within his possession or that shall come into his possession, and for this purpose the Finance Director, or his designee, is authorized to examine the books, papers, tickets, ticket stubs and any other records whatsoever of any producer taxable under this article, to verify the accuracy of any report or payment made under the provisions hereof or to ascertain whether the taxes imposed by this article have been paid.

B. Every person subject to the tax imposed by this article shall make his records or copies thereof available to the Finance Director at any reasonable time and place requested, in writing, by the Finance Director in order to enable the Finance Director to make examination thereof as may be necessary to verify the accuracy of any payment made of the tax required by this article. However, a written request or demand of any records of a taxpayer shall not be deemed a condition precedent for commencement of any judicial proceeding against a taxpayer.

C. Estimation of tax. If any producer or supposed producer neglects or refuses to make a report or if, as a result of an investigation by the Finance Director, a report is found to be incorrect, then in such case the Finance Director shall estimate the tax due by said producer or supposed producer and determine the amount due by said producer or supposed producer for any taxes, penalties and interest thereon. In all such cases of assessment, the Finance Director shall give the producer

assessed a notice in which shall be stated the amount of the amusement tax due as well as any penalties or interest assessed.

D. Rules and regulations. The Finance Director is authorized and empowered to prescribe, adopt and promulgate rules and regulations relating to any matter or thing pertaining to the administration and enforcement of this article and the collection of the tax hereby imposed, subject to the approval of the Board of Commissioners of the Township of Radnor.

§ 260-15. Payment of receipts into treasury.

A. All taxes, interest and penalties received, collected or recovered under the provisions of this article shall be paid into the treasury of the Township of Radnor for the use and benefit of the Township of Radnor.

B. The Finance Director shall receive payment of the taxes, penalties and interest imposed by this article. It shall be his duty to keep a record showing the amount received by him from each person paying the tax and the date of such payment. Unless otherwise instructed by the producer, when crediting any payment that is less than the total amount of interest, penalties and tax due, the Finance Director shall first apply any sum received to outstanding principal, then to outstanding interest and then to any penalties or other fees owed.

§ 260-16. Violations and penalties.

A. Any person, as defined in this article, who shall fail, neglect or refuse to comply with the terms or provisions of this article shall be responsible and liable for the costs of collection, including the Township’s attorneys' fees, at the rates approved from time to time by the Board of Commissioners.

B. Any person or entity subject to tax who fails to comply with the provisions of this article may be subject to a civil fine, not to exceed $600 per violation, plus costs, including court filing fees and the Township's attorney fees. The fine imposed by this section shall be in addition to any other penalty imposed by this article.

Section 2. Severability. If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid or unconstitutional by a court of competent

jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than that portion specifically declared invalid.

Section 3. Repealer. All ordinances inconsistent herewith are repealed to the extent of such inconsistency.

Section 4. Effective Date. This Ordinance shall become effective on July 1, 2021.

ENACTED AND ORDAINED this _____day of _____, 2020.

RADNOR TOWNSHIP

By:_____
Name: Jack Larkin
Title: President

ATTEST:_____
William M. White, Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: November 23, 2020

TO: Board of Commissioners

FROM: Robert V. Tate, Jr, Finance Director

LEGISLATION: Ordinance 2020-18 amending Chapter 260 of the Radnor Township Code, relating to amend and restate the current Amusement Tax.

LEGISLATIVE HISTORY: As currently written, the Amusement Tax requires patrons of amusements to pay a 10% tax on the established price of admission to such places of amusement. The producer of the amusement is required to collect the tax and remit it to the Township monthly. Where the producer fails to collect the tax, the producer is liable to pay the tax that should have been collected.

PURPOSE AND EXPLANATION: The Act 511 Tax Team proposes that the Amusement Tax be amended and restated with a version that clarifies the tax, improves on the current language, and eases administration and enforcement of the tax, while keeping the rate and subject of the tax the same as is currently imposed.

FISCAL IMPACT: The Act 511 Tax Team estimates that improved enforcement and collection of the Amusement Tax will increase revenue in the range of $300,000 - $400,000 based on rough estimates prepared by the Township's business tax auditor.

RECOMMENDED ACTION: The Act 511 Tax Team respectfully recommends that Ordinance 2020-18 be introduced on November 23rd, 2020 and adopted on December 14th, 2020, with an effective date of July 1, 2021, in order to allow sufficient time to notify producers of the changes in the Ordinance. Thank you for your consideration.

MEMORANDUM

To: Bob Tate
John Rice

From: Jenny Brown

Date: March 20, 2020

RE: Proposed Amusement Tax Restatement

The purpose of this memorandum is to provide a description of the material differences between the current Amusement Tax and the proposed restatement of the Amusement Tax.

What stays the same:

The **rate of tax**: 10% of the price of admission/amusement

Who is taxed: the patron of the event, with liability transferring to the producer of the event if the producer fails to collect or remit the tax.

Due date of tax: monthly

Description of changes to provisions:

§260 – 1 Intent; statutory authority. Minor changes to language

§260 – 2 Title. No changes

§260 – 3 Definitions and word usage. Minor changes to language

§260 – 4 Amusement permit required. Minor changes to language

§260 – 5 Permit application; fee. Minor changes to language

§260 – 6 Issuance; assignability, display and expiration of permit. No changes

§260 – 7 Notice of chance in schedule. Minor changes to language

§260 – 8 Renewal and replacement of permits. Removes fee for replacement permit

§260 – 9 Suspension of permit hearings. No changes

§260 – 10 Imposition of tax; rate. No changes

§260 – 11 Tax on free admissions and box seats. No changes

§260 – 12 Collection of tax. Minor changes in language clarifying transfer of liability if producer does not collect tax.

§260 – 13 Report and payment of tax. Sets filing due date for temporary amusements to 5 days after each performance; minor changes in language; description of records to be kept; maintains penalty and interest rates; sets method of recovery, makes taxpayer liable for costs of enforcement; permits filing of municipal claim for delinquency

§260 – 14 Powers of Finance Director. Adds provision regarding audits to determine compliance; minor changes to language regarding jeopardy/estimated assessment

§260 – 15 Payment of receipts into treasury. Minor changes to language regarding application of payments to accord with Local Taxpayer Bill of Rights Act.

§260 – 16 Exemptions. This provision in the current ordinance states that the tax **shall** apply to the privilege of attending amusements which inure to the benefit of religious, charitable, educational institutions, etc. It therefore provides no exemption. Exemption would not make legal sense since the tax is on the patron/attendee, not on the beneficiary or producer of the event. There would be no constitutional grounds for classifying patrons differently depending on what entities benefited from the event. There have been multiple appellate challenges to ordinances which seek to provide such exemptions, such as for children under a certain age and for events benefiting eleemosynary institutions. While the courts have chosen not to answer the question, the language seems clear that if required to rule, such exemptions would be found unconstitutional, as any exempt status of the promoter or producer does not extend to patrons of the event.

§260 – 16 (formerly §260-17) Violations and penalties. Replaced with language consistent with Business Privilege Tax and Mercantile Tax Ordinances regarding potential fines as well as taxpayer's liability for Township's enforcement costs

RESOLUTION NO. 2020-141

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AWARDING THE CONSTRUCTION CONTRACT FOR THE RADNOR TAP TRAIL TO ROAD-CON, INC. IN THE AMOUNT OF $1,862,370.85 AND AUTHORIZING THE PAYMENT TO THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FOR INCURRED ADMINISTRATIVE COSTS OF $10,000.00

WHEREAS, Radnor Township wishes to construct the Radnor TAP Trail project;

WHEREAS, The engineering, design and permitting has been completed including final changes;

WHEREAS, Bids have been received for the construction contract and the qualified bidder recommended by PennDOT; and

WHEREAS, Grant and Township funds are available to cover remaining design costs and construction and related costs.

NOW, THEREFORE, be it ***RESOLVED*** by the Board of Commissioners of Radnor Township does hereby Award the Construction Contract for the Radnor TAP Trail to Road-Con, Inc. in the Amount of $1,862,370.85 and Authorize the Payment to the Pennsylvania Department of Transportation for Incurred Administrative Cost of $10,000.00.

SO RESOLVED this 23rd day of November, A.D., 2020.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

RESOLUTION NO. 2020-142

A RESOLUTION OF RADNOR TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, AUTHORIZING THE CONTRACT TO SIMONE COLLINS, INC. FOR TAP TRAIL CONSTRUCTION ADMINISTRATION IN THE AMOUNT OF $15,000.00 AND THE PAYMENT OF CHANGE ORDER #11 FOR THE RADNOR TAP TRAIL DESIGN TO SIMONE COLLINS, INC. IN THE AMOUNT OF $5,000.00

WHEREAS, Radnor Township wishes to construct the Radnor TAP Trail project;

WHEREAS, The engineering, design and permitting has been completed including final changes;

WHEREAS, Bids have been received for the construction contract and the qualified bidder recommended by PennDOT;

WHEREAS, A proposal has been received for the construction administration services and found to be acceptable; and

WHEREAS, Grant and Township funds are available to cover remaining design costs and construction and related costs.

NOW, THEREFORE, be it ***RESOLVED*** by the Board of Commissioners of Radnor Township does hereby Authorize the Contract to Simone Collins, Inc. for the TAP Trail Construction Administration in the Amount of $15,000.00 and the Payment of Change Order #11 for the Radnor TAP Trail Design to Simone Collins, Inc. in the Amount of $5,000.00.

SO RESOLVED this 23rd day of November, A.D., 2020.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST: _____
William M. White
Manager/Secretary

Radnor Township

PROPOSED LEGISLATION

DATE: November 17, 2020

TO: Radnor Township Board of Commissioners

FROM: Dennis P. Capella, Engineering Project Manager

CC: William M. White, Township Manager
Stephen F. Norcini, P.E., Township Engineer

LEGISLATION:

Resolution #2020-141: Awarding the Construction Contract for the Radnor TAP Trail to Road-Con, Inc. in the Amount of $1,862,370.85 and Authorizing the Payment to the Pennsylvania Department of Transportation for Incurred Administrative Cost of $10,000.00

Resolution #2020-142: Authorizing the Contract to Simone Collins, Inc. for the TAP Trail Construction Administration in the Amount of $15,000.00 and the Payment of Change Order #11 for the Radnor TAP Trail Design to Simone Collins, Inc. in the Amount of $5,000.00

LEGISLATIVE HISTORY: The Board of Commissioners authorized the design of the Radnor Transportation Alternatives Program (TAP) Trail at its meeting on May 8, 2017 (Resolution # 2017-67) and subsequently authorized payment of change orders 1 – 10 throughout the design of the project. This design has been conducted under the respective Pennsylvania Department of Transportation's grant program. The Board has also authorized actions related to the award of several other grants. More recently the Board authorized: (1) a revision to the original design to connect the West Wayne Avenue section of the Trail through the Friends of Radnor Trail Park (Resolution # 2020-14) and to remove sections of the trail along Conestoga Road and the intersection at Lenoir Avenue and through the West Wayne Preserve; and (2) an inspection services contract (Resolution #2020-68) for anticipated construction. The requests made at this time have not been presented to the Board previously.

PURPOSE AND EXPLANATION: The proposed Radnor TAP Trail will provide connections for: (1) downtown Wayne with the Radnor Trail at the Friends of the Radnor Trail Park; (2) the Radnor Trail at Radnor Chester Road with the Radnor Senior High School; and (3) the SEPTA Villanova Stadium Station with the Radnor-Haverford Township line near I-476. In addition to the previous authorizations, additional design work and a respective change order (see attachment) was required by Simone Collins to complete that phase of the project.

The project is now ready to proceed to construction. PennDOT has requested a Notice -To-Proceed and Pre-Construction meeting prior to January 4, 2021. The costs associated with the construction phase are as follows:

Description	Cost
Construction contract to Road-Con, Inc. (PennDOT administered the bidding process and determined the qualified low bidder. See attachment.)	$1,862,370.85
15% contingency	280,000.00
1% of the TAP grant to PennDOT to administer the respective grant	10,000.00
Estimated cost for Township's West Wayne Avenue alternative connection to the Radnor Trail (Design previously authorized. Construction contract to be presented to the Board after bidding.)	250,000.00
Township's construction inspection services contract to McMahon Associates, Inc. (Previously authorized.)	135,978.00
Township's construction administration contract to Simone Collins, Inc. for submittals, change orders, etc. reviews (see attachment)	15,000.00
TOTAL	$2,553,348.85

The primary source of funding is from PennDOT in the amount of $1,000,000. The Township has also received grant funding through three other sources: PA Department of Conservation and Natural Resources in the amount of $500,000; PA Department of Community and Economic Development in the amount of $225,000; and Delaware County in the amount of $500,000.

IMPLEMENTATION SCHEDULE: If the Board of Commissioners approves the awards and authorizations requested here, associated requisitions will be entered into the financial system.

FISCAL IMPACT: Remaining design costs are funded through a prior general obligation bond. The construction and related costs for this project are funded through:

- Grants: $2,225,000.00
- 2019 General Obligation Bond: 379,652.00

RECOMMENDED ACTION: *Staff requests the Board of Commissioners of Radnor Township to:*

- *Award the Construction Contract for the Radnor TAP Trail to Road-Con, Inc. in the Amount of $1,862,370.85 and Authorize the Payment to the Pennsylvania Department of Transportation for Incurred Administrative Cost of $10,000.00;*
- *Authorize the Contract to Simone Collins, Inc. for the TAP Trail Construction Administration in the Amount of $15,000.00 and the Payment of Change Order #11 for the Radnor TAP Trail Design to Simone Collins, Inc. in the Amount of $5,000.00.*

SIMONE LANDSCAPE ARCHITECTURE COLLINS

July 2, 2020

Mr. Steve Norcini, Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087

RE: Radnor TAP Trail
Request for extra services
Services completed
SC $# 15091.30

Dear Mr. Norcini:

As you know, Simone Collins (SC) has been performing services as requested by the Township since March 2020 that exceeded our contract limits as per SC's extra #1 for $5,000.00 approved several months ago. We have submitted progress invoices each month to keep you appraised of this work, which we acknowledge was completed by our firm at our risk.

We completed these services as requested since it was impossible for anyone to determine the extent of service and as a good faith effort on our part to keep the work moving forward and to obtain necessary easement from three stakeholder groups. Now that easement approvals have been obtained / will be finalized soon, we are in a position to know that these additional services are completed. Please note that substantial time was expended responding to School District requests for plan changes that went beyond PennDOT requirements.

Work in March included:

Participate with DVRPC in coordination phone call; Complete site inspection in order to complete Environmental Due Diligence (EDD) for PS&E submission to PennDOT; respond to RTSD engineers comment letter and coordinate same with consultant team, township staff and township attorney. Resend previously sent info (to township) to RTSD and attorney. Coordination with Township.

Cost: $352.50 (over SC change order #1)

119 E. LAFAYETTE STREET NORRISTOWN, PA 19401
PHONE: 610.239.7601 FAX: 610.239.7606
WWW.SIMONECOLLINS.COM

Work in April Included:
Two coordination calls with DVRPC, Coordination with Township; Attend 2 virtual meetings with Township and RTSD; send information (again) to RTSD; project administration.

Cost: $1,232.50 (over SC change order #1)

Work in May included:
Two coordination calls with DVRPC, Coordination with Township; Responses to ELA review letter and plan changes, coordination with Team, site visit to Cornerstone HOA, Prepare PowerPoint presentation for Township, Coordination with John Rice.

Cost: $1,422.50 (over SC change order #1)

Work in June included:
Two coordination calls with DVRPC, Coordination with Township, another round of plan changes for high school property based on ELA review; coordination with ELA; plan changes and subsequent revisions based on Cornerstone HOA comments and requests, coordination on costs regarding township changes at West Wayne Preserve; coordination with John Rice;

Cost: $2,082.50

Total Cost March through June: $5,106.15

Total requested change order amount: $5,000.00

This project was begun in 2015. If this requested change order is approved by the Township, the total of $10,000 extra services (change order #1 and this change order) is a 7.4% increase over the original SC fee of $135,000.00.

If you require any additional information, please let me know.

Thank you.

Sincerely,

Simone Collins
Landscape Architecture

Peter M. Simone, RLA, ASLA
President

Dennis Capella

From: Daniel Snyder <dsnyder@dvrpc.org>
Sent: Friday, November 6, 2020 2:43 PM
To: Doyle, John; Janos, Joe; Lawrence, Katrina A.; Peter Simone; Geoff Creary; Dennis Capella; Steve Norcini
Subject: Radnor Trail - Bids Open!

All,

The Let day has finally come upon us and it brings good news! Yesterday, our Low Bid was presented to us by Road-Con, Inc. at $1,862,370.85. I've broken down the cost totals below which actually show we came out below our estimate. As you'll see, we actually came out ahead with the other pots of Grant Funding (Steve/Dennis, please confirm the other funding source amounts are accurate).

107995	Radnor Trail	
$ 1,862,370.85	Low Bid	Road-Con, Inc.
$ 135,978.00	Construction Inspection	Locally Funded
$ 10,000.00	1% Dept. Incurred Cost	
$ 2,008,348.85	Total	
$ 1,000,000.00	TAP Grant Amount	(Amount in RA)
$ 225,000.00	DCED Grant Amount	
$ 500,000.00	DCNR Grant Amount	
$ 500,000.00	Delco Greenways Grant Amount	
$ 1,000,000.00	Amount Obligated	(Amount in MPMS)
$ (216,651.15)	**To be Raised**	

I'd once again like to thank everyone for their help throughout the course of the project. Our next step(s) in the near future will be for the Township to review and accept the Bids after PennDOT is complete with their internal checks. We'll also be waiting for the Construction Unit to set up a Pre-Construction meeting to hand it off for the Construction phase. I'll forward that information (meeting time, link, etc) as soon as I hear from them.

As always, please don't hesitate to reach out to me if you have any questions.

Daniel A. Snyder, P.E. | PennDOT Consultant Project Manager
Delaware Valley Regional Planning Commission
190 N Independence Mall West, 8th Floor
Philadelphia, PA 19106-1520
215.238.2923 | www.dvrpc.org
Subscribe | Facebook | Twitter | Instagram | LinkedIn | YouTube

***Please Note: I am working from home to help contain the spread of COVID-19. I am available between the hours of 8:00am-4:00pm M-F. My cell phone number is a better way to reach me at this time (570-259-1813). Responses may be delayed while working remotely. Stay safe and thank you for your understanding.**

The information in this email, and any attachments, may contain confidential information. Use and further disclosure must be consistent with applicable laws. However, if you believe you've received this email in error, delete it immediately and do not use, disclose or store the information it contains

SIMONE LANDSCAPE ARCHITECTURE COLLINS

October 16, 2020

Mr. Steve Norcini, Township Engineer
Radnor Township
301 Iven Avenue
Wayne, PA 19087
610 688 5600 x 130
snorcini@radnor.org

RE: Radnor TAP Trail
Construction term services
SC # 15091.40

Dear Mr. Norcini:

This proposal is for construction term services as may be required from time to time for SC team services on the subject project. Our understanding is that the project will be bid by PennDOT in early November 2020.

These services may include:

- Responding to RFI's
- Review and approval of necessary materials submissions and/or shop drawings.
- Coordination with the Township or contractor as may be required.

Since the Township will have a construction inspection consultant, day to day inspections of E&S or PCSM installations is not included in the scope. Additionally, it is assumed the inspection consultant will provide the required inspections of the critical stages of the PCSM BMP installations along with the completion of the NPDES Permit Notice of Termination (NOT).

119 E. LAFAYETTE STREET NORRISTOWN, PA 19401
PHONE: 610.239.7601 FAX: 610.239.7606
WWW.SIMONECOLLINS.COM

Work will be completed on a time and materials basis as requested by the Township not to exceed fifteen thousand dollars ($15,000.00) based on the following hourly rates.

Simone Collins	
Peter Simone	$150.00
Sarah Leeper	$100.00
Geoff Creary	$100.00
Staff	$ 80.00

TPD	
Joe Janos	$130.00
Staff	$ 90.00

AD Marble	
Xavier Riva	$ 144.49
Brian Doyle	$ 128.67
Bret Neiman	$ 103.82
Erin Dalius	$ 131.76

If you require any additional information, please let me know.

Thank you.

Sincerely,

Simone Collins
Landscape Architecture

Peter M. Simone, RLA, ASLA
President

RADNOR TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA

ORDINANCE NO. 2020- 20

AN ORDINANCE OF THE TOWNSHIP OF RADNOR, DELAWARE COUNTY, PENNSYLVANIA, ENACTING A NEW CHAPTER 176, MOTOR VEHICLE-BRIDGE CRASH REIMBURSEMENT, AUTHORIZING THE COLLECTION OF, AND THE REIMBURSEMENT OF TOWNSHIP AND FIRE DEPARTMENT COSTS OF RESPONSE AND CLEAN UP AFTER TRANSPORTATION AND AUTHORIZING FINES AND PENALTIES

The Board of Commissioners of Radnor Township, upon recommendation of the Radnor Township Police Department, does hereby enact and ordain the following.

WHEREAS, the Board of Commissioners of the Township of Radnor, County of Delaware, Commonwealth of Pennsylvania, is empowered to make and adopt Ordinances deemed necessary for proper management, care and control of the Township and its finances and the maintenance of peace, good government and welfare of the Township and its trade, commerce and manufacture, pursuant to Section 1.02 of the Radnor Township Home Rule Charter; and

WHEREAS, the Township of Radnor incurs substantial cost in connection with transportation, or environmental accidents which occur in or around elevated rail crossings in the Township; and

WHEREAS, the Board of Commissioners has determined that any person or legal entity who is responsible for such motor vehicle crashes should bear all costs associated with such incident; and

WHEREAS, the Board of Commissioners has determined it is in the best interest of the citizens of the Township of Radnor to enact an Ordinance authorizing the recovery of costs incurred by the Township and or Fire companies as a result of transportation or environmental accidents from the person or legal entity responsible for such motor vehicle crashes.

NOW THEREFORE, the Board of Commissioners of the Township of Radnor does hereby enact and ordain the following Ordinance:

ARTICLE I MOTOR VEHICLE-BRIDGE CRASH REIMBURSEMENT

The Radnor Township Code is hereby amended by adding a new Chapter 176, Motor Vehicle-Bridge Crash Reimbursement that shall read as follows:

CHAPTER 176: MOTOR VEHICLE-BRIDGE CRASH REIMBURSEMENT

§176-1 Authority, Findings and Purpose

A. Authority – Under §§161 and 164(6) of the Home Rule Charter and Optional Plans Law, and §1.02 of the Radnor Township Home Rule Charter, the Township has the authority to make rules and regulation for the governing of police, fire, and other emergency services located and/or operating within the Township.

B. Findings – The Township recognizes that police, fire and emergency management companies respond to all motor vehicle crashes in the Township, incurring costs in response, cleanup and repair activities. Secondly, the Township contains ten rail crossing bridges and eight pedestrian bridges which span public roads and which have been stuck on multiple occasions causing damage to the roadways and creating hazardous conditions.

C. Purpose – To grant the Township and any Fire Company operating in Radnor Township the authority to seek reimbursement for the reasonable cost of responding to vehicle strikes of Radnor Bridges as defined in this Chapter.

§176-2 Definitions

A. Motor Vehicle-Bridge Crash– Any incident that occurs during the transportation of people or material under a Radnor Bridge resulting in a crash which is and/or results in a danger to, a threat to, and/or possible harm to the public health, safety, and welfare, and that necessitates:

(1) The intervention of a Fire Company, the Radnor Township Police Department, the Radnor Township Public Works Department, and/or any other Radnor Township employees or consultants; and/or

(2) Fire Company and/or Radnor Township personnel/employees/contractors to clean-up debris and/or spills, undertake abatement measures, and/or repair/renovate/replace damaged public infrastructure.

B. Business – Any person or persons, corporation or partnership, or other entity engaged in the buying, selling, storing, transferring, transporting, and/or manufacturing of materials, substances, merchandise, chemicals, fuels, equipment, items, or other goods, for money and/or other means of compensation for the purpose, stated or otherwise, of realizing a profit and/or other gains.

C. Public Thoroughfare – State, County, and Township bridges, culverts, highways, and streets; any navigable waterway; or any other roadway or water course owned by a governmental unit.

D. Fire Company – Any fire company, emergency management squad, or rescue squad operating within Radnor Township.

E. Radnor Bridge – All rail crossing bridges and pedestrian bridges containing underpasses for vehicular traffic including:
(1) Landover Rd.
(2) Aldwyn Ln.
(3) Conestoga Rd. (900 block)
(4) Roberts Rd.
(5) S. Ithan Ave.
(6) N. Ithan Ave.
(7) King of Prussia Rd.
(8) Chamounix Rd.
(9) N. Aberdeen Ave.
(10) N. Wayne Ave.
(11) Old Sugartown Rd.
(12) S. Devon Ave.
(13) W. Wayne Ave.
(14) Maplewood Ave.
(15) Brooke Rd.
(16) Church Rd.
(17) Conestoga Rd. (@ Brookside Ave.)
(18) E. Lancaster Ave. (St. Thomas Way Bridge)

§176-3 Cost of Motor Vehicle-Bridge Crash

A. A Business or person which strikes a Radnor Bridge while travelling through Radnor Township shall bear all costs that arise as a direct or consequential result of such crash. A person, entity or other Business, which owns or had custody and/or control of the vehicle and/or material involved in the Motor Vehicle-Bridge Crash, shall bear all costs that occur as a direct or consequential result of such crash. Nothing contained herein shall prevent such Business, person or entity from recovering any incurred or subsequent costs from a third party whose negligence may have caused such crash.

B. In the event that any Business, person, or other entity undertakes, either voluntarily or upon order of the Radnor Township Police or other Township Official, to clean up or abate the effect of a Motor Vehicle-Bridge Crash, Radnor Township may take such action as is necessary to supervise or verify the adequacy of the clean up or abatement. The Business person or entity shall be liable to the Township for all costs incurred as a result of such supervision or verification.

C. For the purpose of this Chapter, reimbursement costs of a Motor Vehicle-Bridge Crash shall include, but are not limited to, the following:

(1) Expenses incurred by any police, fire, and/or emergency medical services, including, but not limited to the Township Police Department and the Fire Company, in connection with the Bridge Crash.

(2) Actual labor costs of Radnor Township personnel, including benefits and administrative overhead incurred in response to the Bridge Crash.

(3) Costs of consultants or others preparing reports concerning the Bridge Crash.

(4) Costs of equipment operations and rental used in response to the Bridge Crash.

(5) Costs of materials obtained directly by the Township and used in response to the Bridge Crash.

(6) Damages to any Township owned infrastructure, including but not limited to roads, signs, poles, buildings, structures, parking meters, and the like.

D. The calculation of the actual costs of a Bridge Crash as set forth in this Section shall be determined by the Township Manager or his/her designee.

E. The reimbursement of all costs of a Bridge Crash as set forth in this Section shall be paid directly to the Township within thirty (30) days from the date on which the Township issues an invoice for such costs. Failure to make payment within thirty (30) days shall constitute a violation of this Chapter.

176-4 Fines and Penalties

A. In addition to the reimbursement costs described in this Chapter, each person, Business or entity responsible for damage to a Radnor Bridge shall be fined $1,500.00. Each subsequent offense shall be a fine of $2,500.00.

B. All fines shall be paid within 30 days of issuance by the Township. Failure to pay such fines or reimbursement shall be a violation of this Chapter enforceable in District Justice Court, which may include costs of prosecution and attorney's fees.

ARTICLE II REPEALER.

All ordinance or parts of ordinances which are inconsistent herewith are hereby repealed.

ARTICLE III SEVERABILITY.

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or part of this Ordinance. It is hereby declared as the intent of the Board of Commissioners of Radnor Township, that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

ARTICLE IV EFFECTIVE DATE.

This Ordinance shall become effective in accordance with the Home Rule Charter of Radnor Township.

ENACTED and ***ORDAINED*** this _____ day of _____, 2020.

RADNOR TOWNSHIP

By: _____
Name: Jack Larkin
Title: President

ATTEST:

_____
William White, Township Secretary

MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO ◆
DANIEL J. PACI ◆ †
JONATHAN J. REISS ◊
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
SEAN M. GRESH
KELLY L. EBERLE *
JOEL STEINMAN
MATTHEW E. HOOVER
COLBY S. GRIM
MICHAEL K. MARTIN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER

* ALSO ADMITTED IN NEW JERSEY
◊ ALSO ADMITTED IN NEW YORK
† MASTERS IN TAXATION
◆ ALSO A CERTIFIED PUBLIC ACCOUNTANT

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J. LAWRENCE GRIM, JR., OF COUNSEL
JOHN FREDERIC GRIM, OF COUNSEL

104 S. SIXTH STREET
P.O. BOX 215
PERKASIE, PA. 18944-0215
(215) 257-6811
FAX (215) 257-5374

(215) 536-1200
FAX (215) 538-9588

(215) 348-2199
FAX (215) 348-2520

November 10, 2020

SENT VIA ELECTRONIC CORRESPONDENCE
Delaware County Daily Times
Attn: Legal Department
500 Mildred Avenue
Primos, PA 19018

Re: Radnor Township – Motor Vehicle Bridge Crash Ordinance

Dear Legal Department:

Enclosed please find for advertisement one (1) time in the November 13th edition of your newspaper, a Legal Notice for the possible enactment of the above ordinance by the Board of Commissioners of Radnor Township at their meeting on November 23, 2020. Kindly provide proof of publication and your invoice for the advertisement directly to Radnor Township, c/o Bill White, 301 Iven Avenue, Wayne, PA 19087. A full copy of the text of the ordinance is enclosed for public inspection. If you have any questions regarding the enclosed, please do not hesitate to contact my office.

Sincerely,

GRIM, BIEHN & THATCHER

By:_____
John B. Rice

JBR/hlp
Enclosure
cc: Bill White (w/encl.) – via email
Peggy Hagan (w/encl.) – via email

LEGAL NOTICE

Notice is hereby given that the Board of Commissioners of the Township of Radnor, Delaware County, Pennsylvania, will consider for possible enactment an ordinance, enacting a new Chapter 176, Motor Vehicle Bridge Crash reimbursement, authorizing the collection of, and the reimbursement of Township and Fire Department costs of response and clean up after transportation and authorizing fines and penalties. The Board of Commissioners will hold a public hearing on November 23, 2020, at 6:30 p.m., at the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087 to consider the ordinance. Copies of the full text of the proposed ordinance are available at the Township offices, the Delaware County Law Library, and the offices of this newspaper during normal business hours.

RADNOR TOWNSHIP
BOARD OF COMMISSIONERS
301 Iven Avenue
Wayne, PA 19087-5297

ATTEST:

I do hereby certify that this is a true and correct copy of the proposed Ordinance of Radnor Township, being advertised for possible adoption by the Radnor Township Board of Commissioners on November 23, 2020.

John B. Rice, Esquire
Grim, Biehn & Thatcher
Township Solicitor

Reports of Standing Committees

New Business

Old Business

a. Wayne Picnic Grove Tent Extension – December 2020, as requested by the Wayne Business Association

Public Participation

Adjournment